

# APPENDIX HE-B - DEMOGRAPHICS

This appendix provides detailed information on demographic characteristics and trends that influence supply and demand for various housing types in the City of San Diego (City). Information includes population, housing, employment, and homelessness counts and trends. This information helped inform the goals, objectives, policies, programs, and activities proposed in this Housing Element.

## POPULATION CHARACTERISTICS

In 2019, the City was the eighth largest city in the nation and the second largest city in California by population. The San Diego Association of Governments (SANDAG) forecast that the City's population will increase by approximately 26 percent between 2012 and 2035.

**Table A-1. San Diego Region and City of San Diego Population Forecast**

Location	2012	2020	2035	2050	2012-2035 Change		2012-2050 Change	
City of San Diego	1,321,315	1,453,267	1,665,609	1,777,936	344,294	26%	456,621	34.6%
San Diego County	3,143,429	3,435,713	3,853,698	4,068,759	710,269	23%	925,330	29%
City as a Percentage of the County	43%	42.3%	43.2%	43.7%				

Source: SANDAG Series 13 Regional Growth Forecast

## AGE CHARACTERISTICS

Age is an important demographic factor for analyzing future housing needs and crafting policies to help meet the specific demands of different age groups. The largest change in population age is projected in those age 65 and older, shifting from 11 percent of the population in 2012 to 18 percent of the population in 2035.

**Table A-2. City of San Diego Age Distribution Projection (2012-2035)**

Age Group	2012		2035	
	Number	Percent	Number	Percent
Under 5	82,105	6%	103,917	6%
5 to 9	75,755	6%	94,356	6%
10 to 14	77,148	6%	90,398	5%
15 to 19	97,255	7%	102,483	6%
20 to 24	116,490	9%	130,771	8%

Source: SANDAG Series 13 Regional Growth Forecast

Age Group	2012		2035	
	Number	Percent	Number	Percent
25 to 29	121,272	9%	130,362	8%
30 to 34	110,321	8%	122,639	7%
35 to 39	93,618	7%	119,036	7%
40 to 44	90,070	7%	114,356	7%
45 to 49	86,472	7%	99,484	6%
50 to 54	84,840	5.6%	94,311	6%
55 to 59	76,213	3.9%	82,416	5%
60 to 64	62,873	3.1%	78,782	5%
65 to 69	46,171	2.7%	76,355	5%
70 to 74	31,761	2.6%	72,533	4%
75 and older	68,951	5.1%	153,410	9%

Source: SANDAG Series 13 Regional Growth Forecast

**Table A-3. City of San Diego Age Distribution Projection Totals (2012-2035)**

Total	2012		2035	
	Number	Percent	Number	Percent
Median Age	32.5	37.5		
19 and Under	332,263	25%	391,154	23%
65 and Older	146,883	11%	302,298	18%

Source: SANDAG Series 13 Regional Growth Forecast

## RACE/ETHNICITY CHARACTERISTICS

San Diego has become an increasingly ethnically and racially diverse community. Most racial and ethnic groups are expected to grow, though White and Black racial groups are expected to decline by 2035.

**Table A-4. City of San Diego Population by Race and Ethnicity (2012-2035)**

Race / Ethnicity	2012		2020		2035	
	Number	Percent	Number	Percent	Number	Percent
<i>Hispanic</i>	388,890	29%	464,700	32%	621,011	37%
Non-Hispanic	932,425	71%	988,567	68%	1,044,598	63%
<i>White</i>	585,515	44%	598,766	34%	565,943	34%
<i>Black</i>	77,722	6%	80,069	6%	76,627	5%

Source: SANDAG Series 13 Regional Growth Forecast

Race / Ethnicity	2012		2020		2035	
	Number	Percent	Number	Percent	Number	Percent
<i>American Indian</i>	3,543	0.3%	4,160	0.3%	5,319	0.3%
<i>Asian</i>	212,587	16%	243,579	17%	312,744	19%
<i>Hawaiian / Pacific Islander</i>	5,400	0.4%	7,026	0.5%	10,790	0.6%
<i>Other</i>	3,524	0.3%	3,731	0.3%	4,372	0.3%
Two or More Races	44,134	3%	51,236	4%	68,803	4%
<b>Total</b>	<b>1,321,315</b>	<b>100%</b>	<b>1,453,267</b>	<b>100%</b>	<b>1,665,609</b>	<b>100%</b>

Source: SANDAG Series 13 Regional Growth Forecast

## ECONOMIC CHARACTERISTICS

Employment has an important impact on housing needs and the demand for various types of housing. The City is projected to add 153,700 jobs between 2012-2035. These will include low- and high-skill jobs, so housing in the City will need to continue to accommodate a range of housing types at prices affordable to the range of household incomes.

**Table A-5. San Diego Region Civilian Employment (2012-2035)**

Location	2012	2020	2035
City of San Diego	742,718	830,107	896,404
San Diego Region	1,346,969	1,520,180	1,665,994

Source: SANDAG Series 13 Regional Growth Forecast

In 2012, the City's top industries included Professional and Business Services, Government, Education and Healthcare, and Leisure and Hospitality; these industries are expected to continue to employ the highest proportions of the civilian population in 2035. The Construction industry, which employs about 3 percent of the civilian workforce, is expected to grow by 65 percent between 2012-2035. Agricultural and mining jobs continue to decline in the City.

**Table A-6. City of San Diego Employment by Industry (2012-2035)**

Industry	2012		2035	
	Number	Percent	Number	Percent
Agriculture and mining	1,327	0.2%	1,201	0.1%
Construction	19,021	3%	31,425	4%
Manufacturing	42,348	6%	43,001	5%
Wholesale Trade	20,517	3%	26,433	3%

Source: SANDAG Series 13 Regional Growth Forecast

Industry	2012		2035	
	Number	Percent	Number	Percent
Retail Trade	59,422	8%	70,295	8%
Transportation and Warehousing; Utilities	15,973	2%	20,281	2%
Information Systems	17,493	2%	24,739	3%
Finance and Real Estate	42,179	6%	54,956	6.1%
Professional and Business Services	156,291	21%	178,561	20%
Educational and Healthcare	91,830	12%	112,668	13%
Leisure and Hospitality	89,467	12%	112,472	13%
Office Services	24,576	3%	31,718	4%
Government	122,863	17%	138,943	16%
<b>Total Employed Civilians Age 16+</b>	<b>742,718</b>	<b>100.0%</b>	<b>896,404</b>	<b>100.0%</b>

Source: SANDAG Series 13 Regional Growth Forecast

The City's unemployment rate decreased significantly between 2012-2017.

