



Good Neighbors

San Diego
Housing Commission



Centre City
Development
Corporation



INFORMATIONAL REPORT

DATE ISSUED: April 14, 2006

REPORT NO: HCR06-34

SUBJECT: Status Report on FY2006 Affordable Housing Production (Citywide)

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION.

SUMMARY

This report summarizes activity under the City's Affordable Housing Production Program for the period July 1, 2005 through March 31, 2006. The Housing Production Program involves the development or preservation of affordable housing through acquisition with rehabilitation or new construction. It includes providing financing and/or technical assistance to nonprofit and for-profit developers and application of land-use incentives or programs that result in the development of affordable rental or homeownership housing.

BACKGROUND

In July 2002, the City Council approved a Comprehensive Affordable Housing Strategy that was developed by the Comprehensive Affordable Housing Work Group comprised of the San Diego Redevelopment Agency (consisting of the City's Redevelopment Division, Centre City Development Corporation and Southeastern Economic Development Corporation) and the San Diego Housing Commission. The Housing Strategy established priorities for developing housing for moderate, low and very low-income San Diego residents and the creation of a joint Notice of Funding Availability process. One of the results of this working group was the preparation of a Comprehensive List of Affordable Housing showing the number of affordable housing units produced in the City of San Diego with financial assistance from the City's Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation and the Housing Commission. The report also lists affordable housing units that were created through the application of the City of San Diego's land-use regulations such as the Density Bonus and Inclusionary Housing Programs.

DISCUSSION

At the end of March 2006, over 20,000 units have been provided using various affordable housing programs; of these, almost 12,000 are affordable rental units for lower-income San Diegans. In addition, over 2,100 units were in various stages of completion and an additional potential 2,400 units were undergoing feasibility analysis. Some of the highlights during the period include:

- The first phase of Airoso, a 60-unit for-sale development in Pacific Highlands Ranch (NCFUA), was completed with 36 units closing escrow. The remaining 24 units are expected to close escrow by the end of April 2006. The units are affordable to families earning $\leq 65\%$ AMI with sales prices restricted at \$100,190 for two-bedroom units and \$115,843 for three-bedroom units.
- Three rental housing developments were completed and are now providing 157 affordable units (K-Lofts located in Golden Hill; Creekside Trails located in Nestor; and The Crossings located in Pacific Highlands Ranch.)
- Eleven projects received final approval authority and will provide 497 affordable units when completed:
 1. Del Sol Apartments, preservation of 90 affordable units in Nestor
 2. Hope Village, acquisition/rehabilitation of 20 affordable units in Talmadge
 3. La Jolla Crossroads, new construction of 140 affordable units in University City
 4. Lillian Place, new construction of 74 affordable units in East Village
 5. Markey Mixed-use, new construction of 2 affordable units in Pacific Beach
 6. Paseo de Mission Hills, acquisition/rehabilitation of 8 affordable units in Uptown
 7. Sagewood Apts (fka Sycamore Estates), new construction of 106 affordable units in the NCFUA
 8. San Diego Youth & Community Services, acquisition/rehabilitation of 8 affordable units in Normal Heights
 9. Sigsbee Row, new construction of 1 affordable unit in Barrio Logan
 10. Sunburst Apartments, acquisition/rehabilitation of 24 affordable units in East Village
 11. Townspeople HIV/AIDS housing, acquisition/rehabilitation of 24 affordable units located in City Heights
- In October 2005, the Housing Authority issued an additional \$400,000 in bonds to fund construction cost increases at Rancho del Norte, a 119-unit affordable development in the NCFUA. This was in addition to the original \$9,285,000 in tax-exempt bonds issued in December 2003 and \$150,000 of Inclusionary Housing funds approved for this project.

Two rental housing developments with 240 affordable units lost their affordability due to the expiration of tax-exempt multifamily housing bonds. These projects were older Multifamily Bond projects that had shorter affordability periods than under current program rules and allowed the removal of the affordability restrictions if the bonds were repaid prior to maturity. Currently, multifamily bond projects are typically affordable for 30 years or longer if required by the Regulatory Agreement and do not have the same prepayment options.

Attachment 1 is the Comprehensive Affordable Housing List which has been updated to reflect activity from July 1, 2005 through March 31, 2006. Changes for the first quarter are highlighted in yellow, changes for the second quarter are highlighted in green, and changes for the third quarter are highlighted in blue. This list shows project completions, pipeline projects, potential projects, and expired projects. Project completions are projects that have completed construction or rehabilitation and have achieved occupancy by the targeted tenant group. Pipeline projects are projects that have received development approval and/or project financing commitments and are under construction or rehabilitation. Potential projects are projects that are in the feasibility stage of development and have not yet received the necessary development approval/financing commitments. Public Housing developments have been added to the list and a new section has been added to separately list those projects that have lost their affordability due to expiring rent restrictions. Attachment 2 provides a brief overview of some of the programs used to assist developers of affordable housing. Attachment 3 is a chart showing the current area median income and rents at varying levels of affordability.

In general, rental units are restricted to be affordable for a period of 55 years and homeownership units are restricted to be affordable for at least 30-45 years, depending on the affordable housing program involved.

At this time, Redevelopment Agency staff is pursuing the issuance of bonds and/or a line of credit for a number of redevelopment project areas so as to be able to continue providing funds for affordable housing development. There are a number of projects in the Redevelopment Agency's Affordable Housing NOFA program pipeline still seeking funding assistance. CCDC anticipates investing up to \$19 million in affordable housing during FY2006 and the Housing Commission has approximately \$12 million available for financing rental housing.

Respectfully submitted, on behalf of the City's Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation, and the San Diego Housing Commission,

Elizabeth C. Morris
President & Chief Executive Officer

INFORMATION: A. Kern, 619.578.7582

Status Report on Housing Production Program

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- Attachments:
1. Comprehensive Regional Project List December 2005
 2. City of San Diego Affordable Housing Programs
 3. Area Median Income Chart

ATTACHMENT 1
COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
SUMMARY

COMPLETED PROJECTS

Project Name	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bond	TOTAL PUBLIC FINANCING
For Sale Housing	4,825	4,438	286	1,675	2,170	360	\$31,185,871	\$150,000	\$1,844,131	\$8,843,936	\$86,825,025	\$128,848,963
Housing For Individuals	2,231	1,451	772	317	362	0	\$8,231,500	\$10,678,800	\$0	\$0	\$11,000,000	\$29,910,300
Senior Housing	2,173	1,540	1,129	411	9	0	\$9,040,764	\$8,285,043	\$0	\$0	\$5,955,000	\$23,280,807
Large Families	5,141	4,050	1,416	2,583	146	0	\$34,134,984	\$5,953,788	\$7,912,000	\$310,000	\$173,999,100	\$222,309,872
Small Families	8,866	2,589	663	2,205	208	0	\$19,803,341	\$16,870,000	\$0	\$0	\$200,136,440	\$236,809,781
Special Purpose Housing	598	587	590	11	0	0	\$8,918,270	\$9,232,046	\$0	\$0	\$0	\$18,150,316
Public Housing	1,614	1,614	0	1,614	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Owner Occupied Rehabilitation	4,579	4,579	3,221	937	420	1	\$28,719,501	\$0	\$1,030,415	\$868,237	\$0	\$30,618,153
TOTAL COMPLETIONS	30,027	20,848	8,077	9,753	3,315	361	\$140,034,231	\$51,169,677	\$10,786,546	\$10,022,173	\$477,915,565	\$689,928,192

PIPELINE PROJECTS

Project Name	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bond	TOTAL PUBLIC FINANCING
For Sale Housing	2,106	247	4	15	228	0	\$0	\$7,730,000	\$6,460,405	\$0	\$0	\$14,190,405
Housing For Individuals	174	82	70	12	0	0	\$0	\$1,625,000	\$0	\$0	\$0	\$1,625,000
Senior Housing	426	422	396	26	0	0	\$8,072,606	\$10,695,000	\$4,064,000	\$0	\$0	\$22,831,606
Large Families	1,490	1,011	326	588	145	0	\$15,167,000	\$17,099,355	\$300,000	\$0	\$68,800,000	\$101,366,355
Small Families	264	58	0	20	38	0	\$0	\$4,000,000	\$5,500,000	\$0	\$0	\$9,500,000
Special Purpose Housing	202	198	179	19	0	0	\$6,082,000	\$2,545,000	\$1,691,887	\$0	\$0	\$10,318,887
Owner Occupied Rehabilitation	95	95	7	40	48	0	\$0	\$0	\$1,585,000	\$0	\$0	\$1,585,000
TOTAL IN PIPELINE	4,757	2,113	982	720	459	0	\$29,321,606	\$43,694,355	\$19,601,292	\$0	\$68,800,000	\$161,417,253

