



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: September 4, 2025

REPORT NO: HCR25-057

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of September 12, 2025

SUBJECT: City of San Diego Affordable Housing Fund Fiscal Year 2025 Annual Report

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

The City of San Diego Affordable Housing Fund Fiscal Year (FY) 2025 Annual Report (Attachment 1) covers the period of July 1, 2024, through June 30, 2025, 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; and
- 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 Core Value "Believe in transparency and being good financial stewards" in SDHC's Strategic Plan for Fiscal Year (FY) 2022-2024. SDHC is in the process of developing a new Strategic Plan.

Respectfully submitted,

Suket Dayal
Executive Vice President of Business Administration &
Chief Financial Officer
San Diego Housing Commission

Approved by,

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachments: 1) City of San Diego Affordable Housing Fund FY 2025 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.



SAN DIEGO
HOUSING
COMMISSION

City of San Diego
Affordable Housing Fund
Fiscal Year 2025 Annual Report
July 1, 2024 – June 30, 2025



Paul Downey Senior Residence
5255 Mt. Etna Drive – City Council District 2
78 Affordable Housing Units for Seniors
\$2.15 Million Affordable Housing Fund
Development Loan Approval: June 10, 2022
Grand Opening: January 30, 2025

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
INTRODUCTION	6
Income Levels of Assisted Households	6
HOUSING TRUST FUND (HTF)	7
Purpose and Use	7
HTF Revenues	7
Fund Allocation	8
HTF Loan Portfolio Status	10
INCLUSIONARY HOUSING FUND (IHF)	11
Purpose and Use	11
Revenues	11
Fund Allocation	12
IHF Loan Portfolio Status	13
AFFORDABLE HOUSING FUND PERFORMANCE	14
Rental Housing Finance	14
Homelessness Housing Innovations	15
Capacity Building	20
EXHIBITS	21
Exhibit 1 - Housing Trust Fund FY 2025 Ordinance Test	22
Exhibit 2 - Affordable Housing Fund FY 2025 Detail of Funded Projects	23
Exhibit 3 - Affordable Housing Fund FY 2025 Summary of Funding & Leverage	24
Exhibit 4 - San Diego IHF Affordable Housing Fee Collections	25
Exhibit 5 - FY 2025 Rental Housing Production Current Year Activities	26
Exhibit 6 - Inclusionary Reporting	27
Exhibit 7 - San Diego Housing Income and Rent Calculations	28



CITY OF SAN DIEGO AFFORDABLE HOUSING FUND

Fiscal Year 2025 Annual Report

EXECUTIVE SUMMARY

In Fiscal Year (FY) 2025 (July 1, 2024 – June 30, 2025), 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 2025, two San Diego Housing Commission (SDHC) collaborative affordable rental housing developments with a total of 184 affordable rental housing units closed financing. The FY 2025 goal was to close financing on 169 units. The majority of the units supported with AHF funding will be designated for individuals and families with low income, including those experiencing homelessness.

The City Council authorized a waiver (Ordinance O-21861) to fund five emergency shelter programs using AHF in FY 2025. The programs served 2,563 individuals and provided a combined total of 273,550 bed nights. AHF also funded three transitional housing programs during FY 2025 to support 162 beds for individuals and families experiencing homelessness. In FY 2025, these programs provided temporary housing to 304 people from 170 households.

With AHF funds, SDHC's Moving Home Rapid Rehousing program, which is part of SDHC's homelessness initiatives, HOUSING FIRST – SAN DIEGO, served six households consisting of 12 people. All of these households were permanently housed using a supportive services model to help achieve housing stability. Supportive services include skill building around budgeting, being a good tenant and increasing income and benefits. Overall, through a combination of AHF and federal, state and local funding, SDHC's Rapid Rehousing efforts served a total of 121 households.



HOUSING FIRST – SAN DIEGO’s Homelessness Prevention and Diversion program served 368 households, consisting of 791 people.

SDHC’s Landlord Engagement and Assistance Program (LEAP), also part of HOUSING FIRST – SAN DIEGO, served 1,216 households. The households assisted through LEAP can also include households in HOUSING FIRST – SAN DIEGO’s Moving Home Rapid Rehousing program, Prevention and Diversion, and Shallow Subsidy programs.

The Shallow Subsidy program serves as an innovative resource to expedite housing and increase opportunities and services for individuals and families experiencing homelessness, who were in a City-funded shelter, safe sleeping or safe parking program and on a fixed income. The Shallow Subsidy program served 24 households, consisting of 27 people, during FY 2025.

The FY 2025 AHF Annual Plan allocated funding for capacity building within the Homelessness Housing Innovations 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. Total new commitments in FY 2025 were \$16,250 while \$663,000 was disbursed on ADU loans and \$33,000 was disbursed for technical assistance committed in prior years. In FY 2025, one ADU completed construction, and nine others are in plans/permits/construction phases.

AHF funds allocated for the administration of AHF’s programs totaled \$1,945,151. This represents 10 percent of the total funding, 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 2025, each AHF dollar leveraged approximately \$9 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.



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 2025, the AMI for a family of four increased from \$119,500 to \$130,800. 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 2025, total AHF commitments and expenditures of \$18,083,759 leveraged more than \$155 million, 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.