**Table A-7. City of San Diego Unemployment Rate (2012 and 2017)**

Year	Unemployment Rate
2012	9.2%
2017	5.7%

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

Accommodation and Food Services and Retail Trade sectors are among the lowest-earning occupations in the Region. These industries are expected to make up more than 20 percent of civilian jobs by 2035. The Accommodation and Food Services sector includes establishments providing customers with lodging or food preparation and individuals working in hotels and restaurants. Jobs in the Accommodation and Food Services sector are the lowest paying in the City at an average of approximately \$23,000 in 2016. In 2016, the Area Median Income (AMI) was \$70,207, which means the average Accommodation and Food Services sector employee earned about 32 percent of AMI. The average earner in the Retail Trade sector fell to approximately 41 percent of AMI. Many employees in these sectors need access to affordable housing options with costs that are restricted below market-rate prices.

**Table A-8. San Diego Region Industry Employee Count and Wages (2012 and 2016)**

Occupation	2012		2016	
	Persons Employed	Mean Annual Wage	Persons Employed	Mean Annual Wage
Information	35,674	\$95,019	34,552	\$88,211
Management of Companies and Enterprises	25,227	\$110,056	25,125	\$103,950
Administrative and support and waste management and remediation services	85,822	\$36,355	86,049	\$36,641
Arts, entertainment, and recreation	30,334	\$35,129	34,177	\$35,906
Retail trade	140,401	\$27,885	155,358	\$28,763
Health care and social assistance	149,396	\$53,520	167,831	\$56,345
Manufacturing	99,358	\$65,880	100,498	\$70,983
Wholesale trade	64,833	\$91,798	67,551	\$99,179
Agriculture, forestry, fishing and hunting	805	\$40,004	645	\$44,059
Construction	58,687	\$53,810	73,705	\$59,618
Educational services	30,279	\$34,372	34,769	\$38,427
Transportation and warehousing	21,690	\$39,308	25,258	\$44,917
Other services (except public administration)	53,937	\$ 28,253	57,607	\$32,343
Accommodation and food services	149,287	\$20,194	171,228	\$23,335
Finance and insurance	48,265	\$74,696	55,355	\$86,337
Real estate and rental and leasing	27,637	\$47,401	27,938	\$58,216
Professional, scientific, and technical services	130,448	\$66,681	124,846	\$95,104
Utilities	5,000 - 9,999	(Withheld from Census)	5,075	\$118,410
Industries not classified	100 - 249	(Withheld from Census)	369	\$24,087

Source: U.S. Census Bureau, County Business Patterns Survey 2012 and 2016

# HOUSEHOLD CHARACTERISTICS

## SIZES AND TYPES

Between 2012-2017, total households in the City grew approximately 6 percent. The largest increase in household type is shown at 14 percent with Non-Family Households where the householder does not live alone. This illustrates an increase in households with roommates.

**Table A-9. City of San Diego Changes in Household Types (2012-2017)**

Household Types	2012		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Family Households	281,114	59%	303,467	60%	22,353	74%
<i>Married</i>	203,348	43%	226,194	45%	22,846	75%
<i>Male Householder No Partner Present</i>	21,985	5%	21,926	4%	(59)	-0.2%
<i>Female Householder No Partner Present</i>	55,781	12%	55,347	11%	(434)	-1%
Other Family Households	77,766	16%	77,273	15%	(493)	-2%
<i>Householder Living Alone</i>	192,728	41%	200,741	40%	8,013	26%
<i>Householder Not Living Alone</i>	135,785	29%	135,835	27%	50	0.2%
<b>Total Households</b>	<b>473,842</b>	<b>100%</b>	<b>504,208</b>	<b>100.0%</b>	<b>30,366</b>	<b>6%</b>

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

Average household size was consistent between 2012-2017.

**Table A-10. City of San Diego Average Household and Family Size in Persons (2012-2017)**

	2012	2017	Percent Change 2012-2017
Average Household Size	2.33	2.35	1.1%
Median Household Size	2	2	0%

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

Household size is one factor that influences the demand for multifamily and single-family homes, as well as the size of the units. Multifamily developments grew by 53 percent between 2012-2017, while housing types with two to 19 units decreased in the same period.

**Table A-11. City of San Diego Housing Units by Type (2012-2017)**

Household Types	2012		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Single (1 Housing Unit)	274,900	54%	303,722	56%	28,822	10%
Duplex (2 Housing Units)	13,844	3%	9,273	2%	(4,571)	-33%
3-4 Housing Units	30,856	6%	28,007	5%	(2,849)	-9%
5-19 Housing Units	94,388	18%	92,385	17%	(2,003)	-2%
20 or more Housing Units	93,838	18%	104,124	26%	10,268	11%
Mobile Home & Other	5,374	1%	5,727	1%	353	7%
<b>Total</b>	<b>513,200</b>	<b>100%</b>	<b>543,238</b>	<b>100%</b>	<b>30,038</b>	<b>6%</b>

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

In 2017, two-person households (34 percent) made up the largest proportion of households in the City as shown in Table 12.

**Table A-12. City of San Diego Household Size (2017)**

Number of Persons per Household	Number of Households	Percent
One	135,835	27%
Two	169,186	34%
Three	84,988	17%
Four or more	114,199	23%
<b>Total</b>	<b>504,208</b>	<b>100%</b>

Source: U.S. Census Bureau, American Community Survey 2017

## HOUSEHOLD INCOME

Income directly affects the range of housing costs and influences housing affordability. Household income is also directly related to housing tenure (owner or renter occupied) and type. As household income increases, the ratio of homeownership tends to increase. State law identifies five income categories in relation to AMI: Extremely Low-Income, Very Low-Income, Low-Income, Moderate-Income, and Above Moderate-Income.

**Table A-13. AMI Income Categories**

<b>Extremely Low-Income</b>	Gross household income equal to 30 percent or less of AMI.
<b>Very Low-Income</b>	Gross household income between 31 and 50 percent of AMI.
<b>Low-Income</b>	Gross household income between 51 and 80 percent of AMI.
<b>Moderate-Income</b>	Gross household income between 81 and 120 percent of AMI.
<b>Above Moderate-Income</b>	Gross household income equal to 121 percent or more of AMI.