POTENTIAL PROJECTS

Project Name	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bond	TOTAL PUBLIC FINANCING
For Sale Housing	2,171	476	0	0	476	0	\$0	\$4,000,000	\$6,935,000	\$552,000	\$0	\$11,487,000
Housing For Individuals	1,206	663	332	284	47	0	\$0	\$10,750,000	\$0	\$0	\$25,000,000	\$35,750,000
Senior Housing	67	66	24	42	0	0	\$3,600,000	\$0	\$0	\$0	\$6,800,000	\$10,400,000
Large Families	678	628	354	134	4	0	\$0	\$9,000,000	\$0	\$0	\$0	\$9,000,000
Small Families	542	231	87	135	0	0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Special Purpose Housing	345	344	294	24	26	0	\$0	\$2,900,000	\$0	\$0	\$0	\$2,900,000
TOTAL POTENTIAL	5,009	2,408	1,091	619	553	0	\$4,600,000	\$26,650,000	\$6,935,000	\$552,000	\$31,800,000	\$70,537,000

ATTACHMENT 1
COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDDC/CRD/SEDC/SDHC THROUGH MARCH 2006
SUMMARY

Definitions:

Bond Financing: Bonds are private activity bonds for specific housing projects.

Large Family: 3 & 4 Bedroom units.

Live / Work: Live/work quarters must have at least 750 sq ft with 33% or more dedicated to residential use by individual or family. "Worker" must be artist, artisan, or similarly situated individual. (Municipal Code / Ch 14, page 13)

Living Unit: Each unit within a living unit project must have at least 150 sf of net floor area. The average size of all living units may not exceed 275 sf. When a living unit exceeds 400 sf in area, existing underlying zone density and parking standards for a 1 bedroom apartment unit apply. (Municipal code Ch. 10, pg. 8, Article 3).

Lofts: Graduated income to sf ratio.

Pipeline Projects: Projects that have received all necessary approvals and are in various stages of production.

Potential Projects: Projects that are under review for potential funding.

Residential Unit: Must have 220 sq ft or more, kitchen and bath. Includes SROs also. (State Model Building Code*)

Small Family: 1 & 2 Bedroom units.

Special Purpose Housing: Special Purpose populations are those at immediate risk of becoming homeless or those in need of special services. Special resident populations include those with physical and/or mental disabilities, chronic health problems (including HIV/AIDS), and difficulties caused by substance abuse recovery.

SRO: A guest room in a hotel where 20% of the rooms serve single room occupants within a space between 70 and 220 sq ft with private or shared sanitary facilities and no kitchen. (Municipal Code / Ch 11, pg 20).

Studio: Must have a minimum of 220 sq ft without bedroom. (State Model Building Code*)

Transitional Housing: Residential accommodations for limited time with supportive services and counseling to prepare clients for independent living. Must have 70 sq ft of sleeping space per resident; 5 sq ft living space per bed; 8 sq ft of storage/closet area; and full bath facilities per 7 beds. (Municipal Code/ Ch. 14, pg 15).

* State Model Building Code sets minimum space requirements and adopted by the City of San Diego.

NOTES:

Changes during 1st Qtr FY06

Changes during 2nd Qtr FY06

Changes during 3rd Qtr FY06

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
COMPLETED PROJECTS**

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC			Bonds
38th Street Homes	New Construction	Large Families	Southcrest Redevelopment Area		4	4			4				\$43,000			Mar-01	
Airosa (fka Pardee Unit 16)	New Construction	Large Families	Pacific Highlands Ranch	1	60	60		60							NCFUA	Dec-05	
Bella Rosa at Verrazano	New Construction	Large Families	Black Mountain Ranch	1	42	42		42							NCFUA	Oct-03	
Boston Village	New Construction	Large Families	Southcrest Redevelopment Area		12	12			12				\$92,000			Nov-99	
Casa de Suenos	New Construction	Large Families	Central Imperial		8	8		1	7	\$10,000			\$150,000			Apr-97	
Casitas del las Floricitas	New Construction	Large Families	San Ysidro	8	8	8		8				\$800,000				Aug-04	
Cristamar at Santa Monica	New Construction	Large Families	Black Mountain Ranch	1	26	26		26							NCFUA	Sep-03	
City Heights FTHB Program	Purchase Assistance	Small & Large Families	City Heights	3	26	26		26				\$674,131				2002-2004	
Downtown FTHB Program	Purchase Assistance	Small Families	Centre City	2	2	2			2		\$150,000					2002-2003	
Evergreen Village	New Construction	Large Families	Central Imperial		56	12			12				\$1,627,502			May-00	
Habitat for Humanity Homes	Acquisition/Rehabilitation	Large & Small Families	Citywide		12	12	2	10		\$189,800						2002	
Jarrett Heights	New Construction	Large Families	SEDC Area of Influence		23	5			5	\$20,000			\$261,900			Feb-98	
K Lofts	New Construction	Large Families	Greater Golden Hill	8	8	1	1								INCL & DB	Oct-05	
Kings Row	New Construction	Large Families	Central Imperial		53				53				\$126,810			1996	
Linda Vista FTHB	Purchase Assistance	Large Families	Linda Vista	6	9	9			9			\$210,000				Dec-01	
Mercedes Hills	New Construction	Large Families	Otay Mesa		126	26		26		\$1,259,480						Feb-89	
Morrison Street	New Construction	Large Families	Mt. Hope	4	6	6		6		\$175,000			\$160,988			1994	
Southcrest Park Estates II	New Construction	Large Families	Southcrest Redevelopment Area	4	62	10			10				\$2,235,101			Dec-04	
Plaza Arizona	Rehabilitation & New Construction	Small Families	North Park	3	38	38		38		\$3,243,381						1995	
SDHC FTHB Programs - MCCs, Shared Equity's, Downpayment Grants (average income 65% AMI) 1990-2005	Purchase Assistance	Large & Small Families	Citywide		3397	3397	283	1355	1399	360	\$25,988,210		\$160,000	\$1,215,565			Jun-05
Single Family Bonds	Purchase Assistance	Large & Small Families	Citywide		650	650			650					\$86,825,025			Dec-85
Skyline Terrace	New Construction	Large Families	Skyline	4	30	4		4					\$140,000			Aug-04	
Southcrest Park Estates I	New Construction	Large Families	Southcrest Redevelopment Area		33	5			5				\$2,356,070			Dec-97	
Sunshine Gardens/MJ Associates	New Construction	Large Families	Central Imperial		41	3		3		\$300,000			\$25,000				
Sycamore Walk	New Construction	Large Families	Black Mountain Ranch	1	70	70		70							NCFUA	Jun-04	
Village at Euclid	New Construction	Large Families	Central Imperial		23	2			2				\$410,000			Sep-00	
Subtotals					4,825	4,438	286	1,675	2,170	360	\$31,185,871	\$150,000	\$1,844,131	\$8,843,936	\$86,825,025		

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
COMPLETED PROJECTS**

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC		
Church Lofts	Adaptive Re-use	Individuals	Centre City	2	36	18			18		\$1,300,000					Dec-96
Cole Building	Rehabilitation	Individuals	Centre City	2	44	44	11	33			\$350,000					Dec-91
Hotel Metro/Hotel 434	New Construction	Individuals	Centre City	2	195	193	193				\$900,000					Sep-90
Island Inn	New Construction	Individuals	Centre City	2	200	197	40	39	118		\$582,000					May-92
Island Village Apartments	New Construction	Single Adults	Centre City Comm Planning Area	2	280	280	84	196		\$2,300,000	\$1,300,000			\$11,000,000		Aug-03
J Street Inn	New Construction	Individuals	Centre City	2	221	221	22	22	177		\$900,000					Apr-90
Lincoln Hotel	Rehabilitation	Individuals	Centre City	2	41	41	41				\$1,292,000					Dec-95
Lind B & C	New Construction	Individuals	Centre City	2	28	2			2		\$27,500					Dec-96
Mason Hotel	SRO Rehabilitation	Individuals	Centre City	2	27	27	27			\$876,500	\$685,000					Jun-94
New Palace Hotel	SRO New Construction	Individuals	Centre City	2	80	80	80			\$300,000						Jul-91
Peachtree Inn	SRO New Construction	Individuals	Centre City	2	298	60	60			\$750,000						Sep-90
Rachel's Center	Adaptive Re-use	Special Purpose	Centre City	2	9	9	9				\$122,300					Dec-92
Sara Frances Homotel	SRO New Construction	Individuals	Centre City	2	160	48	48			\$625,000						Aug-88
Scripps Lofts	Rehabilitation	Individuals	Centre City	2	26	10			10		\$520,000					Jun-98
Trolley Court	SRO New Construction	Individuals	Centre City	2	185	39	39			\$480,000						Feb-89
Trolley Lofts	Adaptive Re-use	Individuals	Centre City	2	36	27			27		\$600,000					Jan-98
Villa Harvey Mandel	Demolition & New Construction	Single Adults	Area E of CCDC Plan	2	90	89	89			\$2,000,000	\$920,000					Jun-03
YMCA	New Construction	Individuals	Centre City	2	260	52	25	27			\$1,630,000					Dec-04
Yale Lofts	New Construction	Individuals	Centre City	2	15	14	4		10		\$450,000					Dec-96
Subtotals					2,231	1,451	772	317	362	0	\$8,231,500	\$10,678,800	\$0	\$0	\$11,000,000	

