

Economic Development Department

Affordable Housing and Homelessness: Challenges and Solutions



Affordable Housing and Homelessness: Challenges and Solutions

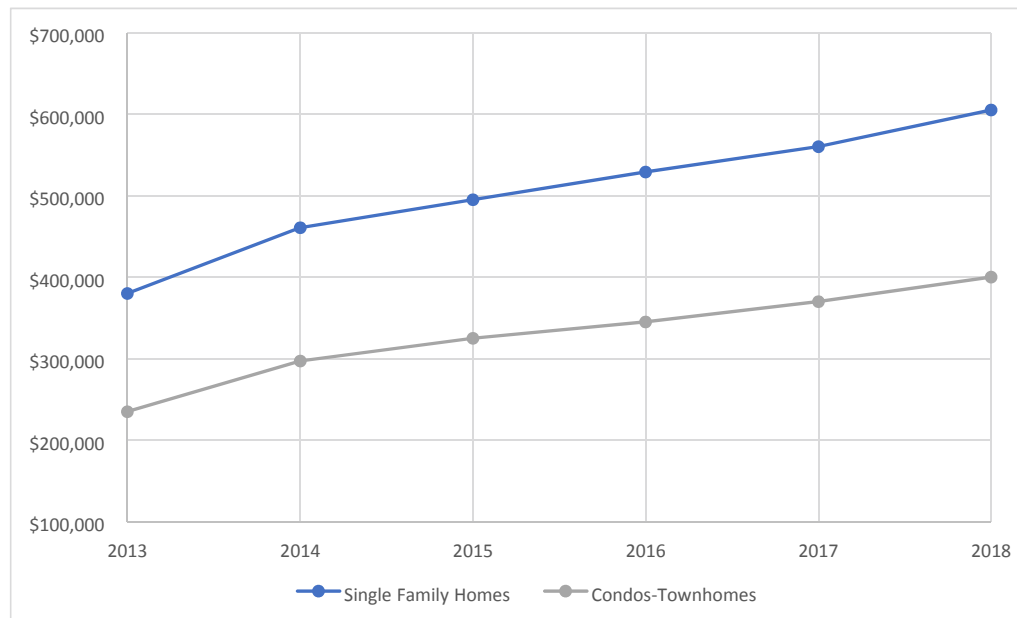
Today's Session

- Affordable Housing in San Diego (By the Numbers)
- Homelessness in San Diego
- San Diego's Investments (What we've Done)
- Solutions?



Affordable Housing and Homelessness: Challenges and Solutions

Affordable Housing (for Sale)



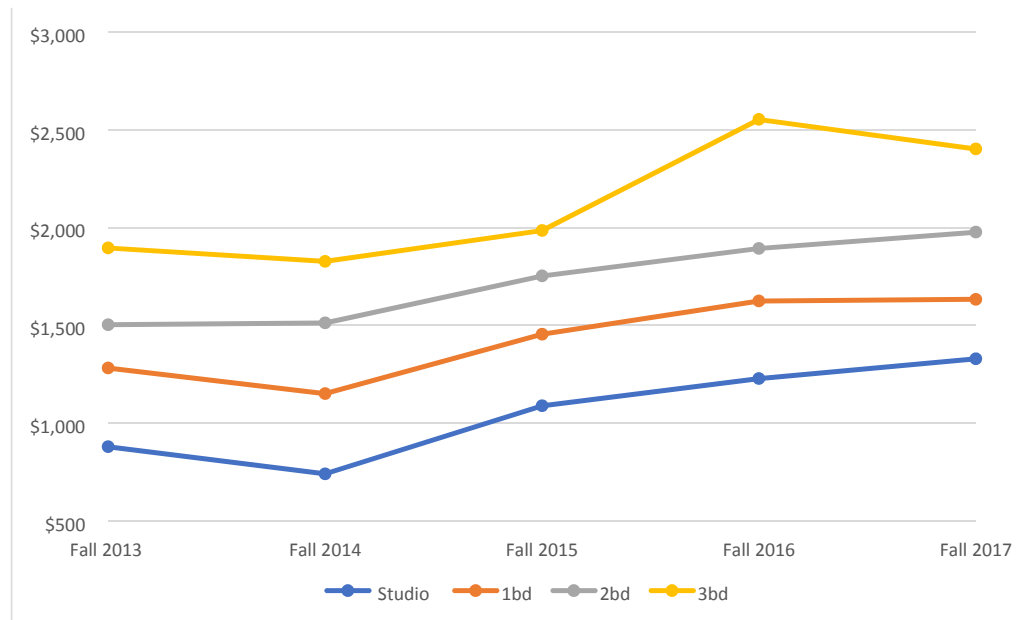
Source: Greater San Diego Association of Realtors Housing Supply Overview (2013-2018)



Affordable Housing and Homelessness: Challenges and Solutions

Affordable Housing Crises (Rental)

