

**SAN DIEGO AFFORDABLE HOUSING FUND**

**MODEL PROGRAMS**

**Fiscal Year 2007  
(July 1, 2006 - June 30, 2007)**

# MODEL PROGRAMS

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## RENTAL HOUSING DEVELOPMENT PROGRAMS

<b>New Rental Housing Production Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope:	Below-market interest rate, deferred payment junior mortgage and construction loan program to increase the stock of affordable rental units in the City of San Diego. Loans to be made to developments wherein at least 20 percent of the units are affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.	●	●	●		●
Target Population / Beneficiaries	Very low- and low-income households					
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized or due and payable as a balloon payment or as residual receipts, due and payable at maturity. Loan may be originated as a construction loan and converted into long term financing.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Funds for program to be made available through RFPs or Notice of Funding Availability (NOFA). RFP/NOFA requires applicant to stipulate the rent schedule for the project.					

<b>Existing Rental Housing Program: With and Without Rehabilitation</b>		HTF	INCL	HOME	REDEV	STATE
Scope	An acquisition/rehabilitation and refinancing program providing below-market-rate, deferred payment junior mortgages to increase or preserve the supply of affordable housing in the City of San Diego. Loans are made to owners of existing developments in return for (at least) 20 percent of the units being made affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.	●	●	●		●
Target Population/ Beneficiaries	Very low- and low-income households who pay more than 30 percent of income in rent.					
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized or due and payable as a balloon payment or as residual receipts. Loan may be originated as a rehabilitation loan and converted into long term financing.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Funds for program to be made available through RFPs or Notice of Funding Availability (NOFA). RFP/NOFA requires applicant to stipulate the rent schedule for the project.					

<b>Special Purpose Rental Housing</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A loan and grant program for nonprofit developers of transitional housing and developers of permanent housing provided in conjunction with appropriate supportive services designed to maximize the ability of persons with disabilities to live independently. Loans and grants may be used for the development, acquisition or long-term leasing of housing facilities as well as improvements to existing facilities.	●	●	●		●
Target Population/ Beneficiaries	Very low and low-income populations identified as needing permanent housing in a service-enhanced environment; selection of populations to be generally compatible with requirements of federal funding sources.					
Loan Terms	Maximum term to maturity is 55 years. Payment of loan principal and interest is due and payable as a residual receipts loan or as a balloon payment at maturity but may be forgiven upon extension of affordability requirements. Loan may be originated as a rehabilitation loan and converted into long term financing.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Grant Terms	Grant Terms: Subject to revocation/repayment for nonperformance.					
Application Method	Funds for program to be made available through RFPs or Notices of Funding Availability (NOFA).					

<b>Bridge Financing</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A short-term loan program for developers of permanent multifamily rental housing to pay for property acquisition and construction.					●
Target Population/ Beneficiaries	Very-low and low-income households earning ≤ 60% AMI.					
Loan Terms	Repayment of loan principal and three percent simple interest is due upon permanent financing.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Funds to be made available through the Rental Housing Development Notice of Funding Availability (NOFA).					

<b>Land Banking</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A land purchase program in which the Housing Commission purchases land for future affordable housing development. Future development can be accomplished either by the Housing Commission or private developers.	●	●			
Target Population/ Beneficiaries	Very-low and low-income households earning ≤ 65% AMI for rental housing or median income households purchasing for-sale housing who earn ≤ 100% AMI.					
Terms	“Banked” land may be leased, sold to an affordable housing developer, or developed by the Housing Commission.					
Application Method	Banked Land to be made available through a Request for Proposals (RFP).					