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC		
Barrio Senior Villas	New Construction	Elderly/Seniors	Barrio Logan (PDO)	8	11	11	9	2			\$435,099					Nov-96
Belden Village North	New Construction	Elderly/Seniors	Clairemont	5	120	24		24			\$517,000			\$2,600,000		1985
CCBA Senior Garden	New Construction	Elderly/Seniors	Centre City	2	45	45	45				\$1,554,000					Oct-99
Casa Colina	Acquisition/Rehabilitation/Preservation	Elderly/Seniors	City Heights	7	75	74	8	66		\$1,600,000				\$3,355,000		Nov-04
Casa de Balboa	City Land Lease, New Construction	Elderly/Seniors	Clairemont	6	88	26		26								Dec-79
Columbia Tower	New Construction	Elderly/Seniors	Centre City	2	150	148	146	2			\$1,262,000					Feb-84
Harmony Homes Apartments	Acquisition/Rehabilitation	Elderly/Seniors	City Heights	3	12	12	12			\$245,976						Jul-00
Horton House	New Construction	Elderly/Seniors	Centre City	2	153	150	145	5			\$1,459,000					Dec-79
Jean C. McKinney Manor	New Construction	Elderly/Seniors	Central Imperial	4	50	49		49		\$927,158					INCL	Dec-04
Lazzell Residence	New Construction	Elderly/Seniors	Central Imperial Redevelopment Area	4	60	59	59			\$362,576						Aug-93
Lions Manor	New Construction	Elderly/Seniors	Centre City	2	131	129	128	1			\$1,273,000					Dec-81
Olivewood Gardens	City Land Lease, New Construction	Elderly/Seniors	Oak Park	4	60	60		60		\$402,500						Dec-81
Orchard I	City Land Lease, New Construction	Elderly/Seniors	Midway	2	275	55		55								Dec-77
Orchard II	City Land Lease, New Construction	Elderly/Seniors	Midway	2	288	57		57								Aug-81
Park Place	Acquisition/Rehabilitation	Elderly/Seniors	City Heights	3	33	32	32			\$91,042						Nov-97
Potiker Residence	Demolition & New Construction	Elderly/Seniors	East Village/Centre City	2	200	198	198			\$1,590,000	\$2,200,000					Sep-03
Redwood Villas	Acquisition/Rehabilitation	Elderly/Seniors	Oak Park	4	90	81	17	64	9		\$627,396					Jul-94
San Diego Apartments	Acquisition	Elderly/Seniors	City Heights	3	16	16	16			\$220,000						Jun-92
Silvercrest Residence	Demolition & New Construction	Elderly/Seniors	Centre City Redevelopment Area	2	125	124	124			\$535,800	\$537,043					May-97
Villa Alta (HUD 202)	New Construction	Elderly/Seniors	City Heights	7	70	69	69			\$800,000						Jan-99
Villa Merced (HUD 202) (fka Colonia Barrios)	City Land Lease, New Construction	Elderly/Seniors	San Ysidro	8	100	100	100			\$235,000						Mar-82
Vista Serena Apartments	Demolition & New Construction	Elderly/Seniors	Southeast San Diego	8	21	21	21			\$451,217						May-93
Subtotals					2,173	1,540	1,129	411	9	0	\$9,040,764	\$8,285,043	\$0	\$0	\$5,955,000	

HOUSING FOR LARGE FAMILIES

INCOME LEVEL							PUBLIC FINANCING			
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**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
COMPLETED PROJECTS**

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
Bandar Salaam	Acquisition/Rehabilitation	Large Families	City Heights	7	68	67	67				\$2,100,000						Aug-01
Bridgeport Properties	Acquisition/Rehabilitation	Large Families	City Heights	3,5,7	421	421	43	378							\$22,500,000		Oct-98
Canyon Rim Apartments	Acquisition/Rehabilitation	Large Families	Penasquitos	1	504	353	244	109			\$1,565,000				\$32,440,000		Dec-01
Creekside Trails	New Construction	Large Families	Nestor	8	50	49	35	14			\$2,800,000					INCL & DB	Mar-06
Creekside Village Apartments	New Construction	Large Families	Chollas View	4	144	43	43								\$6,000,000		Jun-99
Chandon Village (aka Fairbanks Summit)	New Construction	Large Families	Black Mountain Ranch	1	10	10		10								NCFUA	May-04
Golden Villas Apartment Homes	New Construction	Large Families	Golden Hill	3	32	7		7							\$1,150,600		Dec-97
Hacienda Townhomes	New Construction	Large Families	East Village/Centre City	2	52	51	31	20			\$748,197	\$363,196					Nov-94
Harbor View Apartments	Rehabilitation	Large Families	Chollas View	4	60	59	6	53			\$900,000				\$3,590,000		Oct-02
Hollywood Palms	New Construction	Large Families	City Heights	3	94	94	21	73			\$2,200,000				\$6,550,000		Oct-02
John Adams Manor Apartments	Acquisition/Rehabilitation	Large Families	Oak Park	4	300	300		300							\$9,180,000		Sep-98
Knox Glen	New Construction	Large Families	Lincoln Park	4	54	54		54			\$1,400,000			\$150,000			Dec-96
Lincoln Park Co-op	Acquisition/Rehabilitation	Large Families	Lincoln Park	4	15	15	13	2			\$647,056			\$160,000		DB	Jul-95
Mercado Apartments	New Construction	Large Families	Barrio Logan Redevelopment Area	8	144	144	61	83			\$1,425,000	\$700,000	\$212,000				Jun-94
Mesa Family Villas	Demolition & New Construction	Large Families	Otay Mesa/Nestor	8	42	41	7	34			\$1,500,000					DB	Dec-02
Metro Villas	New Construction	Large Families	City Heights	3	120	118	118				\$1,000,000	\$2,000,000	\$2,600,000				Nov-04
Mission Terrace Apartments	New Construction	Large Families	Mission Valley	7	77	76	38	38			\$2,055,000					DB	Apr-96
Mountain View	Acquisition/Rehabilitation	Large Families	Mountain View	4	4	4	4				\$207,528						Dec-93
Mountain View Estates Apartments	Acquisition/Rehabilitation	Large Families	Mt. Hope	4	145	97	24	73			\$2,065,897				\$4,377,500	DB	Apr-98
North Park Properties	Acquisition/Rehabilitation	Large Families	Southcrest	4,7	166	166	18	148							\$9,580,000		May-99
Parkhaven I Apts., 4114 Camino del la Plaza	New Construction	Large Families	San Ysidro	8	168	34		34							\$4,862,000		1984
Parkhaven II Apts., 4224 Camino de La Plaza	New Construction	Large Families	San Ysidro	8	212	43		43							\$6,240,200		1984
Parkhaven III Apts., 251 Willow Road	New Construction	Large Families	San Ysidro	8	77	16		16							\$2,888,800		1984
Parkside Apartments	Acquisition/Rehabilitation	Large Families	Mountain View	4	40	39	21	18			\$1,418,838				\$1,800,000	DB	Feb-03
Rancho del Norte	New Construction	Large Families	Black Mountain Ranch	1	119	119	37	82			\$500,000				\$10,928,000	NCFUA/IHF	Mar-05
Seabreeze Farms	New Construction	Large Families	Pacific Highlands Ranch	1	37	37	30	7								NCFUA	Aug-01
Stonewood Gardens	City Land Lease, New Construction	Large Families	Midway District	2	255	51		51									1979
Stratton Apartments	Acquisition/Rehabilitation	Large Families	Clairemont	6	312	218	166	52	94		\$1,565,000				\$19,825,000		Dec-01
Summit Crest Apartments	Acquisition/Rehabilitation	Large Families	SESD Plan District	4	70	70	7	21	42		\$670,000				\$3,400,000		Nov-99
Tahitian Manor	Acquisition/Rehabilitation	Large Families	City Heights	7	45	44	26	18			\$1,536,750						Jul-00
Teralta Court	Acquisition/Rehabilitation	Small Families	City Heights	3	13	13	10	3			\$236,557						Nov-95
Tesoro Grove	New Construction	Large Families	Otay Mesa/Nestor	8	106	104	24	80			\$2,630,000						Feb-03
The Crossings	New Construction	Large Families	Pacific Highlands Ranch	1	108	107	36	71			\$400,000					NCFUA	Mar-06
Torrey del Mar	New Construction	Large Families	Torrey Highlands	1	112	112	51	61			\$910,000					NCFUA	Oct-02
Torrey Highlands Apartments	New Construction	Large Families	Torrey Highlands	1	76	75	23	52							\$4,780,000	NCFUA	Sep-02
Urban Village Town Homes	New Construction	Large Families	City Heights	3	116	34		34					\$5,100,000				Aug-03
Van Dyke Apartments	Acquisition/Rehabilitation	Large Families	City Heights	3	14	13	13				\$182,000						Jun-97
Villa Andaluia	New Construction	Large Families	Pacific Highlands Ranch	1	32	32	10	22							\$2,231,000	NCFUA	Jul-03
Villa Glen	New Construction	Large Families	Torrey Highlands	1	26	25	8	18							\$2,048,000	NCFUA	Jul-03
Villa Maria (LIND A-1)	New Construction	Large Families	Centre City		37	36	8	18	10			\$2,890,592					May-99
Village View	Acquisition/Rehabilitation	Large Families	City Heights	3	30	29	29				\$808,976						Apr-99
Vista La Rosa	Acquisition/Rehabilitation	Large Families	Nestor	8	240	240	24	216							\$12,860,000		Jul-00
Vista Terrace Hills	Acquisition/Rehabilitation	Large Families	San Ysidro	8	262	260	53	207			\$1,200,000						Sep-02
Vista Verde Apartments	Demolition & New Construction	Large Families	Southeast San Diego Plan District	8	40	39	39				\$1,463,185					DB	Dec-99
Windwood Village	New Construction	Large Families	Pacific Highlands Ranch	1	92	91	28	63							\$6,768,000	NCFUA	May-03
Subtotals					5,141	4,050	1,416	2,583	146	0	\$34,134,984	\$5,953,788	\$7,912,000	\$310,000	\$173,999,100		