In 2017, the median household income in the City of San Diego was approximately \$76,662.

## EXTREMELY LOW-INCOME HOUSEHOLDS

An Extremely Low-Income household is defined as a household earning 30 percent or less of the median income; 30 percent of \$76,662 is \$22,999. In 2017, 15 percent of households, or 75,600, are estimated to earn less than \$25,000 annually. A conservative estimate of approximately 74,000 households, based on the data in Table A-14, are considered to be in the Extremely Low-Income category. These households tend to face a variety of housing challenges, including overcrowding and high housing cost burden, and they rely on numerous options for low-cost housing such as permanent supportive housing, transitional housing, and subsidized housing.

The City has not produced the necessary dwelling units during the 5th cycle to meet the needs of Extremely-Low Income households and will continue to identify ways to support these households by providing more flexible housing options and by helping to facilitate more housing production across income levels. A discussion about permanent supportive and transitional housing is included in the Land Use and Zoning section of Appendix C. Policies and programs that support the needs of Extremely Low-Income households are discussed in the Housing Element within Objective E: Support programs aimed at housing vulnerable and special needs populations (page HE-54), Objective I: Promote a diversity of housing available to all income groups across all communities (page HE-74), Objective J: Administer affordable rental and homeownership assistance programs (page HE-80), and Objective N: Prevent displacement (page HE-97).

**Table A-14. City of San Diego Income Distribution (2017)**

Household Income	Income Distribution
Less than 25,000	15%
25,000 to 49,999	17%
50,000 to 74,999	17%
75,000 to 99,999	13%
100,000 to 149,999	17%
150,000 or more	21%
<b>Median</b>	<b>\$76,662</b>

Source: U.S. Census Bureau, American Community Survey 2017

# HOUSING CHALLENGES

High housing costs compared to household income create housing challenges for households whose incomes fall below AMI. This can lead to overcrowding, which is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. The total proportion of households considered to be overcrowded remained consistent between 2012-2017.

**Table A-15. City of San Diego Overcrowding (2012-2017)**

Type of Overcrowding	2012		2017	
	Number	Percent	Number	Percent
Overcrowded (>1 and < 1.5 persons/room)	18,839	4%	20,530	4.1%
Severely Overcrowded (>1.5 persons/room)	11,044	2.3%	10,881	2.2%

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

More than 50 percent of rental households in the City spend more than 30 percent of their income on housing. Approximately 37 percent of homeowner households spend more than 30 percent of their income on housing.

**Table A-16. City of San Diego Overcrowding by Tenure (2017)**

Number of Occupants Per Room	Owner Occupied Units	Renter Occupied Units
0.5 or less	169,277	126,048
0.51 to 1.00	61,061	111,569
1.01 to 1.50	5,401	17,772
1.51 to 2.00	1,034	9,622
2.01 or more	460	1,964
Total	237,233	266,975

Source: U.S. Census Bureau, American Community Survey 2017

**Table A-17. City of San Diego Gross Rent/Mortgage as a Percentage of Household Income (2017)**

	Renter Occupied Units	Owner Occupied Units
Less than 30 Percent of Income	115,285	156,355
30 Percent or More of Income	137,603	74,572

Source: U.S. Census Bureau, American Community Survey 2017

**Table A-18. City of San Diego Housing Assistance Needs of Lower Income Homeowners with a Mortgage (2017)**

Percentage of Income Spent on Housing Costs by Income	Number of Households	Number of Cost-Burdened Households	Percent of Cost-Burdened Households
Household Income <i>&lt;=25% AMI</i>	5,692	5,692	100%
Household Income <i>&gt;25% and &lt;=44% AMI</i>	8,222	8,061	98%
Household Income <i>&gt;44% and &lt;=63% AMI</i>	10,476	9,198	88%
Household Income <i>&gt;63% and &lt;=95% AMI</i>	21,174	15,060	71%
Household Income <i>&gt;95% AMI</i>	127,954	26,460	21%
<b>Total</b>	<b>174,733</b>	<b>64,462</b>	<b>37%</b>
Source: U.S. Census Bureau, American Community Survey 2017			

**Table A-19. City of San Diego Housing Assistance Needs of Lower Income Renters (2017)**

Percentage of Income Spent on Housing Costs by Income	Number of Households	Number of Cost-Burdened Households	Percent of Cost-Burdened Households
Household Income <i>&lt;=25% AMI</i>	42,726	33,813	79%
Household Income <i>&gt;25% and &lt;=44% AMI</i>	36,398	31,951	88%
Household Income <i>&gt;44% and &lt;=63% AMI</i>	35,150	29,044	83%
Household Income <i>&gt;63% and &lt;=95% AMI</i>	55,292	29,948	54%
Household Income <i>&gt;95% AMI</i>	97,409	15,494	16%
<b>Total</b>	<b>266,975</b>	<b>140,210</b>	<b>53%</b>
Source: U.S. Census Bureau, American Community Survey 2017			

# SPECIAL NEEDS GROUPS

Groups with special needs can face increased challenges in housing. Individuals experiencing homelessness and in need of emergency shelter, the elderly, those with disabilities, large families, farmworkers, and families with a female head of household often have difficulty finding housing to meet their specific needs. This section provides an analysis of special needs groups in the City. Policies and programs to address these needs are incorporated throughout the Housing Element. Some key policies include: HE-E.3, HE-E.9, HE-E.11, HE-G.5, HE-I.4, and HE-C.5.

## ELDERLY

The population over age 65 is considered elderly and shares four common characteristics:

- **Income:** People over 65 are usually retired and living on a fixed income.
- **Healthcare:** Accounts for an increasing proportion of the elderly's expenses.
- **Transportation:** Many of the elderly require assistance with transportation.
- **Housing:** Many live alone.

These characteristics indicate a need for smaller, lower-cost housing with easy access to transit, healthcare facilities, and other services. In 2017, more than 41 percent of the total households had a resident aged 65 years or older.

