

An aerial photograph of San Diego, California, showing the city skyline, waterfront, and a large bridge extending into the ocean. The word "APPENDIX" is overlaid in large, white, bold, sans-serif capital letters across the center of the image. The sky is blue with light clouds, and the water is a deep blue. The city buildings are a mix of heights and colors, with a prominent circular stadium in the lower right. A highway with multiple lanes runs through the middle of the city. A large green field, possibly a sports field, is visible in the lower center. The overall scene is bright and clear, suggesting a sunny day.

APPENDIX

STATEMENT OF NET POSITION – FISCAL YEAR 2024 (AMOUNTS IN THOUSANDS)

ASSETS	June 30, 2024	
	Primary Government	Component Units*
Current Assets		
Cash and cash equivalents	\$27,277	\$27,784
Restricted cash and cash equivalents	3,726	832
Short-term investments	52,080	-
Accounts receivable - tenants, net	1,752	85
Accounts receivable - funding sources	27,513	68
Accounts receivable - other, net	7,679	224
Lease receivable - current	1,967	-
Notes and mortgages receivable, current portion	805	-
Accrued interest receivable - investments	637	-
Prepaid items and other assets	3,398	445
Total Current Assets	\$ 126,834	\$ 29,438
Noncurrent Assets		
Restricted cash and cash equivalents	81	7,287
Lease receivable - non current	90,006	-
Long-term investments	77,443	-
Accrued interest receivable - notes and mortgages receivable	84,138	-
Notes and mortgages receivable, net of allowance for loan losses	461,755	-
Investment in partnerships	-	78
Other assets	-	3,283
Capital assets not being depreciated	119,210	4,685
Capital assets, net of accumulated depreciation and amortization	189,362	124,296
Total Noncurrent Assets	\$1,021,995	\$139,629
Total Assets	\$1,148,829	\$169,067
Deferred outflows of resources	\$-	\$-
Total Assets and deferred outflows	\$1,148,829	\$169,067
LIABILITIES		
Current Liabilities		
Accounts payable	\$18,646	\$2,050
Accounts payable - funding sources	46	45
Accrued payroll and benefits	3,049	48
Accrued compensated absences	4,593	-

Accrued interest payable	376	212
Notes payable, current portion	2,947	1,340
Subscriptions payable, current portion	1,447	-
Deposits payable	2,453	758
Unearned revenue	10,923	38
Other current liabilities	570	-
Total Current Liabilities	\$45,050	\$4,491
Noncurrent Liabilities		
Accrued interest payable - noncurrent	1,845	15,128
Notes payable, noncurrent, net	106,510	151,739
Subscriptions payable, noncurrent	1,926	-
Other liabilities	459	11,339
Total Noncurrent Liabilities	\$110,740	\$178,206
Total Liabilities	\$155,790	\$182,697
Deferred Inflows of Resources	\$89,482	-
Total liabilities and deferred inflows	\$245,272	\$182,697
NET POSITION		
Net investment in capital assets	\$196,658	\$-
Restricted		
HOME notes receivable reserve	213,126	-
NSP notes receivable reserve	6,197	-
CBDG notes receivable reserves	24,093	-
Replacement reserves	3,318	-
Housing assistance reserves	879	-
Non-controlling interest - tax credit partnerships	-	46,377
Total restricted	247,613	46,377
Unrestricted	459,286	(60,007)
Total Net Position	\$903,557	\$(13,630)
Total Liabilities, Deferred Inflows and Net Position	\$1,148,829	\$169,067

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – FISCAL YEAR 2024 (AMOUNTS IN THOUSANDS)

	June 30, 2024	
	Primary Government	Component Units
Operating Revenues		
Dwelling rental income	\$40,516	\$20,839
Land lease and other rental income	4,325	132
Fee revenue	5,845	-
Other revenue	15,867	631
Total Operating Revenues	\$66,553	\$21,602
Operating Expenses		
Administrative expenses	61,449	4,411
Tenant services	3,335	267
Asset management	18,224	5,833
General expenses	6,505	1,588
Grant expense	69,960	-
Housing assistance	291,272	-
Depreciation & Amortization	11,947	5,343
Total Operating Expenses	\$462,692	\$17,442
Operating (Loss) Income	(\$396,139)	\$4,160
Nonoperating Revenues (Expenses)		
Grant revenue	415,511	67
Interest income on investments and notes receivable	23,429	455
Interest expense and other expenses	(6,502)	(6,741)
Loss on sale of capital asset	(2)	-
Total Nonoperating Revenues (Expenses)	\$432,436	(\$6,219)

Income (loss) before capital transactions	36,297	(2,059)
Contributions, net of distributions	-	974
Change in net position	36,297	(1,085)
Net Position		
Beginning of year	867,260	(12,545)
End of Year	\$903,557	(\$13,630)

FLOOD RECOVERY PROGRAM FOR DISPLACED RESIDENTS

AS OF OCTOBER 9, 2024



359*

City of San Diego Families Eligible for Flood Recovery Program

**The County of San Diego approved eligibility for three additional families before June 21, 2024.*



698

Applications Received for Family Financial Assistance



327

Unduplicated Applications Identified as Eligible for Family Financial Assistance



32

Families That did not Apply for Financial Assistance



311

Families supported with Financial Assistance

Families may receive more than one type of financial assistance.

121

Families are Receiving Continuing Housing Assistance Payments (Rent Subsidy)

130

Families Have Been Paid Hotel Expenses or Moving Costs

124

Families Have Been Paid Landlord Leasing Incentive or Security Deposit (Paid to the Landlord)

184

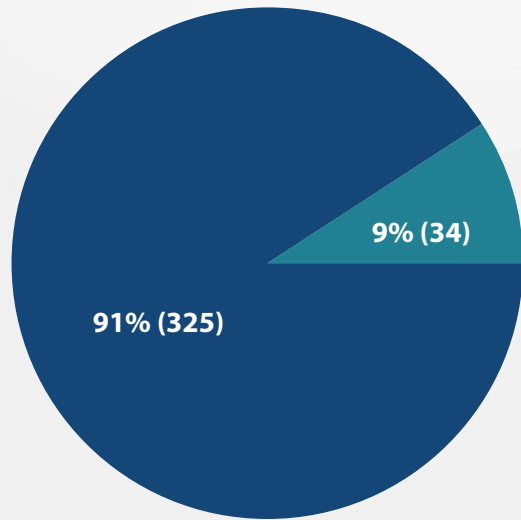
Families Have Been Paid a Lump Sum of Assistance

FLOOD RECOVERY PROGRAM FOR DISPLACED RESIDENTS (CONT.)



325

Families who Reported They Have Stable Housing



- Eligible Families With Stable Housing
- Eligible Families With Unstable or Unknown Housing Status

Status of Families That Have Received Assistance Payments	
Housing in a New Unit	143
Housing in Their Previous Unit	123
Housing With Family or Friends	45
TOTAL	311

Status of Families That Reported Their Status to SDHC While Financial Assistance is Pending	
Housing in a New Unit	5
Housing in Their Previous Unit	1
Housing With Family or Friends	2
TOTAL	8

County Emergency Temporary Lodging Program (ETLP) Families that Have not Applied for Assistance from SDHC	
Housing in a New Unit	1
Housing in Their Previous Unit	3
Housing With Family or Friends	2
TOTAL	6

Data reported on this table are based on the housing status ETLF families provided during SDHC outreach efforts.

FLOOD RECOVERY PROGRAM FOR DISPLACED RESIDENTS (CONT.)