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
COMPLETED PROJECTS**

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC		
900 "F" Apartments	New Construction	Small Families	Centre City	2	115	86			86		\$3,227,000					May-02
Bella Vista	Acquisition/Rehabilitation	Small Families	Lincoln Park	4	170	170	20	150		\$1,000,000				\$10,215,000		Dec-02
Canyon Vista Court	Acquisition/Rehabilitation	Small Families	City Heights	3	8	8	8			\$135,627						Jan-98
CityMark Egyptian	New Construction	Small Families	Uptown	3	80	7	7								DB	Jun-05
Cornerstone Apartments	Acquisition/Rehabilitation	Small Families	City Heights	3	7	7	7			\$287,500						Dec-97
Coronado Terrace	Acquisition/Rehabilitation	Small Families	Nestor	8	312	310	90	220		\$1,400,000						Oct-02
Delta Place	Acquisition/Rehabilitation	Small Families	Mountainview/ Southcrest	4	43	42	42			\$1,485,943						Nov-02
Derby Terrace	New Construction	Small Families	Pacific Highlands Ranch	1	24	24		24							NCFUA	Aug-01
Entrada	New Construction	Small Families	Centre City	2	172	40		22	18		\$3,500,000				INCL	Jun-04
Euclid Court	Acquisition/Rehabilitation	Small Families	City Heights	7	11	11	11			\$273,939						Aug-94
Felton Street Duplex	Acquisition/Rehabilitation	Small Families	Greater Golden Hill	3	2	2	2			\$187,410						Aug-99
Golden Villas Duplex	Acquisition/Rehabilitation	Small Families	Golden Hills	3	2	2	2			\$142,849						Oct-98
Grant Heights Park Apartments	Acquisition/Rehabilitation	Small Families	Southeast San Diego	8	28	27	27			\$867,279						Oct-02
Hawthorn I	Acquisition/Rehabilitation	Small Families	Golden Hill Planning Area	3	14	13	9	4		\$405,916						Feb-99
Hawthorn II Apartments	Acquisition/Rehabilitation	Small Families	Golden Hill Planning Area	3	19	18	14	4		\$494,450						Feb-00
Heritage Apartments	New Construction	Small Families	Centre City	2	230	38			38		\$6,000,000					Sep-02
Hillside Apartments	Acquisition/Rehabilitation	Small Families	City Heights	7	380	95		95						\$13,670,000		1985
Hillside Gardens Apartments	Acquisition/Rehabilitation/Preservation	Small Families	City Heights	7	360	76	76			\$5,000,000				\$39,000,000		Jun-05
Horton 4th	New Construction	Small Families	Centre City	2	66	51			51		\$3,683,000					Oct-94
Las Flores Apartments	New Construction	Small Families	University City	1	312	63		63						\$27,235,000		1986
Lusk/Mira Mesa (Summerset Village)	New Construction	Small Families	Mira Mesa	5	752	151		153						\$33,800,000		1987
Mariner's Cove	Land lease	Small Families	Point Loma Heights	2	500	200		200						\$15,700,000		Dec-82
Market Street Square	New Construction	Small Families	Centre City	2	192	40		40						\$8,600,000		1988
Maya Apartments	Acquisition/Rehabilitation	Small Families	Mira Mesa	5	132	41	40	1		\$2,100,000				\$4,725,000		Jun-96
Mirada at La Jolla Colony Apartments	New Construction	Small Families	University City	1	444	89		89						\$39,601,440		1987
Palm Terrace Apartments	Acquisition/Rehabilitation	Small Families	Otay Mesa	8	60	45	12	33	15	\$2,079,740						Sep-99
Parkway Manor	Acquisition/Rehabilitation	Small Families	City Heights	3	20	19	19			\$440,970						Dec-97
Regency Centre Apartments	Acquisition/Rehabilitation	Small Families	City Heights	4	100	100	10	90						\$4,100,000		Aug-00
South 40th Street	Acquisition/Rehabilitation	Small Families	Southcrest	8	16	16	16			\$696,000						Apr-05
Stork Street Apartments	Acquisition/Rehabilitation	Small Families	SESD Plan District	4	15	14	14			\$412,200					DB	Jun-00
Sycamore Court Apartments	Acquisition/Rehabilitation	Small Families	City Heights	7	17	16	16			\$778,500						Apr-03
Trojan Apartments	Acquisition/Rehabilitation	Small Families	College Eastern Area	7	53	52	35	17		\$1,144,817						Apr-99
University Canyon Apartments	New Construction	Small Families	Linda Vista	6	120	120	120							\$3,490,000		Aug-85
Village Place	Rehabilitation	Individuals	Centre City	2	47	46	46				\$460,000					Jan-97
Westview Home Apartments	Acquisition/Rehabilitation	Small Families	City Heights	3	6	6	6			\$288,448						Oct-99
Winona Apartments	Acquisition/Rehabilitation	Small Families	City Heights	7	14	14	14			\$181,753						Jul-98
Density Bonus Land Use Incentive	New Construction	Small and Large Families	Citywide	All	4023	530		1000								1983-2004
Subtotals					8,866	2,589	663	2,205	208	0	19,803,341	16,870,000	0	0	200,136,440	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
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COMPLETED PROJECTS**