**Table A-20. City of San Diego Households with People 65 Years of Age and Older (2012-2017)**

Household Type	2012		2017	
	Number	Percent	Number	Percent
1-person household	39,025	8.2%	40,319	8.0%
2-or-more-person household	68,001	14.4%	83,377	16.5%
Family households	64,539	13.6%	77,375	15.3%
Nonfamily households	3,462	0.7%	6,002	1.2%
<b>Total Households</b>	<b>473,842</b>	<b>36.9%</b>	<b>504,208</b>	<b>41.1%</b>

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

## FARMWORKERS

As of 2013, of the 8,520 farmworkers within the San Diego Region, 1,376 are within the City. This number has continued to decline, and is expected to approximately 1,254 in 2020.

## PERSONS WITH DISABILITIES

Several Federal and State statutes affect the provision of housing for persons with disabilities. The Fair Housing Act (1968) prohibits discrimination on the basis of disability in all types of housing transactions and defines “persons with a disability” as those individuals with mental or physical impairments that substantially limit one or more major life activities. The Fair Housing Amendments Act (1988) requires local jurisdictions to “make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”

The 2010 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as “long-lasting conditions.” Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting six months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided:

- **Sensory:** Blindness, deafness, or severe vision or hearing impairment.
- **Physical:** A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental:** A mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- **Self-care:** A condition that restricts the ability to dress, bathe, or get around inside the home.
- **Go-outside-home:** A condition that restricts the ability to go outside the home alone to shop or visit a doctor’s office.
- **Employment:** A condition that restricts the ability to work at a job or business.

In 2017, approximately nine percent (122,831) of the City’s population had a disability and approximately 31 percent of those age 65 and older had a disability, as shown in Table 21.

**Table A-21. City of San Diego Persons with Disabilities by Employment Status (2017)**

Employment Status	Number	Percent
Total population	1,383,566	
<i>Total persons with a disability</i>	122,831	8.9%
Total employed	690,829	
<i>Employed with a disability</i>	24,463	3.5%

Source: U.S. Census Bureau, American Community Survey 2017

Employment Status	Number	Percent
Total unemployed	41,090	
<i>Unemployed with a disability</i>	3,293	8.0%
Total not in labor force	194,623	
<i>Not in labor force with a disability</i>	30,508	15.7%
Persons age 65+	174,655	
<i>Persons age 65+ with a disability</i>	54,567	31.2%

Source: U.S. Census Bureau, American Community Survey 2017

Among those under age 64, the largest proportion of disabilities is cognitive. Most of those aged 65 and older have an ambulatory disability.

**Table A-22. City of San Diego Persons with Disabilities by Type (2017)**

Disability Type	Number	Percent
Total population	1,383,566	
<i>Total population with a disability</i>	122,831	8.9%
Population under 18 years old	282,369	
<i>Population with a disability under 18 years old</i>	10,000	3.5%
<i>Hearing</i>	1,913	0.7%
<i>Vision</i>	2,3834	0.8%
<i>Cognitive</i>	7,079	2.5%
<i>Ambulatory</i>	1,572	0.6%
<i>Self-care</i>	2,486	0.9%
<i>Independent Living</i>	20,413	2.2%
Population 18 to 64 years old	926,542	
<i>Population with a disability 18 to 64 years old</i>	58,264	31.2%
<i>Hearing</i>	9,734	1.1%
<i>Vision</i>	12,332	1.3%
<i>Cognitive</i>	25,188	2.7%
<i>Ambulatory</i>	25,168	2.7%
<i>Self-care</i>	9,517	1.0%
<i>Independent Living</i>	20,413	2.2%
Population over 65 years old	174,655	
<i>Population with a disability over 65 years old</i>	54,567	31.2%

Source: U.S. Census Bureau, American Community Survey 2017

Disability Type	Number	Percent
<i>Hearing</i>	22,435	13%
<i>Vision</i>	9,404	5%
<i>Cognitive</i>	15,673	9%
<i>Ambulatory</i>	33,570	19%
<i>Self-care</i>	14,452	8%
<i>Independent Living</i>	25,429	15%

Source: U.S. Census Bureau, American Community Survey 2017

## PERSONS WITH DEVELOPMENTAL DISABILITIES

According to Section 4512 of the California Welfare and Institutions Code, a “Developmental Disability” is a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. The U.S. Census describes a “Cognitive Disability” as an intellectual impairment that causes one to have difficulty concentrating, remembering, or making decisions. Cognitive disabilities include mental and emotional conditions, such as an intellectual disability, cerebral palsy, autism, an emotional condition, or another developmental disability, which often results in difficulty getting along with other children, doing school work, or making decisions. Many persons with developmental disabilities can live and work independently within a conventional housing environment. However, the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides services and support to individuals with developmental disabilities. Services are provided through state-operated developmental centers and community facilities and contracts with 21 nonprofit regional centers. The San Diego Regional Center serves the counties of Imperial and San Diego, which as of July 2018, served 28,269 persons with developmental disabilities (68 percent are between 6 and 51 years of age).

## LARGE HOUSEHOLDS

Large families are defined by the U.S. Department of Housing and Urban Development (HUD) as families with five or more members. Many large households have special housing needs because they tend to have lower household income and have few options or access to adequately sized, affordable housing. In 2017, large households accounted for 10.5 percent of all households.

**Table A-23. City of San Diego Large Families and Households with More Than Four Persons (2017)**

Household Size	Number	Percent
Total households	504,208	
<i>Family households</i>	303,467	
1 to 4 person household	253,195	83.4%
5 person household	27,243	9.0%
6 person household	12,948	4.3%
7 or more person household	10,081	3.3%
<i>Nonfamily households</i>	200,741	
1 to 4 person household	198,288	98.8%
5-person household	1,771	0.9%
6-person household	682	0.3%
7 or more person household	0	0.0%

Source: U.S. Census Bureau, American Community Survey 2017

## SINGLE-PARENT HOUSEHOLDS

In 2017, single-parent households made up 22 percent of all City households, and women were the head of about 83 percent of all single parent households.

**Table A-24. City of San Diego Single-Parent Households with Children Under the Age of 18 (2017)**

Households	Number	Percent
Total households with children under the age of 18	282,079	55.9%*
Single parent households	62,823	22.3%
Single households headed by women	51,899	82.6%

\*Of all City households; Source: U.S. Census Bureau, American Community Survey 2017

# HOUSING STOCK CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within that jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of the City to identify how well the current housing stock meets the needs of current and future residents.

## HOUSING UNIT GROWTH AND PROJECTION

Housing units are projected to increase by nearly 24 percent between 2012-2035 and households are forecast to increase by nearly 27 percent during the same timeframe.