Balanced Communities Program		HTF	INCL	HOME	REDEV	STATE
Scope	A grant program to increase the stock of affordable rental units in City of San Diego census tracts that have low-income concentrations below the citywide average of 41 percent. Qualifying developments must provide at least 10 percent of the units affordable to low-income households (rents and incomes $\leq$ 65 percent of area median income). Required affordability levels will depend on actual funding sources used. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.	●	●	●		
Target Population/ Beneficiaries	Low-income households earning $\leq$ 65 percent of area median income.					
Terms	Grants of up to \$10,000 per affordable unit, maximum of \$1,000,000 per project. Grants may be used for acquisition, construction or permanent financing. Units shall be affordable for a period of 55 years.					
Application Method	Funds for program to be made available through RFPs or Notice of Funding Availability (NOFA). RFP/NOFA requires applicant to stipulate the rent schedule for the project.					

## HOMEOWNERSHIP PROGRAMS

<b>Shared Appreciation Loan Program / Condo Conversion 80% AMI Loan Program / CalHome Mortgage Assistance Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A second trust deed loan program for low-income first-time homebuyers that bridges the gap between what households earning 80 percent of median income or less can afford and the actual cost of acquiring a home. (Second trust deed not to exceed the lesser of 25 percent of the purchase price or appraised value. Loans using federal funds have maximum purchase price limits as established by HUD.)	●		●		●
Target Population/ Beneficiaries	Households earning less than 80 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. The loan term is 30 years. When a property is sold or transferred, buyer must pay the Housing Commission a net share of the appreciation. At the end of 30 years, the shared appreciation provision is eliminated; however, the principal balance is due and payable. Approval from institutional lender required.					
Loan Underwriting:	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Purchasers apply through participating Lenders.					

Deferred Second Loan Program 80% AMI		HTF	INCL	HOME	REDEV	STATE
Scope	A second trust deed loan program for low-income first-time homebuyers purchasing affordability-restricted units (e.g. inclusionary, density bonus), that bridges the gap between what households earning 80 percent of median income or less can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed 25 percent of the affordable purchase price. Loans using federal funds have maximum purchase price limits as established by HUD.)	●	●	●		
Target Population/ Beneficiaries	Households earning less than 80 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Loan Terms	The loans are 3 percent interest and require no monthly payments of principal or interest. The loan term is 30 years. When a property is sold or transferred or at the end of the loan term, buyer must repay the Housing Commission the principal balance and all deferred interest. Approval from institutional lender required.					
Loan Underwriting:	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Purchasers apply through participating Lenders.					

Deferred Second Loan Program 81-100% AMI		HTF	INCL	HOME	REDEV	STATE
Scope	A second trust deed loan program for median-income first-time homebuyers purchasing affordability-restricted units (e.g. inclusionary, density bonus), that bridges the gap between what households earning 81-100 percent of median income or less can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed 15 percent of the affordable purchase price.)	●	●			
Target Population/ Beneficiaries	Households earning 81-100 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Loan Terms	The loans are 3 percent interest and require no monthly payments of principal or interest. The loan term is 30 years. When a property is sold or transferred or at the end of the loan term, buyer must repay the Housing Commission the principal balance and all deferred interest. Approval from institutional lender required.					
Loan Underwriting:	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Purchasers apply through participating Lenders.					

<b>Condo Conversion 100% AMI Loan Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A second trust deed loan program for tenants of rental units being converted to condominiums. Second trust deed not to exceed 15 percent of the purchase price.		●			
Target Population/ Beneficiaries	Households earning 81 to 100 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. The loan is due at the end of 30 years or upon resale; however, if the property is sold within the first 30 years, the appreciation in the property is shared with the Housing Commission. Approval from institutional lender required.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Purchasers apply through participating Lenders.					
<b>Downpayment/Closing Cost Assistance Program 80% AMI</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A revocable grant program for first-time homebuyers that pays up to six percent of the purchase price (not to exceed \$15,000) towards down payment and/or closing costs).	●		●		
Target Population/ Beneficiaries	Households earning less than 80 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Grant Terms	Repayment of the grant, plus 5% interest is required if the home is sold or transferred within the first six years of ownership. Program is used with conventional loans.					