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Abbott Street	Acquisition/Rehabilitation	Special Purpose	Ocean Beach Precise Plan	2	10	10					\$318,500						Feb-98
Ariel House	Acquisition/Rehabilitation	Special Purpose	College	7	1	1	11				\$175,860						Nov-97
Becky's House I	City Land Lease, New Construction	Special Purpose	Confidential	6	9	9	9										Jan-00
Cortez Hill Family Center	Adaptive Re-use	Homeless	Centre City	2	47	47	47				\$1,500,000						Dec-02
El Nido	Acquisition/Rehabilitation	Special Purpose	City Heights	3	11	10	10				\$125,163						Jan-97
Harbor View Project (379 TH beds) *	Adaptive Re-use	Homeless	Bankers Hill	2	97	97	97				\$402,368	\$2,000,000					Aug-04
Josua II House	Acquisition	Special Purpose	College	7	1	1	6				\$27,050						Mar-94
La Posada Apartments	Acquisition/Rehabilitation	Special Purpose	San Ysidro	8	25	24	24				\$630,700						Jun-99
Leah Residence - Catholic Charities	New Construction	Mentally Ill	Centre City	2	24	23	23				\$75,000	\$1,844,000			INCL		May-05
Marisol Apartments	Acquisition/Rehabilitation	Special Purpose	Oceanside		22	21	21				\$249,746						Feb-97
Mercy Gardens, Inc.	Acquisition/Rehabilitation	Special Purpose	Uptown	3	23	22	22				\$858,894						May-02
Parker-Kier Building	Lease	Special Purpose	West Park	2	34	33	33				\$1,800,000	\$700,000					Nov-98
Paseo Glenn Apartments	Acquisition/Rehabilitation	Homeless	Mission Hills	2	14	13	12	1			\$591,881						Dec-04
Reese Village	New Construction/Rehabilitation	Special Purpose	Eastern Area Planning Committee	7	19	18	18				\$670,000						May-02
Safe Havens	Acquisition/Rehabilitation	Special Purpose	Centre City East	2	19	18	17				\$374,350						Sep-99
SDYCS Hillcrest	Adaptive Re-use	Homeless	Hillcrest	2	5	5	5					\$500,000					2002
Stepping Stone Central Recovery Center	Demolition & New Construction	Special Purpose	City Heights Area Planning Group	3	28	28	28				\$608,400						Jun-00
Take Wing	Acquisition/Rehabilitation	Special Purpose	Midway/Pacific Highway Community Plan	2	31	30	30				\$858,114	\$500,000					Sep-94
Veteran's Bridge	Acquisition/Rehabilitation	Veterans	City Heights	3	16	15	15				\$126,350						Jun-96
Vietnam Veterans	Adaptive Re-use	Homeless	Midway District	2	40	40	40				\$163,000	\$433,000					1992
Vista Hill Crisis Center	Rehabilitation	Special Purpose	Centre City	2	7	7	7										
Vista Lane Courts	Demolition & New Construction	Special Purpose	San Ysidro	8	40	40	40				\$335,320						Jul-91
Welcome Home	Acquisition/Rehabilitation	Special Purpose	Valencia Park	4	8	8	8				\$239,800						May-00
Wilson Avenue Apartments	Acquisition	Special Purpose	City Heights	3	8	8	8				\$257,000						Dec-95
YWCA	Rehabilitation	Homeless	Centre City	2	59	59	59				\$30,774	\$1,755,046					1996
Subtotals					598	587	590	11	0	0	\$8,918,270	\$9,232,046	\$0	\$0	\$0		

PUBLIC HOUSING

Address	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Public Housing Development #13	Acquisition	Families	Multiple	2-4,6-8	214	214		214									Jul-81
Public Housing Development #14	Acquisition	Elderly/Seniors	Clairemont Mesa	6	162	162		162									Nov-83
Public Housing Development #15	New Construction	Families	City Heights	3	17	17		17									Jun-82
Public Housing Development #16	New Construction	Families	Linda Vista	6	11	11		11									Feb-83
Public Housing Development #17	New Construction	Families	City Heights	3	6	6		6									Dec-83
Public Housing Development #18	Acquisition	Elderly/Seniors	Uptown	7	52	52		52									Aug-81
Public Housing Development #19	New Construction	Families	City Heights	3	9	9		9									Jan-85
Public Housing Development #20	New Construction	Families	City Heights	3, 7	14	14		14									Jun-84
Public Housing Development #21	New Construction	Families	City Heights	3	16	16		16									Feb-84
Public Housing Development #22	New Construction	Families	Otay Mesa/Nestor	8	20	20		20									Jul-83
Public Housing Development #23	New Construction	Families	Gateway	3	24	24		24									Jun-82
Public Housing Development #24	New Construction	Families	San Ysidro	8	24	24		24									Aug-85
Public Housing Development #25	New Construction	Families	San Ysidro	8	22	22		22									Sep-85

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COMPLETED PROJECTS**

Address	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Public Housing Development #26	New Construction	Families	Multiple	4,6,8	11	11		11									Dec-82
Public Housing Development #27	New Construction	Families	Nestor	8	9	9		9									Jun-85
Public Housing Development #28	New Construction	Families	San Ysidro	8	66	66		66									Feb-84
Public Housing Development #30	New Construction	Families	Valencia Park	4	32	32		32									May-83
Public Housing Development #31	New Construction	Families	San Ysidro	8	19	19		19									Sep-85
Public Housing Development #32	New Construction	Families	Gateway	3	20	20		20									Jun-83
Public Housing Development #33	New Construction	Families	San Ysidro	8	24	24		24									Aug-85
Public Housing Development #35	Acquisition	Elderly/Seniors	Clairemont Mesa	6	81	81		81									Nov-83
Public Housing Development #37	Acquisition	Elderly/Seniors	University Heights	3	24	24		24									Jun-66
Public Housing Development #38	New Construction	Families	San Ysidro	8	70	70		70									Mar-84
Public Housing Development #39	New Construction	Families	University City	1	50	50		50									Oct-85
Public Housing Development #40	New Construction	Families	Nestor	8	32	32		32									Jun-85
Public Housing Development #43	Acquisition	Families	Multiple	2,8	11	11		11									Mar-91
Public Housing Development #44	New Construction	Families	Multiple	6,7	47	47		47									Sep-97
Public Housing Development #46	Acquisition	Families	Oak Park	4	7	7		7									Mar-91
Public Housing Development #47	New Construction	Families	Carmel Valley	1	45	45		45									Aug-95
Public Housing Development #48	New Construction	Families	Barrio Logan	8	5	5		5									Oct-93
Public Housing Development #49	Acquisition	Families	Multiple	3,7	38	38		38									Jun-89
Public Housing Development #50	Acquisition	Families	Mid City	3	42	42		42									Jun-89
Public Housing Development #55	Acquisition	Families	Multiple	2,3,6	64	64		64									Jun-89
Public Housing Development #57	Acquisition	Families	City Heights	7	8	8		8									Jan-94
Public Housing Development #58	Acquisition	Families	North Park	3	8	8		8									Jun-89
Public Housing Development #58	New Construction	Families	Chollas View	4	20	20		20									Jun-89
Public Housing Development #59	Acquisition	Families	Multiple	5,8	24	24		24									Feb-93
Public Housing Development #60	Acquisition	Families	Normal Heights	3	8	8		8									Jan-74
Public Housing Development #63	Acquisition	Families	North Park	3	10	10		10									Jan-89
City-Owned Sites	Acquisition	Families	Multiple	1,2,8	10	10		10									Jun-80
State-Owned Sites	New Construction	Families/Disabilities	Multiple	2,3,7,8	113	113		113									Apr-83
Local	Acquisition	Families	Multiple	3,8	5	5		5									Aug-82
Via Las Cumbres	New Construction	Families	Linda Vista	6	120	120		120									Jan-84
Subtotals					1,614	1,614	0	1,614	0	0	\$0	\$0	\$0	\$0	\$0		

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING			Month/Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division		SEDC
City Heights Redevelopment	Rehab. of Existing Homes	Small Families	City Heights	3	33	33	12	15	6	0	\$207,766		\$455,927		1/1/04 - 6/30/05
Mt. Hope Redevelopment	Rehab. of Existing Homes	Small Families	Southeast San Diego	4	120	120	73	38	9	0	\$369,115		\$574,488		7/1/91 - 6/30/05
Southcrest Redevelopment	Rehab. of Existing Homes	Small Families	Southeast San Diego	8	83	83	35	29	19	0	\$173,924		\$468,767		7/1/97 - 6/30/05
Crossroads Redevelopment	Rehab. of Existing Homes	Small Families	College	4 & 7											11/1/04 - 6/30/05
Linda Vista Redevelopment	Rehab. of Existing Homes	Small Families	Linda Vista	6											
Owner-Occupied Rehabilitation	Rehab. of Existing Homes	Homeowners	Citywide	All	4343	4343	3101	855	386	1	\$27,968,696				7/1/79 - 6/30/05
Subtotal					4,579	4,579	3,221	937	420	1	28,719,501	0	1,030,415	868,237	

GRAND TOTALS COMPLETIONS	Total Units	Restricted Units	INCOME LEVEL				SDHC	CCDC	City Redevelopment Division	SEDC	Bonds
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%					
	30,027	20,848	8,077	9,753	3,315	361	\$140,034,231	\$51,169,677	\$10,786,546	\$10,022,173	\$477,915,565