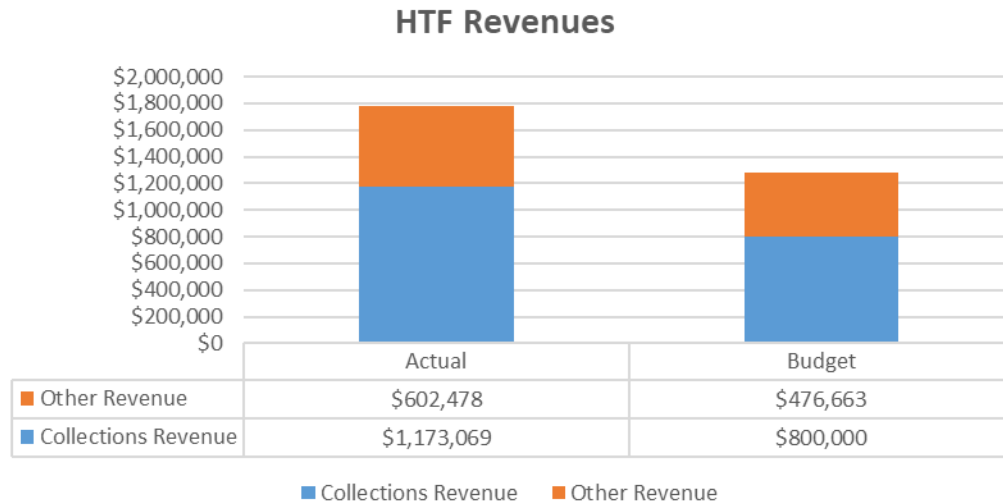
The HTF Ordinance requires that funds be allocated as follows:

- 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).

For FY 2025, the San Diego City Council approved a waiver (Ordinance O-21861) to these requirements to allow HTF funds to be used for the operation of the City of San Diego Shelter Programs Model Program.

HTF Revenues

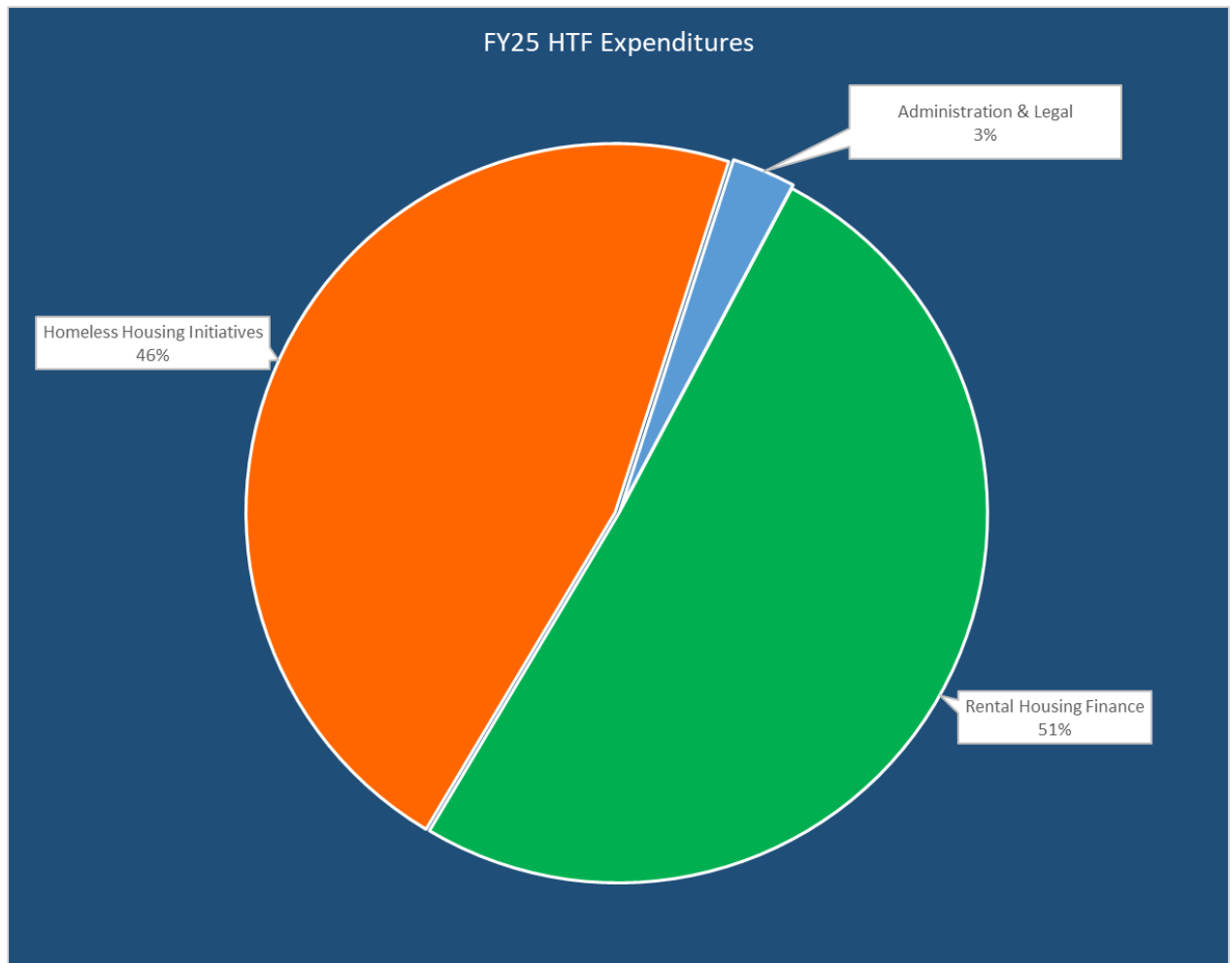
In FY 2025, HTF revenues, inclusive of fee collections and program income (other revenue), totaled \$1,775,547. This was approximately 39 percent higher than the \$1,276,663 that was budgeted. Budgeted revenues are a conservative estimate based on past collections. Revenues collected in excess of the budgeted figures are reallocated toward approved Model Programs in the AHF Annual Plan the following year.



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 2025 expenditures of HTF funds.



In FY 2025, \$5,612,118 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 \$156,652 toward AHF administration expenses, which totaled \$1,945,151. 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 \$30,256 for staff time assessing Housing Impact Fees.

