Do you want to build an Accessory Dwelling Unit?

Available Now
From the San Diego Housing Commission (SDHC):

Construction Loans
(low-interest, deferred payment) AND Technical Assistance
(Help to Understand and Complete the Process)

Apply Online at www.sdhc.org/adu
Questions? Email adu@sdhc.org

Eligible Households
- Income up to 80% of San Diego’s Area Median Income (AMI) e.g., $97,000 per year for a family of four
- Residential property (detached single-family residence) in the City of San Diego
- Main home must be owner-occupied
- Minimum Credit Score of 680
- Owner’s Contribution equal to 1% of the construction loan amount

Technical Assistance (Help with the Process)
- ADU Consultant provided by SDHC at no cost to homeowner to help with pre-design, permits, and construction
- Vendor selection tips
- Project management support
- Potential landlord-tenant training and help with leasing

Construction Loan Details
- Maximum amount: $200,000 (subject to SDHC and first mortgage lender underwriting)
- 1% fixed interest rate
- Maximum 75% Loan-to-Value ratio
- Upon construction completion, homeowner will refinance into permanent mortgage with SDHC’s partner lender or lender of homeowner’s choice

Creating Affordable Housing
- The rent for the ADU must remain affordable for seven years for households with income up to 80% of AMI
- “Affordable” means 30% or less of the renter’s monthly household income
- AMI is updated annually

SDHC’s ADU Finance program will help participating income-eligible homeowners potentially generate wealth for themselves through the increase in their property’s value and the rental income from their ADU.