

City of San Diego Five-Year Consolidated Plan 2015-2019

Consolidated Plan Advisory Board Meeting
November 13, 2013

Prepared by: LeSar Development Consultants



AGENDA

- **LeSar Development Consultants Introduction**
- **Five Year Consolidated Plan**
- **Preliminary Needs Assessment**
- **Community Participation**
- **Feedback**
- **Next Steps**

LESAR DEVELOPMENT CONSULTANTS

- A social innovation firm
- Assists with growing healthy, thriving, and vibrant communities
- Expertise in community development, housing, homelessness, workforce and economic development, sustainability, transportation, and civic and community engagement
- Woman-owned, small business

FIVE YEAR CONSOLIDATED PLAN

CONSOLIDATED PLAN INTRODUCTION

- **The Consolidated Plan (Con Plan)**
 - Is created every 5 years
 - Assists the City to determine community needs
 - Provides a community-wide dialogue to identify housing, economic, and community development priorities

CONSOLIDATED PLAN INTRODUCTION

- The federal funds included are:
 - HOME Investment Partnerships Program;
 - Housing Opportunities for Persons with AIDS (HOPWA);
 - Emergency Solutions Grant (ESG); and
 - Community Development Block Grants (CDBG).
- Limited funding available
- The City must determine how to achieve the biggest public benefit.

CONSOLIDATED PLAN INTRODUCTION

- The City of San Diego receives federal funds to invest in improving local communities.
- These funds must assist low-to-moderate income (**LMI**) individuals and families.

(Source: US Department of Housing and Urban Development)