**Table A-25. City of San Diego Housing Units and Households (2017)**

	2012	2020	2035	2050
Housing units	518,137	559,143	640,668	695,703
Households	1,270,659	1,401,916	1,611,904	1,722,569

Source: SANDAG Series 13 Regional Growth Forecast

## HOUSING TENURE AND VACANCY RATES

Housing tenure and vacancy rates are important indicators of the supply and cost of housing, as well as income. Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types. Vacancy rates are indicative of whether or not there is a sufficient supply of available housing at a given point in time. A healthy vacancy rate is considered to be at around five percent, demonstrating that there are desirable housing options available when one is searching in the market.

The ratio of owner-occupied units versus renter-occupied units is an indicator of financial stability. In 2017, 47 percent of San Diego's occupied housing stock was owner-occupied and 53 percent was renter-occupied.

**Table A-26. City of San Diego Households by Tenure (2012-2017)**

Household Types	2012		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	221,253	46.7%	237,233	47.1%	15,980	7.2%
Renter-Occupied	252,589	53.3%	266,975	52.9%	14,386	5.7%
<b>Total</b>	<b>473,842</b>	<b>100%</b>	<b>504,208</b>	<b>100%</b>	<b>30,366</b>	<b>6.4%</b>

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

In 2017, San Diego had an estimated 7 percent total vacancy rate with only 2 percent of units vacant and for rent, and less than 1 percent of all units for sale.

**Table A-27. City of San Diego Vacancy Rates (2017)**

Housing Type	2017	
Occupied	504,208	92.8%
Vacant	39,030	7.2%
<i>For rent</i>	10,950	2.0%
<i>Rented, not occupied</i>	2,082	0.4%
<i>For sale only</i>	1,608	0.3%
<i>Sold, not occupied</i>	2,399	0.4%
<i>For seasonal, recreational, or occasional use</i>	8,995	1.7%
<i>All other vacancies</i>	154	2.4%
Total Housing Units	543,238	100%

Source: U.S. Census Bureau, American Community Survey 2017

**Table A-28. City of San Diego Rental Unit Vacancy Rates (2013 and 2017)**

	2013	2017
Vacancy Rate	3.4%	3.2%

Source: Southern California Rental Housing Association's Rental and Vacancy Surveys Fall 2013–Fall 2017

**Table A-29. City of San Diego Housing Unit Occupancy and Vacancy (2012 and 2017)**

Vacant / Occupied	2012		2017	
	Number	Percent	Number	Percent
Occupied Housing Units	473,842	92%	504,208	93%
Vacant Housing Units	39,358	8%	39,030	7%

Source: U.S. Census Bureau, American Community Survey 2017

**Table A-30. City of San Diego Forecast Vacancy Rates (2020–2035)**

Housing Type	2020	2035
Single Family	3.9%	3.0%
Multiple Family	8.0%	6.9%
Mobile Homes	6.6%	6.8%
Total Vacancy Rate	5.8%	5.2%
Persons Per Household	2.7%	2.7%

Source: SANDAG Series 13 Regional Growth Forecast

## HOUSING AGE AND CONDITION

Housing age is commonly used by State and Federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Factors commonly used to determine housing conditions are age of housing, overcrowding, homeowner income, and lack of plumbing facilities. Approximately 57 percent of the housing stock is over 40 years old (built before 1979). Nearly 90 percent of the city's housing stock was built prior to 2000. Further, 7 percent of households are considered overcrowded and 37 percent of lower-income homeowners are cost burdened by housing.

A high estimate of the number of units in need of rehabilitation, based solely on the age of the housing stock, is approximately 116,578 units. However, regular maintenance and remediation of many units suggests that much of this needed rehabilitation may be minimal and isolated to just small upgrades and repairs. The number of units in need of substantial rehabilitation is likely much lower. The San Diego Housing Commission (SDHC) issues Federal loans and grants to assist lower-income homeowners with property improvements. Between 2008-2012, SDHC issued more than \$107 million in funds for home rehabilitation. In 2012, 300 residences were remediated at a cost of \$2.8 million. These repairs were more costly but did not require unit replacement. Based on the number of homes that SDHC assists, approximately 300 homes are in need of substantial rehabilitation on an annual basis.

**Table A-31. City of San Diego Age of Housing Stock (2017)**

Year Constructed	Percent
2014 to 2017	1.9%
2010 to 2013	1.7%
2000 to 2009	10.1%
1980 to 1999	28.8%
1960 to 1979	33.7%
1940 to 1959	16.6%
1939 or earlier	7.3%

Source: U.S. Census Bureau, American Community Survey 2012 and 2017

In addition to housing age, other factors to consider when estimating units in need of rehabilitation include overcrowding, financial resources of homeowners, and plumbing facilities. When these factors are layered with unit age, the low estimate of units in need of rehabilitation is 8,160. This low estimate is reasonably considered to be the total number of units in the City in need of replacement. A study authored by PolicyMap and the Federal Reserve Bank of Philadelphia estimated that one in three units is in need of some repair and only one in 20 homes is in need of more than \$5,000 in repairs (<https://www.policymap.com/issues/housing-quality/>), showing that the number of units in need of replacement is much lower.

About 1 percent of all housing units lack a complete kitchen facility and about 0.5 percent lack complete plumbing facilities. It is likely that there is overlap between these two factors.

**Table A-32. City of San Diego Units Lacking Kitchen or Plumbing (2017)**

Facility Type	Number	Percent
Lacking complete kitchen facilities	6,617	1.2%
Lacking complete plumbing facilities	2,960	0.54%

Source: SANDAG Series 13 Regional Growth Forecast

## HOUSING COSTS AND AFFORDABILITY

Housing affordability is dependent upon income and housing costs. The Federal standard of rental affordability is that a household should spend no more than 30 percent of its gross income on monthly housing costs and utilities. According to the State Income Limits for 2019, 100 percent of the AMI in San Diego County for a four-person family is \$86,300.

**Table A-33. San Diego County State Income Limits (2019)**

Income Categories	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$22,500	\$25,700	\$28,900	\$32,100	\$34,700	\$37,250	\$39,850	\$43,430
Very Low	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
Low	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000

Source: San Diego County Housing and Community Development Services State Income Limits (2019)

In the City, between 2013-2017, the median home value for owner-occupied units was \$625,000 and median monthly rent was \$1,750.

