SAN DIEGO HOUSING COMMISSION

SDHC

INFORMATIONAL REPORT

DATE ISSUED: September 3, 2026 **REPORT NO**: HCR26-048

ATTENTION: San Diego Housing Commission Board of Commissioners
For the Agenda of September 11, 2026

SUBJECT: City of San Diego Affordable Housing Fund Fiscal Year 2026 Annual Report

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE SDHC BOARD OF COMMISSIONERS

SUMMARY

The City of San Diego Affordable Housing Fund Fiscal Year (FY) 2026 Annual Report (Attachment 1) covers the period of July 1, 2025, through June 30, 2026, which reflects the Fiscal Year of the City of San Diego and the San Diego Housing Commission (SDHC). It is issued following closeout of the Fiscal Year and includes unaudited data. The report includes:

- Revenue collections and investments
- Performance in meeting the goals of the previous year's Affordable Housing Fund Annual Plan
- Information regarding the number and types of units assisted
- Rents and sales prices of units assisted
- The amount of other funds leveraged

BACKGROUND

The Affordable Housing Fund Ordinance (San Diego Municipal Code Section 98.0513) requires an annual report on activities undertaken with funds from the Affordable Housing Fund.

NONDISCRIMINATION ASSURANCE

At SDHC, we're about people. We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination.

SDHC STRATEGIC PLAN

This item relate to the Strategic Priority Area Nos. 3 and 5 in SDHC's Strategic Plan for Fiscal Years 2026-2030. No. 3: Create and Preserve Housing. No. 5: Address and Prevent Homelessness.

ENVIRONMENTAL REVIEW

California Environmental Quality Act
This activity is not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(1) and (2) as it is an informational item that does not involve the exercise of discretionary powers by a public agency, and it will not result in a direct or reasonably foreseeable indirect physical change in the environment.
National Environmental Policy Act
Review under NEPA is not required because no federal funds are involved.

Respectfully submitted,	Approved by,
Christelle Van Der Windt	*Azucena Valladolid*
Christelle Van Der Windt	Azucena Valladolid
Vice President of Financial Services	Chief Operating Officer
San Diego Housing Commission	San Diego Housing Commission

Attachments: 1) City of San Diego Affordable Housing Fund FY 2026 Annual Report

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org.

Attachment 1

City of San Diego
Affordable Housing Fund
Fiscal Year 2026 Annual Report
July 1, 2025 – June 30, 2026

Harrington Heights
1320 Broadway – City Council District 3
270 Affordable Housing Units
$1.7 Million Affordable Housing Fund
Development Loan Approval: October 13, 2022
Grand Opening: October 8, 2025

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CITY OF SAN DIEGO AFFORDABLE HOUSING FUND

Fiscal Year 2026 Annual Report

EXECUTIVE SUMMARY

In Fiscal Year (FY) 2026 (July 1, 2025 – June 30, 2026), the City of San Diego's (City) Affordable Housing Fund (AHF), which is composed of the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF), contributed funding for rental housing and Accessory Dwelling Unit production, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, capacity building and administration expenses.

During FY 2026, four San Diego Housing Commission (SDHC) collaborative affordable rental housing developments with a total of 251 affordable rental housing units closed financing. The FY 2026 goal was to close financing on 150 units. The majority of the units supported by the AHF will be designated for individuals and families with low income, including those experiencing homelessness.

The AHF supported SDHC's homelessness services and housing stability initiatives such as transitional housing, rapid rehousing, homelessness prevention and diversion, landlord engagement, and shallow subsidy.

The transitional housing programs served 48 families, prioritizing survivors of domestic violence and human trafficking, and 31 transition-age youth households aged 16-24, with the majority of households exiting into permanent housing. SDHC's Moving Home Rapid Rehousing program through a combination of AHF and federal funding, served a total of 167 households. Moving Home provides rental assistance for up to 24 months and case management services to support households in achieving housing stability and ending their homelessness.

SDHC's Homelessness Prevention and Diversion programs served 214 households, consisting of 467 people. These programs support households with short-term case management and one-time financial assistance to end their homelessness or to stay housed to avoid homelessness. Prevention and Diversion programs are a critical cost-effective and person-centered approach to either prevent a family from experiencing homelessness altogether (Prevention) or ensure that the homelessness experience is brief (diversion) and families can quickly re-stabilize in housing. SDHC's Landlord Engagement and Assistance Program (LEAP) served 797 households with security deposit assistance to households experiencing homelessness, landlord incentives to bolster rental opportunities to households experiencing homelessness and housing location support. SDHC's Shallow Subsidy program sunset at the conclusion of fiscal year 2026 and ramped down through the reporting period The program served 18 households, consisting of 20 people, during FY 2026. Every household exited the program with permanent housing

The FY 2026 AHF Annual Plan allocated funding for capacity building within the Homelessness & Housing Stability Programs and for Technical Assistance for the Accessory Dwelling Unit (ADU) Finance Program. The ADU Finance Program helps homeowners with low income in the City of San Diego build ADUs on their property. The program provides financial assistance in the form of construction loans (up to $250,000) and technical assistance that helps homeowners understand and complete the process of building an ADU. In FY 2026 total disbursements on ADU loans committed in prior years were $977,389 while $35,807 was disbursed for technical assistance, also committed in prior years. In FY 2026, four ADUs completed construction, and six others are in plans/permits/construction phases.

AHF funds allocated for the administration of AHF's programs totaled $1,024,439. This represents 11 percent of the total funding expended, which is well within best financial practices.

One of the AHF's purposes is to leverage every $1 of City funds with $2 of non-City subsidy capital funds. In FY 2026, each AHF dollar leveraged approximately $24 in additional funding.

This report provides information only about activities undertaken with AHF funds during the fiscal year, as the San Diego Municipal Code requires. The outcomes detailed in this report are not comprehensive total outcomes for all funding sources that support the programs discussed in this report. SDHC administers additional funding sources that also support these programs, along with AHF resources, to assist more households. The comprehensive total outcomes for these programs can be found in SDHC's Annual Report.

INTRODUCTION

On April 16, 1990, the San Diego City Council (City Council) approved the Housing Trust Fund (HTF) Ordinance. Funded through impact fees assessed on nonresidential development, the HTF was enacted to finance affordable housing for low-income workers. On June 3, 2003, the HTF Ordinance was amended to incorporate the Inclusionary Housing Fund (IHF), a new affordable housing funding source adopted by Ordinance O-19189. The IHF provides additional affordable housing resources from fees charged to residential development. Combined, these funds make up the AHF.