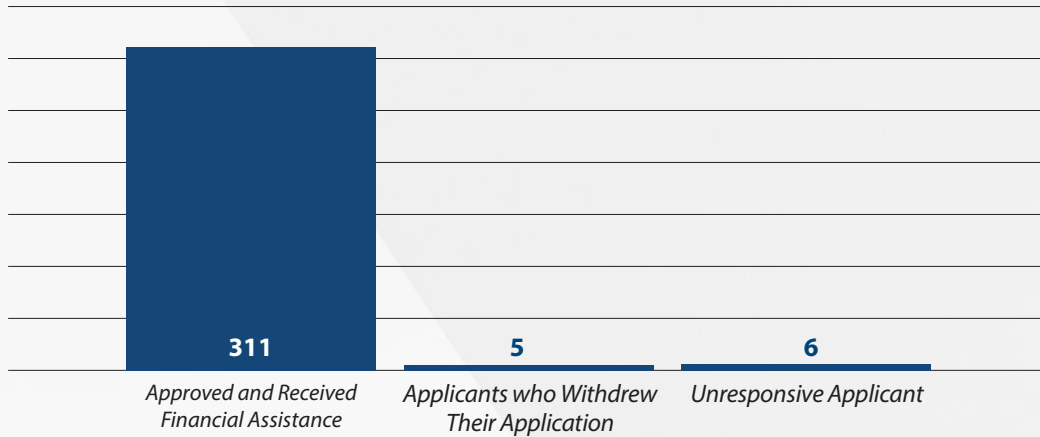


\$4,305,862
Total
Payments Issued

Payment Type	Amount of Assistance
Housing Assistance Payments	\$979,297
Lump Sum Assistance Payments	\$2,515,271
Hotel Expenses	\$416,623
Moving Costs	\$62,704
Landlord Leasing Incentives	\$189,000
Security Deposit	\$142,967
TOTAL	\$4,305,862

Projected rental assistance obligations through March 2025: \$461,281

Application Status



Ineligibility and Appeals

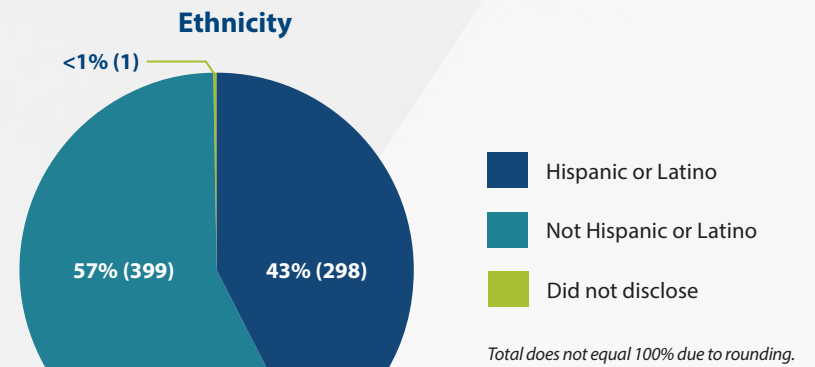
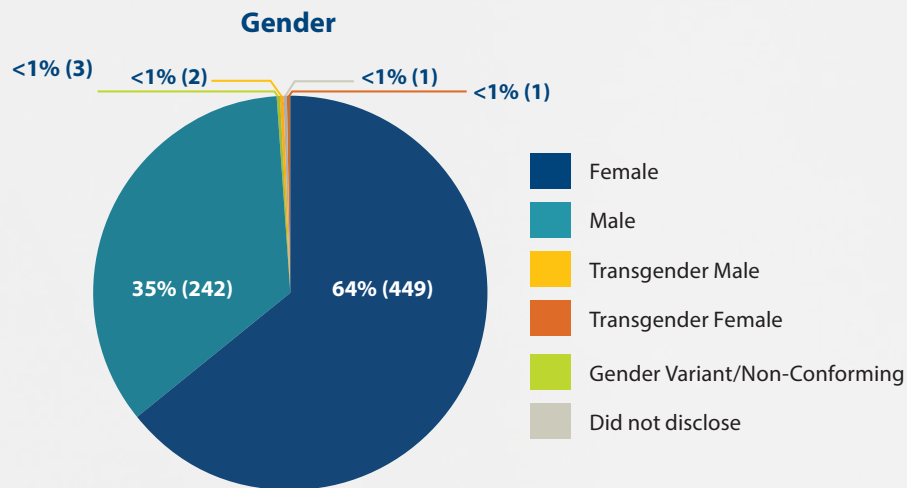
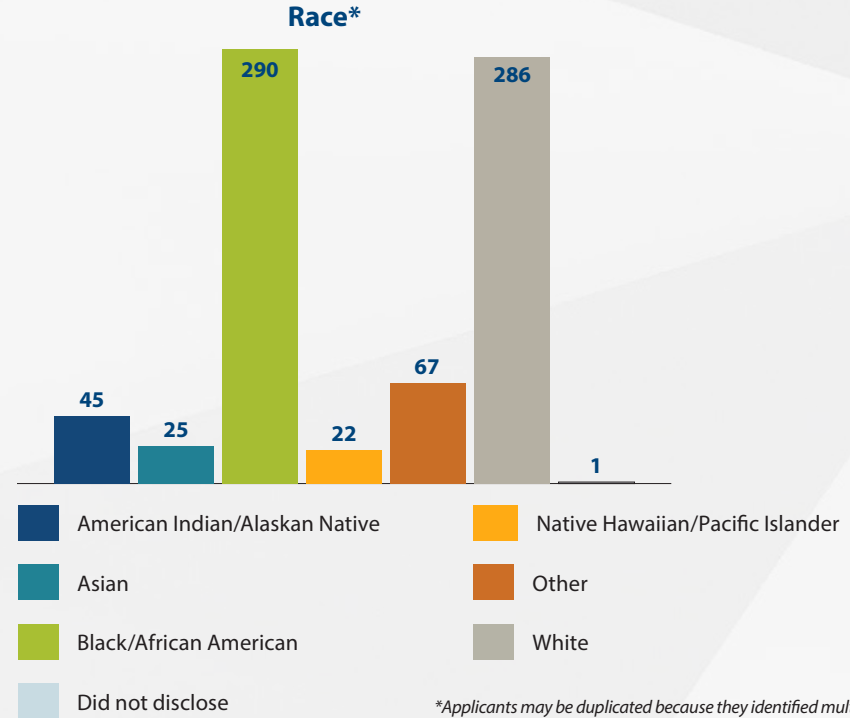
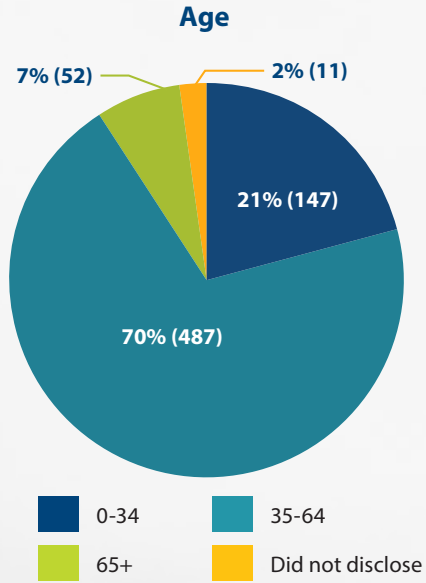
241
Not Eligible Emergency Temporary
Lodging Program Family

41
Appeals Received with
Final Determination

An additional two eligible applicants have been allowed more time to provide documentation and select either short-term rental assistance or a lump sum payment. Three families that previously were preapproved are now declined and are not expected to return to the program.

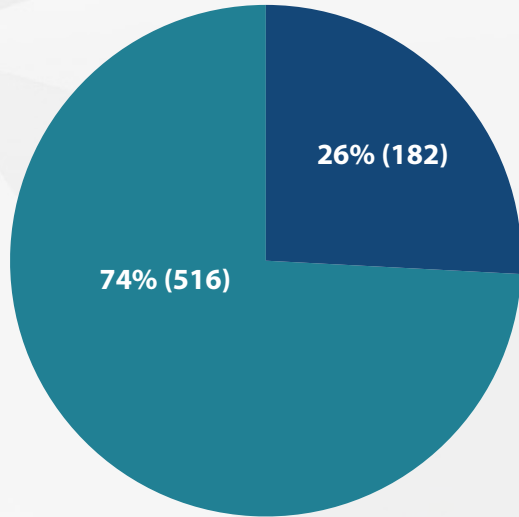
FLOOD RECOVERY PROGRAM FOR DISPLACED RESIDENTS (CONT.)

Demographics



FLOOD RECOVERY PROGRAM FOR DISPLACED RESIDENTS (CONT.)

Disability Status



Yes
 No

Household Size (Average)



2.95
People

Housing Search Assistance

All City of San Diego families eligible for and participating in the County's ETLP could receive housing search assistance from SDHC. This included families who received financial assistance from FEMA. Assistance included a housing search class and referrals to available homes for rent based on the family size and needs.

236
Families Referred

2,144
Total Rental
Unit Leads*

88%
Renters

12%
Homeowners

**SDHC began providing housing search assistance for flood-impacted City of San Diego households before the launch of the Flood Recovery Program for Displaced Residents. Some referrals occurred before the application for assistance launched.*

Housing Restoration Assistance

SDHC executed an agreement on June 12, 2024, with the Harvey Family Foundation, which has led storm response efforts of this nature, to assess flood damage at homes within the City of San Diego and to contract for labor and materials to complete necessary repairs to restore the homes to make them habitable for the homeowner to resume occupancy or for the property to be made available to rent to the original displaced family or another eligible ETLP family.