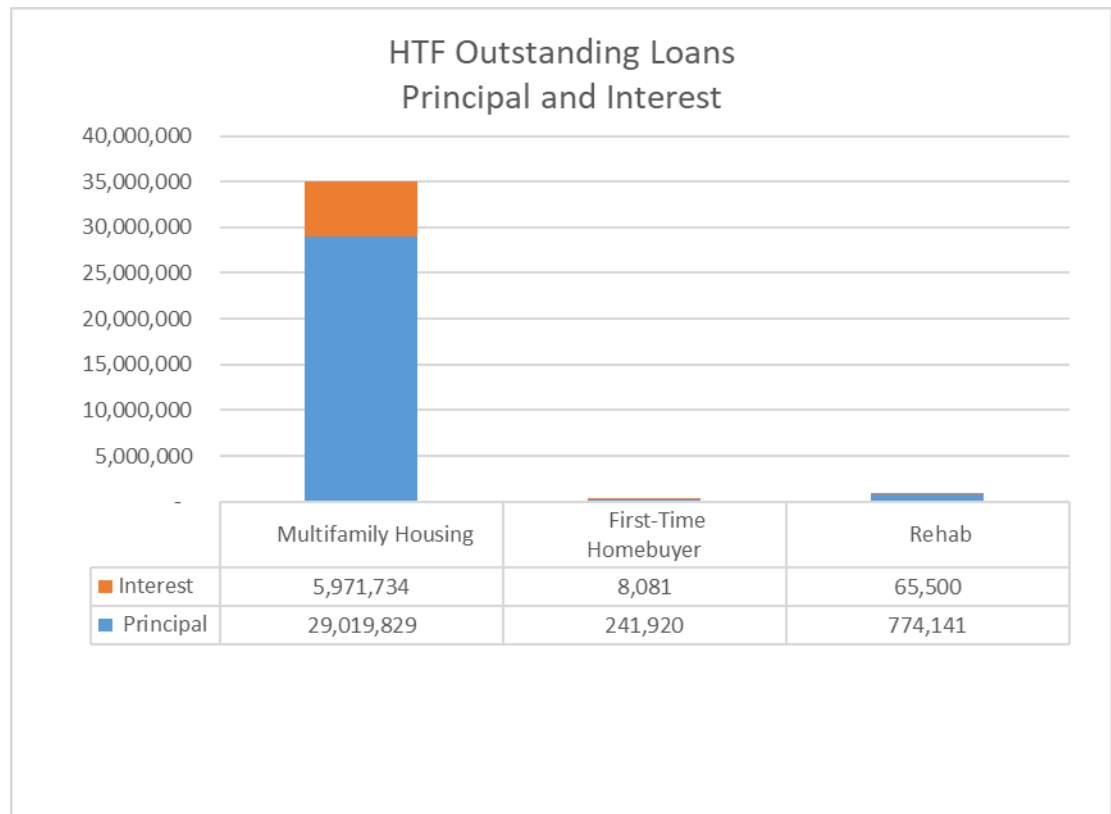
Uncommitted program funds will be utilized for future HTF activities in the Model Programs as approved by the City Council.

Exhibit 2, “Affordable Housing Fund FY 2025 Detail of Funded Projects” provides project details for each funding award made in FY 2025.



HTF Loan Portfolio Status

As of June 30, 2025, all previously funded HTF loans were in good standing. The following chart shows the outstanding loan principal and interest amounts:





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, inclusive of fee collections and program income (other revenue), totaled \$17,757,333. This is approximately 255 percent higher than budgeted revenues of \$5,005,017. 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 has been 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.