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
PIPELINE PROJECTS**

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Beyer Property	New Construction	Large Families	San Ysidro	8	81	8			8							INCL	May-06
Boston Village	New Construction	Large Families	Southcrest	8	9	1			1							INCL	May-06
City Heights FTHB	Purchase Assistance	Small & Large Families	City Heights	3	24	24	4	15	5			\$624,405					
Downtown FTHB Program	Purchase Assistance	Small Families	Centre City	2	11	11			11		\$830,000						
Encanto Urban Village	New Construction	Large Families	Encanto	4	26	5			5							DB	Apr-06
Island and Market Centre - North *	New Construction	Small Families	Centre City	2	164	33			33		\$5,900,000					INCL	Dec-07
La Boheme	New Construction	Small Families	North Park	3	224	45			45			\$3,000,000				INCL	Dec-06
Lafayette Hotel & Residences	New Construction	Small Families	North Park	3	271	42			42							INCL & DB	Sep-07
Legacy Walk	New Construction	Large Families	Southcrest	4	110	11			11							INCL	Jun-06
Renaissance at North Park	New Construction	Large Families	North Park	3	14	14			14				\$2,836,000			INCL	Sep-06
Sigsbee Row	New Construction	Large Families	Barrio Logan	8	14	1			1							INCL	Dec-06
Smart Corner - FTHB	New Construction	Individuals	Centre City	2	299	25			25		\$1,000,000					INCL	Dec-06
The Boulevard at North Park	New Construction	Small Families	North Park	3	180	27			27							INCL & DB	Jul-08
Vantage Point	New Construction	Small Families	Centre City	2	679												Jul-08
Subtotals					2,106	247	4	15	228	0	\$0	\$7,730,000	\$6,460,405	\$0	\$0		

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Paseo de Mission Hills	NC & Acq/Rehab	Individuals	Uptown	2	61	8	8									INCL & DB	Jul-07
Southern Hotel	SRO Rehabilitation	Individuals	Centre City	2	89	50	50				\$1,625,000						Nov-06
Market Street Village II	New Construction	Individuals	Centre City	2	24	24	12	12	0	0	\$0	\$1,625,000	\$0	\$0	\$0	INCL	Dec-06
Subtotals					174	82	70	12	0	0	\$0	\$1,625,000	\$0	\$0	\$0		

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
52nd & El Cajon Seniors	New Construction	Elderly/Seniors	City Heights	3	88	88	62	26		\$4,197,000						INCL	Jul-08
City Heights Square *	New Construction	Elderly/Seniors	City Heights	3	151	150	150				\$7,105,000	X				INCL & DB	Dec-07
Renaissance North Park Seniors	New Construction	Elderly/Seniors	North Park	3	96	94	94			\$1,990,606		\$2,364,000				INCL	Jul-06
Talmadge Senior Village (fka Ken-Tal)*	New Construction	Elderly/Seniors	City Heights	3	91	90	90			\$1,885,000	\$3,590,000	\$1,700,000				INCL & DB	Jul-06
Subtotals					426	422	396	26	0	\$8,072,606	\$10,695,000	\$4,064,000	\$0	\$0			

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
PIPELINE PROJECTS**

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Auburn Park *	New Construction	Large Families	City Heights	7	69	67	48	42	25							INCL & DB	Dec-07
Beyer Courtyard	New Construction	Large Families	San Ysidro	8	60	59	14	45		\$4,210,000	\$6,176,355	\$300,000		\$7,400,000	INCL	Apr-06	
Del Sol Apartments	Acquisition/Rehabilitation/Preservation	Large Families	Nestor	8	91	90	49	41		\$4,126,000				\$14,400,000		May-07	
Delta Village	Acquisition/Rehabilitation	Large Families	Southeast San Diego	4	106	105	10	95		\$6,100,000				\$20,000,000	DB	Dec-06	
Fairbanks Ridge	New Construction	Large Families	Black Mountain Ranch	1	204	204	69	135						\$27,000,000	NCFUA	Nov-06	
Gateway Family Apartments I *	New Construction	Large Families	Barrio Logan	8	42	42	31	11			\$3,634,000				INCL & DB	Feb-07	
La Jolla Crossroads	New Construction	Large Families	University City	1	600	140		35	105						INCL	Jun-06	
Lillian Place *	New Construction	Large Families	Centre City	2	74	74	45	14	15	\$731,000	\$7,289,000				INCL	Nov-06	
Markey Mixed-Use	New Construction	Large Families	Pacific Beach	2	15	2	2								INCL & DB	Nov-06	
Sagewood Estates (fka Sycamore Estates)	New Construction	Large Families	Rancho Encantada	7	106	106		106							NCFUA	Nov-06	
Vista Terraza	New Construction	Large Families	Torrey Highlands	1	123	122	58	64							NCFUA	Jul-06	
Subtotals					1,490	1,011	326	588	145	0	\$15,167,000	\$17,099,355	\$300,000	\$0	\$68,800,000		

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Island and Market Centre - South *	New Construction	Small Families	Centre City	2	80	40		20	20					\$4,000,000		INCL	Dec-07
Morena Vista	New Construction	Small Families	Linda Vista	6	184	18			18				\$5,500,000		INCL	Jul-06	
Subtotals					264	58	0	20	38	0	\$0	\$4,000,000	\$5,500,000	\$0	\$0		

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	Estimated Completion Date
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Becky's House II	New Construction	Special Purpose	Confidential	2	14	14	14				\$1,686,000					INCL	Dec-06
Hope Village	Acquisition/Rehabilitation	Homeless	City Heights	3	20	19		19			\$982,000						Jul-06
SDYCS 35th Street	Acquisition/Rehabilitation	Homeless Youth	Normal Heights	3	8	7	7				\$413,000		\$1,116,887				Sep-06
Sunburst Apartments	Acquisition/Rehabilitation	Homeless Youth	Centre City	2	24	23	23				\$934,000	\$2,545,000					Apr-06
Townpeople	Acquisition/Rehabilitation	HIV/AIDS	City Heights	7	24	23	23				\$1,310,000						Jul-06
Veterans Village (112 beds)	New Construction	Homeless	North Bay	2	112	112	112				\$757,000		\$575,000			INCL	Jun-06
Subtotals					202	198	179	19	0	0	\$6,082,000	\$2,545,000	\$1,691,887	\$0	\$0		

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
PIPELINE PROJECTS**

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING			
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC
Linda Vista Rehabilitation Program	Rehab. of Existing Homes	Small & Large Families	Linda Vista	6	10	10	4	6					\$263,350	
Housing Enhancement Loan Program (HELP)	Rehab. of Existing Homes	Small & Large Families	Crossroads	7	7	7	3	4					\$452,000	
City Heights Rehabilitation Loan Program	Rehab. of Existing Homes	Small & Large Families	City Heights	3	78	78		30	48				\$1,585,000	
Subtotal					95	95	7	40	48	0	\$0	\$0	\$2,300,350	\$0

GRAND TOTALS PIPELINE	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds
	4,757	2,113	982	720	459	0	\$29,321,606	\$43,694,355	\$20,316,642	\$0	\$68,800,000

* Affordable Housing Program Notice of Funding Availability (NOFA)

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
POTENTIAL PROJECTS**

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
2525 Second Avenue *	New Construction	Small Families	Uptown	2	125	67			67			X				
NWC 43rd & Delta	New Construction		Southcrest	4	14	14			14				\$165,000			
NEC 43rd & Newton	New Construction		Southcrest	4	58	58			58				\$166,000			
47th & Market	New Construction	Large Families	Central Imperial	4	138											
Aztec Inn	New Construction	Small Families	Crossroads	7	94	13			13							
Centre Point	New Construction	Small Families	Crossroads	7	312	47			47			\$5,245,000				
City Point	New Construction	Small Families	Centre City	2	500	50			50							INCL
Fifth & Pennsylvania	New Construction	Small Families	Uptown	2	185	25			25							INCL & DB
Hancock St. Condos	New Construction	Small Families	North Bay	2	56	8			8							
Hilltop Drive & Euclid	New Construction		Central Imperial	4	50	50			50							
Howard Avenue	New Construction	Small Families	San Ysidro	8	38	12			12							INCL & DB
Newton Avenue Condos (SDHC Site)	New Construction	Small Families	Centre City	2	150	30			30		\$4,000,000					INCL
Residences at Las Americas	New Construction	Large Families	San Ysidro	8	300	60			60							
San Ysidro Condos	New Construction	Small Families	San Ysidro	8	38	12			12							INCL & DB
Stella at Five Points	New Construction	Small Families	North Bay	6	86	13			13			\$1,690,000				
SWC Logan & 43rd	New Construction		Southcrest	4	16	16			16				\$221,000			
Vista Diego	New Construction	Small Families	Uptown	2	11	1			1							INCL & DB
Subtotals					2,171	476	0	0	476	0	\$0	\$4,000,000	\$6,935,000	\$552,000	\$0	