The City of San Diego's (City) AHF is a permanent, annually renewable source of funds to help meet the housing needs of the City's very low- to moderate-income households. The City Council expressed this intent in Municipal Code Sections 98.0501-98.0518. In general, the AHF's purposes are to:

1) Meet a portion of the need for housing that is affordable to households with very low to moderate incomes;
2) Leverage every $1 of City funds with $2 of non-City subsidy capital funds;
3) Support the Balanced Communities Policy by fostering a mix of household incomes in projects assisted by the AHF and dispersing affordable housing developments throughout the city;
4) Preserve and maintain renter and ownership affordable housing; and
5) Encourage private sector activities that advance these goals.

Municipal Code Section 98.0513 states that SDHC shall prepare and submit an annual report to the City Council on the activities undertaken with funds from the AHF following the close of each Fiscal Year. The reporting requirements of the Inclusionary Affordable Housing Ordinance (Municipal Code Section 142.1311) are also addressed in this report.

Income Levels of Assisted Households

"AMI" is the area median income in the San Diego Standard Metropolitan Statistical Area, adjusted for family size, as published by the U.S. Department of Housing and Urban Development (HUD). In FY 2026, the AMI for a family of four increased from $130,800 to $130,900. The current AMI amounts and affordable rents for San Diego County are shown on **Exhibit 7**.

Leverage

Per Municipal Code Section 98.0501(c), an AHF goal is to attract $2 of non-City capital funds for every AHF dollar invested. In FY 2026, total AHF commitments and expenditures of $9,195,516 leveraged $219,436,025, far surpassing the 2:1 goal.

Exhibit 3 provides an overview of AHF leverage.

HOUSING TRUST FUND

Purpose and Use

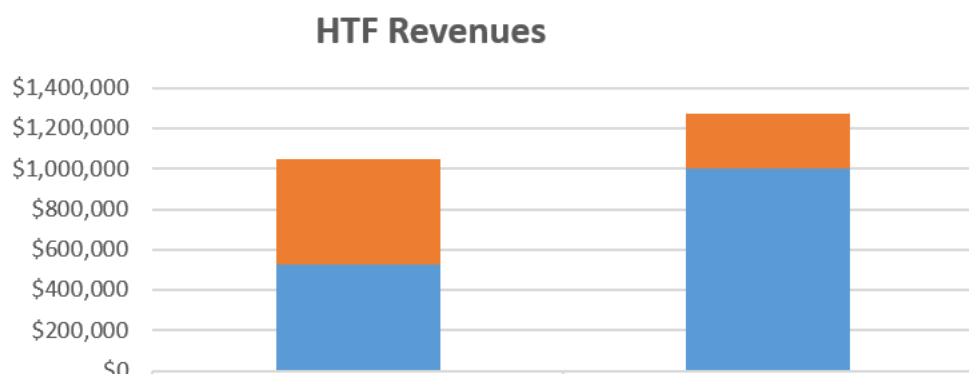
Funds from the HTF—housing impact fees from non-residential development, also known as commercial "Linkage Fees"—may be used for loans, grants, or indirect assistance to produce and maintain affordable units and related facilities.

The HTF Ordinance requires that funds be allocated as follows:

- At least 10 percent to transitional housing;
- At least 60 percent to *very low-income* households (defined as households with incomes at or below 50 percent of AMI);
- No more than 20 percent to housing for *low-income* households (defined as households with incomes between 50 percent and 80 percent of AMI); and
- No more than 10 percent to *median income* first-time homebuyers (defined as households with incomes over 80 percent of AMI).

HTF Revenues

In FY 2026, HTF revenues, including fee collections and program income (other revenue), totaled $1,048,112. This was approximately 18 percent lower than the $1,272,135 that was budgeted. Budgeted revenues are a conservative estimate based on past collections.

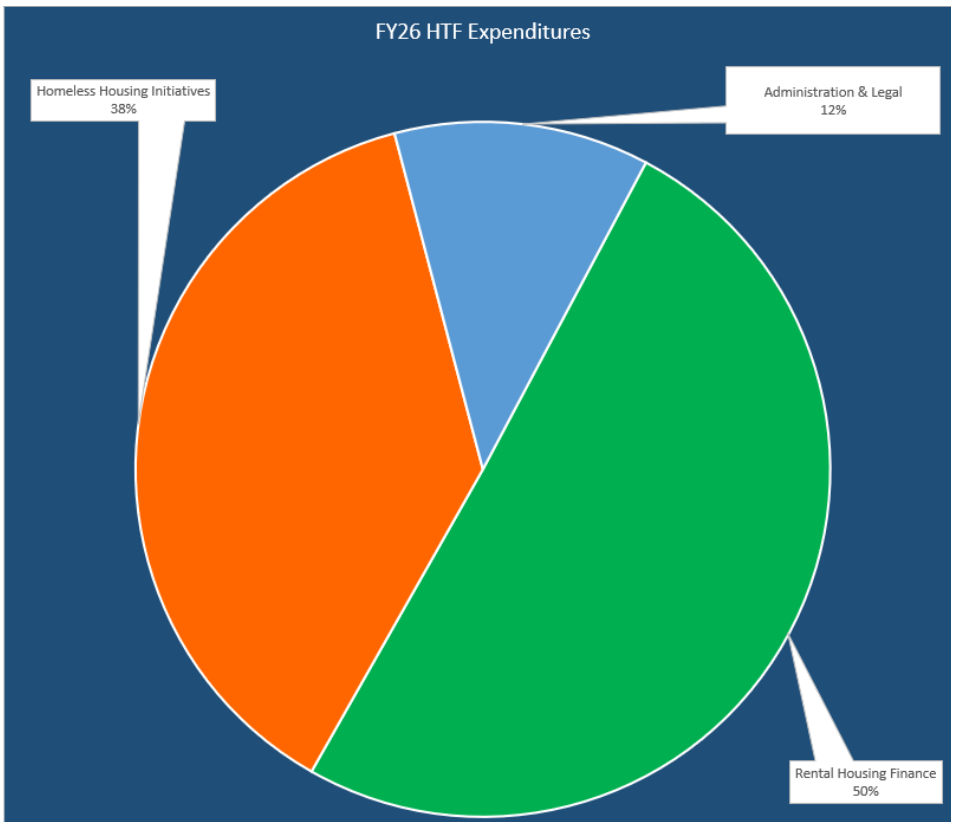


	Actual	Budget
Other Revenue	$523,506	$272,135
Collections Revenue	$524,605	$1,000,000

Many factors affect collections, including economic factors, development activity, other affordable housing programs like density bonus and complete choice community that developers may utilize, the timing of fee collections and the number of developments that choose to build affordable units on site. When more funds are collected than budgeted, they are committed for an approved use and then held in a fund reserve until the disbursement of funds, which depends upon the timing of the completion of specific milestones. Due to the length of time required before completion of milestones in an approved project, which would initiate the disbursement of funds, the fund balance often is composed of projects committed in prior years.

