



We're About People

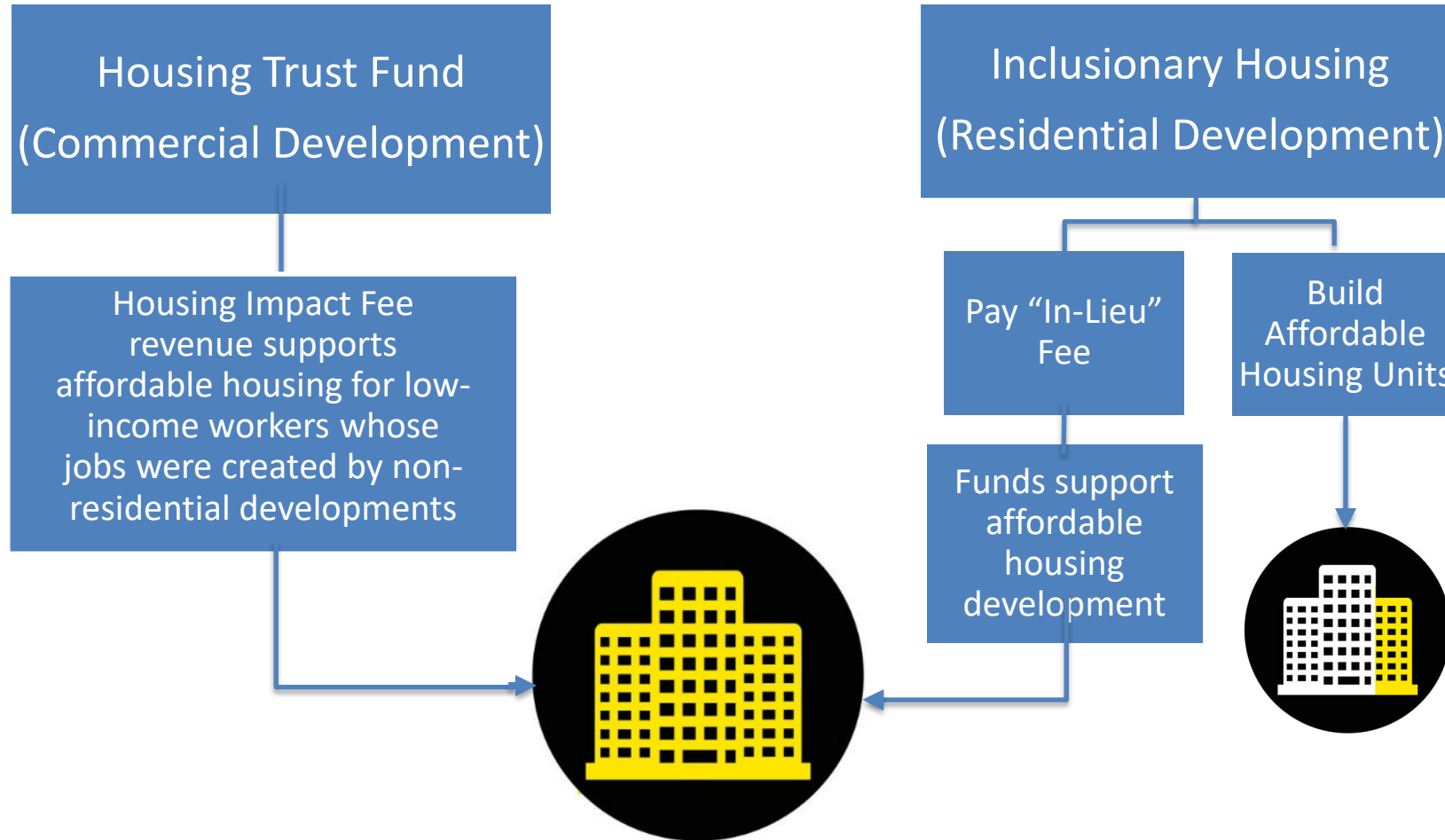
San Diego Housing Commission (SDHC)
City of San Diego Affordable Housing Fund (AHF)
Fiscal Year (FY) 2027 Annual Plan
Presentation to the SDHC Board of Commissioners
April 16, 2026