<b>Downpayment/Closing Cost Assistance Program 100% AMI</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A revocable grant program for first-time homebuyers that pays up to four percent of the purchase price (not to exceed \$10,000) towards down payment and/or closing costs).		●			
Target Population/ Beneficiaries	Households earning 81-100 percent of median income that meet usual bank underwriting criteria for first mortgages.					
Grant Terms	Repayment of the grant, plus 5% interest is required if the home is sold or transferred within the first six years of ownership. Program is used with conventional loans.					
<b>Centre City Development Corporation's Downtown First Time Homebuyer Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A second trust deed loan program for moderate-income first time homebuyers that bridges the gap between what households earning 120% of AMI or less can afford and the actual cost of acquiring a home. (Second trust deed loans cannot exceed \$75,000. Maximum purchase price limits are formula based).				●	
Target Population/ Beneficiaries	Households earning 120% or less of AMI that meet usual bank underwriting criteria for first mortgages.					
Loan Terms	The loan term is 30-years at zero percent interest. Payments are deferred for the first 5 years, then buyer is to make level monthly principal payments beginning year six. Approval from intuitional lender required.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exceptions as authorized by the Housing Commission or Centre City Development Corp.					
Application Method	Buyers apply through participating lenders.					
<b>Moving On</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A program to provide homebuyer education and financial counseling, savings accounts, and other assistance to potential homebuyers (including access to current Housing Commission programs).	●				
Target Population/ Beneficiaries	Households residing in rent-restricted units.					

<b>First-Time Homebuyers: Acquisition with Rehabilitation</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A silent second mortgage program for first-time homebuyers purchasing homes in need of rehabilitation or modernization. Second mortgage bridges the gap between what households earning less than 80 percent of median income can afford and the actual cost of acquiring and rehabilitating a home. After rehabilitated value of a single family residence cannot exceed \$454,100, nor \$375,250 for a condominium. All or part of the second mortgage is funded into a rehabilitation fund control. Funds may not be released from the fund control without authorization from the agency responsible for completion of rehabilitation (Nonprofit or Housing Commission).	●		●		
Target Population/ Beneficiaries	Households earning less than 80 percent of median area income that meet other usual bank underwriting criteria for first mortgages.					
Loan Terms	Payment of principal and interest is deferred; due and payable at resale or maturity. Pre-approval from institutional lender required.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Applications for purchase plus rehabilitation loans to be accepted on an ongoing basis after initial Notice of Funding Availability (NOFA).					

<b>Limited Equity Cooperatives</b>		HTF	INCL	HOME	REDEV	STATE
Scope	An acquisition/new construction program for nonprofit corporations wishing to sponsor the creation of limited equity cooperatives and for limited equity cooperatives positioned to acquire or construct cooperative housing.					
Target Population/ Beneficiaries	Households earning less than 80 percent of median income; a minimum of 20 percent of the units must be affordable to households earning less than 50 percent of median income as adjusted by household size. All initial and subsequent members of cooperatives developed with assistance from the Housing Trust Fund must be first-time homebuyers as defined in the Housing Trust Fund Ordinance.					
Loan Terms	Term to maturity is 55 years. Compliance with all applicable provisions of state law regarding limited equity housing cooperatives including Section 1.25 of California Condominium and Planned Development Practice as amended, Health and Safety Code Section 33007.5 and Business and Professions Code Section 1103.4. Resale restrictions that maintain affordability for subsequent buyers are required.					
Loan Underwriting	As required by the policies of the San Diego Housing Commission.					
Leveraging	Preference given to projects receiving subsidy from other funding sources.					
Requests for Proposals (RFPs)	Funds for program to be made available through RFPs. RFP requires applicant to stipulate the number of units for each tier and the level of subsidy. Applications may also be submitted under the Targets of Opportunity Program.					