Fund Allocation

The following chart summarizes FY 2026 expenditures of HTF funds.



In FY 2026, $683,615 was committed/expended to programs and projects. The funds were allocated among several housing activities: rental housing production, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, and administration costs.

HTF funds, or Housing Impact Fees, were used to provide partial reimbursement in the amount of $81,176 toward AHF administration expenses, which totaled $1,024,439. These expenses provided partial reimbursement for costs associated with investing the funds through loans and grants, such as project solicitation/outreach, underwriting, preparation of legal documents, account setup, management, program administration and overhead expenses.

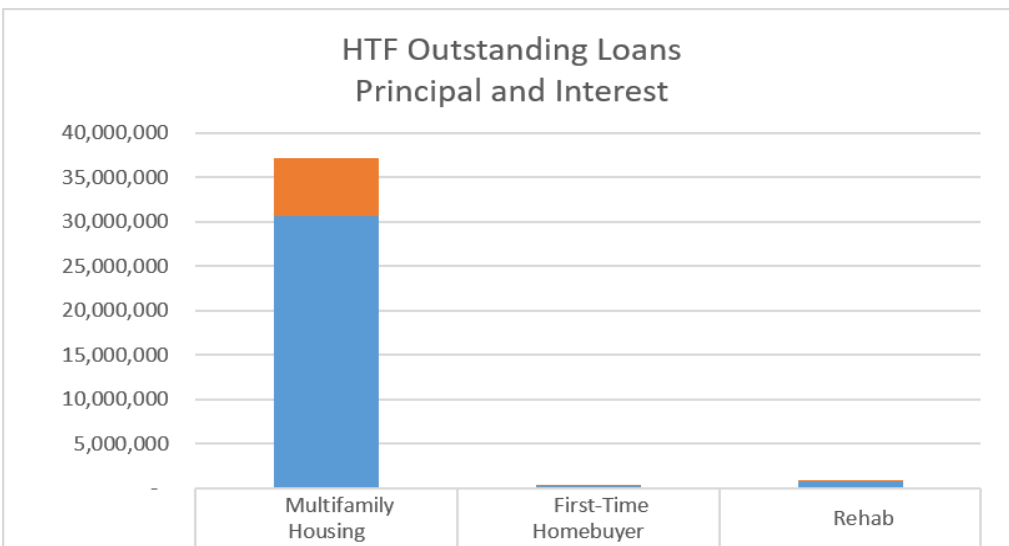
The City of San Diego was reimbursed $34,552 for staff time assessing Housing Impact Fees.

Uncommitted program funds will be utilized for future HTF activities in the Model Programs as approved by the City Council.

Exhibit 2, "Affordable Housing Fund FY 2026 Detail of Funded Projects" provides project details for each funding award made in FY 2026.

HTF Loan Portfolio Status

As of June 30, 2026, all previously funded HTF loans were in good standing. The following chart shows the outstanding loan principal and interest amounts:



	Multifamily Housing	First-Time Homebuyer	Rehab
Interest	6,514,658	8,586	55,709
Principal	30,690,949	189,408	757,480

INCLUSIONARY HOUSING FUND

Purpose and Use

On June 3, 2003, the City Council adopted an Inclusionary Affordable Housing Program, which requires developers of two or more residential units to pay an affordable housing fee unless they qualify for exemption. Fees are deposited into the IHF and may be used for rental housing development or other model programs administered by SDHC if approved by the City Council in the AHF Annual Plan.

Revenues

Revenues, including fee collections and program income (other revenue), totaled $4,784,535. This is approximately 23 percent higher than budgeted revenues of $3,879,687. Fee collections can fluctuate greatly from year to year. Budgeted revenues are a conservative estimate based on past collections and anticipated uncertainty due to the change in fee structure that the City Council adopted in December 2019. The adopted fee structure took effect in FY 2021 and was phased in over five years. Revenues collected in excess of the budgeted figures are reallocated toward approved Model Programs in the AHF Annual Plan the following year. When collections are lower than budgeted, spending in the following years may be reduced to maintain a balanced budget.

When more funds are collected than budgeted, they are committed for an approved use and held in a fund reserve until funds are disbursed, which depends upon the timing of the completion of specific milestones. Due to the length of time required to complete milestones in an approved project, which would initiate the disbursement of funds, the fund balance often is composed of projects committed in prior years.