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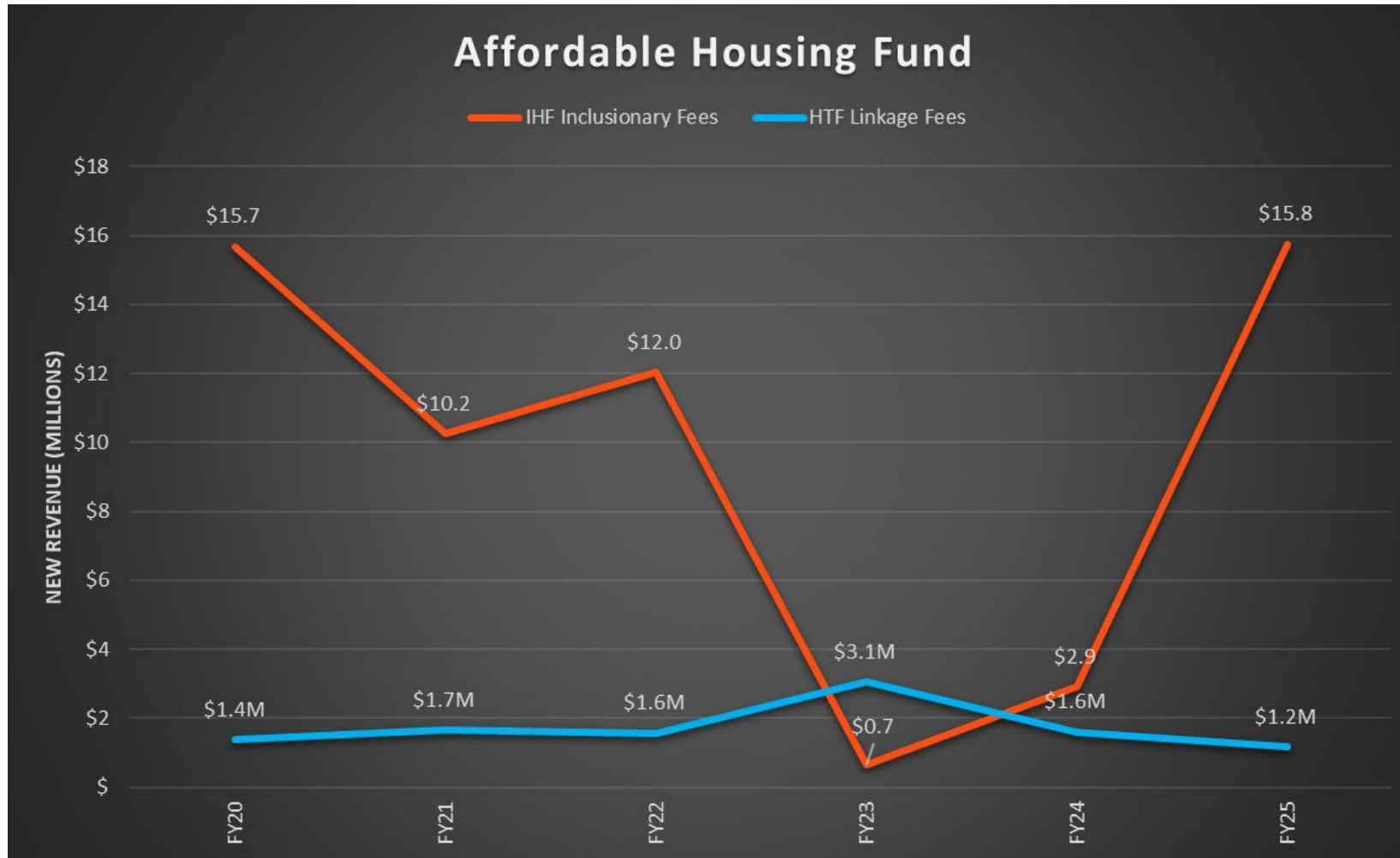


Purpose





Collections FY 2020 – FY 2025





AHF-Funded Outcomes Since Inception of Funds

Housing Trust Fund Originated in 1990 and Inclusionary in 2003 – Since then:

- Affordable Housing Units Created: 9,777
- Affordable Housing Units Preserved: 422
- First-Time Homebuyers Assisted: 414
- Households Experiencing Homelessness Assisted: 30,706*



Georgia
Affordable Housing Resident

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



Current Model Programs

Model programs to which funds are allocated:

Rental Housing Finance:

- New construction of affordable rental housing
- Preservation of existing affordable housing

Homeownership

- Accessory Dwelling Unit (ADU) Loans

Homelessness activities:

- Prevention and diversion
 - Flexible spending
- Landlord engagement and assistance
- Transitional housing and rapid rehousing