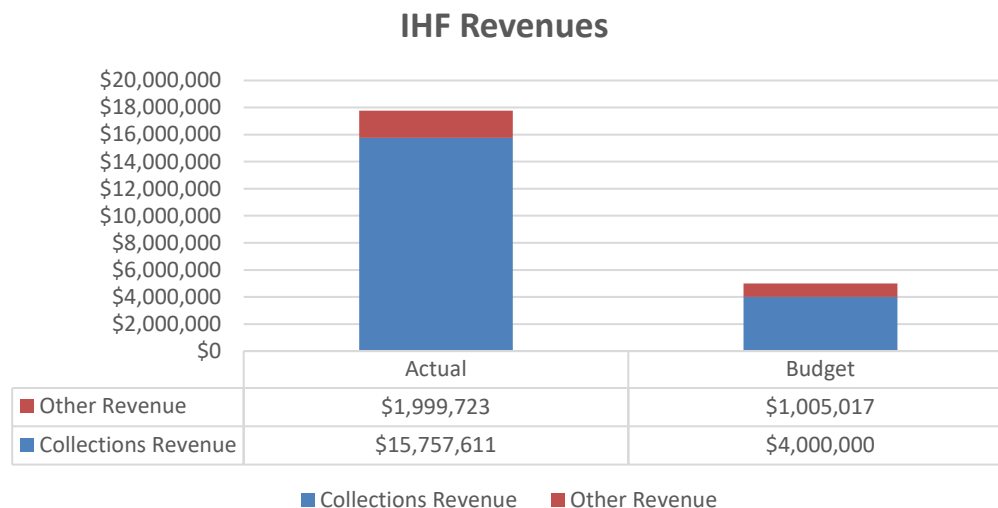
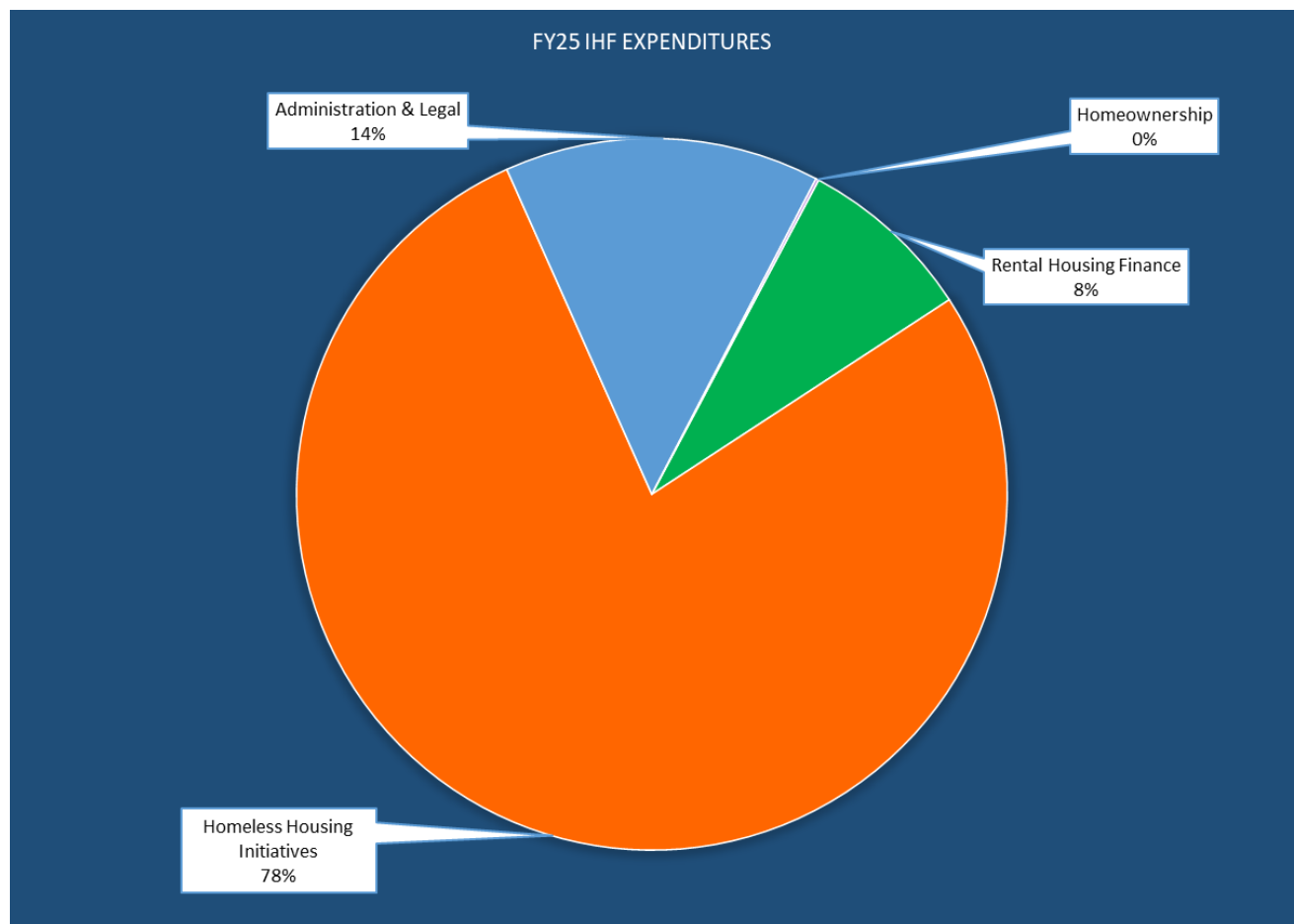


Exhibit 4 shows the net IHF Fees collected and committed in each Community Plan Area (CPA). The Inclusionary Housing Ordinance prioritizes spending IHF revenues in the CPA of origin. Funds may be invested citywide when there is no match between the area of collection and investment opportunities.



Fund Allocation

The following chart summarizes FY 2025 expenditures of IHF funds.



* Homeownership/Accessory Dwelling Unit amount committed in FY2025 made up 0.1% of overall spend.

In FY 2025, \$12,471,636 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.

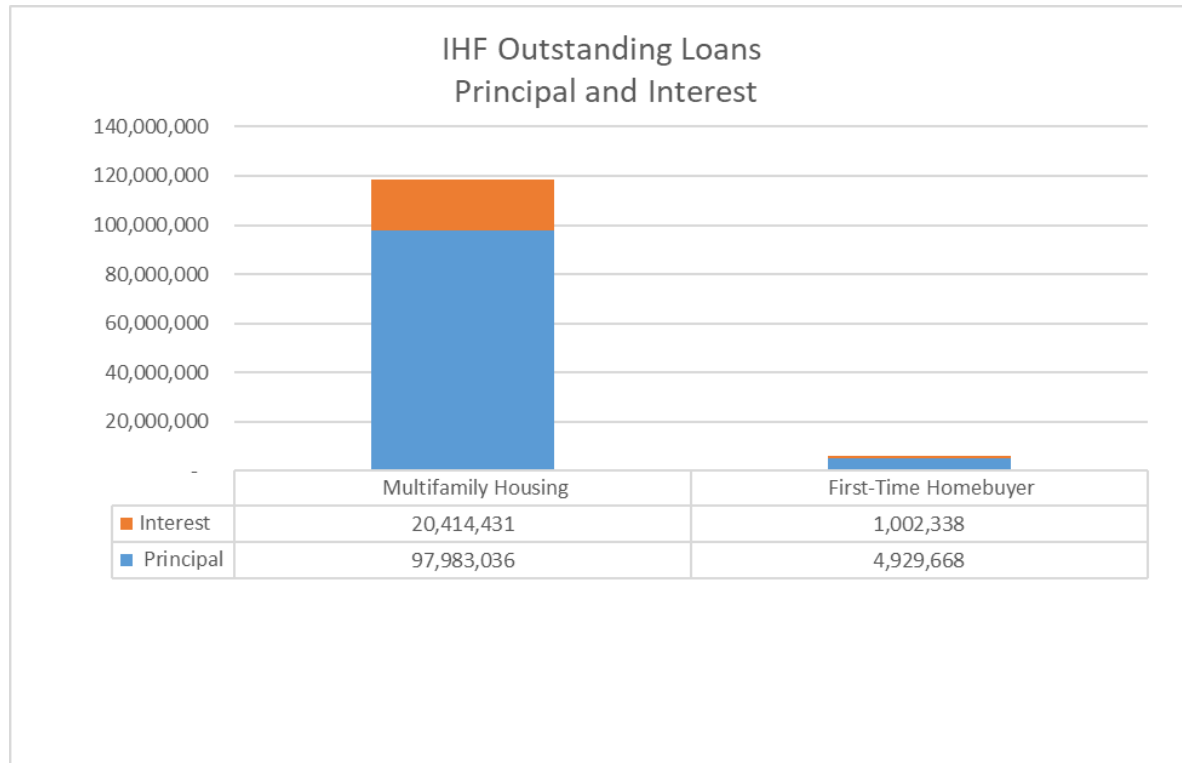
IHF funds were used to provide partial reimbursement in the amount of \$1,788,499 toward AHF administration expenses, which totaled \$1,945,151. These expenses provided partial reimbursement for costs associated with investing the funds through loans and grants, such as project solicitation/outreach, underwriting, preparation of legal documents, account setup, management, program administration and overhead expenses. An additional \$16,250 was used to support capacity building in the Homeownership Program and for Technical Assistance for the Accessory Dwelling Unit (ADU) Finance Program.