**Table A-34. City of San Diego Median Value/Rent (2013-2017)**

Value / Rent	2013-2017
Median Home Value	\$625,000
Median Monthly Rent	\$1,750

Source: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Estimates

**Table A-35. City of San Diego Median Rents (2017)**

Number of Bedrooms	Median Monthly Rent
Studio	\$1,169
1 Bedroom	\$1,327
2 Bedroom	\$1,747
3 Bedroom	\$2,082
4 Bedroom	\$2,467
5 or more Bedrooms	\$2,957

Source: U.S. Census Bureau, American Community Survey 2017

Between 2013-2017, more than 50 percent of the City's renters spent at least 30 percent of their household income on rent.

**Table A-36. City of San Diego Households by Percent of Income Paid in Rent (2013-2017)**

Occupied Units Paying Rent	Number	Percent
Less than 30 percent	115,285	43.6%
30 percent or more	137,603	52%

Source: U.S. Census Bureau, American Community Survey 2017

# HOMELESSNESS

The Regional Task Force on the Homeless (RTFH), with representation from local government, providers of homeless services, and the business and faith communities, merged with the Regional Continuum of Care (RCOC) in 2017 to better identify the needs of people experiencing homelessness. The RTFH San Diego is funded by SDHC, the County of San Diego, the United Way of San Diego, the U.S. Department of Housing and Urban Development, State grants, and local jurisdictions.

RTFH conducts annual counts of those experiencing homelessness throughout the region. The data presented in this section is mostly from the 2018 Point In Time Count Annual Report. In 2019, there were 8,102 people experiencing homelessness in the San Diego Region, and those experiencing homelessness in the City accounted for 63 percent of the total regional homeless population. Although the region's count of people experiencing homelessness in 2018 decreased, the City's proportion increased.

The total number of homeless persons sheltered in the City on the night of January 26, 2018 was 2,600.

**Table A-37. San Diego Region Count of People Experiencing Homelessness (2018 and 2019)**

Status	City of San Diego	San Diego Region
Sheltered Persons	2,600	3,626
Unsheltered Persons	2,482	4,476
Total	5,082	8,102

Source: RTFH San Diego 2018 Point in Time Count Annual Report (2018 and 2019)

**Table A-38. City of San Diego Sheltered and Unsheltered People Experiencing Homelessness (2018)**

	Sheltered						Unsheltered					
	Emergency Shelter		Transitional Housing		Safe Haven		Individual		Vehicle		Tents / Hand-Built Structures	
Year	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Count	1,240	1,467	1,118	759	30	56	1,234	1,474	817	505	1,180	651
Percent	22%	30%	20%	15%	1%	1%	22%	30%	15%	10%	21%	13%

Source: RTFH San Diego 2018 Point in Time Count Annual Report (2018 and 2019)

**Table A-39. City of San Diego Unsheltered People Experiencing Homelessness by Household Type (2018)**

Household Type	Number
Unsheltered homeless persons (total observed)	2,630
<i>Unsheltered homeless youth and persons in families</i>	551
<i>Unsheltered female homeless adults without children</i>	682
<i>Unsheltered veteran homeless adults without children</i>	367
Source: RTFH San Diego 2018 Point in Time Count Annual Report (2018)	

## HOMELESS SUBPOPULATIONS

During the Point-in-Time Count, homeless shelter providers submit subpopulation descriptors for each homeless person counted, while unsheltered homeless persons within each subpopulation were estimated based on survey data responses. The various categories are listed below and only include those experiencing homelessness that are unsheltered. Due to the amount of data submitted in aggregate, a breakdown of the sheltered subpopulations by additional data (i.e., household type or gender) is not available. Additionally, developmental disability data is not captured sufficiently to describe the full sheltered population and is not included here.

- **Chronically Homeless Individuals.** An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or who has had at least four episodes of homelessness in the past three years. The chronic homeless population in the City is estimated to be 708.
- **Veterans.** San Diego has a large military presence. Some veterans suffer from post-traumatic stress disorder, which causes disturbing memories, flashbacks or nightmares. An estimated 1,312 homeless (sheltered and unsheltered) veterans reside in the City.
- **Those on Probation or Parole.** Those who are on probation or parole may struggle to find housing due to strict tenant screenings that may include criminal records. There were 367 individuals experiencing homelessness in the City who were on probation or parole.
- **Females.** Females experiencing homelessness often face unique challenges, including increased risk of violence. There were 682 females counted as experiencing homelessness in 2018.
- **Families.** Nine percent of the unsheltered population of those experiencing homelessness consisted of families, comprising of 236 total individuals.
- **Unaccompanied Youth.** During the 2018 Point-in-Time Count, 315 youth were counted as experiencing homelessness in the City.

**Table A-40. City of San Diego People Experiencing Homelessness by Subpopulation (2018)**

Category	Number	Percent
Chronically Homeless	708	27%
Veteran	367	14%
On Probation or Parole	367	14%
Female	682	26%
Families	236	9%
Youth	315	12%

Source: U.S. Census Bureau, American Community Survey 2017

## HOMELESSNESS IN THE SAN DIEGO REGION

While the Point-in-Time Count does provide city-specific profiles on those experiencing homelessness, much of the more detailed data available is for the San Diego region. To capture the demographics of this population, the following statistics are for the entire San Diego region, which includes the data collected in the City through the 2018 Point-in-Time Count.

- 74 percent of those experiencing homelessness that are unsheltered became homeless in the San Diego region.
- 14 percent of the unsheltered population of those experiencing homelessness suffer from substance abuse and nine percent suffer from alcohol abuse.
- 25 percent of the unsheltered portion of those experiencing homelessness live in a vehicle
- 35 percent of those who are experiencing homeless and are unsheltered are 55 years of age or older.

## HOUSING OPTIONS FOR HOMELESS PERSONS

San Diego’s Continuum of Care programs for homeless persons consist of a network of emergency and transitional shelters. In addition, permanent supportive housing programs for previously homeless persons are also major components of the region’s network of care.

- **Emergency Shelters.** Provide a place to sleep for the night. By providing a short term crisis option, these shelters are often the first step to finding a permanent housing solution.
- **Transitional Housing.** Provides longer-term shelter solutions through temporary housing options that can last up to 24 months and includes supportive services, such as case management.