89
Units Assessed
For Damage

21
Units Under Contract
For Restoration
Assistance

9
Units with
Completed
Rehabilitation

6
Units Pending
Review

10
Homeowners

11
Tenants

RENTAL ASSISTANCE

FISCAL YEAR 2024

(JULY 1, 2023 – JUNE 30, 2024)

19,026 Voucher Households*

36,789 Individuals in Voucher Households

**Total households that received SDHC rental assistance at any point during the fiscal year. This includes 1,093 Turnover Housing Vouchers and 47 Short-Term Transitional (STT) housing vouchers.*

\$22,827 Average Annual Income of Assisted Households

84% Percentage of Households With Extremely Low Income (Less Than 30% of the San Diego Area Median Income)

53% Single-Person Households

47% Household With two or More People

64% Female Head of Household

36% Male Head of Household

43% Head of Household age 62 or Older

57% Head of Household Younger Than 62

Based on U.S. Department of Housing and Urban Development (HUD) definition of "Elderly Family" as a family in which the head of household, co-head of household, spouse or sole person is 62 or older.

PATH TO SUCCESS

35% Work-Able

65% Elderly/Disabled

For FY 2024, "Work-Able" means a household with at least one adult younger than 55, not disabled and not a full-time student ages 18 to 23. "Elderly/Disabled" means a household with all adults age 55 or older, disabled, or a full-time student ages 18 to 23. The age level for "Elderly/Disabled" changed to 62 or older effective July 1, 2024.

SDHC ACHIEVEMENT ACADEMY

FISCAL YEAR 2024

(JULY 1, 2023 – JUNE 30, 2024)



5,793

SDHC Achievement Academy Participants

255

**Individuals Placed in Jobs
or Increased Earnings**

1,269

**Individuals Participating in Education
or Workforce Development Classes**

266

Family Self-Sufficiency Participants

187

Increased Their Credit Score

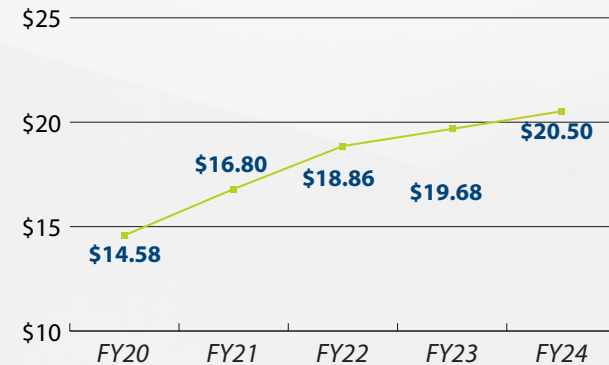
701

Received Financial Coaching

Totals include San Diego EnVision Center participants.

\$20.50

Average Hourly Wage



HOMELESSNESS SOLUTIONS

SDHC FEDERAL HOUSING VOUCHERS COMMITTED TO ADDRESSING HOMELESSNESS

As of June 30, 2024 Total Estimated Housing Voucher Value: \$108,581,170.68 Total Housing Vouchers: 5,765

Project-Based Housing Vouchers		
Take Wing	Transition-Age Youth (ages 18-22) experiencing homelessness or at risk of homelessness and their children.	8
Leah's Residence	Households experiencing homelessness with at least one member with special needs.	14
Townspeople	Individuals with HIV/AIDS experiencing homelessness.	9
Celadon at 9th and Broadway	Seniors experiencing homelessness or at risk of homelessness, adults experiencing homelessness with serious mental illness (SMI) and adults with low income.	76
Connections Housing Downtown	Individuals experiencing chronic homelessness.	73
Parker-Kier	Seniors and other individuals experiencing homelessness with SMI.	22
Alpha Square	Adults experiencing homelessness with disabilities.	76
Atmosphere	Individuals experiencing homelessness with SMI and adults who previously experienced homelessness.	51
The Mason	Adults experiencing homelessness.	16
Village North Senior Garden Apartments	Seniors age 55 and older experiencing homelessness.	44
Cypress Apartments	Individuals experiencing chronic homelessness.	62
Talmadge Gateway	Seniors age 55 and older experiencing homelessness.	59
New Palace Hotel	Seniors age 55 and older experiencing homelessness or at risk of homelessness with SMI.	79
Vista del Puente	Individuals with HIV/AIDS and veterans experiencing homelessness.	38
North Park Senior	Seniors age 55 and older experiencing homelessness.	8
Alpha Lofts	Veterans experiencing homelessness.	52
Stella	Veterans and other individuals experiencing homelessness. (Additional 17 VASH vouchers listed separately.)	62
Zephyr	Veterans experiencing homelessness.	84
The Beacon	Individuals experiencing homelessness with SMI or special needs.	43
Quality Inn	Seniors, veterans and transition-age youth (ages 18-25) with SMI experiencing homelessness.	91
West Park Inn	Seniors and other individuals experiencing homelessness.	46
San Ysidro Senior Village	Seniors ages 55 and older experiencing homelessness, including seniors with SMI.	50
The Link	Individuals experiencing homelessness.	72
Milejo Village (Formerly Jamboree San Ysidro)	Individuals and families experiencing homelessness with SMI or experiencing chronic homelessness with a disabling condition.	64

Project-Based Housing Vouchers (Cont.)		
Benson Place	Individuals experiencing chronic homelessness with disabilities.	82
Ivy	Seniors experiencing homelessness with SMI or a disability.	52
St. Teresa of Calcutta Villa	Veterans and other individuals experiencing homelessness. (Additional 16 VASH vouchers listed separately.)	254
Trinity Place	Seniors experiencing homelessness.	73
Ventana al Sur	Seniors experiencing chronic homelessness or seniors experiencing homelessness with SMI.	25
Tranquility at Post 310	Veterans experiencing homelessness. (Additional 10 VASH vouchers listed separately.)	10
Valley Vista	Individuals and adult family members experiencing homelessness with disabling conditions.	190
Kearny Vista	Individuals and adult family members experiencing homelessness with disabling conditions.	142
Hillcrest Inn	Individuals experiencing homelessness with chronic, complex health conditions.	12
Cortez Hill	Individuals experiencing homelessness.	14
Nestor Senior Village	Seniors ages 55 and older experiencing homelessness, including seniors with SMI.	73
Harrington Heights (Formerly 13th and Broadway)	Individuals experiencing homelessness. (Additional 10 VASH vouchers listed separately.)	65
Southwest Village	Individuals experiencing homelessness with SMI.	16
Puesta del Sol (Formerly Ulric Street II)	Seniors ages 55 and older experiencing homelessness.	6
Serenade on 43rd	Individuals experiencing homelessness with SMI.	32
Kindred Apartments	Seniors ages 55 and older experiencing homelessness..	63
Abbott Street Apartments	Individuals experiencing homelessness.	13
Pacific Village	Individuals and transition-age youth experiencing homelessness (15 VASH vouchers listed separately)	47
Presidio Palms	Individuals and transition-age youth experiencing homelessness.	161
Pending SDHC Board action on financing		30
Subtotal: Housing Vouchers Value – \$46,649,136.96		Subtotal: Housing Vouchers – 2,559

SDHC FEDERAL HOUSING VOUCHERS COMMITTED TO ADDRESSING HOMELESSNESS (CONT.)

Sponsor-Based Housing Vouchers	
Project 25 (Father Joe's Villages): Individuals experiencing chronic homelessness.	4
Community Research Foundation: Individuals experiencing homelessness.	25
TURN Behavioral Health Services (TURN; formerly Mental Health Systems): Individuals experiencing homelessness	25
TURN: Individuals in the Serial Inebriate Program.	40
Community Research Foundation: Individuals experiencing homelessness.	35
People Assisting the Homeless (PATH): Individuals who experienced chronic homelessness and are co-enrolled with the County of San Diego Behavioral Health Services.	35
Community Research Foundation: Individuals experiencing homelessness with serious mental illness (SMI) and chronic problems with alcohol or drugs.	89
Parker-Kier (TURN): Adults with mental health issues.	11
Hotel Churchill (Pathways, U.S. Department of Veterans Affairs and TURN): Veterans, transition-age youth and individuals who exited the corrections system	72
Alpha Square (Alpha Project): Adults experiencing homelessness.	59
TURN - Action Central: Individuals experiencing homelessness, including individuals with SMI or substance use disorder.	100
Father Joe's Villages: Veterans (through the Housing Our Heroes Initiative.)	18
Veterans Village of San Diego: Veterans (through the Housing Our Heroes Initiative.)	11
Community Research Foundation: Serving individuals experiencing homelessness with SMI.	50
TURN - Center Star: Serving individuals experiencing homelessness with SMI.	38
TURN - City Star: Serving individuals experiencing homelessness with SMI.	63
Pathways Community Services - Catalyst: Serving transition-age youth experiencing homelessness with SMI.	20
Alpha Tenant Peer Support Services: Serving individuals experiencing homelessness with SMI and receiving services from the County of San Diego Behavioral Health Services.	180
Telecare: Serving individuals experiencing homelessness with SMI.	110
PATH Villas El Cerrito: Serving individuals, veterans and families experiencing homelessness, including individuals with SMI.	40
Subtotal: Housing Vouchers Value - \$19,168,935	1,025

