



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC) City of San Diego Affordable Housing Fund (AHF) Fiscal Year (FY) 2024 Annual Plan July 1, 2023 – June 30, 2024

Christelle Van Der Windt  
Vice President, Financial  
Operations  
Financial Services Department

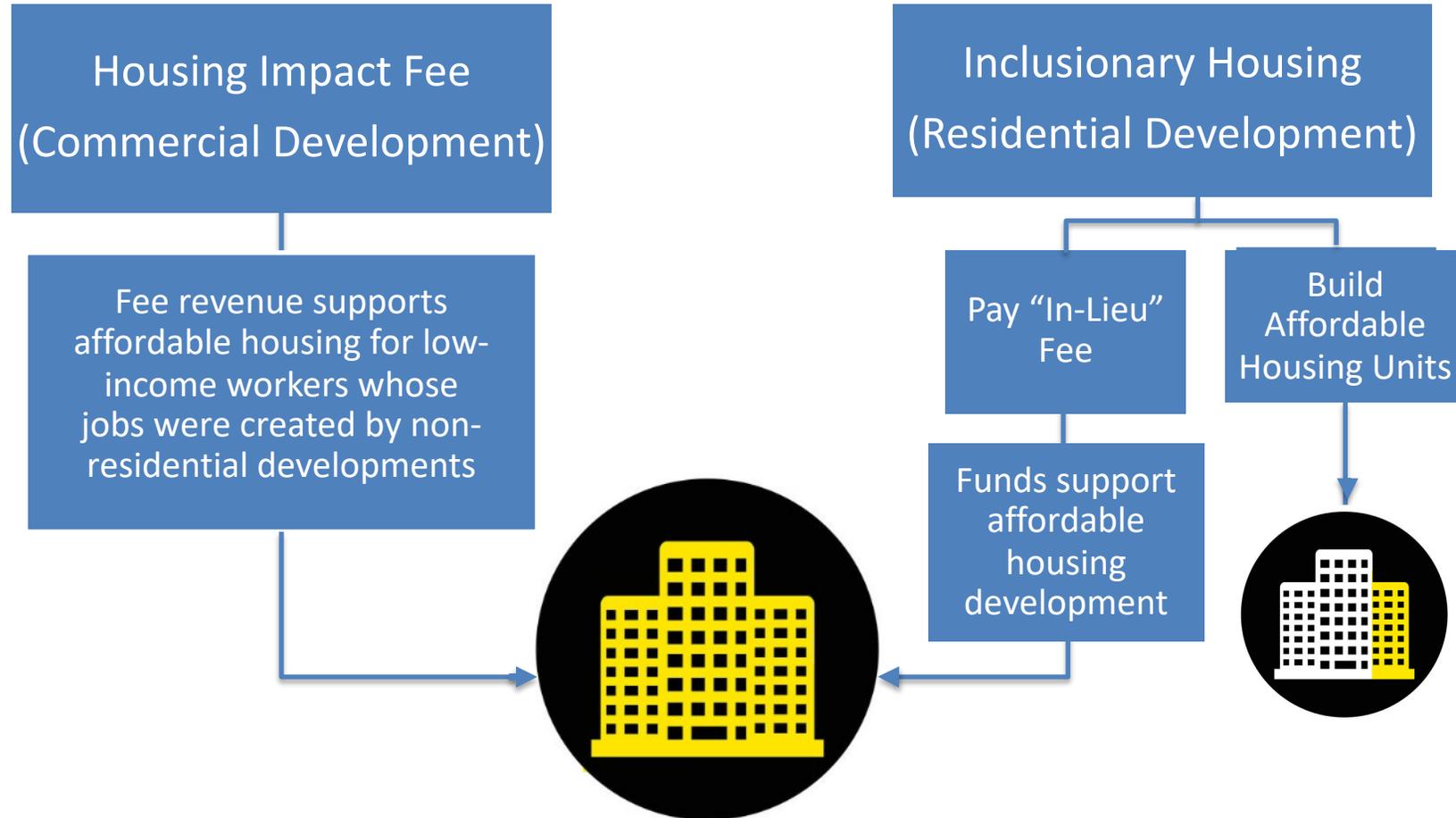
Mathew Higgins  
Analyst, Principal Budget &  
Reporting  
Financial Services Department