<b>Resident Ownership: Mobile Home Parks</b>		HTF	INCL	HOME	REDEV	STATE
Scope	<p>A "junior mortgage" program which bridges the gap between what a lower income mobile home coach owner can afford using normal bank underwriting criteria and the actual cost of acquiring the mobile home pad;</p> <p style="text-align: center;">or</p> <p>A "land trust" program that bridges the gap between what mobile home coach owners can collectively afford and the actual cost of acquiring the mobile home park. A contingency of Housing Trust Fund financing is that land acquired with Housing Trust Fund assistance would be established as a trust for low-income coach owners or low-income housing.</p>	●				
Target Population/ Beneficiaries	Very low- and low-income residents of mobile home parks wherein over 66 percent of all park residents have expressed an interest in resident ownership.					
Loan Terms	Term to maturity is the earlier of 55 years or sale, conveyance, alienation or transfer of the property. Payment of principal and contingent interest is due and payable as a balloon payment at the end of the term or according to an amortization schedule. Loan funding depends on financial feasibility.					
Application Method	Funds for conversion to resident ownership will be distributed through RFPs that specify a deadline for submission of proposals. Applications will be rated and ranked. Applications may also be submitted under the Targets of Opportunity Program.					

## REHABILITATION PROGRAMS

Owner-Occupied Rehabilitation Program		HTF	INCL	HOME / HUD	REDEV	STATE
Scope	<p><b><u>CITYWIDE PROGRAMS:</u></b></p> <p>Below-market interest rate (BMIR) rehabilitation loans for lower income homeowners (one to four units, owner-occupied) throughout San Diego.</p> <p>Current loan products include:</p> <ul style="list-style-type: none"> <li>➤ A one percent deferred (thirty year) loan for low-income (&lt;80% AMI), owner-occupied units (payable upon sale, transfer, rental, or further encumbrance); or</li> <li>➤ No-interest, fully deferred loans (maximum amount \$20,000) available to eradicate health and safety hazards for very low income owner-occupied (&lt;60% AMI), one-unit properties.</li> <li>➤ Lead paint reduction no-interest, fully deferred loans at \$5,000 per unit up to \$15,000 per multifamily property.</li> </ul>	●		●		
Target Population/ Beneficiaries	Low- and very low-income borrowers throughout the City of San Diego.					
Loan Terms and Underwriting	One percent loans have a maximum of \$35,000 for single unit properties and \$50,000 for 2-4 unit properties is established. At a minimum, terms should meet Housing Commission Rehabilitation Program standards; minor modifications to terms may be approved by a loan committee appointed by the Housing Commission Board.					
Application Method	Applications for rehabilitation loans to be accepted by program sponsor on an ongoing basis after an initial Notice of Funding Availability (NOFA).					

<b>Owner-Occupied Rehabilitation Program (continued)</b>		HTF	INCL	HOME /HUD	REDEV	STATE
Scope	<p><b><u>SPECIAL TARGET AREA PROGRAMS:</u></b></p> <p><b><u>Conditional Grants:</u></b></p> <ul style="list-style-type: none"> <li>➤ \$5,000 Exterior Enhancement Grant. 20% of principle forgivable per year over five years to 1- and 2-unit owner-occupants &lt;100% AMI.</li> <li>➤ \$5,000 Home Repair Grant. 20% of principle forgivable per year over five years to 1- and 2-unit owner occupants &lt;80% AMI.</li> </ul> <p><b><u>Deferred or Amortized loans:</u></b></p> <ul style="list-style-type: none"> <li>➤ Three percent loans up to \$35,000 fully deferred for 15 years, or if owner desires and qualifies for a zero interest, principal only payment loan for 15 years.</li> </ul>				•	
Target Population/ Beneficiaries	Low and Moderate income owner-occupants of 1- and 2-unit properties in the Mt. Hope and Southcrest Redevelopment Areas.				•	
Scope	<p><b><u>Forgivable Loans:</u></b></p> <ul style="list-style-type: none"> <li>➤ Three percent Exterior Enhancement Loan up to \$10,000. 20 percent of principal forgiven per year over 5 years.</li> <li>➤ Three percent Home Repair Loan up to \$15,000. Repay 100% of principal plus 3% interest if sold within first five years. Beginning sixth year through tenth year 20 percent of principal forgiven per year.</li> </ul>				•	
Target Population	Low and Moderate Income (<100% AMI) owner-occupants of 1- and 2-unit properties in City Heights Redevelopment Area.				•	
Application Method	Applications for rehabilitation loans to be accepted by program sponsor on an ongoing basis after an initial Notice of Funding Availability.					