Special Programs (Local Non-Traditional)	
Guardian Scholars Program HOUSING FIRST -SAN DIEGO Partnership with San Diego State University to provide rental assistance for up to 100 students who have experienced homelessness or are at risk of homelessness	100
Monarch School Project HOUSING FIRST -SAN DIEGO Program to provide rental housing vouchers for families with at least one child attending Monarch School, which serves children experiencing homelessness	25
SDHC Moving On Program HOUSING FIRST -SAN DIEGO Rental assistance for individuals who formerly experienced homelessness and are transitioning out of permanent supportive housing, but who still need rental assistance	40
People Assisting the Homeless (PATH) Connections Housing Downtown Special needs units for adults with mental health issues	16
Serving Seniors Transitional housing for seniors	20
Episcopal Community Services Transitional housing for adults with mental health issues	11
Subtotal: Housing Vouchers Value - \$2,308,932.36	212

HUD-Mainstream Vouchers	
Rental Assistance for families with a non-elderly person (18-61) with a disability.	83
Subtotal: Housing Vouchers Value - \$1,640,242.68	

HUD-Emergency Housing Vouchers	
Rental Assistance for families experiencing or at risk of experiencing homelessness, including those fleeing domestic or dating violence or human trafficking.	501
Subtotal: Housing Vouchers Value - \$ 12,406,904.28	

Veterans Affairs Supportive Housing (HUD-VASH)	
Subtotal: Housing Vouchers Value - \$26,407,019.40	1,385
Includes VASH Project-Based Housing Vouchers awarded to the following developments: Encanto Village (8); The Nook East Village (8); Bluewater (4); The Stella (17); Keeler Court (7); St. Teresa of Calcutta Villa (16); Harrington Heights (Formerly 13th and Broadway) (10); Amanecer (10); Tranquility at Post 310 (10); Pacific Village (15); Rose Creek Village (18); Developments pending SDHC Board action on financing (62).	

CITY OF SAN DIEGO HOMELESSNESS SHELTERS AND SERVICES PROGRAMS

FISCAL YEAR 2024

SDHC has administered the City of San Diego's Homelessness Shelters and Services Programs since July 2010.



Homelessness Programs and Services



16,649 Households Served



5,864 Households Housed

Federal Continuum of Care Funds

SDHC administers federal Continuum of Care funds that support programs that provide permanent supportive housing and rapid rehousing for individuals, including transition-age youth and families experiencing homelessness.



\$7,701,489

SDHC-administered Continuum of Care Grants in Fiscal Year 2024

Source: SDHC online dashboard of data from the San Diego Continuum of Care Homeless Management Information System, managed by the Regional Task Force on Homelessness

AFFORDABLE HOUSING

SDHC PARTNERSHIP DEVELOPMENTS – COMPLETED IN FISCAL YEAR 2024

Development	Affordable Units	ZIP Code	Council District	Multifamily Housing Revenue Bonds ¹	SDHC Investment	SDHC Housing Vouchers	Completion Date
Irving Avenue	1	92113	8	–	–	–	April 19, 2024
Aquila Apartments (3Roots)	180	92121	6	\$37,600,000	–	–	February 2, 2024
Nestor Senior Village	73	92154	8	–	\$3,300,000	73	December 21, 2023
ShoreLINE	124	92120	7	\$31,483,880	–	25	April 4, 2024
Aurora Apartments (Merge 56)	46	92129	5	\$16,000,000	–	–	January 24, 2024
Milejo Village	64	92173	8	–	\$4,200,000	64	October 19, 2023
Puesta del Sol (Ulric Street II)	59	92111	7	–	\$4,075,000	59	March 28, 2024
Levant Senior Cottages	126	92111	7	\$22,877,000	–	70	June 11, 2024
Tranquility at Post 310	42	92102	4	–	\$2,883,000	20	June 10, 2024
Newton Avenue	1	92113	8	–	–	–	July 18, 2023
Totals	716			\$107,960,880	\$14,458,000	311	

1. SDHC authorizes the issuance of Multifamily Housing Revenue Bonds, subject to the approval of the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority). SDHC, the City of San Diego, and the Housing Authority are not financially liable for the bonds. Private sources of funds, such as revenue from the development, are used to repay the bonds.

SDHC PARTNERSHIP DEVELOPMENTS – PENDING COMPLETION (AS OF JUNE 30, 2024)

Development	Affordable Units	ZIP Code	Council District	Multifamily Housing Revenue Bonds ¹	SDHC Investment	SDHC Board Approval Date
8th Avenue Family Housing	79	92103	3	\$21,600,000	–	November 20, 2023
Bandar Salaam Apartments	67	92105	9	–	\$3,392,773	July 21, 2023
Cerro Pueblo	45	92117	6	\$10,000,000	–	January 19, 2024
Cortez Hill Apartments	87	92101	3	\$21,235,500	\$5,000,000	October 13, 2022
Courthouse Commons	41	92101	3	\$24,000,000	–	June 12, 2020
Cuatro at City Heights	115	92105	9	\$47,111,000	–	January 19, 2024
Hacienda Townhomes	51	92101	3	\$12,968,761	\$2,200,000	November 20, 2023
Harrington Heights	270	92101	3	\$68,700,000	\$8,000,000	September 15, 2023
Iris Trolley Apartments	63	92173	8	–	\$4,915,200	June 10, 2022
Kindred	125	92101	3	–	\$7,955,600	March 15, 2024
Mercado Apartments	142	92113	8	\$35,000,000	–	November 15, 2019
Messina Senior Apartments	78	92117	6	–	\$3,950,000	June 10, 2022
Mt Etna Family - Modica	93	92117	6	–	\$3,000,000	April 6, 2023
Navajo Family Apartments	44	92119	7	–	\$3,379,200	June 10, 2022
Rancho Bernardo Transit Village	99	92127	5	\$41,887,000	–	September 15, 2023
Sea Breeze Gardens	266	92113	4	\$75,000,000	–	April 12, 2024
Serenade on 43rd	64	92105	9	–	\$2,000,000	April 20, 2023
The Iris	99	92173	8	\$31,500,000	\$2,300,000	September 15, 2023
Ventana al Sur	100	92173	8	–	\$4,400,000	February 7, 2020
Totals	1,928			\$389,002,261¹	\$50,492,773	

1. SDHC authorizes the issuance of Multifamily Housing Revenue Bonds, subject to the approval of the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority). SDHC, the City of San Diego, and the Housing Authority are not financially liable for the bonds. Private sources of funds, such as revenue from the development, are used to repay the bonds. Total reflects maximum authorized bond amounts.

GRAND OPENINGS

THE HELM (CORTEZ HILL)

- Grand Opening: August 17, 2023
 - 77 affordable studios for individuals with low income, of which 32 units are for San Diegans with extremely low income (up to 30% of the Area Median Income)
 - SDHC Investment:
 - Awarded 32 federal rental housing vouchers to help pay rent for residents with extremely low income
 - Awarded a \$4.2 million loan consisting of the City of San Diego's Affordable Housing Fund, which SDHC administers.
 - Affordable for 55 years (units for income up to 30%, 60% or 80% of Area Median Income)
- Developer Affirmed Housing
 - Grand Opening Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Stephen Whitburn
 - SDHC Vice Chair of the Board Ryan Clumpner
 - California Chief Deputy Treasurer Patrick Henning
 - Affirmed Housing President Jimmy Silverwood

LEVANT SENIOR COTTAGES (LINDA VISTA)

- Grand Opening: May 30, 2024
 - 126 affordable rental apartments for seniors ages 55 and older
 - SDHC Investment:
 - Awarded 70 rental housing vouchers
 - Authorized the issuance of \$22.9 million in tax-exempt Multifamily Housing Revenue Bonds and \$19.7 million in taxable bonds
 - Affordable for 55 years (units for income up to 25% or 50% of Area Median Income)
- Developer: Wakeland Housing and Development Corporation
 - Grand Opening Participants included:
 - County of San Diego Supervisor Monica Montgomery Steppe
 - SDHC Chair of the Board Eugene "Mitch" Mitchell
 - Wakeland Housing and Development Corporation President & CEO Rebecca Louie
 - California Department of Housing and Community Development Super Notice of Funding Availability Section Chief Melissa Harty-Swaleh