Julia Sauer  
Director of Compliance, Grants &  
Special Programs  
Compliance and Equity  
Assurance Department

Sarah Ahern  
Analyst, Compliance & Special  
Programs  
Compliance and Equity  
Assurance Department



# SDHC - City of San Diego FY 2024 AHF Annual Plan Overview



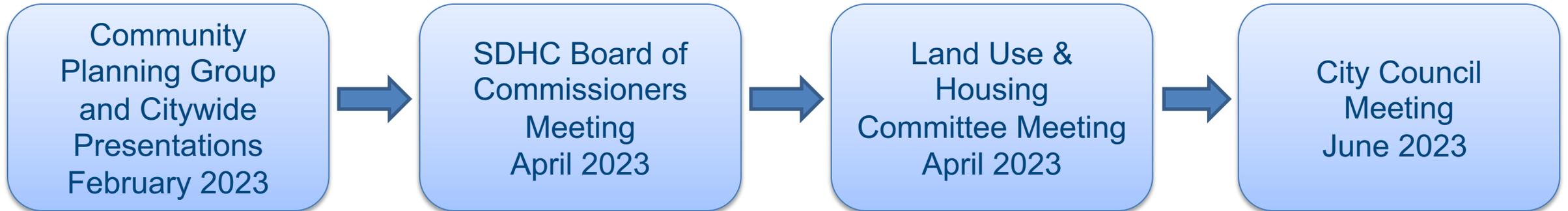
# SDHC - City of San Diego FY 2024 AHF Annual Plan

## Purpose

- The San Diego Municipal Code requires submission of an AHF Annual Plan to the City Council for action.
- The City of San Diego AHF Annual Plan:
  - Provides a framework for planning and budgeting of fund revenues; and
  - Specifies the amount of funds budgeted for housing activities and administrative expenses.



# SDHC - City of San Diego FY 2024 AHF Annual Plan Timeline



# SDHC - City of San Diego FY 2024 AHF Annual Plan

## Current Model Programs

SDHC's model programs with funding allocations:

### **Rental Housing Finance:**

- New construction of affordable low- and middle-income rental housing units
- Preservation of existing affordable housing