Figure 1.2 Citywide Average Monthly Rental Rate by Unit Type



Source: San Diego County Apartment Association, Fall Vacancy and Rental Rate Surveys (2013-2017)



Affordable Housing and Homelessness: Challenges and Solutions

Table 1.2 Existing Affordable Housing Units for the San Diego Region by Jurisdiction as of 2016

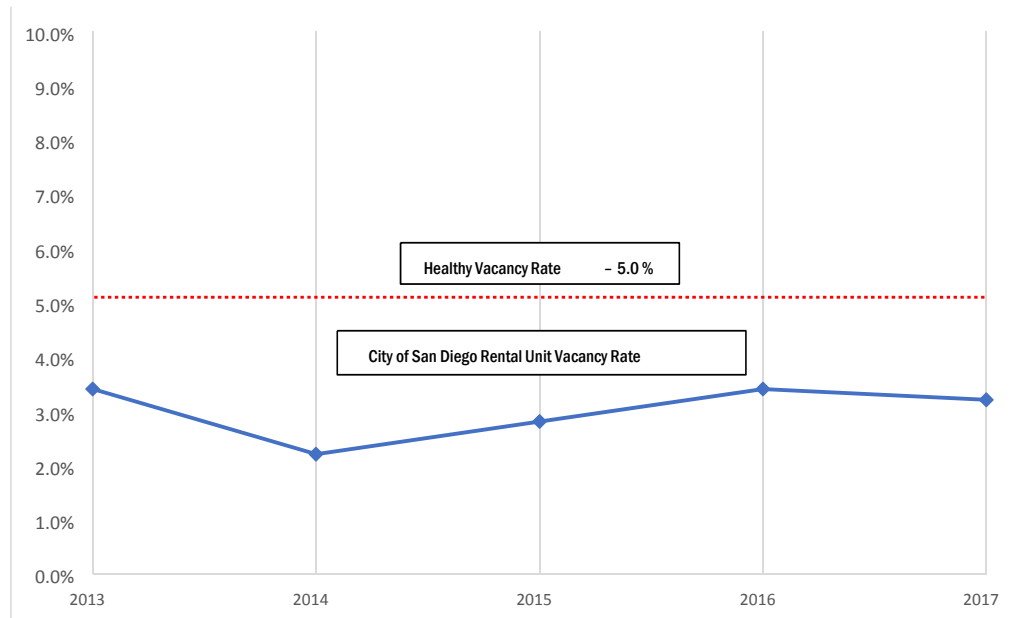
	Population	Percent Population of Region	Units	Percent Regional Contribution
Carlsbad	112,930	3%	2,239	5%
Chula Vista	265,070	8%	3,435	8%
Coronado	25,230	< 1%	189	< 1%
Del Mar	4,274	< 1%	0	< 1%
El Cajon	102,337	3%	1,286	3%
Encinitas	61,928	2%	175	< 1%
Escondido	150,760	5%	1,691	4%
Imperial Beach	27,434	< 1%	157	< 1%
La Mesa	59,982	2%	570	1%
Lemon Grove	26,611	< 1%	384	< 1%
National City	60,768	2%	2,432	5%
Oceanside	175,948	5%	1,637	4%
Poway	50,103	2%	864	2%
San Diego	1,391,676	42%	24,172	53%
San Marcos	93,295	3%	3,368	7%
Santee	56,757	2%	689	2%
Solana Beach	13,494	< 1%	69	< 1%
Vista	98,896	3%	640	1%
Unincorporated County of San Diego	511,119	16%	1,777	4%
Regional Total	3,288,612	100%	45,774	100%

Source: 2017 SANDAG Regional Housing Progress Report



Affordable Housing and Homelessness: Challenges and Solutions

Figure 1.6 City of San Diego Rental Unit Vacancy Rate





Affordable Housing and Homelessness: Challenges and Solutions

Table 2.2: Actual Housing Production (Units) of New Construction by Income (Compared to RHNA)

Year	Very Low	Low	Moderate	Above Moderate	Total
2010	258	175	29	1,239	1,701
2011	221	127	0	2,173	2,521
2012	197	287	0	3,400	3,884
2013	412	628	0	4,269	5,309
2014	229	184	4	1,991	2,408
2015	265	446	0	4,221	4,932
2016	103	253	0	7,028	7,384
2017	324	301	0	4,395	5,020
Total Units	2,009	2,401	33	28,716	33,159
RHNA Allocation	21,977	16,703	15,462	33,954	88,096
Percent of RHNA Achieved	9%	14%	0.2%	85%	38%
Total Remaining RHNA	19,968	14,302	15,429	5,238	54,937

Source: City of San Diego Building Permit Data and Housing Commission Data (2010-2017)