MILEJO VILLAGE (SAN YSIDRO)

- Grand Opening: November 2, 2023
 - 64 affordable rental housing units for families experiencing homelessness, of which 25 units are for families that include individuals with a mental disability
 - SDHC Investment:
 - Awarded 64 federal rental housing vouchers
 - Awarded a \$4.2 million loan, consisting federal, state and local funds SDHC administers (HOME Investment Partnerships Program funds the U.S. Department of Housing and Urban Development awarded to the City of San Diego, the State of California Local Housing Trust Fund, and the City of San Diego Affordable Housing Fund)
 - Affordable for 55 years (units for income up to 25% of Area Median Income)
- Developer: Jamboree Housing Corporation
 - Grand Opening Participants included:
 - SDHC Vice Chair of the Board of Commissioners Ryan Clumpner
 - County of San Diego Health and Human Services Agency Interim Agency Director Dr. Eric McDonald
 - Jamboree Housing Corporation President & CEO Laura Archuleta

NESTOR SENIOR VILLAGE (NESTOR)

- Grand Opening: April 4, 2024
- 73 affordable rental housing units for seniors ages 55 and older who experienced homelessness or were at risk of homelessness
- SDHC Investment:
 - Awarded 73 rental housing vouchers
 - Awarded a \$3.3 million loan, consisting of federal and local funds SDHC administers (HOME Investment Partnerships Program funds the U.S. Department of Housing and Urban Development awarded to the City of San Diego and the City of San Diego Affordable Housing Fund)
- Affordable for 55 years (seniors with income up to 30% Area Median Income)
- Developer: National Community Renaissance (National CORE)
- Grand Opening Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Vivian Moreno
 - County of San Diego Board of Supervisors Chair Nora Vargas
 - SDHC Chair of the Board Eugene "Mitch" Mitchell
 - National CORE Vice President John Seymour
 - Hope Through Housing Foundation Regional Director Stephanie De La Torre

PUESTA DEL SOL (LINDA VISTA)

- Grand Opening: May 2, 2024
- 59 affordable rental housing units for seniors ages 55 and older, of which six units are for seniors who experienced homelessness
- SDHC Investment:
 - Awarded 59 federal rental housing vouchers
 - Awarded a \$4,075,000 loan, consisting of the City of San Diego Affordable Housing Fund, which SDHC administers
- Affordable for 55 years (seniors with income up to 30% or 60% of Area Median Income)
- Developer: Community HousingWorks
- Grand Opening Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Raul Campillo
 - SDHC Vice Chair of the Board Ryan Clumpner
 - Community HousingWorks President & CEO Sean Spear

SHORELINE (GRANTVILLE)

- Grand Opening: April 30, 2024
- 124 affordable rental housing units
- SDHC Investment:
 - Awarded 25 federal rental housing vouchers
 - Authorized the issuance of \$31.4 million in tax-exempt Multifamily Housing Revenue Bonds and \$24.5 million in taxable bonds to support this development.
- Affordable for 55 years (units for income up to 30% or 60% of Area Median Income)
- Developer: Affirmed Housing Group
- Grand Opening Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Raul Campillo
 - San Diego City Councilmember and Metropolitan Transit System Board Chair Stephen Whitburn
 - SDHC Vice Chair of the Board Ryan Clumpner
 - Affirmed Housing President Jimmy Silverwood

TIZON (RANCHO BERNARDO)

- Grand Opening October 4, 2023
- 175 affordable studio apartments for seniors ages 62 and older
- Rehabilitated former hotel in Rancho Bernardo will be affordable for 55 years
- SDHC Investment:
 - Awarded 44 federal rental housing vouchers
 - Authorized the issuance of up to \$24.9 million in tax-exempt Multifamily Housing Revenue Bonds
- Affordable for 55 years (seniors with income up to 40% or 60% of Area Median Income)
- Developer: Affirmed Housing
- Grand Opening Participants Included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Marni von Wilpert
 - SDHC Vice President of Multifamily Housing Finance Jennifer Kreutter
 - Affirmed Housing President Jimmy Silverwood

GROUNDBREAKINGS

CORTEZ HILL APARTMENTS

- Groundbreaking: August 18, 2023
- 87 affordable rental housing units, of which 14 will be for people experiencing chronic homelessness
- SDHC Investment
 - Awarded 87 federal rental housing vouchers
 - Awarded a loan of up to \$5 million, consisting of federal, state and local funds SDHC administers (HOME Investment Partnerships Program funds the U.S. Department of Housing and Urban Development awarded to the City of San Diego, the State of California Local Housing Trust Fund, and the City of San Diego Affordable Housing Fund)
 - Authorized the issuance of up to \$21.2 million in tax-exempt Multifamily Housing Revenue Bonds and up to \$10.2 million in taxable bonds
- Affordable for 55 years (units for income up to 30% or 40% of Area Median Income)
- Developer: Community HousingWorks
- Groundbreaking Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Stephen Whitburn
 - California Chief Deputy Treasurer Patrick Henning
 - SDHC Chair of the Board Eugene "Mitch" Mitchell
 - Community HousingWorks CEO Sean Spear

CUATRO AT CITY HEIGHTS

- Groundbreaking: April 24, 2024
- 115 affordable rental apartments, including 30 units for veterans with low income experiencing homelessness, of which six units are for veterans who also have disabling conditions
- SDHC Investment:
 - Awarded 48 federal rental housing vouchers
 - Authorized the issuance of up to \$47,111,000 in tax-exempt Housing Authority of the City of San Diego Multifamily Housing Revenue Bonds and taxable bonds in an amount not to exceed \$30,000,000 toward the development's financing
- Affordable for 55 years (units for income up to 30%, 40%, 50% or 60% of Area Median Income)
- Developer: Wakeland Housing and Development Corporation and the City Heights Community Development Corporation
- Groundbreaking Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Council President Sean Elo-Rivera
 - Wakeland Housing and Development Corporation President & CEO Rebecca Louie
 - City Heights Community Development Corporation President & CEO Alexis Villanueva
 - Mohamed Musse on behalf of the Salaam Youth & Community Center

HARRINGTON HEIGHTS (EAST VILLAGE)

- Groundbreaking: January 30, 2024
- 270 affordable rental apartments for San Diegans with lower income, including people experiencing homelessness.
- SDHC Investment:
 - 115 federal rental housing vouchers, of which 75 are for individuals experiencing homelessness, including 10 veterans
 - Awarded an \$8 million loan that consists of federal and local funds that SDHC administers (HOME Investment Partnership Program funds awarded to the City of San Diego and the City of San Diego Affordable Housing Fund)
- Affordable for 55 years (units for income up to 25%, 40% or 50% percent of Area Median Income)
- Developer: Chelsea Investment Corporation
- Groundbreaking Participants included:
 - San Diego City Councilmember Stephen Whitburn
 - California Department of Housing and Community Development Innovation Unit Chief Tim Parham
 - SDHC President & CEO Lisa Jones
 - Chelsea Investment Corporation Director of Development Heidi Mather
 - San Diego Regional Center Associate Executive Director Kate Kinnamont

IRIS AT SAN YSIDRO

- Groundbreaking: December 14, 2023
- 99 affordable rental apartments, of which 15 are for San Diegans experiencing homelessness
- SDHC Investment:
 - Awarded 25 housing vouchers
 - Awarded a \$2.3 million loan, consisting of the City of San Diego Affordable Housing Fund, which SDHC administers
- Affordable for 55 years (units for income up to 25%, 30%, 50% or 60% of Area Median Income)
- Developer: National Community Renaissance (National CORE)
- Groundbreaking Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Vivian Moreno
 - County of San Diego Board of Supervisors Chair Nora Vargas
 - SDHC Vice President of Multifamily Housing Finance Jennifer Kreutter
 - National CORE Vice President of External Affairs and Hope Through Housing Foundation President Gregory Bradbard

SKYLINE (RANCHO BERNARDO)

- Groundbreaking: February 15, 2024
- 99 affordable rental apartments
- SDHC Investment:
 - Awarded 30 federal rental housing vouchers
 - Authorized the issuance of \$42.5 million in tax-exempt Multifamily Housing Revenue Bonds
- Affordable for 55 years (units for income up to 30%, 50% or 55% of Area Median Income)
- Developer: Affirmed Housing
- Groundbreaking Participants included:
 - San Diego Mayor Todd Gloria
 - San Diego City Councilmember Marni von Wilpert
 - San Diego City Councilmember and Metropolitan Transit System Board Chair Stephen Whitburn
 - County of San Diego Supervisor Joel Anderson
 - SDHC Vice Chair of the Board Ryan Clumpner
 - Affirmed Housing President Jimmy Silverwood