<b>Owner-Occupied Rehabilitation Program (continued)</b>		HTF	INCL	HOME /HUD	REDEV	STATE
Scope	<p><b><u>Forgivable Loans:</u></b></p> <ul style="list-style-type: none"> <li>➤ Three percent Housing Enhancement Loan Program (“H.E.L.P.”) up to \$15,000. Repay 100% of principal plus 3% interest if sold within first seven years. Beginning eighth year through twelfth year 20% of principal forgiven each year.</li> </ul>				●	
Target Population	Low and Moderate Income (<100% AMI) owner-occupants of 1- and 2-unit properties in Crossroads Redevelopment Area.					
Application Method	Applications for rehabilitation loans to be accepted by program sponsor on an ongoing basis after an initial Notice of Funding Availability.					
Scope	<p><b><u>Forgivable Loans:</u></b></p> <ul style="list-style-type: none"> <li>➤ Three percent Home Repair Loan up to \$10,000. Repay 100% of principal plus 3% interest if sold within first five years. Beginning sixth year through tenth year, 20 percent of principal forgiven per year.</li> </ul>			●		
Target Population	Low and Moderate Income (<100% AMI) owner-occupants of properties in Linda Vista Community Plan Area.					
Application Method	Applications for rehabilitation loans to be accepted by program sponsor on an ongoing basis after an initial Notice of Funding Availability.					
Scope	<p><b><u>Lead Paint Remediation Grant:</u></b></p> <ul style="list-style-type: none"> <li>➤ Non-repayable grant up to \$15,000 for a Single Family Residence and up to \$7,500 per unit plus \$10,000 for common areas in multi-family property for the remediation of lead based paint hazards.</li> </ul>					
Target Population	Low Income (<80% AMI) owner and tenant occupants of residential property citywide, constructed prior to 1979 and occupied or frequently visited by families with children under six years old.					
Application Method	Applications for grants come from referrals of County Health Dept. of children under six with high EBLL readings and from door to door marketing and educational meetings from the Environmental Health					

<b>Owner-Occupied Rehabilitation Program (continued)</b>		HTF	INCL	HOME /HUD	REDEV	STATE
	Coalition in the targeted area.					
<b>Nonprofit Corporations: Owner-Occupied Rehabilitation</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A flexible program developed to allow nonprofit corporations to operate rehabilitation loan programs. Program provides funding for rehabilitation, administrative support and technical assistance. Levels of funding within eligible activities are established by proposals submitted by nonprofit corporations. Proposals must leverage other funding sources.	●				
Target Population/ Beneficiaries	Very low and low-income homeowners either residing in substandard housing or desiring to acquire and rehabilitate substandard housing; nonprofit and community development corporations.					
Application Method	Funds for program to be made available through RFPs. RFP to require that applicants indicate the type and level of assistance requested, the structure of proposed program, and how assistance will be utilized in a timely manner.					
<b>Mobile Home Rehabilitation <u>Loan</u> Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A partially deferred no-interest rehabilitation loan program to allow low-income mobile home coach owners to reside in safe, sanitary, and decent housing. This program is currently dormant and has not been marketed since 1996. It will be used under special circumstances as directed by Council.	●				
Target Population	Owner-occupants of older mobile home coaches at or below 60 percent of median income.					
Loan Terms	Mobile home owners are offered interest-free partially deferred loans up to a maximum of \$12,000 for rehabilitation or up to \$15,000 for purchase and rehabilitation of a replacement mobile home. Loans are due on sale, transfer of title, or fifteen years after the loan date. Minimum monthly payment is \$25.					
Notice of Funding Availability (NOFA)	Applications for mobile home rehabilitation loans to be accepted on an ongoing basis after an initial NOFA.					