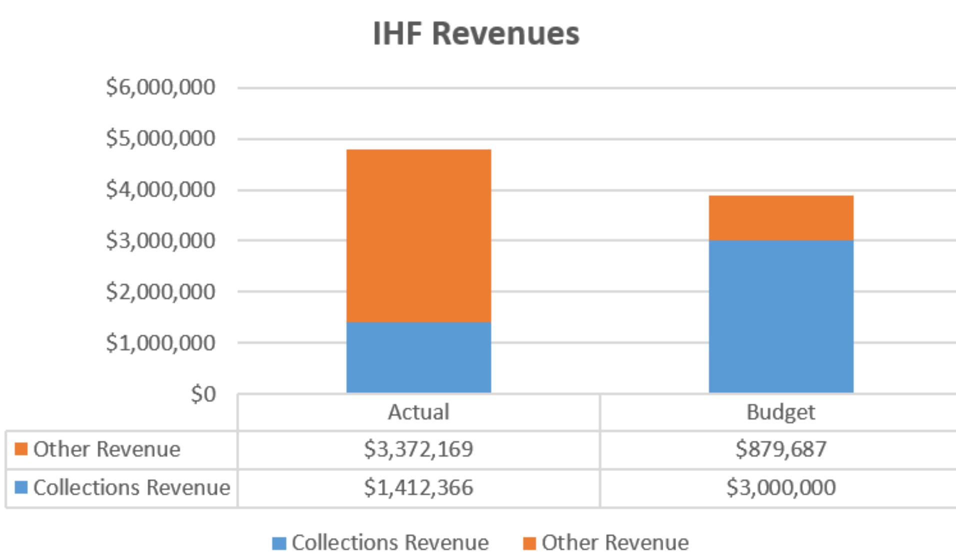
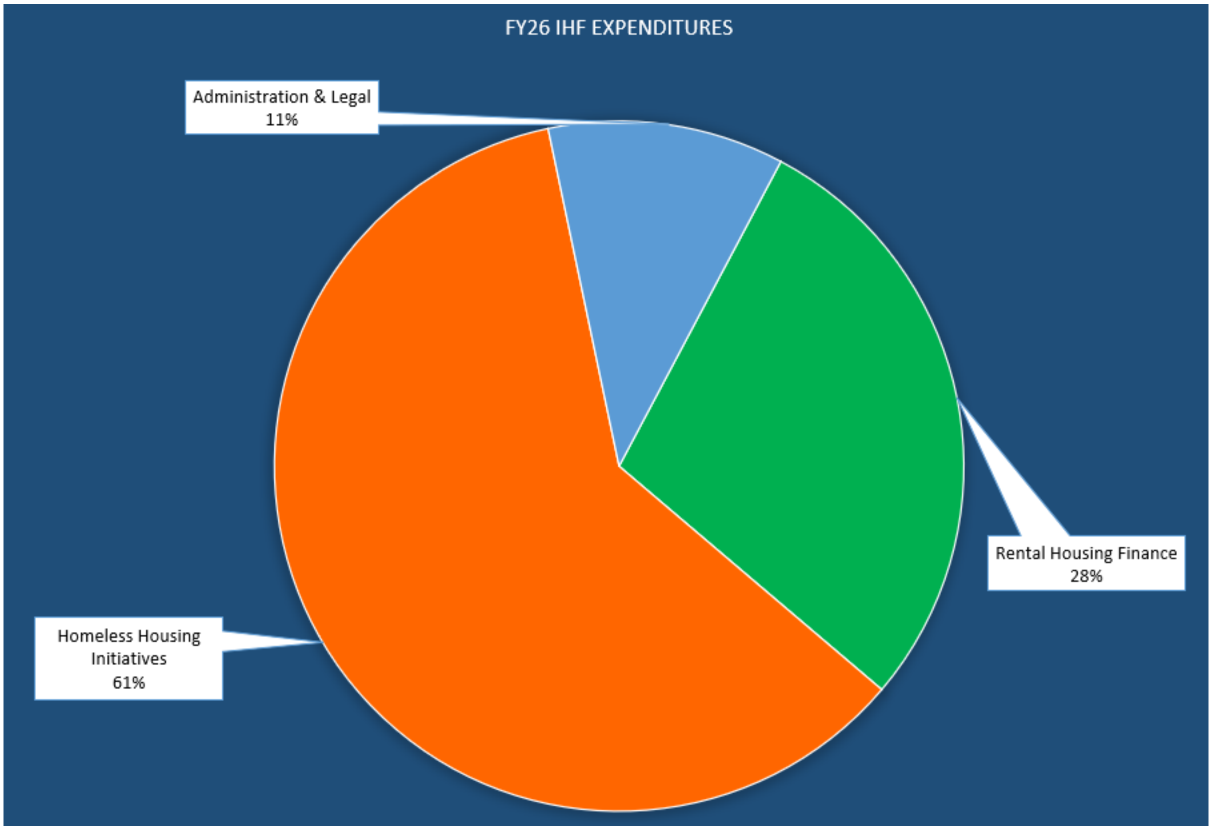


Exhibit 4 shows the net IHF Fees collected and committed in each Community Plan Area (CPA). The Inclusionary Housing Ordinance prioritizes spending IHF revenues in the CPA of origin. Funds may be invested citywide when there is no match between the area of collection and investment opportunities.

Fund Allocation

The following chart summarizes FY 2026 expenditures of IHF funds.



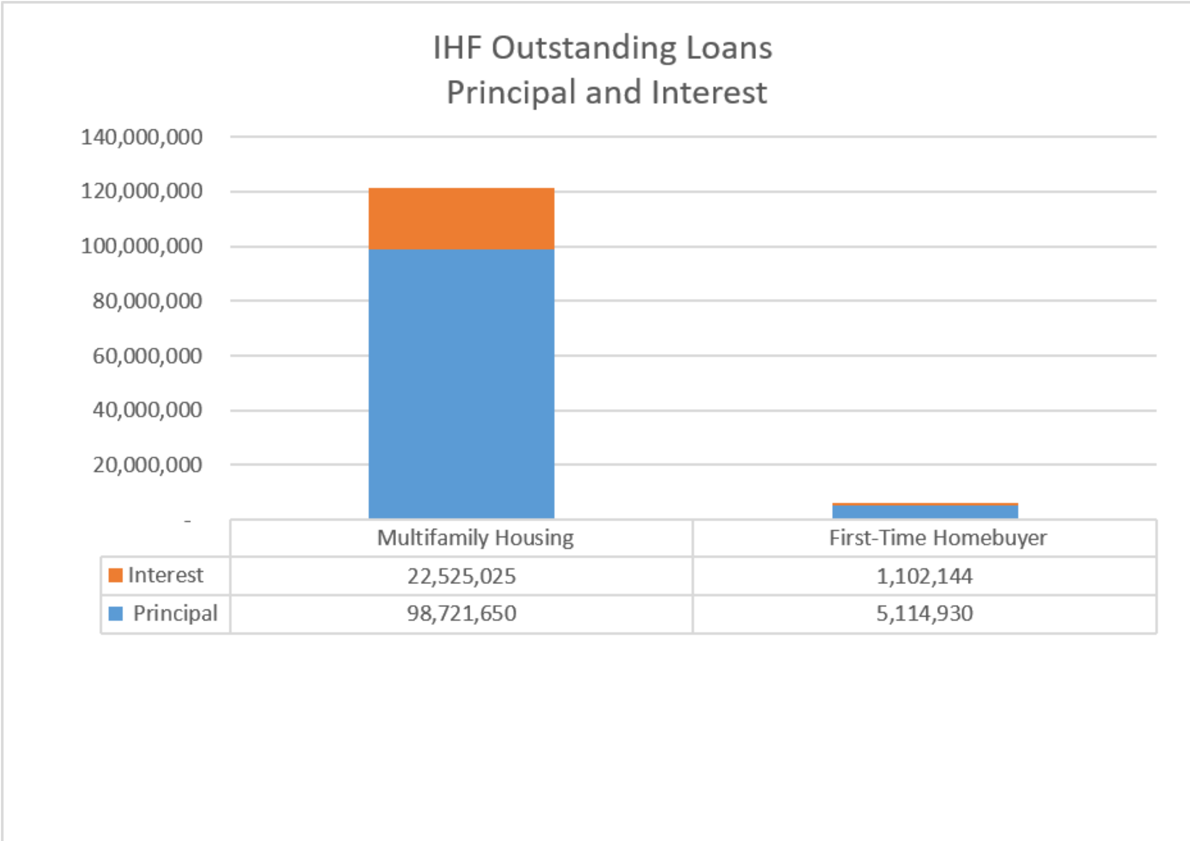
In FY 2026, $8,511,901 was committed/expended to programs and projects. The funds were allocated among several housing activities: rental housing and accessory dwelling unit production, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, capacity building and administration costs.

IHF funds were used to provide partial reimbursement in the amount of $943,264 toward AHF administration expenses, which totaled $1,024,439. These expenses provided partial reimbursement for costs associated with investing the funds through loans and grants, such as project solicitation/outreach, underwriting, preparation of legal documents, account setup, management, program administration and overhead expenses.