FIRST-TIME HOMEBUYER

CITY OF SAN DIEGO

FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024)

Households with Low Income

32

Households Assisted

88%

Approximate Percentage of Assisted Households from Underserved Communities

\$3,946,720

Assistance for First-Time Homebuyers

Funding Sources

\$1,084,973

HOME*

\$2,361,777

CalHOME

\$499,970

Inclusionary

COUNTY OF SAN DIEGO

FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024)

Households with Low Income

7

Households Assisted

71%

Approximate Percentage of Assisted Households from Underserved Communities

\$564,561

Assistance for First-Time Homebuyers

Funding Sources

\$310,330

HOME

\$254,231

CalHOME

Households with Middle Income*

13

Households Assisted

85%

Approximate Percentage of Assisted Households from Underserved Communities

\$1,357,333

Assistance for First-Time Homebuyers

Funding Sources

\$1,357,333

Permanent Local Housing Allocation

CITY OF CHULA VISTA

FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024)

Households with Low Income

4

Households Assisted

75%

Approximate Percentage of Assisted Households from Underserved Communities

\$316,060

Assistance for First-Time Homebuyers

Funding Sources

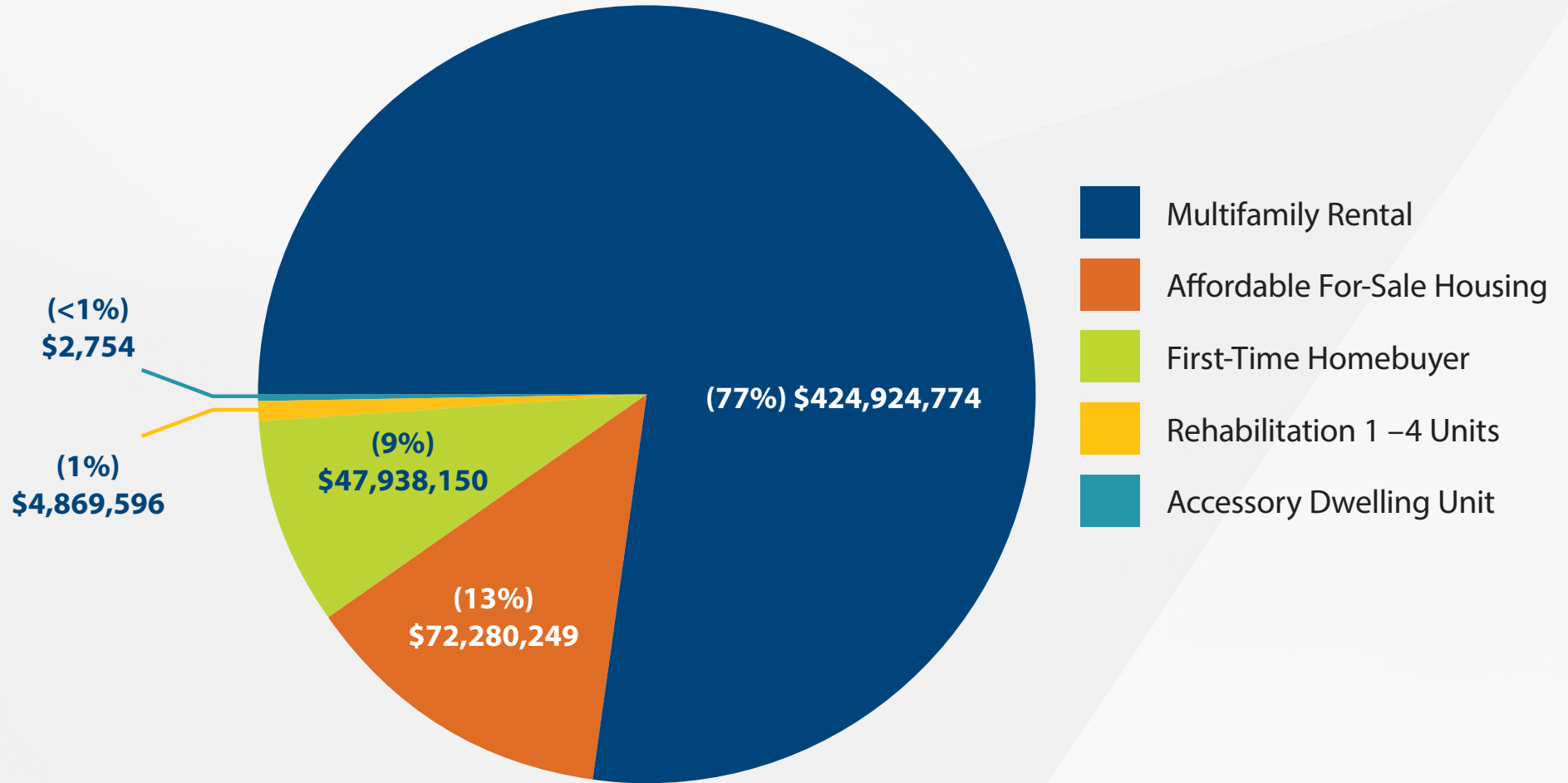
\$316,060

HOME

*HUD awards to the City of San Diego, and SDHC administers

LOAN PORTFOLIO

AS OF JUNE 30, 2024
\$550,015,523



LEGISLATIVE AFFAIRS

Monthly summaries of SDHC's advocacy and legislative engagement activities throughout FY 2024.

JULY 2023

FEDERAL

- SDHC Interim President & CEO Jeff Davis sent a letter to U.S. Representative Juan Vargas, thanking him for his support of a congressional Community Project Funding request for SDHC's proposed University Avenue Densification Pilot Project to increase density at an SDHC-owned affordable housing property.
- SDHC Interim President & CEO Jeff Davis sent letters to U.S. Senator Alex Padilla and U.S. Representative Scott Peters, thanking them for their support of Congressionally Directed Spending for SDHC's proposed Homeless Shelter Expansion Capital Improvements project to potentially convert unused SDHC office space into a shelter for transition-age youth experiencing homelessness.
- SDHC staff participated in an introductory meeting with U.S. Representative Peters' new staff member focused on housing and homelessness.

STATE

- SDHC Executive Vice President of Business Administration Suket Dayal, SDHC Director of Policy Jenny van der Heyde, and legislative consultant Lighthouse Public Affairs met with State Senator Nancy Skinner and her staff.
- On behalf of SDHC, legislative consultant Lighthouse Public Affairs met with the offices of several California Senate and Assembly Members, including Assembly Majority Leader Eloise Gómez Reyes and Assemblymember David Alvarez.
- On behalf of SDHC, legislative consultant Lighthouse Public Affairs provided comment on the following proposed legislation: SB 684 (Caballero), SB 440 (Skinner), AB 1287 (Alvarez), AB 1053 (Gabriel), SB 653 (Reyes), and SB 4 (Wiener).
- SDHC Interim President & CEO Jeff Davis sent letters to State Senate President pro Tempore Toni Atkins and Assemblymember Brian Maienschein, thanking them for their support in securing State budget allocations for the University Avenue Densification Pilot project and Multidisciplinary Outreach Team, respectively.

AUGUST 2023

FEDERAL

- SDHC Interim President & CEO Jeff Davis sent a letter to San Diego's Congressional delegation and California's U.S. senators requesting their support of any legislative efforts to make the Emergency Housing Voucher program permanent.
- SDHC Executive Vice President of Real Estate Emily Jacobs and Executive Vice President of Strategic Initiatives Lisa Jones met with U.S. Representative Scott Peters' Chief of Staff for a site visit of Hotel Churchill and SDHC office space for which SDHC is exploring capital improvements to convert the space into a shelter for transition-age youth experiencing homelessness.

STATE

- SDHC Board Chair Eugene "Mitch" Mitchell and SDHC Interim President & CEO Jeff Davis met with California State Senator Catherine Blakespear for a discussion focused on housing and homelessness in San Diego.
- SDHC submitted letters of support for the following legislation:
 - **SB 326** (Eggman): The Behavioral Health Services Act.
 - **SB 406** (Cortese): California Environmental Quality Act - exemption, financial assistance, residential housing.
 - **AB 531** (Irwin): The Behavioral Health Infrastructure Bond Act of 2023.
 - **AB 911** (Schiavo): Unlawfully restrictive covenants - affordable housing.
 - **AB 1657** (Wicks): The Affordable Housing Bond Act of 2024.
- On behalf of SDHC, legislative consultant Lighthouse Public Affairs:
 - Met with the offices of several California Senate and Assembly Members, including State Senator Nancy Skinner and Assembly Majority Leader Eloise Gómez Reyes;
 - Communicated with the offices of Senate President pro Tempore Toni G. Atkins and Assemblymember Brian Maienschein regarding state budget allocations granted to SDHC; and
 - Advocated in support of AB 1287 (Alvarez), a bill SDHC is co-sponsoring.