### **Homeownership:**

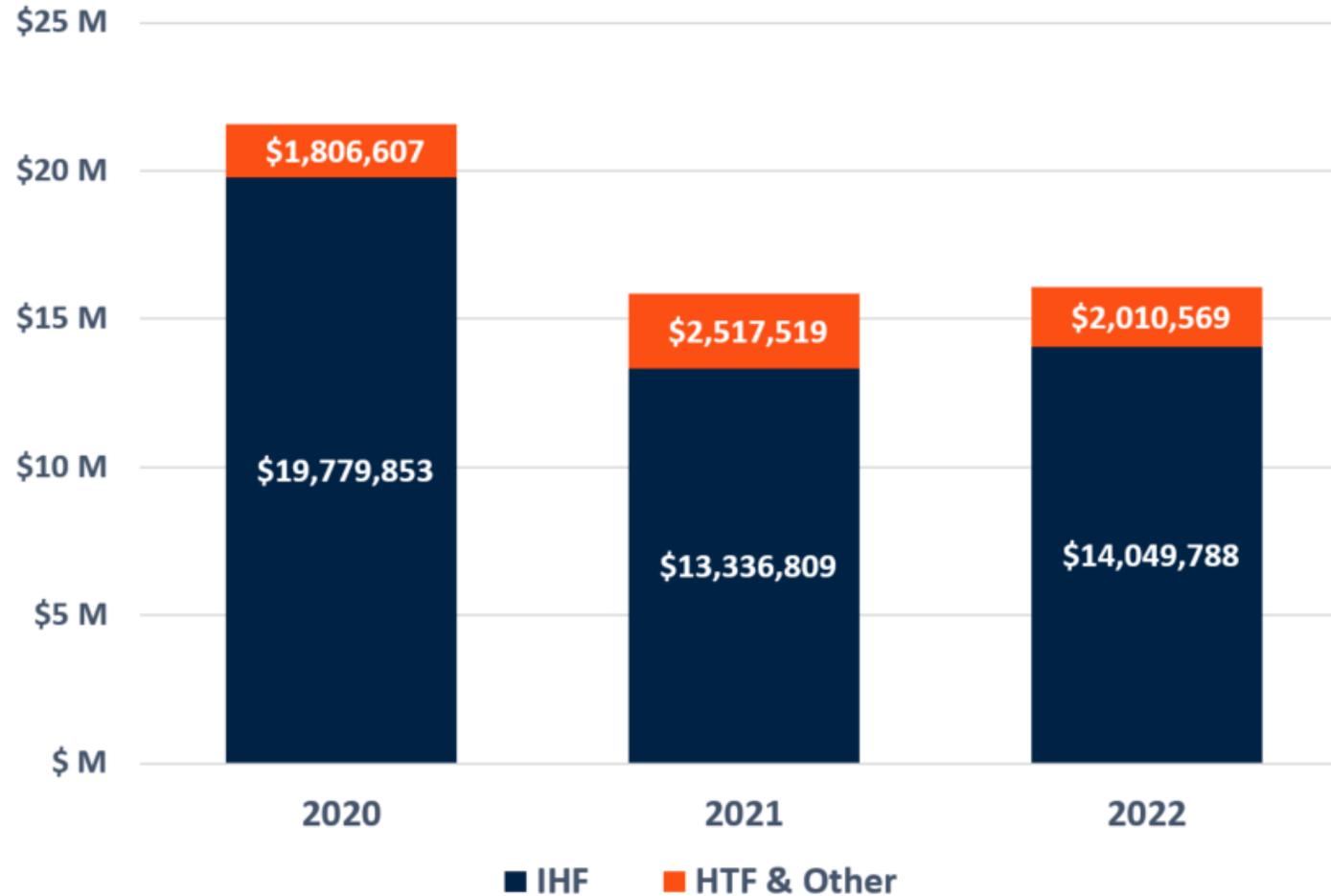
- Deferred-payment loans and closing cost assistance
- Accessory Dwelling Unit (ADU) financing

### **Homelessness activities:**

- Emergency shelters
- Prevention and diversion
- Rental assistance
- Landlord engagement and assistance
- Transitional housing and rapid rehousing
- Supportive services, including coordinated outreach