<b>Mobile Home Repair Grant Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A small repair grant program to allow very low-income households permanently residing in mobile homes to address “health and safety” issues.	●				
Target Population/ Beneficiaries	Very low-income (<60% AMI) owner-occupants of mobile homes within the City of San Diego.					
Grant Terms	A maximum of \$5,500.					
Application Method	Applications for mobile home repair grants to be accepted on an ongoing basis after an initial NOFA until all funds are exhausted.					
<b>Accessibility Grant for Tenants with Disabilities</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A small grant program to rental tenants with disabilities to allow modifications or repairs to their rental unit to make it more accessible and improve their quality of living.	●				
Target Population/ Beneficiaries	Very low-income (<60% AMI) tenants with disabilities living in rental units within the City of San Diego.					
Grant Terms	A one-time only non-repayable grant to a maximum of \$3,500 toward costs of material and labor for accessibility modifications.					
Application Method	The ACCESS Center of San Diego refers tenant applicants.					
<b>TRANSITIONAL HOUSING AND PERMANENT SUPPORTIVE HOUSING</b>						
<b>Operating Support Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A grant and loan program for nonprofit operators of transitional housing or permanent supportive housing. Grants and loans may be used for the short-term leasing or operation of transitional housing and permanent supportive housing facilities as well as improvements to existing leased facilities. No more than 25 percent of grant funds may be used for administration and support services.	●				
Target Population/ Beneficiaries	Very low-income homeless families and individuals who receive supportive services in a transitional housing or permanent supportive housing facility.					
Grant Terms	A maximum grant of \$20 per bed/night.					
Application Method	Funds for program to be made available through RFPs or NOFA.					

## NONPROFIT CAPACITY BUILDING PROGRAMS

<b>Project-Based Predevelopment Financial Assistance</b>		HTF	INCL	HOME	REDEV	STATE
Scope	<p>Predevelopment Financial Assistance includes the following:</p> <ol style="list-style-type: none"> <li>1. <u>Early Assistance Loans to Nonprofit Developers</u>: A maximum of \$15,000 is available for preliminary feasibility activities such as appraisal, site control, and Phase I environmental studies. Early Assistance loans can be considered for forgiveness if the project does not proceed. The total of all outstanding Early Assistance Loans cannot exceed \$50,000 at any time.</li> <li>2. <u>Project Support Grants</u>: When the Early Assistance due diligence has been completed, funds may be available for paying predevelopment costs (staff and consultant or administrative expenses) for an identified project through a Project Support Grant. Minimum grant is \$10,000; grant requests of \$15,000 or less will be approved by the Loan Committee; grant requests over \$15,000 will be approved by the Housing Commission.</li> <li>3. <u>Predevelopment Loans</u>: If approved, the Early Assistance Loan can be incorporated into a Predevelopment Loan to include additional predevelopment expenses, i.e., architectural, engineering, consultant and legal fees, site preparation, environmental assessments, purchase options, long-term escrow earnest money and project-specific professional housing development staff time. A Predevelopment Loan without Early Assistance may be appropriate in some cases. Typically, the Predevelopment Loan is repaid out of a project's permanent financing. Loan amount based on project's financial feasibility and available funding.</li> </ol>	●				
Target Population/ Beneficiaries	Nonprofit corporations and limited equity cooperatives (unsecured loans), For-profit corporations (secured loans), whose express purpose is the development, acquisition, or rehabilitation of housing that will be predominately occupied by very low- and low-income households.					
Loan Underwriting	No specified underwriting criteria. Proposals to be considered on an ongoing basis. Generally, applicants					

