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

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

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

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.

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.

San Diego Housing Commission 1122 Broadway, Suite 300 San Diego, CA 92101 www.sdhc.org