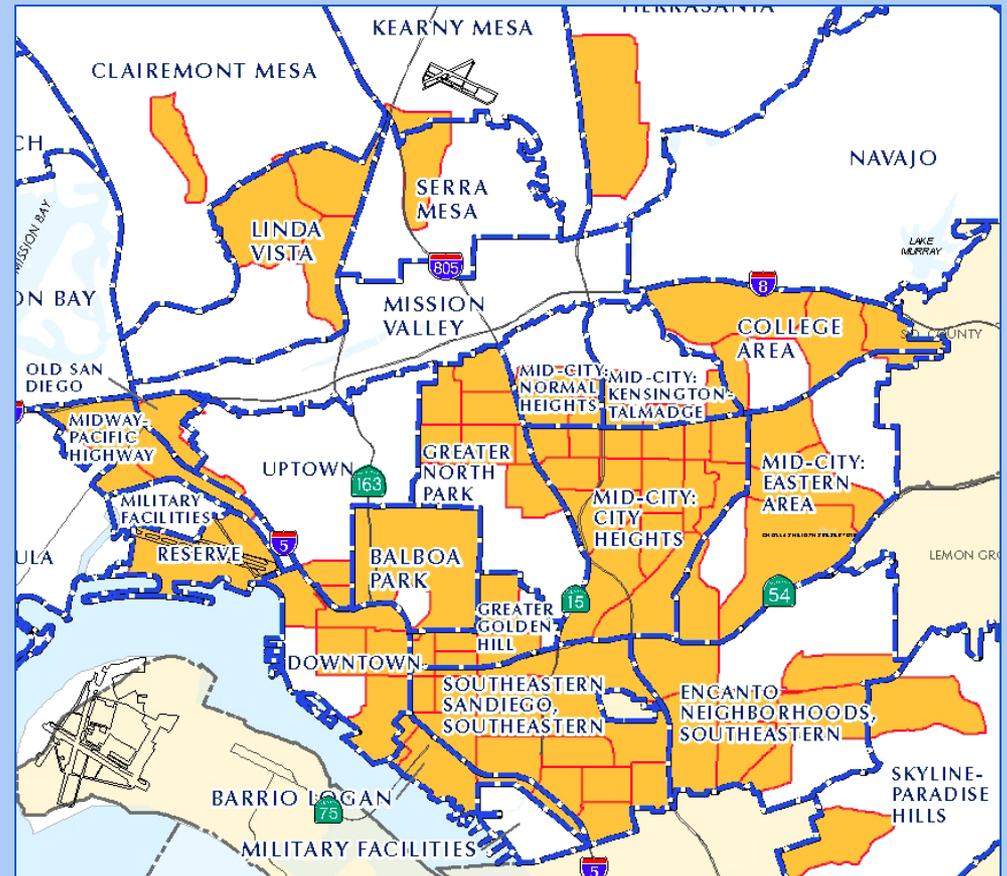
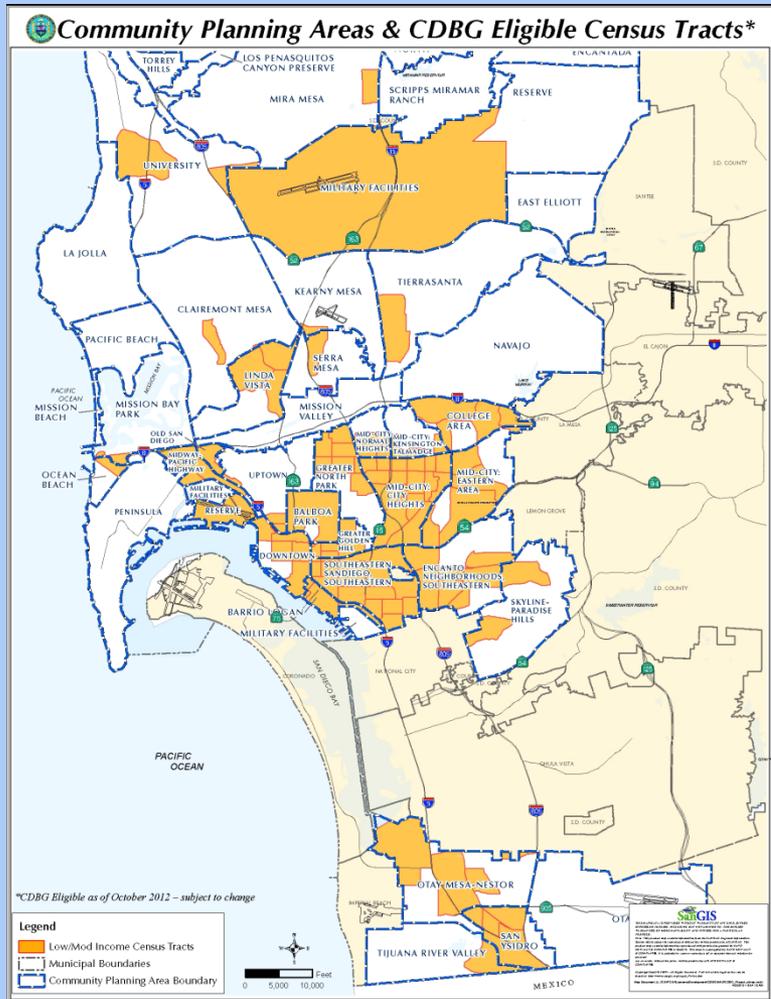
- LMI limits include:
 - Individuals earning less than **\$45,151** annually; and
 - A family of four earning less than **\$64,501** annually.

(Source: SDHC Area Median Income Limits)

FY 2014 HUD INCOME LIMITS CITY OF SAN DIEGO

FAMILY SIZE	EXTREMELY LOW INCOME LIMITS (0-30% of median)	VERY LOW INCOME LIMITS (31-50% of median)	LOW/MODERATE INCOME LIMITS (51-80% of median)
1	\$0 - \$16,950	\$16,951 - \$28,250	\$28,251 - \$45,150
2	\$0 - \$19,400	\$19,401 - \$32,250	\$32,251 - \$51,600
3	\$0 - \$21,800	\$21,801 - \$36,300	\$36,301 - \$58,050
4	\$0 - \$24,200	\$24,201 - \$40,300	\$40,301 - \$64,500
5	\$0 - \$26,150	\$26,151 - \$43,550	\$43,551 - \$69,700
6	\$0 - \$28,100	\$28,101 - \$46,750	\$46,751 - \$74,850
7	\$0 - \$30,050	\$30,051 - \$50,000	\$50,001 - \$80,000
8	\$0 - \$31,950	\$31,951 - \$53,200	\$53,201 - \$85,150