Uncommitted program funds will be utilized for future IHF activities in the Model Programs as approved by the City Council.

IHF Loan Portfolio Status

As of June 30, 2026, all previously funded IHF loans were in good standing. The following chart shows outstanding loan principal and interest amounts.



AFFORDABLE HOUSING FUND PERFORMANCE

During FY 2026, the AHF committed $9,195,516 to affordable housing activities to assist 1,360 households.

Rental Housing Finance

Affordable Rental Housing Production

Four projects closed construction financing in FY 2026. These projects have AHF commitments totaling $2,764,800 and will produce 251 affordable rental housing units in the City of San Diego, exceeding the AHF production goal to close construction financing on 150 affordable housing units (new closings in FY 2026) by 67%. All of these units are from developments that serve low-income individuals and families, including those experiencing homelessness.

Note: Maximum rents are calculated according to HUD standards of affordability. Housing costs (including utilities) must not exceed 30 percent of income, adjusted for household size and designated income levels. All AHF projects are required to use this standard as a maximum for setting rents. In general, target rents are also at least 10 percent below market rate.

Project/Property	Units
Navajo Family Apartments	44
Serra Mesa	59
Avanzando San Ysidro	101
Grant at Mission Trails	47
Total Units	251

During FY 2026, five AHF-financed developments were completed and began leasing. These completed developments added 613 affordable housing units.

Exhibit 5 shows Rental Housing Production's Current Year Activities.

Homeownership

The Homeownership Program provides deferred-payment loans of up to 17 percent of the purchase price (not to exceed $125,000) and closing cost grants of up to $10,000 to assist low-income households in the purchase of a home in the City of San Diego. In FY 2026, no funds were allocated to this program.

The following table summarizes the First-Time Homebuyer programs.

First-Time Homebuyer Program			
Program	**AMI**	**Loan/Gant Amount**	**Maximum Purchase Price Effective 12/1/2022**
3% Interest, Deferred-Payment Loan	80%	17% of purchase price (not to exceed $125,000) or appraised value; whichever is less. The minimum loan amount is $1,000	Attached: $883,025 Detached: $883,025
Closing Cost Assistance Program	100%	Up to 4% of purchase price or appraised value, whichever is less, not to exceed $10,000 Assistance can be used for all closing costs not covered by seller or lender credits.	Attached: $883,025 Detached: $883,025

Accessory Dwelling Unit (ADU) Finance Program

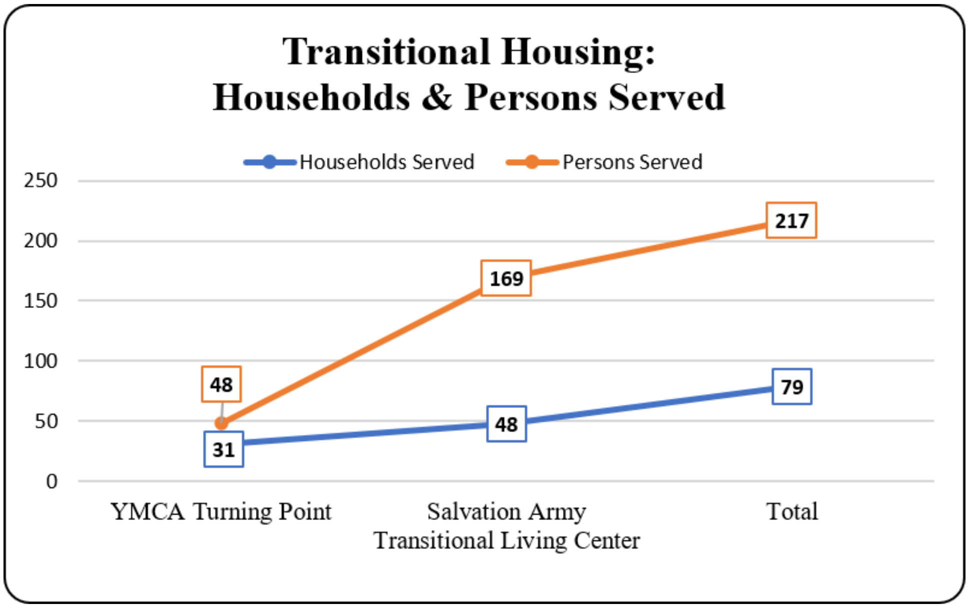
The ADU Finance program completed construction of four ADUs and continues to monitor and support six ADU projects that were approved in FY 2025 and earlier. This will aid in accomplishing the goal of creating more affordable housing in the City of San Diego. The program disbursed $977,389 in FY 2026, with the remaining funds to be disbursed in FY 2027 and beyond, when construction is expected to be completed.

Homelessness and Housing Stability Initiatives

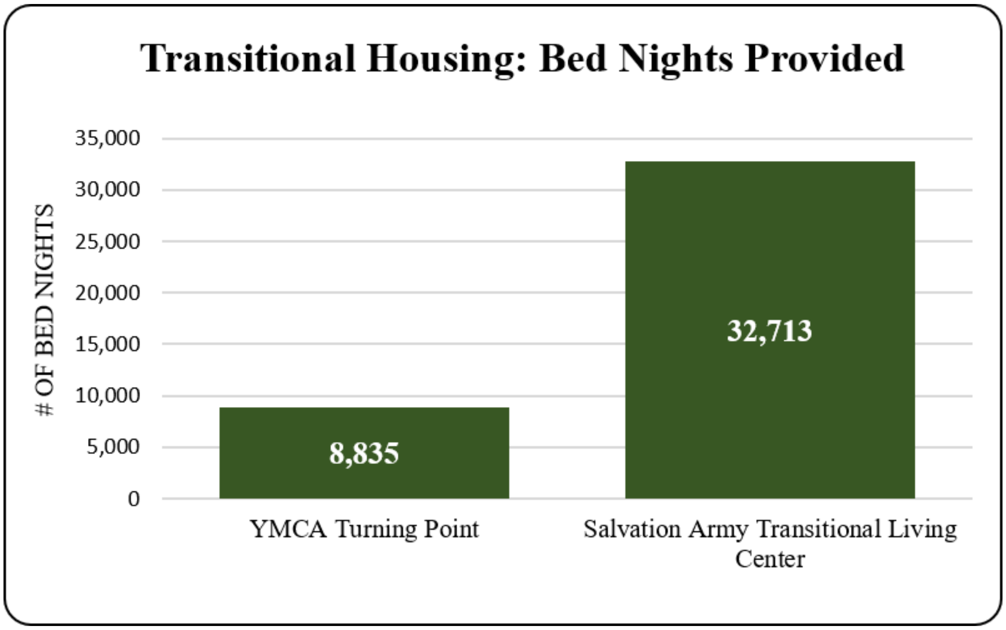
Transitional Housing

Two social services agencies provided housing and services through transitional housing programs to serve 79 extremely low-income, very low-income, and low-income households, consisting of 217 individuals. These programs used $257,639 or 72% of its allocation from the AHF. SDHC staff work diligently with providers to review expenditures vs. budgeted amounts during the year and as future budgets are prepared. Adjustment of funding allocations was considered and implemented for FY27.