- **Permanent Supportive Housing (PSH).** Provides long-term housing with wraparound services that are meant to support the stability and health of individuals experiencing homelessness.
- **Homeless Prevention and Rapid Re-Housing.** San Diego’s key strategy for preventing homelessness is through increased affordable housing options, which has been difficult to provide due to economic trends and an overall shortage of housing. Rapid Re-Housing reconnects families and individuals to a housing option as quickly as possible using housing vouchers and rental assistance. It is a more stable and cost-effective way to house people than using Emergency Shelters.

**Table A-41. City of San Diego Rapid Re-Housing Units by Program Type and Target Population (2018)**

Provider Name	Program Name	Population		
		TAY*	Families	
<b>Rapid Re-Housing for Transitional Aged Youth</b>				<b>38</b>
Home Start Inc.	Continuum of Care TAY	8	0	
South Bay Community Services	Continuum of Care TAY	14	0	
St. Vincent de Paul Villages	Continuum of Care TAY	16	0	
<b>Rapid Re-Housing for Transitional Families</b>				<b>339</b>
YWCA	Continuum of Care		26	
People Assisting the Homeless	Continuum of Care		17	
People Assisting the Homeless	Emergency Solutions Grant		32	
People Assisting the Homeless	Homeless Emergency Assistance Program		40	
Home Start Inc.	Homeless Emergency Assistance Program		40	
The Salvation Army	Homeless Emergency Assistance Program		40	
San Diego Housing Commission	Moving Home		144	
<b>Total</b>				<b>377</b>
*Transitional Age Youth				
Source: RTFH San Diego 2018 Point in Time Count Annual Report (2018 and 2019)				

**Table A-42. City of San Diego Homelessness Services Beds (2018)**

Housing Type	Beds	Utilization
Emergency Shelter	1,620	91%
Safe Haven	79	71%
Transitional Housing	888	85%
Permanent Supportive Housing	2,948	81%
Rapid Re-Housing	982	100%
Other Permanent Housing	500	88%

Source: RTFH San Diego 2018 Point in Time Count Annual Report (2018)

**Table A-43. City of San Diego Shelter Beds by Program Type and Target Population (2018)**

Provider Name	Program Name	Population		Total
		Family	Adult-Only	
<b>Interim Housing/Emergency Shelter for Single Adults</b>				<b>484</b>
PATH	Connections Housing Interim Bed Program	134	0	
Father Joe's Villages	City of San Diego Interim Housing Facility for Homeless Adults	350	0	
<b>Interim Housing/Emergency Shelter for Households with Children</b>				<b>156</b>
Alpha Project	Cortez Hill Family Center	156		
<b>Bridge/Emergency Shelter for Adult Veterans</b>				<b>200</b>
Veterans Village of SD	City of San Diego Temporary Bridge Shelter – Veteran Adults		200	
<b>Bridge/Emergency Shelter for Single Adults</b>				<b>324</b>
Alpha Project	City of San Diego Temporary Bridge Shelter – Single Adults		324	
<b>Bridge/Emergency Shelter for Single Adult Females and Households with Children</b>				<b>150</b>
Father Joe's Villages	City of San Diego Temporary Bridge Shelter – Single Adult Women and Families	124	26	
<b>Total</b>		<b>764</b>	<b>550</b>	<b>1,314</b>

Source: San Diego Housing Commission (2019)

**Table A-44. City of San Diego Transitional Housing Beds by Type and Target Population (2018)**

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
<b>Transitional Housing for Households with Children</b>					<b>566</b>
Salvation Army	Door of Hope Transitional Living Center	46	0	0	
South Bay Community Services	Casa de Transicion	73	0	0	
St. Vincent de Paul Village	Family Living Center	109	0	0	
St. Vincent de Paul Village	Joan Kroc Center Families	136	0	0	
The Trinity House	T1 T2 T3 T4	52	0	0	
YMCA	Cortez Hill	150	0	0	
<b>Transitional Housing for Mixed Populations: Adult Males, Adult Females, and Households with Children</b>					<b>95</b>
SD Youth Services	Take Wing	29	13	0	
SD Youth Services	Transitional Housing Plus	8	21	0	
YMCA	Turning Point	24	0	0	
<b>Transitional Housing for Mixed Populations: Adult Females and Female Headed Households with Children</b>					<b>60</b>
SD Rescue Mission	Women's Center	38	22	0	
<b>Transitional Housing for Adults: Males and Females</b>					<b>678</b>
Salvation Army	STEPS Solutions IV	0	42	0	
SD Rescue Mission	Men's Center Recovery for Life	0	198	0	
St. Vincent de Paul Village	Men's Fresh Start Bishop Maher	0	111	1	
St. Vincent de Paul Village	Paul Mirabile Center - Men's	0	270	0	
Mental Health Systems	Serial Inebriate Program (SIP)	0	56	0	

Source: San Diego Housing Commission (2019)

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
<b>Transitional Housing for Adult Females</b>					<b>251</b>
Catholic Charities	House of Rachel & Casa Maria	0	10	0	
Catholic Charities	HR Independent Living	0	8	0	
Catholic Charities	Rachel's Night Shelter WCP	0	23	0	
St. Vincent de Paul Village	Joan Kroc Center Fresh Start	0	29	0	
St. Vincent de Paul Village	Paul Mirabile Center - Women's	0	80	0	
St. Vincent de Paul Village	S.T.E.P. Single Women	0	33	0	
YMCA	Mary's House	0	6	0	
YMCA	Passages Stabilization V	0	13	0	
YMCA	Passages Stabilization Independent	0	19	0	
YMCA	Passages Women in Transition	0	30	0	
<b>Transitional Housing for Adult Seniors: Males and Females</b>					<b>36</b>
Senior Community Centers	Transitional Housing	0	36	0	
<b>Transitional Housing for Youth (&lt;18 years)</b>					<b>35</b>
St. Vincent de Paul Village - Toussant Academy		0	0	35	
<b>Transitional Housing for Veterans: in Households with Children</b>					<b>3</b>
St. Vincent de Paul Village		3	0	0	
<b>Transitional Housing for Veterans: Adult Females and Households with Children</b>					<b>25</b>
Veterans Village of SD	GPD - Welcome Home Family Program	10	0	0	
Veterans Village of SD	Welcome Home Family Program	15	0	0	
<b>Transitional Housing for Veterans: Males and Females</b>					<b>261</b>
Veterans Village of SD	Mahedy House	0	14	0	
Veterans Village of SD	Rehabilitation Center	0	185	0	
Veterans Village of SD	Veteran's On Point	0	62	0	
Source: San Diego Housing Commission (2019)					