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, 2025, 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 2025, the AHF committed \$18,083,754 to affordable housing activities to assist 4,311 households.

Rental Housing Finance

Affordable Rental Housing Production

Two projects closed construction financing in FY 2025. These projects have AHF commitments totaling \$3,850,000 and will produce 184 affordable rental housing units in the City of San Diego, exceeding the AHF production goal to close construction financing on 169 affordable housing units (new closings in FY 2025) by 9%. 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
Kindred	125
Rose Creek	59
Total Units	184

During FY 2025, two AHF-financed developments were completed and began leasing. These completed developments added 178 affordable housing units.

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



Homeownership

The Homeownership Program provides deferred-payment loans of up to 25 percent of the purchase price (not to exceed \$150,000) 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 2025, 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%	25% of purchase price (not to exceed \$150,000) or appraised value; whichever is less. The minimum loan amount is \$1,000	Attached: \$603,250 Detached: \$1,030,750
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: \$603,250 Detached: \$1,030,750

Accessory Dwelling Unit (ADU) Finance Program

The ADU Finance program completed construction of one ADU and continues to monitor and support nine ADU projects that were approved in FY 2024. This will aid in accomplishing the goal of creating more affordable housing in the City of San Diego. The program disbursed \$663,000 in FY 2025, with the remaining funds to be disbursed in FY 2026 when construction is expected to be completed.

Homelessness Housing Innovations

Emergency Shelters

Three social service agencies provided emergency shelter operations and supportive services at five emergency shelter locations in the city of San Diego. The programs served 2,343 households, consisting of 2,563 individuals (single adults, seniors, women, and families). The AHF-funded emergency shelter programs provided a combined total of 273,550 bed nights, with 741 beds contracted and available nightly.

The programs were awarded \$7,855,000 in AHF funding and expended \$7,136,878 or 91% of the AHF allocation.



Name of Program	Number of Beds Provided (nightly bed capacity)	Population Served	Council District(effective April 8, 2024)	AHF Award Amount	AHF Expended Amount
16th & Newton (Alpha Project)	326	Single Adults Very low income (experiencing homelessness)	8	\$1,758,759	\$1,655,636
17th & Imperial (Alpha Project)	140	Single Adults Very low income (experiencing homelessness)	3	\$1,821,247	\$1,678,604
Family Shelter (Alpha Project)	105	Families Very low income (experiencing homelessness)	8	\$1,582,435	\$1,282,438
Single Adults & Seniors (Father Joe's Villages)	130	Single adult males and seniors 55 or older Extremely low income (experiencing homelessness)	2	\$2,153,355	\$2,094,469
Rachel's Promise (Catholic Charities)	40	Single adult women Very low income (experiencing homelessness)	3	\$539,204	\$425,731
Totals	741	-	-	\$7,855,000	\$7,136,878

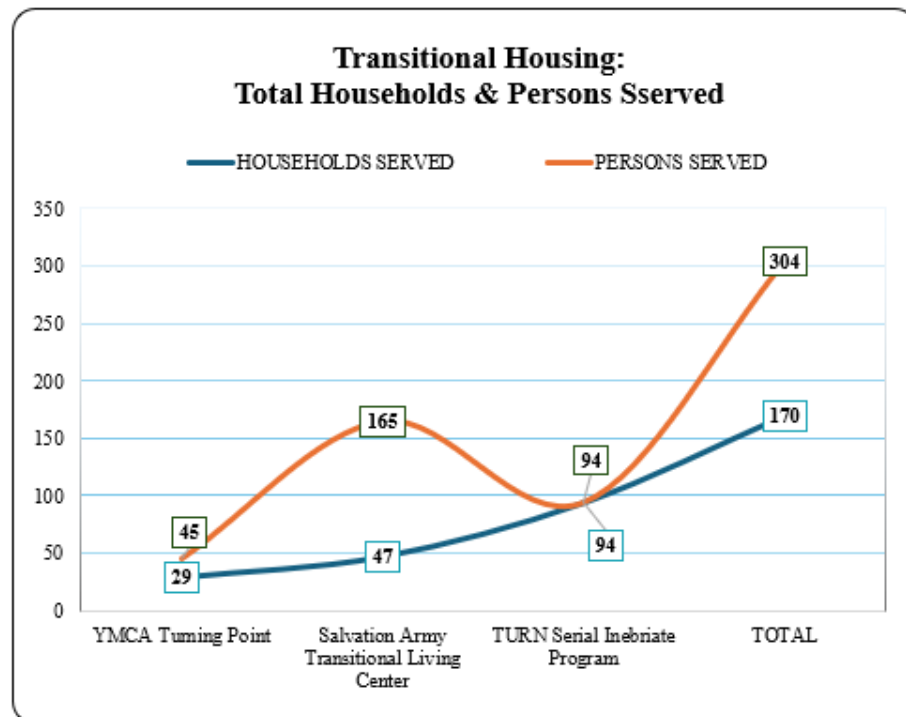


Transitional Housing

Three social services agencies provided housing and services through transitional housing programs to serve 170 extremely low-income, very low-income, and low-income households, consisting of 304 individuals. These programs used \$510,997 from the AHF.