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Bell Hotel	New Construction	Individuals	Centre City	2	170	70	70					\$750,000				INCL
Broadway Square - Revised	New Construction	Individuals	Centre City	2	300	200	100	100				\$10,000,000				INCL
The Paseo	New Construction	Students	College	7	461	118	24	47	47							
Studio Fifteen	New Construction	Individuals	Centre City	2	275	275	138	137				TBD		\$25,000,000		INCL
Subtotals					1,206	663	332	284	47	0	\$0	\$10,750,000	\$0	\$0	\$25,000,000	

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Alabama Manor	Acquisition/Rehabilitation	Elderly/Seniors	North Park	3	67	66	24	42			\$3,600,000				\$6,800,000	
Subtotals					67	66	24	42	0	0	\$3,600,000	\$0	\$0	\$0	\$6,800,000	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
POTENTIAL PROJECTS**

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Averil Road Apartments	New Construction	Large Families	San Ysidro	8	12	1	1										DB
Ballpark Village	New Construction	Large Families	Centre City	2	136	136		TBD				TBD					INCL
Gateway Family Apartments II *	New Construction	Large Families	Barrio Logan	8	119	119	119						X				INCL & DB
La Entrada Family Apts *	New Construction	Large Families	Barrio Logan	8	85	85	85						X				INCL & DB
Golden Hill Center	New Construction	Large Families	Golden Hill	8	9	9			5	4		\$500,000					
Hilltop/Euclid *	New Construction	Small & Large Families	Southeast San Diego	4	120	120						\$5,500,000					
Housing Corridor on Imperial	New Construction	Large Families	Logan Heights	8	50	50	50										INCL & DB
Imperial & 26th	New Construction	Large Families	Logan Heights/Sherman Heights	8	58	58	58					\$3,000,000					
Island and Market Centre *	New Construction	Large Families	Centre City	2	48	9			9				X				
Logan Avenue Demonstration Project *	New Construction	Small & Large Families	Barrio Logan	8	41	41	41										
Subtotals					678	628	354	134	4	0	\$0	\$9,000,000	\$0	\$0	\$0	\$0	

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Boulevard Apartments	New Construction	Small Families	North Park	3	24	24	24						X				
Los Vientos*	New Construction	Small Families	Barrio Logan	8	92	92	63	29									
Market Village	New Construction	Small Families	Encanto	8	62	10		10									INCL & DB
Model School	New Construction	Small Families	City Heights	3	310	96		96				\$1,000,000					
Voltaire St. Apts.	New Construction	Small Families	North Bay	2	54	9											
Subtotals					542	231	87	135	0	0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING					NCFUA / Inclusionary / Density Bonus Pgm	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds		
Hotel Metro	Rehabilitation	Individuals	Centre City	2	193	192	192					\$900,000					
Veterans Village Phase III*	Adaptive Re-use	Individuals	North Bay	2	72	72	22	24	26								
YWCA Expansion	Adaptive Re-use	Individuals	Centre City	2	80	80	80					\$2,000,000					
Subtotals					345	344	294	24	26	0	\$0	\$2,900,000	\$0	\$0	\$0	\$0	

GRAND TOTALS POTENTIAL	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds
	5,009	2,408	1,091	619	553	0	\$4,600,000	\$26,650,000	\$6,935,000	\$552,000	\$31,800,000

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCD/CRD/SEDC/SDHC THROUGH MARCH 2006
POTENTIAL PROJECTS**

* Affordable Housing Program Notice of Funding Availability (NOFA)

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
EXPIRED PROJECTS**

HOUSING WITH EXPIRED AFFORDABILITY RESTRICTIONS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL				PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC		
Baltic Inn (affordability expired Dec 2001)	SRO New Construction	Individuals	Centre City	2	207	41	41	18		\$500,000	\$1,300,000					Apr-87
Hawthorne Inn (affordability expired 1991)	SRO Rehabilitation	Individuals	Centre City	2	30	6	6			\$35,000						Dec-86
Island Hotel (affordability expired 1991)	SRO Rehabilitation	Individuals	Centre City	2	24	24				\$22,400						Jan-86
Studio 819 (affordability expired 1999)	SRO New Construction	Individuals	Hillcrest	3	157	32	32			\$504,500						Nov-89
Windsor Hotel (affordability expired 1996)	SRO Rehabilitation	Individuals	Centre City	2	30	30	30			\$42,000						Nov-86
Eldorado Hills Apts. (affordability expired 1993)	New Construction	Large Families	Tierrasanta	7	448	90		90						\$17,700,000		1983
Island Gardens (affordability expired 2001)	Acquisition/Rehabilitation	Large Families	Mountain View	4	122	122		120						\$4,165,000		1985
50th Street Apts (affordability expired 1995)	New Construction	Small Families	City Heights	7	12	3		3						\$246,800		1984
Alabama Manor Apts. (affordability expired 1995)	New Construction	Small Families	North Park	3	68	14		14						\$1,596,400		1984
Alder Apts (affordability expired 1997)	New Construction		City Heights	3	4	1		1						\$120,950		1984
Alder Apts (affordability expired 1997)	New Construction		City Heights	3	12	3		3						\$348,200		1984
Alder Apts (affordability expired 1997)	New Construction		City Heights	3	8	2		2						\$230,150		1984
Alder Apts (affordability expired 1997)	New Construction		Southcrest	8	3	1		1						\$89,800		1984
Alder Apts (affordability expired 1997)	New Construction		Lincoln Park	4	7	2		2						\$225,900		1984
Alder Apts (affordability expired 1997)	New Construction		Mt. Hope	4	2	1		1						\$59,200		1984
Archstone (La Jolla Pointe, affordability expired 2000)	Rehabilitation	Small Families	University City	1	328	66		66						\$20,900,000		1986
Azalea Gardens Apts. (affordability expired 1995)	New Construction	Small Families	North Park	3	55	11		11						\$1,275,500		1984
Bernardo Hills (affordability expired 1992)	New Construction	Small Families	Rancho Bernardo	5	248	50		50						\$17,250,000		1987
Carmel del Mar Apartments (affordability expired 2003)	New Construction	Small Families	Carmel Valley	1	232	47		47						\$13,608,000		1991
Coast Imperial (affordability expired 1995)	New Construction		Lincoln Park	4	14	3		3						\$363,200		1985
Coral Pointe Apartments (affordability expired 2001)	New Construction	Small Families	University City	1	368	74		74						\$31,265,000		1986
Foxwood Apartments (affordability expired 1995)	New Construction	Small Families	Otay Mesa	8	130	26		26						\$4,150,000		1984
Garden View Apts. (affordability expired 1997)	New Construction		Logan Heights	8	28	6		6						\$1,149,750		1984
Garden View Apts. (affordability expired 1997)	New Construction		Mt. Hope	4	22	5		5						\$832,000		1984
Garden View Apts. (affordability expired 1997)	New Construction		Stockton	8	16	4		4						\$615,800		1984
Golden Villa Apts. (affordability expired 1997)	New Construction		Golden Hill	3	24	5		5						\$862,950		1984
Heritage Park Village Apt. (affordability expired 1995)	New Construction		University Heights	3	136	28		28						\$5,920,000		1984
La Cima Apartments (affordability expired July 2005)	New Construction	Small Families	University Town Center	1	514	103		103						\$43,640,000		Nov-87
La Serena Apartments (affordability expired 1999)	New Construction	Small Families	Carmel Mountain Ranch	5	175	35		35						\$10,000,000		1987
Lucera (affordability expired 2003)	New Construction	Small Families	University City	1	256	52		52						\$16,000,000		1987
Mirawoods Villas (affordability expired 1995)	New Construction	Small Families	Mira Mesa	5	355	71		71						\$11,300,000		1985
Nobel Court Apartments (affordability expired July 2005)	New Construction	Small Families	University City	1	685	137		137						\$50,915,000		Dec-88
Oro Vista Villas (affordability expired 1996)	New Construction	Small Families	Nestor	8	218	44	22	22						\$8,600,000		1987
Paseo Point Apartments (affordability expired Feb. 2002)	New Construction	Small Families	Rancho Penasquitos	5	250	50		50						\$14,550,000		Nov-87