The AHF-funded transitional housing programs provided a combined total of 41,548 bed nights, utilizing 100% of the available bed nights, with 106 beds contracted and available nightly from July 1, 2025, through June 30, 2026. The number of bed nights available is based on the contracted number of bed nights.



Name of Program	Number of Beds Provided (nightly bed capacity)	Population Served	Council District (effective April 8, 2024)	AHF Award Amount	AHF Expended Amount
YMCA Turning Point	31	Very low income (experiencing homelessness)	9	$50,000	$23,792
Salvation Army Transitional Living Center	48	Very low income (experiencing homelessness)	7	$307,169	$233,847
Totals	**79**	**-**	**-**	**$357,169**	**$257,639**



Rapid Rehousing

With $11,750 from the AHF, SDHC supported SDHC's Moving Home Rapid Rehousing program to support one household. Financial support of rapid rehousing through AHF has decreased over the last few years as more federal resources have been awarded to SDHC for this purpose. This also allows SDHC to recommend AHF for other eligible priorities. New enrollments into the Moving Home program were served through other available resources. The household served through AHF was the last household enrolled under the AHF program and completed their full amount of time in the program during the reporting period.

In addition to the household assisted with AHF, Moving Home served 166 households through Moving to Work (MTW), HUD Continuum of Care (CoC), and Emergency Solutions Grant (ESG) funds, for a total of 167 households served in FY 2026.

Moving Home Rapid Rehousing is designed to move individuals and families experiencing homelessness into housing as quickly as possible and then provide supportive services and connections to community services to promote stability in housing. Individuals and families experiencing homelessness are identified through the Regional Task Force on Homelessness' (RTFH) Coordinated Entry System, which determines if they are best served by rapid re-housing. The Moving Home Rapid Rehousing program can provide the following assistance in addition to case management supportive services:

- Security deposits
- Temporary rental assistance
- Overdue, unpaid rent and utility expenses
- Identifying and addressing barriers to becoming a tenant
- Reviewing rental and lease agreements
- Moving costs

- Obtaining necessary documents, such as identification cards
- Searching for rental housing
- Obtaining basic furnishings and household supplies

Landlord Engagement and Assistance Program (LEAP)

With $2,351,888 from the AHF, LEAP supported 797 households. This exceeded the annual goal of 645 households by 24%. Of the 797 households housed, 66 households received some financial assistance from the HUD-Veterans Affairs Supportive Housing (VASH) voucher program.

LEAP assists individuals and families experiencing homelessness by increasing access to rental units. LEAP focuses on enlisting landlords through community-wide recruitment efforts to quickly house individuals and families referred by partner service provider agencies in the community. LEAP provides financial incentives to participating landlords, including security deposits, application fees, incentive payments per unit rented to clients, utility assistance and access to a Landlord Contingency Fund.

Prevention & Diversion

The Homelessness Prevention & Diversion program utilized $2,704,469 of AHF funding to serve 467 individuals within 214 households, which is 7% below the goal to serve 230 households. The program fell slightly short of its goals due to new funding sources coming online, such as Emergency Solutions Grant Prevention and the Diversion Collective, which created some savings for the AHF program.

Homelessness Prevention programs assist individuals and families who are at imminent risk of homelessness to remain stably housed. Prevention provides light-touch case management and short-term financial assistance. Homelessness Diversion is an approach that provides light-touch case management and short-term financial resources to eligible households who are unhoused and accessing the homelessness crisis response system. Both programs provide landlord advocacy; housing location assistance; rental assistance including rental arrears; financial assistance including application fees, utility payments, moving costs, and security deposits; and referrals to external resources and supports.

Flexible Spending/Shallow Subsidy

With $77,881 of AHF funds, the Shallow Subsidy program served 18 households, consisting of 20 persons, which is 14% below the goal to serve 21 households. The Shallow Subsidy program began to ramp down at the end of FY 2025 and was sunset at the end of FY 2026 resulting in cost savings. The Shallow Subsidy program assisted people residing in the City's interim shelters, safe sleeping and safe parking programs with financial assistance to remove immediate barriers to securing a permanent housing opportunity and maintain housing stability through a monthly shallow subsidy. With the increase of resources in the community for diversion programming, this program was sunset as a more concerted effort was made to target diversion resources to persons residing in shelter.

Capacity Building

The FY 2026 AHF Annual Plan allocated funding for capacity building within the Homeownership Program and for Technical Assistance for the Accessory Dwelling Unit

(ADU) Finance Program. Total expenditures in FY 2026 were $2,650.

The ADU Finance Program helps homeowners with low income in the City of San Diego build ADUs on their property. The program provides financial assistance in the form of construction loans (up to $250,000) and technical assistance that helps homeowners understand and complete the process of building an ADU. The technical assistance provided to the homeowner is through the utilization of an ADU Consultant who helps with all aspects of the ADU construction from pre-design, vendor selection, and permits to construction management – at no cost to the homeowner.

EXHIBITS

Exhibit 1 - Housing Trust Fund FY 2026 Ordinance Test

EXHIBIT 1

Housing Trust Fund FY26 Ordinance Tests

Housing Program Funds (below):	$	602,439
Admin/Legal:		46,624
Other Expenses (City Staff Time)		34,552
Total HTF:	**$**	**683,615**

		Income Level/Percentage of Area Median Income		
		Very Low	Low	Med.-Mod.
		0-50% AMI	51-80% AMI	81-100% AMI
Program	**Project**			
Rental Housing Production				
	Navajo Family Apartmens	$ 344,800	$ -	$ -
Transitional Housing				
	Transitional Living Center (The Salvation Army)	$ 233,847	$ -	$ -
	Turning Point (YMCA)	$ 23,792	$ -	$ -
TOTAL HOUSING PROGRAM FUNDS		**$ 602,439**	**$ -**	**$ -**

Ordinance Tests

Required Percent	Actual Percent
Transitional Housing - 10%	43%
Very Low Income - 60% minimum	100%
Low Income - 20% Maximum	0%
Med/Mod Inc. Homebuyers - 10% Maximum	0%

* Three additional developments closed financing in FY 2026 with resources from the Includionary Housing Fund; Serra Mesa, Avanzando San Ysidro, and Grant at Mission Trails are not shown on this table because they did not receive resources from the Housing Trust Fund