SEPTEMBER 2023

STATE

- SDHC submitted letters of support to Governor Gavin Newsom for the following legislation:
 - **SB 4** (Wiener): Planning and zoning: housing development: higher education institutions and religious institutions.
 - **SB 326** (Eggman): The Behavioral Health Services Act.
 - **AB 84** (Ward): Property tax: welfare exemption: affordable housing.
 - **SB 482** (Blakespear): Multifamily Housing Program: supportive housing: capitalized operating reserves.
 - **AB 531** (Irwin): The Behavioral Health Infrastructure Bond Act of 2023.
 - **AB 911** (Schiavo): Unlawfully restrictive covenants - affordable housing.
 - **AB 1085** (Maienschein): Medi-Cal: housing support services.
 - **AB 1287** (Alvarez): Density Bonus Law: maximum allowable residential density: additional density bonus and incentives or concessions.
 - **AB 1449** (Alvarez): Affordable housing: California Environmental Quality Act: exemption.
- On behalf of SDHC, legislative consultant Lighthouse Public Affairs:
 - Met with the offices of several California Senate and Assembly Members, including Senate President pro Tempore Toni G. Atkins, Senator Brian Jones, Senator Scott Wiener, Senator Catherine Blakespear, Assemblymember Alex Lee, and Assemblymember Chris Ward;
 - Communicated with the offices of each San Diego legislative delegation, Governor Newsom's office, and the California Department of Housing and Community Development regarding SDHC-priority legislation; and
 - Advocated in support of AB 1287 (Alvarez), a bill SDHC is co-sponsoring.

OCTOBER 2023

FEDERAL

- On October 19, SDHC requested that the U.S. Department of Housing and Urban Development (HUD) approve regulatory waivers to expedite the placement of households experiencing homelessness into rental homes.

STATE

- Governor Gavin Newsom signed 11 bills that SDHC supported during the 2023 legislative session, including Assembly Bill (AB) 1287, a bill authored by Assembly member David Alvarez, which will incentivize the production of deed-restricted moderate-income housing by requiring jurisdictions to grant a density bonus when an affordable housing development maximizes the production of very low-, low- or moderate-income units.
 - **AB 84** (Ward): Property tax: welfare exemption: affordable housing.
 - **AB 531** (Irwin): The Behavioral Health Infrastructure Bond Act of 2023.
 - **AB 911** (Schiavo): Unlawfully restrictive covenants - affordable housing.
 - **AB 1287** (Alvarez): Density Bonus Law: maximum allowable residential density: additional density bonus and incentives or concessions.
 - **AB 1449** (Alvarez): Affordable housing: California Environmental Quality Act: exemption.
 - **SB 4** (Wiener): Planning and zoning: housing development: higher education institutions and religious institutions.
 - **SB 326** (Eggman): The Behavioral Health Services Act.
 - **SB 406** (Cortese): California Environmental Quality Act - exemption, financial assistance, residential housing.
 - **SB 469** (Allen): Article 34 exemption.
 - **SB 482** (Blakespear): Multifamily Housing Program: supportive housing: capitalized operating reserves.
 - **SB 684** (Caballero): Approval process for small homeownership developments.
- SDHC Vice President for Administration of Homelessness Initiatives Casey Snell and Director of Homelessness Initiatives Jonathan Herrera joined Assemblymember Brian Maienschein, Mayor Todd Gloria and City Council President Sean Elo-Rivera to announce \$750,000 in funds awarded to the City of San Diego's Multidisciplinary Outreach program, which SDHC administers. Assemblymember Maienschein secured these funds during the 2023-2024 state budget process.
- SDHC Executive Vice President of Strategic Initiatives Lisa Jones participated as a panelist during State Senator Catherine Blakespear's Ending Homelessness Summit.

NOVEMBER 2023

FEDERAL

- SDHC Senior Vice President of Policy & Land Use Molly Weber participated in meetings with U.S. Representative Sara Jacobs' and U.S. Representative Scott Peters' offices to discuss housing and homelessness issues.

STATE

- Throughout November, SDHC staff and legislative consultant Lighthouse Public Affairs met with the offices of California Senate and Assembly Members from San Diego's delegation, including Senate President pro Tempore Toni Atkins, Senator Catherine Blakespear, Senator Steve Padilla, Assemblymember David Alvarez, Assemblymember Brian Maienschein, and Assemblymember Chris Ward.

DECEMBER 2023

FEDERAL

- The Housing Authority of the City of San Diego voted to approve the San Diego Housing Commission's (SDHC) 2024 Advocacy and Legislative Engagement Guide, which includes both federal and state activities to support and further SDHC's strategic goals.

STATE

- SDHC President & CEO Lisa Jones and SDHC Senior Vice President of Policy and Land Use Molly Weber met with California State Assemblymember Tasha Boerner to provide a tour of the Homelessness Response Center and unused SDHC office space that is being considered as a potential site for a homelessness shelter for transition-age youth.
- SDHC co-sponsored and submitted a letter in support of Assembly Bill (AB) 1635 (Ward), legislation that would require redevelopment of the Department of Motor Vehicles site in Hillcrest to include affordable housing, market-rate housing, as well as other public and private use facilities.

JANUARY 2024

FEDERAL

- SDHC President & CEO Lisa Jones joined U.S. Senator Laphonza Butler at San Diego's Monarch School for a roundtable discussion regarding youth mental health.
- SDHC Executive Vice President of Rental Assistance and Workforce Development Azucena Valladolid and Senior Vice President of Policy & Land Use Molly Weber participated in a meeting with U.S. Representative Scott Peters' office to discuss efforts to extend the Emergency Housing Voucher program.
- SDHC joined other California stakeholders in a letter urging the California Congressional delegation to support including full funding for the Housing Choice Voucher program and other critically important affordable housing and homelessness programs in the final federal budget.
- SDHC Senior Vice President of Policy & Land Use Molly Weber met with U.S. Senator Laphonza Butler's office to discuss local programs, including the Housing Instability Prevention Program and the preservation of affordable housing.

STATE

- SDHC Executive Vice President of Rental Assistance and Workforce Development Azucena Valladolid met with Assemblymember David Alvarez's office to discuss proposed affordable housing-related legislation.
- SDHC Senior Vice President of Policy & Land Use Molly Weber travelled to Sacramento to participate in affordable housing discussions and met with the California State Assembly Committee on Housing and Community Development's Chief Consultant Lisa Engel.
- SDHC Vice President of Single-Family Housing Finance Sujata Raman provided comment at the California Debt Limit Allocation Committee in support of funding for Mortgage Credit Certificates. SDHC also submitted a letter of support for increased allocations in future years.
- SDHC co-sponsored Assembly Bill (AB) 1635 from Chair Chris Ward, including providing support comments during the Assembly Committee on Housing and Community Development's hearing, as well as a letter of support.
- SDHC joined other California stakeholders in a statement supporting funding for critically important statewide affordable housing and homelessness programs in the final state budget.

JANUARY 2024 (CONT.)

LOCAL

- SDHC staff and HR&A Advisors presented an informational workshop to the SDHC Board of Commissioners about SDHC's study of eviction trends in the City of San Diego, "Analysis of Residential Evictions in the City of San Diego."

FEBRUARY 2024

STATE

- Together with San Diego City Council President Sean Elo-Rivera, SDHC President & CEO Lisa Jones and Senior Vice President of Policy & Land Use Molly Weber travelled to Sacramento to participate in affordable housing discussions and meet with the offices of California State Senate and Assembly Members, including Assemblymember David Alvarez, Assemblymember Juan Carrillo, Assemblymember Brian Maienschein, Assemblymember Chris Ward, Senator Catherine Blakespear, Senator Anna Caballero, Senator Brian Jones, and Senate President pro Tempore Emeritus Toni Atkins.
- SDHC joined other California stakeholders in a statement supporting funding for critically important statewide affordable housing and homelessness programs in the final state budget.
- SDHC hosted a State Budget coordination roundtable held by Assembly Housing Committee Chair Chris Ward, which included discussions of how the State budget impacts local affordable housing production.
- In response to recent floods resulting from severe and widespread thunderstorms in late January, SDHC worked closely with members of San Diego's State Senate and Assembly delegation to coordinate local disaster relief efforts, including proposing State funding.
- SDHC Executive Vice President of Rental Assistance & Workforce Development Azucena Valladolid and Senior Vice President of Policy & Land Use Molly Weber met with Assemblymember David Alvarez's office to discuss proposed affordable housing-related legislation.