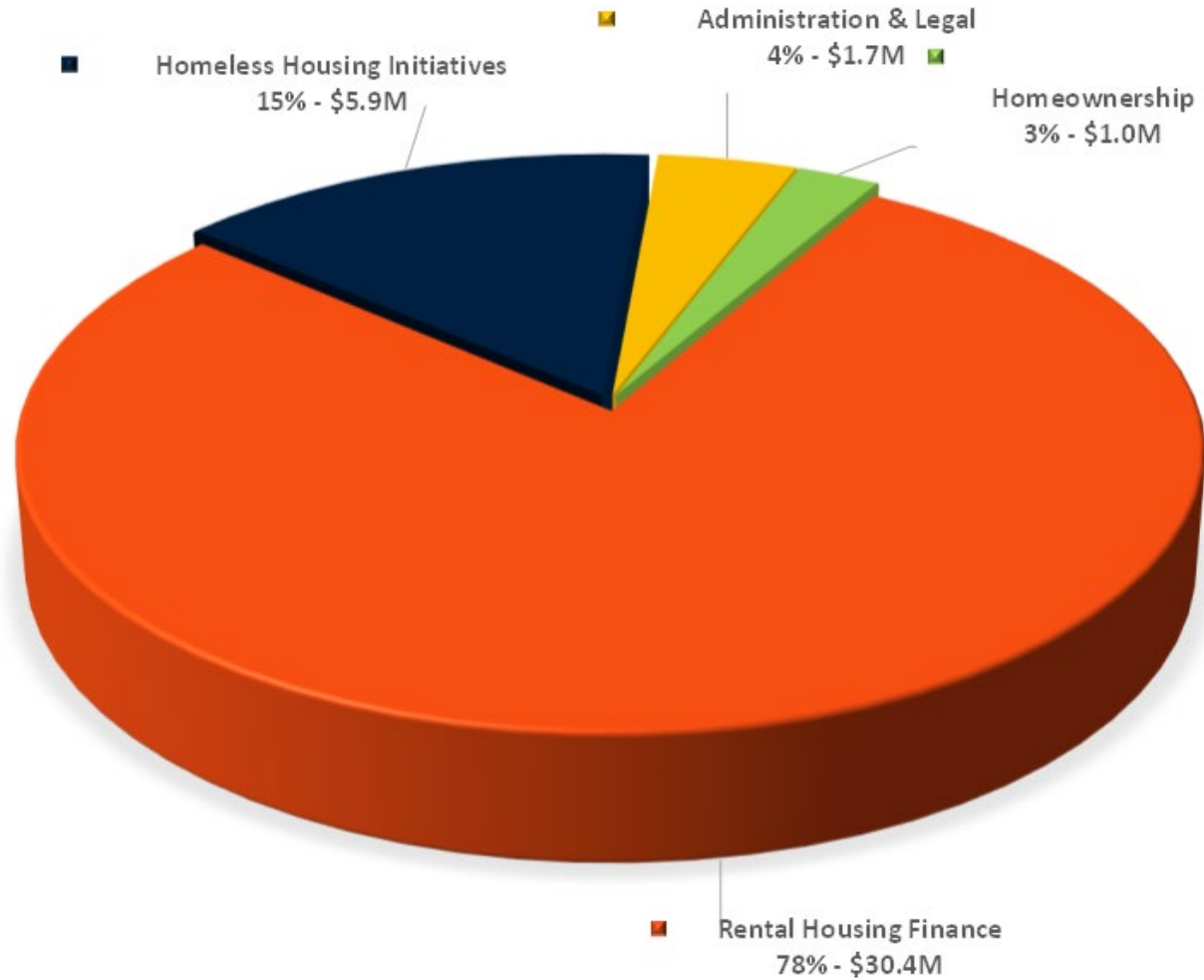


AHF Plan Budget

AHF Plan	FY27	FY26
Beginning Fund Balance	\$37,124,761	\$29,072,692
Budgeted New Revenues	\$5,392,567	\$5,151,822
Total Sources	\$42,517,328	\$34,224,514
Prior Year Commitments		
PY NOFA awards	\$21,392,172	\$15,757,789
PY ADU commitments	1,000,000	-
Total Prior Year Commitments	\$22,392,172	\$15,757,789
Proposed FY27 AHF Plan Allocation / Approved FY26 Plan		
New NOFA	\$9,000,000	\$9,800,000
Homeless Activities	5,841,767	5,807,517
Capacity Building	100,250	25,000
Admin/Legal	1,690,039	1,421,439
Total Proposed FY27 AHF Plan Allocation / Approved FY26 Plan	\$16,632,055	\$17,053,956
Total AHF Plan Commitments	\$39,024,228	\$32,811,745
Remaining Admin Fund Balance	\$3,493,100	\$1,412,769



FY 2027 Proposed Allocations (Continued)



We're About People



Creating Affordable Housing



The Iris at San Ysidro
Council District 8
99 Affordable Units
New Construction
\$2.3 million from Affordable Housing Fund
Grand Opening: December 16, 2025



Serenade on 43rd
Council District 9
64 Affordable Units
New Construction and Rehabilitation
\$300,000 from Affordable Housing Fund
Grand Opening: November 13, 2025



Staff Recommendations

That the SDHC Board of Commissioners recommend that the San Diego City Council take the following actions:

- 1) Approve the Proposed Fiscal Year 2027 Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$39,024,228 in anticipated funds (also included in the FY 2027 SDHC Budget), of which \$22,467,422 were approved in prior years, and the proposed Model Programs.
- 2) Authorize SDHC's President & Chief Executive Officer, or designee, to reallocate funds among the proposed Model Programs included in the FY 2027 AHF Annual Plan in response to market demands and opportunities.



Questions & Comments