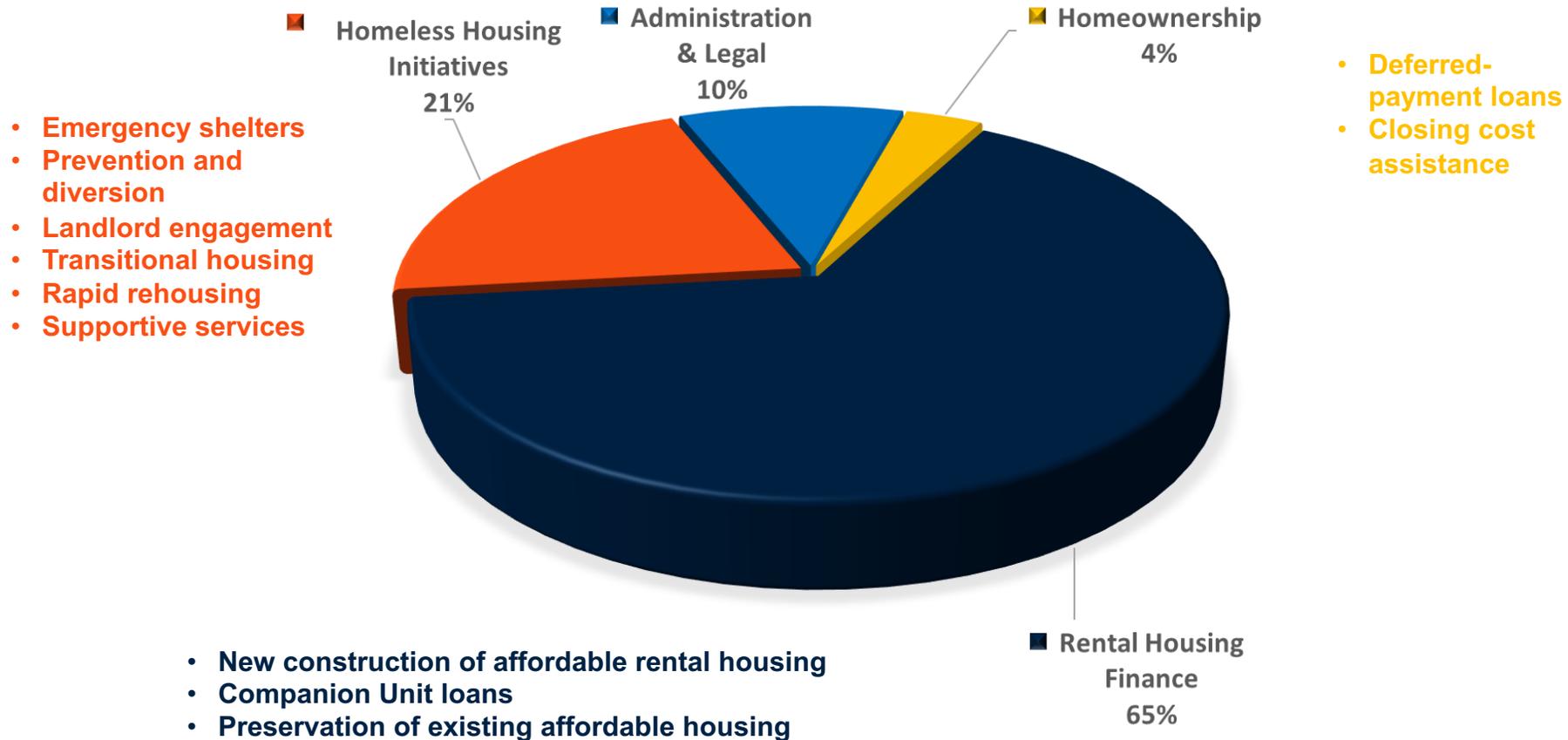


# SDHC - City of San Diego FY 2024 AHF Annual Plan Revenue Trends



# SDHC - City of San Diego FY 2024 AHF Annual Plan

## FY 2020 – 2022 AHF Program Expenditures



# SDHC - City of San Diego FY 2024 AHF Annual Plan

## Outcomes Since Inception of Funds

- Affordable Housing Units Created: 8,751
- Affordable Housing Units Preserved: 422
- First-Time Homebuyers Assisted: 357
- Households Experiencing Homelessness Assisted: 23,243\*

*\*Approximate total. Includes individuals who may have received assistance at more than one program.*



# SDHC - City of San Diego FY 2024 AHF Annual Plan

## Creating Affordable Housing



### **Harris Family Senior Residence**

- Council District 9
- 115 Affordable Units
- New Construction
- \$5,000,000 Affordable Housing Fund
- Grand Opening: November 14, 2022