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH MARCH 2006
EXPIRED PROJECTS**

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Moderate >120%	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
Santa Fe Manor Apts. (affordability expired 1995)	New Construction	Small Families	City Heights	3	50	10		10							\$1,225,000		1984
Santa Fe Place Apts. (affordability expired 1995)	New Construction	Small Families	City Heights	3	39	8		8							\$965,000		1984
The Delta Apts. (affordability expired 1997)	New Construction		Shelltown	4	34	7		7							\$1,014,450		1984
The Pines Apts. (affordability expired 1995)	New Construction		Talmadge	3	20	4		4							\$868,500		1986
Density Bonus Land Use Incentive	New Construction	Small and Large Families	Citywide	All	1926	365		365									1983-2004
Subtotals					7,257	1,583	131	1,426	18	0	\$1,103,900	\$1,300,000	\$0	\$0	\$282,052,550		

ATTACHMENT 2 CITY OF SAN DIEGO AFFORDABLE HOUSING PROGRAMS

Coastal Overlay Zone Affordable Housing Replacement Regulations

State law and San Diego Municipal Code Sections 143.0810-143.0860 provide that conversion or demolition of existing residential units occupied by low and moderate income households within the Coastal Zone shall only be authorized if provision has been made for the replacement of those units or the payment of an in-lieu fee. Affordable replacement units must be affordable to the targeted income group for a minimum of five years.

Density Bonus Program

The Density Bonus Program is a State authorized program that grants increases in density above the underlying zoning (density bonus) in exchange for reserving a percentage of housing units for very low, low and moderate income or senior households for specified periods of time. Affordable rental units must be affordable to low-income (at/below 60 percent AMI) or very low-income (at/below 50 percent AMI) households for a period of 30 years. Affordable for-sale units must be affordable to households earning at/below 120 percent AMI.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by lower income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance.

Housing Trust Fund

The San Diego Housing Trust Fund was created by City Council Ordinance on April 16, 1990. It is a permanent, annually renewable source of funds to help meet the housing assistance needs of the city's very low, low, and median-income households. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways including loans and grants for the production and maintenance of assisted units. The HTF received a one-time \$2,000,000 State grant as matching funds under the Housing Trust Fund's rental housing production program.

Inclusionary Housing Ordinance

The City adopted an Inclusionary Housing Ordinance in July 2003. Pursuant to the ordinance, 10 percent of new residential development must be made affordable to households earning up to 100 percent of AMI for homeownership units or 65 percent of AMI for rental units or the project must pay a fee in-lieu of providing the units.

An inclusionary housing program was adopted for the North City Future Urbanizing Area (NCFUA) of the City in February of 1995. This program requires the set-aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, families earning no more than 65 percent of the median area income.

Multifamily Bond Program

The Multifamily Bond Program offers below market financing to developers of multifamily rental projects that set aside a portion of the units in their projects as affordable housing. The interest income on the municipal bonds is exempt from income taxes. Activities eligible for financing include new construction, acquisition, and rehabilitation of projects located in the City of San Diego.

The bonds do not constitute a debt or liability of the City, the Housing Authority or the Housing Commission. The security for bond repayment is limited to specific private revenue sources, such as project revenues, guarantees by the credit provider, or the value of the projects themselves.

Redevelopment Tax Increment Financing

Redevelopment is a tool created by state law to assist local governments in eliminating blight from designated areas, as well as to achieve the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. Blight consists of the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of that area.

Tax increment is the primary source of revenue that redevelopment agencies have to undertake redevelopment projects. It is based on the assumption that a revitalized project area will generate more property taxes than were being produced before redevelopment due to increases in the assessed value of property. This increase in tax revenue is the tax increment that goes to the Redevelopment Agency.

California Community Redevelopment Law requires that no less than 20 percent of tax increment revenue derived from a redevelopment project area be used to increase, improve, and preserve the supply of housing for very low, low, and moderate-income households. At least 15 percent of all units developed in a project area must be affordable to households earning at or below 120 percent of Area Median Income (\$77,900 for a family of four), and at least 40 percent of that 15 percent must be affordable to households earning at or below 50 percent of Area Median Income (\$34,500 for a family of four). Redevelopment funds can be used to develop affordable units outside of redevelopment project area with a finding of benefit, but the units are credited on a two-for-one basis (half credit) towards the project area's affordable housing production requirements.

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2005 SAN DIEGO MEDIAN INCOME:

\$63,400

Note: The table contains income limits for extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). In 2005, HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	30% AMI (Adjusted by HUD)			Extremely Low Income 35% AMI (Adjusted by HUD)			40% AMI (Adjusted by HUD)			Very Low Income 50% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³ / "Low HOME" ³
ONE	STUDIO	\$ 14,500	\$363		\$16,900	\$423	\$ 422	\$19,300	\$483	\$ 483	\$24,150	\$604	\$603
TWO	1-BR	\$ 16,550	\$414		\$19,300	\$483	\$ 452	\$22,100	\$553	\$ 517	\$27,600	\$690	\$646
THREE	2-BR	\$ 18,650	\$466		\$21,750	\$544	\$ 543	\$24,850	\$621	\$ 621	\$31,050	\$776	\$776
FOUR	3-BR	\$ 20,700	\$518		\$24,150	\$604	\$ 627	\$27,600	\$690	\$ 717	\$34,500	\$863	\$896
FIVE	4-BR	\$ 22,350	\$559		\$26,100	\$653	\$ 700	\$29,800	\$745	\$ 800	\$37,250	\$931	\$1,000
SIX	5-BR	\$ 24,000	\$600		\$28,000	\$700	\$ 773	\$32,000	\$800	\$ 883	\$40,000	\$1,000	\$1,104
SEVEN	6-BR	\$ 25,650	\$641		\$29,950	\$749		\$34,200	\$855		\$42,800	\$1,070	\$1,207
EIGHT		\$ 27,300			\$31,900			\$36,450			\$45,550		

Family Size	Unit Size	60% AMI (Adjusted by HUD)			65% AMI (Adjusted by HUD)			70% AMI (Adjusted by HUD)		Low Income 80% AMI (Adjusted by HUD)	
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$29,000	\$725	\$724	\$31,400	\$785	\$765	\$33,800	\$845	\$38,650	\$966
TWO	1-BR	\$33,100	\$828	\$776	\$35,900	\$898	\$821	\$38,650	\$966	\$44,150	\$1,104
THREE	2-BR	\$37,250	\$931	\$931	\$40,350	\$1,009	\$987	\$43,450	\$1,086	\$49,700	\$1,243
FOUR	3-BR	\$41,400	\$1,035	\$1,076	\$44,850	\$1,121	\$1,132	\$48,300	\$1,208	\$55,200	\$1,380
FIVE	4-BR	\$44,700	\$1,118	\$1,200	\$48,450	\$1,211	\$1,244	\$52,150	\$1,304	\$59,600	\$1,490
SIX	5-BR	\$48,000	\$1,200	\$1,325	\$52,050	\$1,301	\$1,353	\$56,050	\$1,401	\$64,050	\$1,601
SEVEN	6-BR	\$51,350	\$1,284		\$55,600	\$1,390	\$1,464	\$59,900	\$1,498	\$68,450	\$1,711
EIGHT		\$54,650			\$59,200			\$63,750		\$72,850	

Family Size	Unit Size	100% Area Median Income (No HUD adjustment)		120% AMI (No HUD adjustment)	
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$44,400	\$1,110	\$53,250	\$1,331
TWO	1-BR	\$50,700	\$1,268	\$60,850	\$1,521
THREE	2-BR	\$57,050	\$1,426	\$68,450	\$1,711
FOUR	3-BR	\$63,400	\$1,585	\$76,100	\$1,903
FIVE	4-BR	\$68,450	\$1,711	\$82,150	\$2,054
SIX	5-BR	\$73,550	\$1,839	\$88,250	\$2,206
SEVEN	6-BR	\$78,600	\$1,965	\$94,350	\$2,359
EIGHT		\$83,700		\$100,450	

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross Rent = cash rent plus the tenant-paid utilities (the "utility allowance"). See the "San Diego Housing Commission Utility Allowance Schedule" on the reverse side to calculate the utility allowance based on the project's actual utilities mix. Gross rent minus utility allowance = maximum cash rent.
3. For projects with multiple funding sources, use the lowest rents applicable.

"Low HOME" and "High HOME" rents effective March 31, 2005

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development (HUD) very low income figures published on February 11, 2005 and TCAC Maximum Rents published February 11, 2005.