Application Method	<p>must: 1) have been in existence for two years; 2) provide evidence of multi-year organizational ability or that principals have suitable experience to complete the project; 3) develop a feasible work program which identifies how the organization will reach its objective; 4) meet the Housing Commission Minimum Organization Standards for Nonprofit Loan Applicants; and 5) and be expected to complete the project.</p> <p>Applications for predevelopment loans to be accepted on an ongoing basis after an initial NOFA.</p>					
<b>Emergency Loan Fund Program</b>		HTF	INCL	HOME	REDEV	STATE
Target Population/Beneficiaries	<p>The target populations and loan underwriting conditions of Project-Based Predevelopment Financial Assistance apply.</p> <p>In addition, the following eligibility restrictions apply: 1) applicant has a demonstrated pipeline of development projects located in the City; 2) applicant has not received an emergency loan from the Trust Fund within the past three years, or has repaid such loan(s) in full; 3) applicant's need for emergency loan is based on a cash flow problem where funds anticipated to repay the loan can be identified.</p> <p>Borrowers are required to demonstrate ability to repay.</p>	●				
<b>Nonprofit Technical Assistance Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A technical assistance program that will assist nonprofit corporations and limited equity cooperatives in developing affordable housing. Program to provide "hands on" technical assistance in such areas as concept development, site assessment and acquisition, feasibility analysis, specification writing, bid packaging and review, permit procedures, construction oversight, grants and application preparation, and record keeping required by funding sources.	●				
Target Population/Beneficiaries	Nonprofit corporations and limited equity cooperatives with limited housing experience.					
Grant Terms	Grant is for the delivery of technical assistance services to nonprofit housing developers. Scope of work will be articulated in contract documents.					
Application Method	Funds to be made available through RFP or Housing Commission contract policy.					

<b>Nonprofit Support Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A multi-year operating support program for nonprofit corporations attempting to acquire, rehabilitate or develop affordable housing for low-income households. Program provides annual grants for administrative costs, including compensation and proportional overhead of staff directly assigned to expanding housing opportunities such as housing construction, acquisition, rehabilitation, transitional housing development, or shared housing programs. Program is intended to build the capacity of nonprofit corporations to both develop affordable housing and identify administrative support for this purpose.	●				
Target Population/ Beneficiaries	Nonprofit corporations and community based organizations, the purposes of which include the provision of affordable housing to very low- and low-income households.					
Selection Criteria	<p>As funding permits, a Notice of Funding Availability (NOFA) will be issued inviting applications. Applicants will be selected based upon criteria which includes the following:</p> <ul style="list-style-type: none"> <li>➤ the ability of the applicant's personnel to perform the administrative, managerial and operational functions necessary to develop and support a housing program;</li> <li>➤ the applicant's past experience and success in developing and operating non-housing programs;</li> <li>➤ the applicant's work program which includes specific management and fund development and production activities, objectives, and projected accomplishments.</li> </ul>					

## MISCELLANEOUS PROGRAMS

<b>Targets of Opportunity Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A program developed to allow the Board the flexibility to take advantage of opportunities for affordable housing that cannot be funded through other Housing Trust Fund programs.	●				
Target Population/ Beneficiaries	Very low- and low-income households that will reside in housing made available through this program.					
Loan Terms	For acquisition, maximum term to maturity is 55 years. Payment of principal and interest due to be determined.					
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Application Method	Project selection for this program will be on a case-by-case basis subsequent to an initial NOFA advising that applications will be accepted at any time for projects that do not qualify under other Housing Trust Fund programs or that have time constraints that preclude following the RFP calendar.					
<b>Project-Based Rental Assistance Program</b>		HTF	INCL	HOME	REDEV	STATE
Scope	A small rental assistance program for working households in non-impacted communities. The program utilizes Housing Trust Fund earnings and interest to lease units in existing buildings for an intermediate term. Units are then subleased to working households whose income is anticipated to increase as a result of job training. Enrollment in job training program to the point where the household may assume the master lease.	●				
Target Population/ Beneficiaries	Households earning between 50 percent and 80 percent of median income with an expectation of income increases. Applicants to be drawn from a pool of applicants established by the Housing Commission of households that do not meet the federal criteria of paying more than 50 percent of income in rent.					
Application Method	Proposals to be received from owners of rental units on an ongoing basis after an initial NOFA.					

Legend:     HTF: Housing Trust Fund  
              INCL: Inclusionary Housing Fund  
              HOME: HOME Investment Partnerships  
              REDEV: Redevelopment  
              STATE: State of California Housing & Community Development

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