

September 18, 2025

Land Use Affordable Housing Programs Fee Update

The SDHC Land Use Department currently administers affordable housing programs for the City of San Diego: Accessory Dwelling Unit (ADU) Bonus, Complete Communities, Density Bonus, Inclusionary Housing, North City Future Urbanizing Area (NCFUA), Dwelling Unit Protections, and Coastal Overlay Zone Affordable Housing replacement. SDHC has administered affordable housing programs since 1979.

The fees collected from applicants are integral to covering the administrative costs associated with processing applications for the City's affordable housing programs. These costs include, but are not limited to, staff time devoted to processing applications; reviewing building plans; legal reviews; and signing, notarizing, and ensuring compliance with regulatory requirements.

Fee Increase Effective November 1, 2025

Beginning November 1, 2025, program fees will increase to reflect the true cost of administering the City's affordable housing programs. This update ensures SDHC can continue providing timely, high-quality service while meeting state and local requirements:

| Affordable Housing Program | Current Fee | Updated Fee In effect November 1, 2025 |
|-----------------------------------|--------------------|---|
| ADU Bonus | \$1,500 | \$2,000 |
| Land Use Fee* | \$3,000 | \$4,750 |

**Land Use Fee applies to any of the following affordable programs:*

| |
|-------------------------------------|
| Complete Communities |
| Density Bonus |
| Inclusionary |
| NCFUA |
| Dwelling Unit Protections |
| Coastal Overlay Zone Replacement |