Exhibit 2 - Affordable Housing Fund FY 2026 Detail of Funded Projects

Exhibit 2

AFFORDABLE HOUSING FUND FY2026 DETAIL OF COMMITMENTS

Activity/Sponsor	Project	Community Area	Amount Committed / Expended	Units/Beds Assisted	Council District	Income Level		
						ELI	VLI	LI
Rental Housing Production								
Navajo Road Housing Associates, LP	Navajo Family Apartmens	San Carlos	$ 344,800	44	7	14	5	25
Community Housing Works	Serra Mesa	Serra Mesa	$ 500,000	59	7	15	17	27
Avanzando San Ysidro, LP	Avanzando San Ysidro	San Ysidro	$ 1,120,000	101	8	11	65	25
The Grant at Mission Trails, LP	Grant at Mission Trails	Navajo	$ 800,000	47	7	14	15	18
		TOTAL	**$ 2,764,800**	**251**		**54**	**102**	**95**
Transitional and Interim Housing								
The Salvation Army	Transitional Living Center	Kearny Mesa	$ 233,847	48	7	45	3	0
YMCA	Turning Point	City Heights	$ 23,792	31	9	28	3	0
		TOTAL	**$ 257,639**	**79**		**73**	**6**	**0**
SDHC Homelessness Initiatives								
San Diego Housing Commission	Moving Home / Rapid Rehousing	Citywide	$ 11,750	1	Citywide	1	0	0
San Diego Housing Commission	Landlord Engagement & Assistance	Citywide	$ 2,351,888	797	Citywide	746	36	15
San Diego Housing Commission	Prevention & Diversion	Citywide	$ 2,704,469	214	Citywide	61	107	46
San Diego Housing Commission	Flexible Spending/Shelter Subsidy	Citywide	$ 77,881	18	Citywide	18	0	0
		TOTAL	**$ 5,145,987**	**1,030**		**826**	**143**	**61**

TOTAL	**$ 8,168,426**

ELI	Extremely Low Income (0-30%)
VLI	Very Low Income (31-50%)
LI	Low Income (51-80%)
MI	Moderate Income (81-120%)

Exhibit 3 - Affordable Housing Fund FY 2026 Summary of Funding & Leverage

EXHIBIT 3

AFFORDABLE HOUSING FUND FY2026 SUMMARY OF COMMITMENTS & LEVERAGE

			Leverage			
Activity	Amount Committed	Assisted Units/Households	Private	Local-Other	State	Federal
Rental Housing Production	$ 2,764,800	251	$ 60,164,938	$ 16,845,000	$ 35,538,356	$ 101,758,977
Transitional Housing	$ 257,639	79	$ 329,038	$ 373,516	$ 350,000	$ 184,650
Rapid Re Housing	$ 11,750	1	$ -	$ -	$ -	$ 3,476,733
Landlord Engagement & Assistance	$ 2,351,888	797	$ -	$ -	$ -	$ 87,415
Prevention & Diversion	$ 2,704,469	214	$ -	$ 18,145	$ 2,730	$ 306,527
Flexible Spending/Shelter Subsidy	$ 77,881	18	$ -	$ -	$ -	$ -
Capacity Building	$ 2,650	-	$ -	$ -	$ -	$ -
Admin	$ 1,024,439	-	$ -	$ -	$ -	$ -
TOTAL	**$ 9,195,516**	**1,360**	**$ 60,493,976**	**$ 17,236,661**	**$ 35,891,086**	**$ 105,814,302**
			TOTAL LEVERAGE	**$ 219,436,025**		

Exhibit 4 - San Diego IHF Affordable Housing Fee Collections

	Exhibit 4 - San Diego IGH Affordable Housing Fee Collections			
CD	COMMUNITY	FY04-FY25	FY26	TOTAL
8	Barrio Logan	$ 66,086.81	$ -	$ 66,086.81
5	Carmel Mountain Ranch	$ 224,525.00	$ -	$ 224,525.00
1	Carmel Valley	$ 3,101,086.30	$ -	$ 3,101,086.30
2	Centre City	$ 62,733,427.44	$ -	$ 62,733,427.44
3 & 9	City Heights	$ 41,521.50	$ -	$ 41,521.50
6	Clairemont Mesa	$ 7,790,820.71	$ 132,300.00	$ 7,923,120.71
9	College	$ 5,162,760.58	$ -	$ 5,162,760.58
7	Eastern Area	$ 15,596.00	$ -	$ 15,596.00
4	Encanto	$ -	$ -	$ -
3 & 8	Golden Hill	$ 1,290,382.67	$ -	$ 1,290,382.67
6	Kearny Mesa	$ 11,585,211.37	$ -	$ 11,585,211.37
3 & 9	Kensington-Talmadge	$ 3,053.75	$ -	$ 3,053.75
1	La Jolla	$ 2,947,052.58	$ 92,384.10	$ 3,039,436.68
6	Linda Vista	$ 6,987,087.52	$ 209,836.80	$ 7,196,924.32
3 & 7	Mid-City	$ 6,261,771.75	$ 173,789.42	$ 6,435,561.17
2	Midway/Pacific Hwy Corr.	$ 7,129,249.17	$ -	$ 7,129,249.17
6	Miramar Ranch North	$ -	$ -	$ -
5	Mira Mesa	$ 854,946.09	$ -	$ 854,946.09
2	Mission Beach	$ 1,054,238.25	$ 45,251.58	$ 1,099,489.83
6	Mission Valley	$ 19,485,382.64	$ -	$ 19,485,382.64
7 & 9	Navajo	$ 11,030,325.12	$ -	$ 11,030,325.12
3	Normal Heights	$ 41,430.01	$ -	$ 41,430.01
3	North Park	$ 3,368,067.72	$ 16,288.25	$ 3,384,355.97
2	Ocean Beach	$ 531,251.62	$ 89,725.00	$ 620,976.62
2	Old Town	$ 88,566.08	$ -	$ 88,566.08
8	Otay Mesa	$ 3,355,777.84	$ -	$ 3,355,777.84
8	Otay Mesa/Nestor	$ 2,725,380.61	$ -	$ 2,725,380.61
2	Pacific Beach	$ 3,423,991.45	$ 103,642.20	$ 3,527,633.65
1	Pacific Highlands Ranch	$ -	$ -	$ -
2	Peninsula	$ 3,853,088.68	$ 91,125.00	$ 3,944,213.68
5	Rancho Bernardo	$ -	$ -	$ -
5 & 6	Rancho Penasquitos	$ 8,625.00	$ -	$ 8,625.00
5	Sabre Springs	$ 696,636.59	$ -	$ 696,636.59
8	San Ysidro	$ 153,289.48	$ -	$ 153,289.48
5	Scripps Miramar Ranch	$ 2,949,449.34	$ -	$ 2,949,449.34
6	Serra Mesa	$ 370,697.58	$ -	$ 370,697.58
4	Skyline/Paradise Hills	$ 1,672,516.91	$ -	$ 1,672,516.91
4 & 8	Southeastern San Diego	$ 912,613.77	$ 333,814.25	$ 1,246,428.02
7	Tierrasanta	$ 2,382,895.40	$ -	$ 2,382,895.40
1	Torrey Pines	$ 11,424.84	$ -	$ 11,424.84
1	University City	$ 9,657,860.40	$ -	$ 9,657,860.40
2 & 3	Uptown	$ 2,242,419.94	$ 104,668.90	$ 2,347,088.84
3	Ballpark Village contribution to 16th & Market in Centre City	$ 20,244,757.00	$ -	$ 20,244,757.00
	Interest	$ 782,310.39	$ 19,540.74	$ 801,851.13
	AR-FICA	$ 11,547.92	$ -	$ 11,547.92
	Total Fees, Interest & AR-FICA	**$ 207,249,123.82**	**$ 1,412,366.24**	**$ 208,661,490.06**