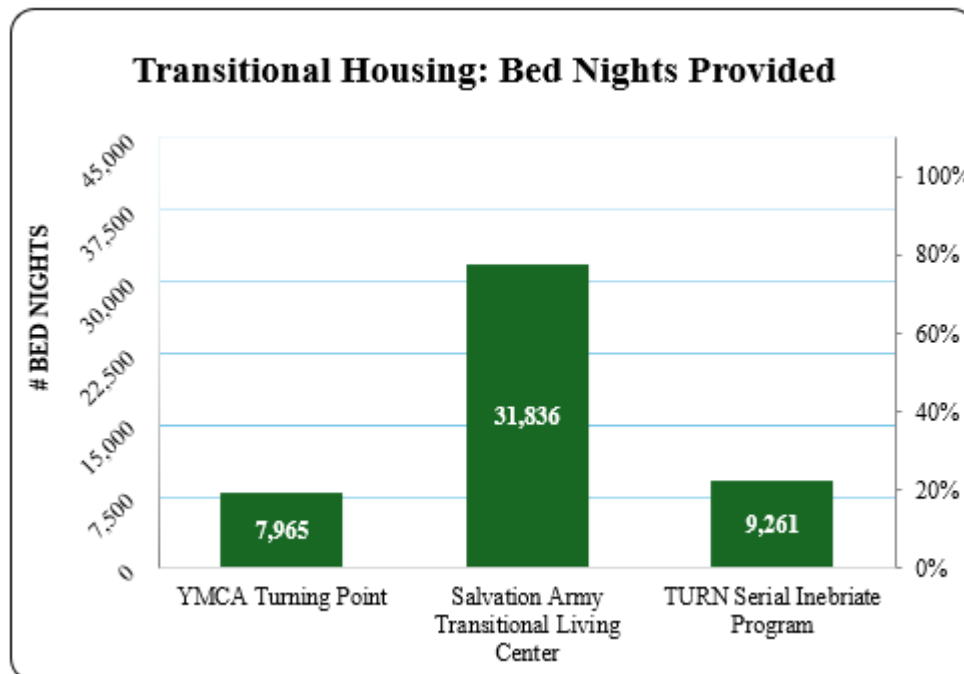
The AHF-funded transitional housing programs provided a combined total of 48,994 bed nights, utilizing 100% of the available bed nights, with 162 beds contracted and available nightly from July 1, 2024, through December 31, 2024, and 106 beds contracted and available nightly from January 1, 2025, through June 30, 2025. The number of bed nights available is based on the contracted number of bed nights.

The TURN Serial Inebriate Program operated for six months prior to transitioning to a non-AHF-funded shelter on January 1, 2025. The data provided for this program reflect program activity and AHF expenditures from July 1, 2024, through December 31, 2024.





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	25	Very low income (experiencing homelessness)	9	\$50,000	\$50,000
Salvation Army Transitional Living Center	81	Very low income (experiencing homelessness)	9	\$307,169	\$234,309
TURN Serial Inebriate Program	56	Very low income (experiencing homelessness)	7	\$145,000	\$226,688
Totals	162	-	-	\$502,169	\$510,997





HOUSING FIRST – SAN DIEGO Programs

Rapid Rehousing

With \$32,009 from AHF, SDHC was able to fund SDHC's Moving Home Rapid Rehousing program to support six households. All households were permanently housed, including six households that were housed in a prior fiscal year and continued to receive assistance in FY 2025.

In addition to the six households assisted with AHF, Moving Home served 115 households through Moving to Work (MTW), HUD Continuum of Care (CoC), and Emergency Solutions Grant (ESG) funds, for a total of 121 households served in FY 2025.

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 rehousing. 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 \$2,369,276 from the AHF, LEAP assisted 1,216 households, including households in HOUSING FIRST – SAN DIEGO's Moving Home Rapid Rehousing program, Prevention, Diversion, and Shallow Subsidy programs. This exceeded the annual goal of 798 households, by 52%. LEAP served an additional 154 households using funds through the HUD-Veterans Affairs Supportive Housing (VASH) voucher program, for a total of 1,370 households served during FY 2025.

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 \$2,042,842 of AHF funding to serve 791 individuals within 368 households, surpassing the goal to serve 215 households by 71%.

As part of the Prevention & Diversion program, Catholic Charities Diocese of San Diego was awarded \$93,330 in AHF funding to provide diversion resources to help targeted, special populations exit the emergency shelter system. The program assessed each person's individualized needs and offered reunification resources to live with family and friends, move-in deposit and first month's rent, and case management resources to help individuals navigate the system. The program served 32 individuals.

Flexible Spending/Shallow Subsidy

With \$180,351 of AHF funds, the Shallow Subsidy program served 24 households, consisting of 27 persons, exceeding its goal to serve 16 households by 50%. The Shallow Subsidy program assists 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. The Flexible Spending program was sunset for new applicants at the end of FY 2024.

Capacity Building

The FY 2025 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 2025 were \$16,250.

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, permits to construction management – at no cost to the homeowner.



