Affordable Housing
We're About People

Thousands of households with low income in the City of San Diego have a place to call home that they can afford because of the San Diego Housing Commission's (SDHC) work to create and preserve affordable rental housing.

SDHC collaborates with developers to build new rental housing and to preserve existing units, while extending their affordability.

More than 4,100 households reside in affordable rental housing units that SDHC, including its nonprofit affiliate, Housing Development Partners (HDP), owns and/or manages.

In addition, SDHC administers City of San Diego land use programs, such as Inclusionary Housing, to provide additional affordable rental housing units.

SDHC's participation requires affordable rental housing properties to remain affordable for a specific period of time—usually 55 years or more—for low-income households with income up to a specified San Diego Area Median Income (AMI) level.

*Encanto Village
Partnership Development*

27,000+
**Affordable Housing Units SDHC Has Helped
Create or Preserve Since Its Inception in 1979**

Multifamily Housing Loans

SDHC awards loans to developments to fill the gap that remains after they have secured all other available funding sources.

Developers leverage the funds they receive from SDHC with other sources of local, state or federal funds to obtain the resources they need to complete new construction developments or the rehabilitation of existing properties.

Federal and local funds that SDHC administers are the sources of funding for SDHC loans:

- Federal HOME Investment Partnerships Program funds that the U.S. Department of Housing and Urban Development (HUD) awards to the City of San Diego
- Federal Community Development Block Grant Affordable Housing Revolving Loan Funds that HUD awards to the City of San Diego
- The City of San Diego Affordable Housing Fund, which consists of revenue from Housing Impact Fees charged to commercial developments and Inclusionary Housing Fees charged to residential developments.

126	7,766	802	$370.1
LOANS	**AFFORDABLE UNITS**	**TRANSITIONAL HOUSING BEDS**	**MILLION**

SDHC's Multifamily Housing Loan Portfolio – As of June 30, 2021

Multifamily Housing Revenue Bonds

SDHC authorizes the issuance of Multifamily Housing Revenue Bonds to support affordable housing developments.

The San Diego City Council, in its role as the Housing Authority of the City of San Diego, approves these bonds.

However, private sources of funds, such as revenue from the development, are used to repay the bonds. SDHC, the City of San Diego and the Housing Authority of the City of San Diego are not financially liable for these bonds.

With these bonds, affordable housing developers are able to obtain below-market financing because the interest income from the bonds is exempt from state and federal taxes.

9,562
AFFORDABLE UNITS

$2 BILLION
BONDS

SDHC Multifamily Housing Revenue Bond Portfolio
As of December 31, 2020

Affordable Housing Preservation

On October 27, 2020, the San Diego City Council approved seven actions to implement a strategy for affordable housing preservation in the City of San Diego, which SDHC presented for consideration.

The actions were developed from a report SDHC published on May 28, 2020, "Preserving Affordable Housing in the City of San Diego."
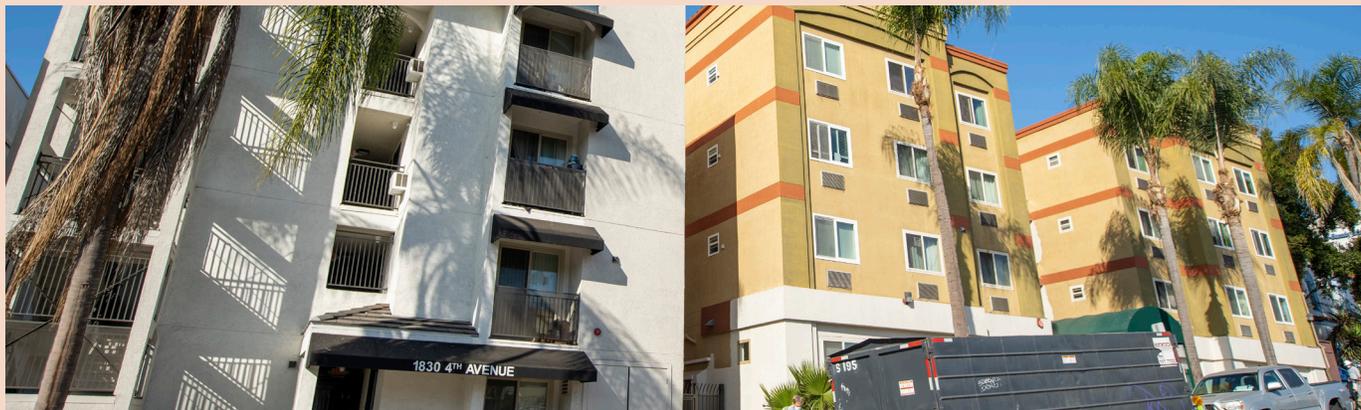
The report provides:

- A comprehensive inventory of current housing in the City of San Diego, including the first-of-its-kind inventory of naturally occurring affordable housing (NOAH)
- Estimates for the cost to preserve affordable housing at risk of losing its affordability
- Forward-looking strategies to preserve affordability in the years ahead

SDHC-Owned/Managed Affordable Housing

SDHC, including its nonprofit affiliate, HDP, owns or manages more than 4,100 affordable rental housing units in the City of San Diego.

These units provide rental homes that families with low income can afford.

West Park Inn and Quality Inn
West Park Inn Rehabilitation Completed - Quality Inn Currently Under Rehabilitation