# SDHC - City of San Diego FY 2024 AHF Annual Plan

## Rental Housing – Closed Financing in FY 2022 and Year-to-Date in FY 2023



**Project Name:** Tizon  
**Council District:** District 5  
**Affordable Units:** 175 units



**Project Name:** Nestor Senior Village  
**Council District:** District 8  
**Affordable Units:** 73 units



**Project Name:** Post 310  
**Council District:** District 4  
**Affordable Units:** 42 units

**Project Name:** Ventana al Sur  
**Council District:** District 8  
**Affordable Units:** 100 units

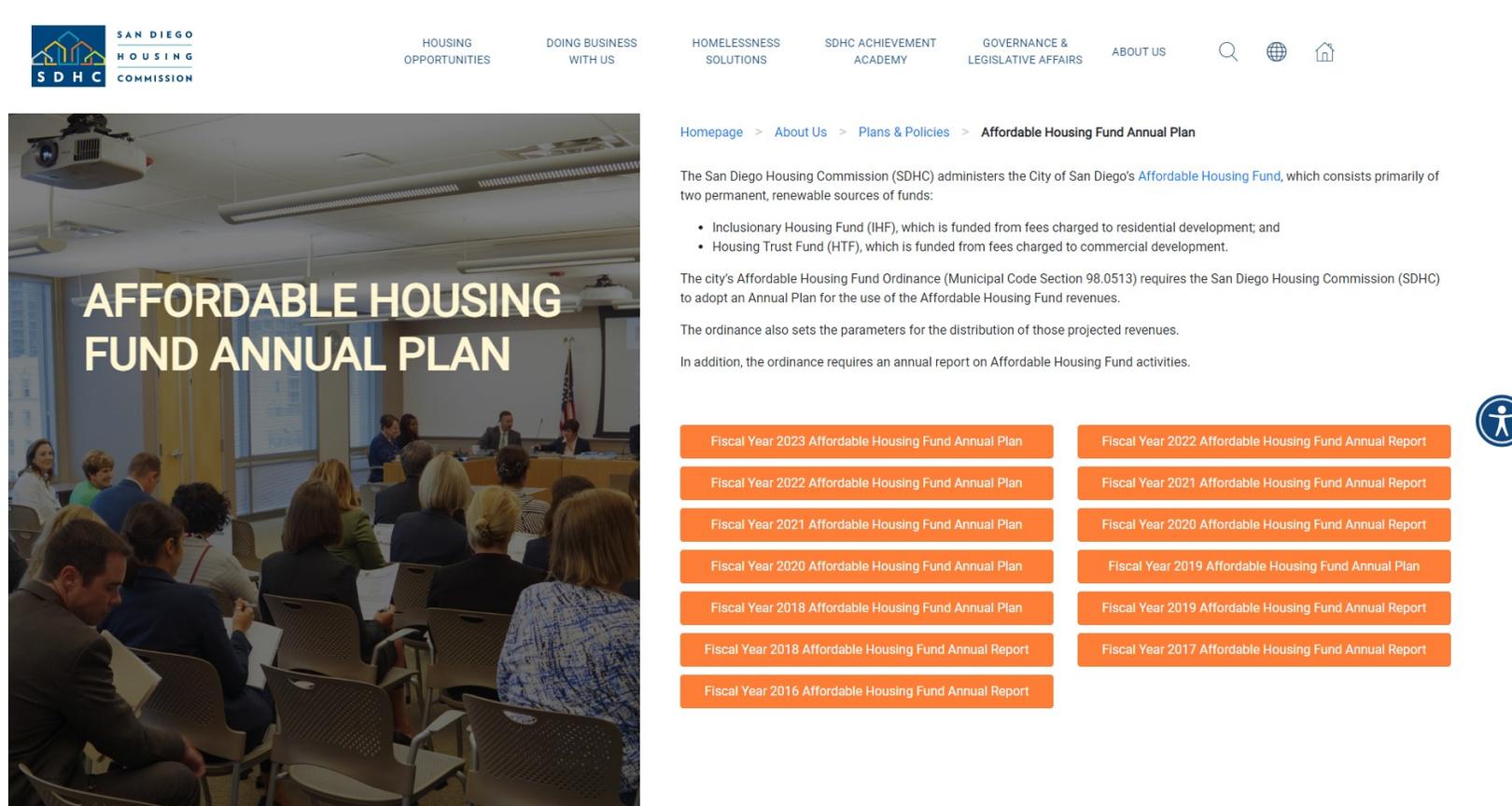
**Project Name:** Ulric Street Apartments II  
**Council District:** District 7  
**Affordable Units:** 59 Units



