



SAN DIEGO
HOUSING
COMMISSION

Do you want to build an Accessory Dwelling Unit?

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

Construction Loan (at 1% interest) to **Permanent Loan** (at 4% interest)

AND

Technical Assistance at No Cost
(Help to Understand and Complete the Process)

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

Eligible Households

- Income up to \$231,000 (150% of San Diego's Area Median Income [AMI])
- Residential property (detached single-family residence) in the City of San Diego
- Main home must be owner-occupied
- Minimum Credit Score of 680
- Owner's Contribution equal to 1% of the construction loan amount

Technical Assistance (Help with the Process)

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

Loan Details

- Maximum amount: \$250,000
- Construction Loan: 1% fixed interest rate
- Permanent Loan: 4% fixed interest rate
Term: 30 years due in 15 years
- Upon construction completion, loan will convert into permanent loan with SDHC or lender of homeowner's choice
- Maximum 75% Loan-to-Value ratio
- Subject to SDHC underwriting approval

Creating Affordable Housing

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

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



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Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of low-income and San Diegans experiencing homelessness.

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