

**Increasing Access to Affordable Housing Working Group
San Diego Housing Commission
Aug. 10, 2017
Meeting Minutes**

In Attendance: City of San Diego, Home Start, Civic San Diego, Harder + Company, Community Housing Works, Habitat for Humanity, San Diego Housing Federation, Community Member

Update on Housing Indicators:

The past 2-3 working group meetings have focused on choosing and refining indicators for the housing working group. Indicators for all working groups are now categorized into Phases 1-4. Phase 1 indicators are the ones we can track now and include:

- Housing Cost Burden (median rent/median household income)
- # of affordable housing units (creation/losses/preserved/accessory dwelling)
- Home Ownership (first time homebuyers or by owner-occupied LMI purchase)

- City's data team will be working on compiling these data from their respective sources
- We will be updating the baseline that was stated in the initial application

Logic Model first draft: The initial draft of logic model was reviewed in the meeting. It includes content from the initial application, including the committed and needed funding sources for the Housing goal area. The group reviewed and discussed each of the funding sources listed in the logic model to determine whether they have been awarded, is still in progress or is no longer viable sources (and thus would need to be replaced). In many cases, complete information was not known and so will need to be gathered over the next month.

Sub-goal 5a: Create new, ecofriendly, affordable and mixed-income residential units along transit corridors in mixed-use residential/commercial developments. Some units will be targeted to special populations: seniors, homeless, disabled and veterans.

Committed Support

1. Below market loans: \$27,587,021, Various loans from City of San Diego, SD Housing Commission, Civic San Diego and Mental Health Services Act loans, 09/01/2013-

09/01/2053

- Housing Commission receives fees through trust fund dollars, and Civic has property assets to leverage to provide funding for below market loans
2. Tax Credit Proceeds: \$55,762,560, Federal tax credits associated with ten development projects, 08/01/2013-07/31/2018.
 - Number of programs available, very competitive and processes to go through, it's hard to place actual dollars to this
 3. Guaranteed Loan or First Loss Position: \$15,000,000, SD Housing Commission serves as conduit issuer of State organized Multifamily Housing Revenue bonds for five projects, 08/01/2013-07/31/2018
 - Identifying the 10 specific projects. Housing Commission and JCNl would know more about active projects; Civic SD has 1 or 2 projects in the work that would be located in the PZ.
 - TCAC as a potential data source
 4. Grant or Direct Allocation: \$400,000, Soil Mitigation grants, 08/01/2013-07/31/2018; \$7,837,545, TOD loans for two projects, 08/01/2013-07/31/2018.
 - Housing Commission/Civic working on formation of TOD (Transit-Oriented Development) fund (late 2017 early 2018 roll-out of fund) → the city and the SDHC are putting up 10 million apiece for that fund looking to utilize it to attract private investment, goal of \$60-\$80 million dollars for the neighborhoods.
 5. Below Market Loan: \$10,689,733, Multi-family mortgage revenue note, land notes for two projects, 08/01/2013-07/31/2018

Needed Support:

Market Rate Loan*:

1. \$50,000, 06/01/2016-08/31/2021, Loan or grant to cover funding gaps for Imperial Development project.
2. \$12,500,000, 07/01/2016-08/31/2021, Loan or grant funds to complete financing for American Legion project.

Tax Credit Proceeds*:

1. \$10,000,000, 06/01/2016-08/31/2021, Tax credits, grants or loans for Hilltop development.
 - Hilltop development still in the works for affordable housing/commercial component, development agreement is anticipated to come forward in the fall to the council
2. \$63,000,000, 06/01/2016-08/31/2021, Grants, philanthropic funds, loans, tax credits to complete the Village at Market Creek Plaza mixed-use development.
3. \$19,000,000, 07/01/2016-08/31/2021, Tax credit funds to complete Keller Development project.

*None of these projects have been fully funded, still considered a need

Sub-goal 5b: Preserve existing affordable housing in the SDPZ through capital improvement projects to ensure environmental safety

Committed Support

1. Grant or Direct Allocation: \$105,401, Moving to Work Flexible Funds, 7/1/16 to 6/30/17
2. Market Rate Loan: \$4,037,000, City of San Diego Bonds 7/1/16 to 6/30/17
3. Equity: \$2,312,044, Property reserves, 7/1/16 to 6/30/25

Needed Support:

1. Grant or Direct Allocation: \$1,405,000, HDP will seek federal, state and local funds to cover rehabilitative funding gaps, 7/1/16 to 6/30/25
 - Additional CDBG funds coming through the city for rehab
2. Market Rate Loan: \$2,107,500, State bond loans, 7/1/16 to 6/30/25
3. Tax Credit Proceeds to complete Keller Development Project and complete financing for American Legion Project, \$3,512,500, tax credit or other revenues, 7/1/16 to 8/31/21

Sub-goal 5c: Administer loans, grants and other mechanisms to help households with low to moderate incomes become first-time homebuyers

Committed Support:

Grant or Direct Allocation

1. \$316,400 CDBG Funds, 7/1/16 to 6/30/17, Funds to assist 12 Low to Moderate Income first time homebuyers with closing cost resources per year and 14 First Time Home Buyers with deferred payment loans annual
2. \$302,040 HOME funds for First Time Homebuyer programming, 7/1/16 to 6/30/17, deferred payment loans to LMI homebuyers within the SDPZ

Needed Support:

Grant or Direct Allocation:

1. \$1,360,080, Local Housing Trust Fund Program, resources needed to provide deferred payment loans to 126 families in years 2-10
2. Market Rate Loan, \$3,060,000, Cal Private Activity bonds for mortgage credit certificates to be used in First Time Homebuyer Program, 7/1/17 to 6/30/26

Closing: next meeting will help us determine if outputs are realistic in accordance with funding sources identified by the group

Updates: All Partner Meeting on 9/6, 2pm to 4:30pm, Grants applied for, update from each working groups, talking about data, collective impact panel. RLA graduates to engage them in the community and in the Promise Zone, and are in alignment with our goal areas. Business walks in the Promise Zone as well (Promise Zone and City's NIU team).

Community Survey: Input from each of the working groups (qualitative information, baseline information) Ideas?

Next Meeting Date:

Second Thursday of Each Month
September 14th, 2017