LOCAL

- SDHC staff and HR&A Advisors presented an informational workshop to the San Diego City Council's Land Use and Housing Committee about SDHC's study of eviction trends in the City of San Diego, "Analysis of Residential Evictions in the City of San Diego."

MARCH 2024

FEDERAL

- SDHC provided a letter in support of U.S. Senator Alex Padilla's proposed legislation, the Housing for All Act, which would provide essential resources for addressing the homelessness and affordable housing crises in the City of San Diego and nationwide.
- SDHC submitted a Congressionally Directed Spending application to U.S. Senator Laphonza Butler and a Community Project Funding application to U.S. Representative Scott Peters.

STATE

- SDHC joined the California Home Building Alliance (HBA) in supporting Assembly Bill (AB) 2140 from Assemblymember Juan Carrillo, AB 3057 from Assemblymember Lori Wilson, and Senate Bills (SB) 1077 and 1092 from Senator Catherine Blakespear.
- SDHC legislative consultant Lighthouse Public Affairs met with the offices of several California Senate and Assembly Members, including Senator Catherine Blakespear, Senator Anna Caballero, new Senate Housing Committee Chair Senator Nancy Skinner, Senator Toni Atkins, Assemblymember Alex Lee, Chair of Assembly Local Government Committee Assemblymember Juan Carrillo, Chair of Assembly Housing Committee Assemblymember Chris Ward, Chair of Assembly Appropriations Assemblymember Buffy Wicks, and Assemblymember David Alvarez. Lighthouse also met with the committee consultants in Assembly Housing and Community Development Committee, Assembly Local Government Committee, and Senate Local Government Committee.
- Lighthouse Public Affairs provided comment on SDHC's behalf during the Senate Budget Subcommittee 4 hearing on March 14.

APRIL 2024

FEDERAL

- SDHC President & CEO Lisa Jones and Senior Vice President of Policy & Land Use Molly Weber met with officials from the U. S. Department of Housing and Urban Development in Washington, D.C., to discuss the Housing Instability Prevention Program and importance of investment in prevention efforts, as well as the need for Congressional action to make Emergency Housing Vouchers permanent.
- SDHC staff spoke with the offices of U.S. Senator Laphonza Butler and U.S. Representative Scott Peters to discuss Fiscal Year (FY) 2025 federal budget appropriations.
- SDHC President & CEO Lisa Jones joined San Diego Mayor Todd Gloria, City Council President Sean Elo-Rivera, and others in thanking U.S. Representative Scott Peters for securing \$1.5 million to support converting SDHC's underutilized office space into an LGBTQ+ affirming homelessness shelter for transition-age youth.

STATE

- SDHC Senior Vice President of Property Management and Asset Management Beto Juarez spoke in support of Chair Cottie Petrie-Norris' Assembly Bill (AB) 2672 during the Assembly Utilities and Energy Committee hearing. SDHC also submitted letters in support of the proposed legislation.
- SDHC joined the California Home Building Alliance in supporting Senate Bills (SB) 1077 and 1092 from Senator Catherine Blakespear as they were heard before the Senate Committee on Appropriations.
- SDHC worked together with author Assemblymember David Alvarez and bill co-sponsors to introduce amendments to AB 2430.

MAY 2024

FEDERAL

- SDHC joined a coalition of organizations to endorse the Housing ACCESS Act (S. 2932 and H.R. 7647), which aims to align federal housing and healthcare resources to streamline the creation of supportive housing.

STATE

- SDHC joined the California Home Building Alliance (HBA) in supporting AB 3057 from Assemblymember Lori Wilson and Senate Bill (SB) 1077 from Senator Catherine Blakespear.
- SDHC joined a coalition of organizations in response to Governor Newsom's May Revise to the State budget, supporting the continued funding of the Low-Income Housing Tax Credit and request the reinstatement of funding for the Homeless Housing, Assistance, and Prevention Program (HHAP), Multifamily Housing Program (MHP), and other critical homelessness and affordable housing programs.
- SDHC legislative consultant Lighthouse Public Affairs met with the offices of Assemblymember David Alvarez, Assemblymember Eloise Reyes, and Assemblymember Chris Ward.
- Lighthouse Public Affairs provided comment on SDHC's behalf during the Senate and Assembly Budget Committee hearings.

JUNE 2024

FEDERAL

- SDHC provided a letter in support of U.S. Representative Suzanne Bonamici's proposed legislation, the Project Turnkey Act (H.R. 8297), which would provide flexible federal housing funding to quickly expand shelter capacity and affordable housing and provide direct support to individuals experiencing homelessness or at risk of homelessness.
- SDHC submitted comments regarding the U.S. Department of Housing and Urban Development's (HUD) Notice on Docket No. FR-6362-P-01, Reducing Barriers to HUD-Assisted Housing. SDHC agrees with many of the proposed rules and provided feedback for HUD's consideration.
- U.S. Senator Laphonza Butler's office shared that the Fiscal Year (FY) 2025 Congressionally Directed Spending request for the Housing Instability Prevention Program (HIPP) was submitted to the U.S. Senate Appropriations Committee for consideration.

STATE

- SDHC joined a coalition of organizations in response to the California Legislature's budget proposal to restore affordable housing and homelessness funding, including the Homeless Housing, Assistance, and Prevention Program (HHAP), Multifamily Housing Program (MHP), and other critical homelessness and affordable housing programs in the FY 2025 budget.
- SDHC legislative consultant Lighthouse Public Affairs provided comment on SDHC's behalf during the Senate and Assembly Budget Committee hearings and the following policy committee hearings: Assembly Natural Resources, Assembly Local Government, Assembly Housing, Senate Housing, Senate Human Services, Senate Housing, Senate Environmental Quality, Senate Health, Senate Natural Resources, Senate Local Government, Senate Government Organizations and Senate Energy.
- SDHC legislative consultant Lighthouse Public Affairs met with the legislative offices to request amendments to pending legislation which included Assemblymember Jesse Gabriel, Assemblymember David Alvarez, Assemblymember Eloise Reyes, Assemblymember Chris Ward and policy committee consultants for Senate Local Government and Housing.

2024 SAN DIEGO AREA MEDIAN INCOME

U.S. Department of Housing and Urban Development
2024 San Diego Median Income:
\$119,500
* Income Limits 80% and Below are Based on HUD Formula Income
 Limits Adjusted for High Housing Cost Area

Family Size	Extremely Low Income		Very Low Income	
	30% Income	35% Income	40% Income	50% Income
ONE	\$31,850	\$37,150	\$42,450	\$53,050
TWO	\$36,400	\$42,450	\$48,500	\$60,600
THREE	\$40,950	\$47,750	\$54,550	\$68,200
FOUR	\$45,450	\$53,050	\$60,600	\$75,750
FIVE	\$49,100	\$57,300	\$65,450	\$81,850
SIX	\$52,750	\$61,550	\$70,300	\$87,900
SEVEN	\$56,400	\$65,800	\$75,150	\$93,950
EIGHT	\$60,000	\$70,050	\$80,000	\$100,000

Family Size	Low Income			
	60% Income	65% Income	70% Income	80% Income
ONE	\$63,660	\$68,950	\$74,250	\$84,900
TWO	\$72,720	\$78,800	\$84,850	\$97,000
THREE	\$81,840	\$88,650	\$95,450	\$109,150
FOUR	\$90,900	\$98,500	\$106,050	\$121,250
FIVE	\$98,220	\$106,400	\$114,550	\$130,950
SIX	\$105,480	\$114,250	\$123,000	\$140,650
SEVEN	\$112,740	\$122,150	\$131,500	\$150,350
EIGHT	\$120,000	\$130,000	\$140,000	\$160,050

Family Size	Moderate Income			
	90% Income	100% Income	110% Income	120% Income
ONE	\$75,300	\$83,650	\$92,000	\$100,400
TWO	\$86,050	\$95,600	\$105,150	\$114,700
THREE	\$96,800	\$107,550	\$118,300	\$129,050
FOUR	\$107,550	\$119,500	\$131,450	\$143,400
FIVE	\$116,150	\$129,050	\$141,950	\$154,850
SIX	\$124,750	\$138,600	\$152,500	\$166,350
SEVEN	\$133,350	\$148,200	\$163,000	\$177,800
EIGHT	\$141,950	\$157,750	\$173,500	\$189,300



SAN DIEGO
HOUSING
COMMISSION

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