EXHIBITS



Exhibit 1 - Housing Trust Fund FY 2025 Ordinance Test

EXHIBIT 1

Housing Trust Fund FY25 Ordinance Tests

Housing Program Funds (below):	\$	5,455,466
Admin/Legal:		126,396
Other Expenses (City Staff Time)		30,256
Total HTF:	\$	5,612,118

Program	Project	Income Level/Percentage of Area Median Income		
		Very Low	Low	Med.-Mod.
		0-50% AMI	51-80% AMI	81-100% AMI
Rental Housing Production				
	Kindred	\$ 2,211,600	\$ 638,400	\$ -
Transitional Housing				
	Transitional Living Center (The Salvation Army)	\$ 234,309	\$ -	\$ -
	Serial Inebriate Program (MHS)	\$ 224,276	\$ 2,412	\$ -
	Turning Point (YMCA)	\$ 50,000	\$ -	\$ -
Emergency Shelter				
	Bridge Shelter Golden Hall	\$ 2,094,469	\$ -	\$ -
TOTAL HOUSING PROGRAM FUNDS		\$ 4,814,655	\$ 640,812	\$ -

Ordinance Tests	
Required Percent	Actual Percent
Transitional Housing - 10%	9%
Very Low Income - 60% minimum	88%
Low Income - 20% Maximum	12%
Med/Mod Inc. Homebuyers - 10% Maximum	0%

* One additional development closed financing in FY 2025 with resources from the Inclusionary Housing Fund, Rose Creek Village, is not shown on this table because they did not receive resources from the Housing Trust Fund



Exhibit 2 - Affordable Housing Fund FY 2025 Detail of Funded Projects

Exhibit 2

AFFORDABLE HOUSING FUND FY2025 DETAIL OF COMMITMENTS

Activity/Sponsor	Project	Community Area	Amount Committed / Expended	Units/Beds Assisted	Council District	Income Level
Rental Housing Production						
Kindred Cortez Hill LP	Kindred	Downtown	\$ 2,850,000	125	3	63 ELI / 34 VLI / 28 LI
Rose Creek Village LP	Rose Creek Village	Pacific Beach	\$ 1,000,000	59	1	47 ELI / 12 LI
TOTAL			\$ 3,850,000	184		110 ELI / 34 VLI / 40 LI
Emergency Shelter						
Alpha Project	16th & Newton	Downtown	\$ 1,655,636	1,052	8	1,029 ELI / 21 VLI / 2 MI
Alpha Project	17th & Imperial	Downtown	\$ 1,678,604	567	3	563 ELI / 4 VLI
Alpha Project	Non-Congregate Hotel Shelter (Family Shelter)	Barrio Logan	\$ 1,282,438	102	8	98 ELI / 3 VLI / 1 LI
Catholic Charities	Rachel's Promise	Downtown	\$ 425,731	227	3	224 ELI / 2 VLI / 1 MI
Father Joes (SVDP)	Adults/Seniors Shelter	Midway-Pacific Highway	\$ 2,094,469	395	2	394 ELI / 1 VLI
TOTAL			\$ 7,136,878	2,343		2,308 ELI / 31 VLI / 1 LI / 3 MI
Transitional and Interim Housing						
The Salvation Army	Transitional Living Center	Kearny Mesa	\$ 234,309	47	7	46 ELI / 1 VLI
TURN dba Mental Health Systems	Serial Inebriate Program	City Heights	\$ 226,688	94	9	92 ELI / 1 VLI / 1 LI
YMCA	Turning Point	City Heights	\$ 50,000	29	9	29 ELI
TOTAL			\$ 510,997	170		167 ELI / 2 VLI / 1 LI
Housing First San Diego						
San Diego Housing Commission	Moving Home / Rapid Rehousing	Citywide	\$ 32,009	6	Citywide	6 ELI
San Diego Housing Commission	Landlord Engagement & Assistance	Citywide	\$ 2,369,276	1,216	Citywide	1,003 ELI / 164 VLI / 49 LI
San Diego Housing Commission	Prevention & Diversion	Citywide	\$ 2,042,842	368	Citywide	122 ELI / 186 VLI / 60 LI
San Diego Housing Commission	Flexible Spending/Shelter Subsidy	Citywide	\$ 180,351	24	Citywide	21 ELI / 3 VLI
TOTAL			\$ 4,624,478	1,614		1,152 ELI / 353 VLI / 109 LI
TOTAL			\$ 16,122,354			

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 2025 Summary of Funding & Leverage

EXHIBIT 3

AFFORDABLE HOUSING FUND FY2025 SUMMARY OF COMMITMENTS & LEVERAGE

Activity	Amount Committed	Assisted Units/Households	Leverage			
			Private	Local-Other	State	Federal
Rental Housing Production	\$ 3,850,000	184	\$ 26,113,440	\$ 38,407,888	\$ 6,465,569	\$ 63,751,622
Emergency Shelter	\$ 7,136,878	2,343	\$ 1,085,677	\$ 6,900,791	\$ 8,182,318	\$ 909,091
Transitional Housing	\$ 510,997	170	\$ 232,141	\$ 1,258,998	\$ 350,000	\$ 177,096
Rapid Re Housing	\$ 32,009	6	\$ -	\$ -	\$ -	\$ -
Landlord Engagement & Assistance	\$ 2,369,276	1,216	\$ -	\$ -	\$ -	\$ 859,343
Prevention & Diversion	\$ 2,042,842	368	\$ -	\$ -	\$ -	\$ 867,427
Flexible Spending/Shelter Subsidy	\$ 180,351	24	\$ -	\$ -	\$ -	\$ -
Capacity Building	\$ 16,250	-	\$ -	\$ -	\$ -	\$ -
Admin	\$ 1,945,151	-	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 18,083,754	4,311	\$ 27,431,258	\$ 46,567,677	\$ 14,997,887	\$ 66,564,579
			TOTAL LEVERAGE	\$ 155,561,401		