Exhibit 5 - FY 2026 Rental Housing Production Current Year Activities

	**Project Name: Navajo Family Apartments** **Project Address:** 7005 Navajo Road **Neighborhood/Council District:** San Carlos/District 7 **Estimated Completion Date:** December 2027 **Bedroom Mix:** 45 total units. Affordable units: 21 one-bedroom, 11 two-bedroom, 12 three-bedroom. **AMI Range:** 30%-70% **AHF investment:** $344,800 **Target Population:** Navajo will provide affordable housing units for households earning income up to 30% of AMI (14 units), up to 60% of AMI (26 units) and up to 70% of AMI (4 units)
	**Project Name: Serra Mesa** **Project Address:** 3440 Sandrock Road **Neighborhood/Council District:** Serra Mesa/District 7 **Estimated Completion Date:** December 2027 **Bedroom Mix:** 60 total units. Affordable units: 56 one-bedroom, 3 two-bedroom. **AMI Range:** 30%-60% **AHF investment:** $500,000 **Target Population:** Serra Mesa will provide affordable housing units for households earning up to 30% of AMI (15 units) and between 30% and 60% of AMI (17 units). Five units will be set aside for VASH-eligible veterans experiencing homelessness with income up to 30% of AMI and 25 VASH-eligible units will be set aside for veterans with income at or below 50% - 60% of AMI.
	**Project Name: Avanzando San Ysidro** **Project Address:** 317 Cottonwood Road, 210-240 South Vista Avenue, and 125 Cypress Drive **Neighborhood/Council District:** San Ysidro/District 8 **Estimated Completion Date:** June 2027 **Bedroom Mix:** 103 total units. Affordable units: 26 one-bedroom, 25 two-bedroom, 50 three-bedroom. **AMI Range:** 30%-60% **AHF investment:** $1,120,000 **Target Population:** Avanzando San Ysidro will provide affordable housing units for households earning up to 30% of AMI (11 units) and 30%-60% of AMI (90 units).

	**Project Name: Grant at Mission Trails** **Project Address:** 5945 Mission Gorge Road **Neighborhood/Council District:** Navajo/District 7 **Estimated Completion Date:** June 2027 **Bedroom Mix:** 48 total units. Affordable units: 12 one-bedroom, 23 two-bedroom, 12 three-bedroom **AMI Range:** 30%-60% **AHF investment:** $900,000 **Target Population:** Grant at Mission Trails will provide affordable housing units for households earning up to 30% of AMI (14 units) and 30%-60% of AMI (33 units). Twelve units will be set aside for VASH-eligible veterans experiencing homelessness with income up to 30% of AMI.

Exhibit 6 - Inclusionary Reporting

INCLUSIONARY REPORTING REQUIREMENTS

EXHIBIT 6

FY 2026

Inclusionary Affordable Housing Fees Paid	$ 1,412,366
Waivers,Variance, Reductions or Adjustments Requests Approved	-

Council District	Permit applications (#)	Approved Projects subject to Inclusionary Ordinance (#)	Affordable Units To Be Built (#)	Market Rate Units To Be Built (#)
Total	62,162	120	229	1038
1	8,607	36	1	10
2	7,504	22	0	20
3	11,283	30	205	490
4	4,539	5	10	176
5	4,973	0	0	0
6	7,451	1	0	0
7	6,606	9	0	52
8	5,194	14	11	244
9	6,005	3	2	46

Exhibit 7 - San Diego Housing Income and Rent Calculations

U.S. Department of Housing and Urban Development

2026 San Diego Median Income:

$130,900

***Income Limits 80% and Below are Based on HUD Formula Income Limits Adjusted for High Housing Cost Area**

	Extremely Low Income			Very Low Income
Family Size	**30% Income**	**35% Income**	**40% Income**	**50% Income**
ONE	$36,750	$42,850	$49,000	$61,250
TWO	$42,000	$49,000	$56,000	$70,000
THREE	$47,250	$55,100	$63,000	$78,750
FOUR	$52,450	$61,200	$69,950	$87,450
FIVE	$56,650	$66,100	$75,550	$94,450
SIX	$60,850	$71,000	$81,150	$101,450
SEVEN	$65,050	$75,900	$86,750	$108,450
EIGHT	$69,250	$80,800	$92,350	$115,450

				Low Income
Family Size	**60% Income**	**65% Income**	**70% Income**	**80% Income**
ONE	$73,500	$79,600	$85,700	$97,950
TWO	$84,000	$90,950	$97,950	$111,950
THREE	$94,500	$102,350	$110,200	$125,950
FOUR	$104,940	$113,700	$122,450	$139,900
FIVE	$113,340	$122,800	$132,250	$151,100
SIX	$121,740	$131,900	$142,050	$162,300
SEVEN	$130,140	$141,000	$151,850	$173,500
EIGHT	$138,540	$150,100	$161,650	$184,700

	Moderate Income	Moderate Income	Moderate Income	Moderate Income
Family Size	**90% Income**	**100% Income**	**110% Income**	**120% Income**
ONE	$82,450	$91,650	$100,800	$109,950
TWO	$94,250	$104,700	$115,200	$125,700
THREE	$106,000	$117,800	$129,600	$141,400
FOUR	$117,800	$130,900	$144,000	$157,100
FIVE	$127,200	$141,350	$155,500	$169,650
SIX	$136,650	$151,850	$167,050	$182,250
SEVEN	$146,050	$162,300	$178,550	$194,800
EIGHT	$155,500	$172,800	$190,100	$207,350