# SDHC - City of San Diego FY 2024 AHF Annual Plan Resources

## Previous AHF Plans & Reports:

<https://www.sdhc.org/about-us/plans-policies/affordable-housing-fund-annual-plan/>



**SAN DIEGO HOUSING COMMISSION**

HOUSING OPPORTUNITIES | DOING BUSINESS WITH US | HOMELESSNESS SOLUTIONS | SDHC ACHIEVEMENT ACADEMY | GOVERNANCE & LEGISLATIVE AFFAIRS | ABOUT US

Homepage > About Us > Plans & Policies > Affordable Housing Fund Annual Plan

The San Diego Housing Commission (SDHC) administers the City of San Diego's [Affordable Housing Fund](#), which consists primarily of two permanent, renewable sources of funds:

- Inclusionary Housing Fund (IHF), which is funded from fees charged to residential development; and
- Housing Trust Fund (HTF), which is funded from fees charged to commercial development.

The city's Affordable Housing Fund Ordinance (Municipal Code Section 98.0513) requires the San Diego Housing Commission (SDHC) to adopt an Annual Plan for the use of the Affordable Housing Fund revenues.

The ordinance also sets the parameters for the distribution of those projected revenues.

In addition, the ordinance requires an annual report on Affordable Housing Fund activities.

<a href="#">Fiscal Year 2023 Affordable Housing Fund Annual Plan</a>	<a href="#">Fiscal Year 2022 Affordable Housing Fund Annual Report</a>
<a href="#">Fiscal Year 2022 Affordable Housing Fund Annual Plan</a>	<a href="#">Fiscal Year 2021 Affordable Housing Fund Annual Report</a>
<a href="#">Fiscal Year 2021 Affordable Housing Fund Annual Plan</a>	<a href="#">Fiscal Year 2020 Affordable Housing Fund Annual Report</a>
<a href="#">Fiscal Year 2020 Affordable Housing Fund Annual Plan</a>	<a href="#">Fiscal Year 2019 Affordable Housing Fund Annual Plan</a>
<a href="#">Fiscal Year 2018 Affordable Housing Fund Annual Plan</a>	<a href="#">Fiscal Year 2019 Affordable Housing Fund Annual Report</a>
<a href="#">Fiscal Year 2018 Affordable Housing Fund Annual Report</a>	<a href="#">Fiscal Year 2017 Affordable Housing Fund Annual Report</a>
<a href="#">Fiscal Year 2016 Affordable Housing Fund Annual Report</a>	



# SDHC - City of San Diego FY 2024 AHF Annual Plan Public Comments

Comment period ends **March 29, 2023**

Three ways to submit a Public Comment:

- 1) Submit comments in person on provided comment cards at this Community Planning Group meeting
- 2) SDHC's online feedback collection tool:  
<https://publicinput.com/ahfap>
- 3) By mail to:  
San Diego Housing Commission  
Attn: Compliance & Equity Assurance  
1122 Broadway, Suite 300  
San Diego, CA 9210



SAN DIEGO  
HOUSING  
COMMISSION  
SDHC

AFFORDABLE HOUSING FUND ANNUAL PLAN

Community Group/District: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OPTIONAL:**

What's the best method to contact you?

Phone \_\_\_\_\_  E-mail \_\_\_\_\_



# SDHC - City of San Diego FY 2024 AHF Annual Plan Public Comments (Continued)

- Additional opportunities to provide comments:
  - SDHC Board of Commissioners (April 2023)  
<https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>
  - City Council Land Use and Housing Committee (April 2023)  
<https://www.sandiego.gov/council-committees/land-use-housing-committee>
  - City Council (June 2023)  
<https://sandiego.hylandcloud.com/211agendaonlinecouncil>



## Questions & Comments