Affordable Housing and Homelessness: Challenges and Solutions

What have we Invested? (Single Family Programs) 2018

Affordable Homeownership

- \$4,988,375 in CDBG Funds
- \$2,496,453 in Home Funds
- \$13,768,352 in Leverage Funds
- 48 new LMI Homeowners

Affordable Preservation

- \$408,259 in CDBG Funds
- \$1,391,974 in Leveraged Funds
- 202 LMI Homeowners Impacted



Affordable Housing and Homelessness: Challenges and Solutions

What have we Invested? (Multi-Family Programs) 2018

Affordable Rental Units

- \$13,900,000 in Home
- \$147,000,000 in Leverage Funds
- 428 Affordable Units Created
- Average Cost of \$343,457 per unit



Affordable Housing and Homelessness: Challenges and Solutions

Who are the Homeless?

People who are living in:

- A place not meant for human habitation
- An emergency shelter
- A motel voucher program (paid for by government or non-profit)
- Transitional housing
- An institution, having lived there for 90 days or less and having entered from shelter or place not meant for human habitation



Affordable Housing and Homelessness: Challenges and Solutions

Chronically Homeless Definition

An individual (or family with adult head of household) who:

- Is living in place not meant for human habitation,
- emergency shelter or safe haven;
- Has been homeless for 12 months continuously
- or 4 episodes in the past three years
- Can be diagnosed with a disabling condition
- Can be exiting an institution after a stay of less than
- 90 days if met all of the above criteria upon entry



Affordable Housing and Homelessness: Challenges and Solutions

What is our Impact?

Estimated data from fiscal year ending 2018

Homeless Housing Type	Estimated Numbers Served
City of San Diego Homeless Shelters and Services Programs	10,448
Permanent Supportive Housing <ul style="list-style-type: none">• Vouchers or Subsidy-Only• Development with Vouchers	2,041 1,032
Rapid Re-Housing	350
Transitional Housing	704



Affordable Housing and Homelessness: Challenges and Solutions

What was our Investment?

Estimated data from fiscal year ending 2018

Homeless Housing Type	Estimated 2018 Investment
Homeless Servicing Facility Development <ul style="list-style-type: none">• Smart Hotel• Navigation Center	\$20,450,000
2018 Homeless Services <ul style="list-style-type: none">• Shelter Programs• Day Centers• Interim Housing• Transitional Storage• Rapid Rehousing• Safe Parking	\$4,306,311
Cost Per Client/Visit for Services	\$412.17
Total 2018 Investment	\$24,756,311

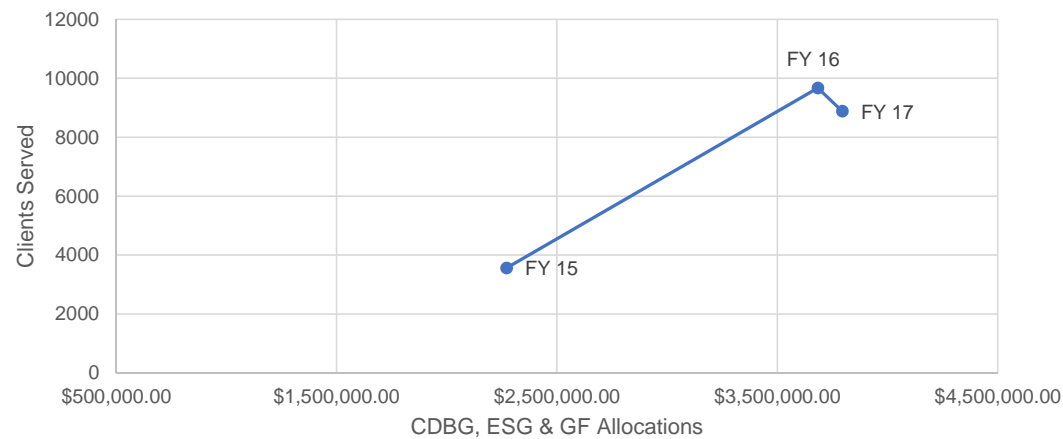


Affordable Housing and Homelessness: Challenges and Solutions

How are we Trending?

Estimated data from fiscal year ending 2017

FY 15 -17 Homeless Funds Spent vs. Clients Served





Affordable Housing and Homelessness: Challenges and Solutions

Solutions?

- Increase the Pace of Affordable Housing Production
- Increase the Amount of Funding Available for Affordable Housing
- Increase the Amount of Spending on Services
- Land Donation Dedicated for Affordable Housing
- Affordable Housing Incentives (Housing SD Plan)



Affordable Housing and Homelessness: Challenges and Solutions

To address the shortage of affordable homes, the “Housing SD” plan has implemented strategies to:

- Spur the construction of low-income and middle-class housing through incentives;
- Streamline development standards and speed up the review process;
- Direct funding toward affordable housing; and
- Encourage growth in transit-friendly areas, which also supports the goals of the Climate Action Plan.