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
<b>Transitional Housing for Veterans: Males</b>					<b>39</b>
St. Vincent de Paul Village	GPD - Men's Fresh Start Bishop Maher	0	39	0	
<b>Transitional Housing for Veterans: Females</b>					<b>3</b>
St. Vincent de Paul Village	GPD - Joan Kroc Fresh Start	0	1	0	
St. Vincent de Paul Village	GPD - S.T.E.P. Single Women	0	2	0	
<b>Transitional Housing for Adults with HIV/AIDS: Males and Females</b>					<b>61</b>
St. Vincent de Paul Village	Josue Homes	0	38	0	
St. Vincent de Paul Village	Josue Homes VI	0	6	0	
Stepping Stone	Enya House	0	17	0	
<b>Transitional Housing for Victims of Domestic Violence: Households with Children</b>					<b>162</b>
Interfaith Shelter Network of SD	El Nido Transitional Living Program	45	0	0	
South Bay Community Services	Victorian Heights	32	0	0	
YWCA	Becky's House I	30	0	0	
YWCA	Becky's House II	55	0	0	
<b>Transitional Housing for Victims of Domestic Violence: Adult Females and Female Headed Households with Children</b>					<b>63</b>
Catholic Charities	Leah's II	10	0	0	
YWCA	Becky's House III	36	1	0	
YWCA	Becky's Transitions	15	1	0	
<b>Total</b>		<b>916</b>	<b>1,386</b>	<b>36</b>	<b>2,338</b>

Source: San Diego Housing Commission (2019)

**Table A-45. City of San Diego Permanent Supportive Housing Beds by Type and Target Population (2018)**

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
<b>Permanent Supportive Housing for Persons with a Disability: Households with Children</b>					<b>29</b>
SDHC	Leah Residence	14	0	0	
Father Joe's Villages	Boulevard Apts	15	0	0	
<b>Permanent Supportive Housing for Persons with a Disability: Adult Males, Adult Females, and Households with Children</b>					<b>122</b>
Father Joe's Villages	15th and Commercial	0	10	0	
San Diego County Housing Authority	HOPWA Tenant Based	36	76	0	
<b>Permanent Supportive Housing for Persons with a Disability: Adult Females and Female Headed Households with Children</b>					<b>29</b>
Catholic Charities	Ninth and F Street Apts	4	25	0	
<b>Permanent Supportive Housing for Adults with a Disability: Males and Females</b>					<b>863</b>
Alpha Project	Alpha Square (formerly Hotel Metro)	0	193	0	
Community Housing Works	Alabama Manor	0	23	0	
SDHC	Parker Kier	0	22	0	
	Mason Hotel	0	16	0	
	Atmosphere	0	31	0	
	Cypress	0	62	0	
	The Beacon	0	22	0	
	West Park Inn	0	23	0	
	Celadon	0	13	0	
	Quality Inn	0	25	0	
	Connections Housing	0	73	0	
	CRF AB2034 Project Based Section 8	0	100	0	
	LGBT Community Center - Del Mar	0	22	0	
	Mental Health Systems Center S+C	0	10	0	
	Mental Health Systems Inc Section 8 Sponsor Based I.	0	25	0	
	Townpeople Gamma Grant	0	22	0	
	Villa Harvey Mandel S+C (SVdP)	0	39		
Source: San Diego Housing Commission (2019)					

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
SDHC	Community Research Foundation Sponsor Based 1	0	25	0	
	St. Vincent de Paul Sponsor Based 1	0	25	0	
	People Assisting the Homeless Sponsor Based 3	0	35	0	
	Community Research Foundation Sponsor Based 2	0	35	0	
	Community Research Foundation Sponsor Based Core	0	89	0	
	Mental Health Services Sponsor Based Parker Kier	0	11	0	
	Mental Health Services Sponsor Based Action Central	0	45	0	
	Community Research Foundation Sponsor Based IMPACT	0	50	0	
	Mental Health Systems Sponsor Based Center Star ACT	0	50	0	
	Mental Health Systems Sponsor Based City Star ACT	0	100	0	
	Pathways Community Services Sponsor Based	0	20	0	
	Home Finder Sponsor Based	0	100	0	
	Hotel Churchill	0	16	0	
	TACHS Paseo Glenn Apts	0	12	0	
	TACHS Rev Glenn Allison Sponsor	0	43	0	
	Village Place S+C (SVdP)	0	30	0	
TACHS	Reese Village	0	18	0	
TACHS	The Cove Apts	0	19	0	
Townspeople	TACHS Leasing - 51st	0	9	0	
Townspeople	TACHS Leasing - Wilson	0	3	0	
<b>Permanent Supportive Housing for Adult Males with a Disability</b>					<b>34</b>
SDHC	Pathfinders Delta Grant S+C	0	34	0	

Source: San Diego Housing Commission (2019)

Provider Name	Program Name	Population			Total
		Family	Adult-Only	Youth-Only	
<b>Permanent Supportive Housing for Veterans</b>					<b>1,312</b>
SDHC	HUD VASH Tenant Based San Diego City	1069	0	0	
	HUD VASH PBV The Nook	0	8	0	
	HUD VASH PBV Stella	8	9	0	
	Vista Del Puente	26	0	0	
	Zephyr	84	0	0	
	The Lofts	0	52	0	
	Father Joe's Village Sponsor Based 1,000 Veterans	35	0	0	
	VVSD Sponsor Based 1,000 Veterans	21	0	0	
<b>Permanent Supportive Housing for Persons with HIV/AIDS</b>					<b>183</b>
SDHC	CSSE Alpha Program S+C	23	22	0	
	SBCS La Posada S+C	58	4	0	
	34th Street Apts	27	21	0	
	Townspeople (51st Street)	0	9	0	
	Vista Del Puente	12	0	0	
Townspeople	Wilson Avenue Apts	4	3	0	
SDHC	Townspeople 34th Street Apts S+C	0	6	0	
Townspeople	51st Street	0	14	0	
<b>Total</b>		<b>593</b>	<b>1,111</b>	<b>0</b>	<b>1,704</b>

Source: San Diego Housing Commission (2019)

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