Exhibit 4 - San Diego IHF Affordable Housing Fee Collections

Exhibit 4 - San Diego IGH Affordable Housing Fee Collections				
CD	COMMUNITY	FY04-FY24	FY25	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	\$ 56,046,346.46	\$ 6,687,080.98	\$ 62,733,427.44
3 & 9	City Heights	\$ 41,521.50	\$ -	\$ 41,521.50
6	Clairemont Mesa	\$ 7,507,254.46	\$ 283,566.25	\$ 7,790,820.71
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	\$ 5,683,019.47	\$ 5,902,191.90	\$ 11,585,211.37
3 & 9	Kensington-Talmadge	\$ 3,053.75	\$ -	\$ 3,053.75
1	La Jolla	\$ 2,947,052.58	\$ -	\$ 2,947,052.58
6	Linda Vista	\$ 6,591,778.92	\$ 395,308.60	\$ 6,987,087.52
3 & 7	Mid-City	\$ 6,046,990.45	\$ 214,781.30	\$ 6,261,771.75
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	\$ -	\$ 1,054,238.25
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	\$ 2,809,745.92	\$ 558,321.80	\$ 3,368,067.72
2	Ocean Beach	\$ 531,251.62	\$ -	\$ 531,251.62
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	\$ 3,135,715.94	\$ 288,275.51	\$ 3,423,991.45
1	Pacific Highlands Ranch	\$ -	\$ -	\$ -
2	Peninsula	\$ 2,967,426.79	\$ 885,661.89	\$ 3,853,088.68
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	\$ 1,355,396.26	\$ 317,120.65	\$ 1,672,516.91
4 & 8	Southeastern San Diego	\$ 837,770.73	\$ 74,843.04	\$ 912,613.77
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	\$ -	\$ 2,242,419.94
3	Ballpark Village contribution to 16th & Market in Centre City	\$ 20,244,757.00	\$ -	\$ 20,244,757.00
	Interest	\$ 631,851.73	\$ 150,458.66	\$ 782,310.39
	AR-FICA	\$ 11,547.92	\$ -	\$ 11,547.92
	Total Fees, Interest & AR-FICA	\$ 191,491,513.24	\$ 15,757,610.58	\$ 207,249,123.82



Exhibit 5 - FY 2025 Rental Housing Production Current Year Activities

	<p>Project Name: Kindred Project Address: 1501 Sixth Avenue Neighborhood/Council District: Downtown/District 3 Estimated Completion Date: May 2027 Bedroom Mix: 126 total units. Affordable units: 89 one-bedroom, 19 two-bedroom, 17 three-bedroom AMI Range: 30%-60% AHF investment: \$2,850,000 Target Population: Kindred will provide 59 units as permanent supportive housing units for seniors who experienced homelessness with income up to 30% AMI and 66 units for families earning 30% to 60% of AMI. There will be one unrestricted manager's unit.</p>
	<p>Project Name: Rose Creek Project Address: 2662 Garnet Street Neighborhood/Council District: Pacific Beach/District 1 Estimated Completion Date: December 2026 Bedroom Mix: 60 total units. Affordable units: 59 studio. AMI Range: 30%-60% AHF investment: \$1,000,000 Target Population: Rose Creek will provide affordable housing units for households earning up to 30% of AMI (22 units) and up to 60% of AMI (seven units). Eighteen units will be set aside for VASH-eligible veterans experiencing homelessness with income up to 30% of AMI.</p>



Exhibit 6 - Inclusionary Reporting

INCLUSIONARY REPORTING REQUIREMENTS FY 2025

EXHIBIT 6

Inclusionary Affordable Housing Fees Paid	\$ 15,607,152
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	61,256	103	28	299
1	8,484	28	1	5
2	7,729	18	1	10
3	10,685	34	4	49
4	4,970	2	4	56
5	5,605	5	0	0
6	6,888	2	0	0
7	6,701	9	7	55
8	4,605	2	5	60
9	5,589	3	6	64



Exhibit 7 - San Diego Housing Income and Rent Calculations

U.S. Department of Housing and Urban Development				
2025 San Diego Median Income:				
\$130,800				
* 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	\$34,750	\$40,550	\$46,350	\$57,900
TWO	\$39,700	\$46,350	\$52,950	\$66,150
THREE	\$44,650	\$52,150	\$59,550	\$74,450
FOUR	\$49,600	\$57,900	\$66,150	\$82,700
FIVE	\$53,600	\$62,550	\$71,450	\$89,350
SIX	\$57,550	\$67,200	\$76,750	\$95,950
SEVEN	\$61,550	\$71,800	\$82,050	\$102,550
EIGHT	\$65,500	\$76,450	\$87,350	\$109,200

	Low Income			
Family Size	60% Income	65% Income	70% Income	80% Income
ONE	\$69,480	\$75,250	\$81,050	\$92,700
TWO	\$79,380	\$86,000	\$92,650	\$105,950
THREE	\$89,340	\$96,750	\$104,200	\$119,200
FOUR	\$99,240	\$107,500	\$115,800	\$132,400
FIVE	\$107,220	\$116,100	\$125,050	\$143,000
SIX	\$115,140	\$124,700	\$134,350	\$153,600
SEVEN	\$123,060	\$133,300	\$143,600	\$164,200
EIGHT	\$131,040	\$141,900	\$152,850	\$174,800

	Moderate Income	Moderate Income	Moderate Income	Moderate Income
Family Size	90% Income	100% Income	110% Income	120% Income
ONE	\$82,400	\$91,550	\$100,750	\$109,850
TWO	\$94,150	\$104,650	\$115,100	\$125,550
THREE	\$105,950	\$117,700	\$129,500	\$141,250
FOUR	\$117,700	\$130,800	\$143,900	\$156,950
FIVE	\$127,100	\$141,250	\$155,400	\$169,500
SIX	\$136,550	\$151,750	\$166,900	\$182,050
SEVEN	\$145,950	\$162,200	\$178,450	\$194,600
EIGHT	\$155,350	\$172,650	\$189,950	\$207,150

Effective 04/1/2025

Revised 4/16/2025