MAP OF LMI COMMUNITIES IN SAN DIEGO



PRELIMINARY SAN DIEGO NEEDS ASSESSMENT

SAN DIEGO NOW

- 34% of San Diegans are severely cost burdened; 1 in 3 working families spend more than 50% of their income on housing and utilities. (Source: Center For Housing Policy, American Community Survey (ACS) data)
- \$898 million backlog of deferred capital projects (streets, facilities, and storm drains) (Source: Independent Budget Analyst Report, June 2013)
- 5,733 persons were homeless in the City in 2013. This is 67% of the total homeless population within San Diego County. (Source: Point in Time Count 2013)
- The Housing Commission administers 14,000 Section 8 vouchers and has a waitlist of 41,000. (Source: San Diego Housing Commission)
- The Elder Index calculates that a single senior needs \$24,377 to cover expenses in San Diego County. The median social security payment in the County was \$12,523 and maximum supplemental security payment was \$9,965. (Source: UCLA Center for Health Policy Research, 2011)

HOUSING MARKET & AFFORDABILITY DATA

Renting in San Diego County

- 2-bedroom: \$1,382 | 3-bedroom: \$2,009 | 4-bedroom: \$2,448
(fair market rent)
- Income needed to afford a 2 bedroom: \$55,280
- Vacancy Rates: 3.9%

(Source: HUDUSER- FY 2013 Fair Market Rent Documentation System)

Owning a Home in the City of San Diego

- Median Home Value: \$430,100
- Median household income \$60,330
- Maximum home price affordability of \$295,000*
(For median household income of \$60,330)

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Housing Characteristics)



ADDITIONAL HOUSING MARKET DATA

- **Total Housing Units: 513,000**
 - 46.7% are owner-occupied and 53.3% are renter-occupied
- **Vacancy Rates:**
 - 2.1% in owner-occupied units and 3.9% in renter-occupied units
- **Cost in the City of San Diego:**
 - Median home value of owner-occupied units is \$430,100
 - Median home value of owner-occupied units in CA is \$349,400
 - 45.8% of owners considered to be cost-burdened
 - 54.6% of renters are considered cost-burdened

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Housing Characteristics)



COMMUNITY STATISTICS

- **5,338 cases of HIV and 15,103 cases of AIDS in San Diego County in 2013**

(Source: California Department of Public Health)

- **459,180 people are food insecure in San Diego County (15% of total population). 162,320 are children.**

(Source: Feeding America)

- **\$50 million in needed ADA upgrades for City owned buildings, sidewalks, curb ramps, and street crossings**

(Source: City of San Diego Capital Improvement 1997 Improvement Plan and 2009-2010 Update)



ECONOMIC STATISTICS

- City of San Diego Unemployment Rate: **7.4 %**
- San Diegan families living below the poverty level: **10.7%**
- Individual San Diegans living below the poverty level: **15.5 %**
- San Diegan children living below the poverty level: **21.4%**
(1 in 5 children)

(Source: U.S. Census, American Community Survey, 2012, 1-year estimates—Selected Economic Characteristics)



HOMELESSNESS STATISTICS

- **In the region, there are 8,879 homeless persons.**

- 4,465 beds for homeless persons

(Source: 2012 San Diego Regional Annual Homeless Assessment Report)

- **Of Unsheltered Homeless Individuals in San Diego County in 2013:**

- 1 in 5 were military veterans;
- Almost 70% were homeless one year or longer;
- Almost 40% reported severe mental health issues; and
- 33% have college experience.

(Source: Point in Time Count 2013)

- **35% of homeless persons sheltered in were sheltered as part of a family with children.**

(Source: 2012 San Diego Regional Annual Homeless Assessment Report)



COMMUNITY PARTICIPATION

COMMUNITY PARTICIPATION - SURVEYS

- A *Community Needs Survey* was conducted
- Respondents were informed that the City of San Diego is updating the Consolidated Plan for federal funds that serve low-to-moderate income residents and areas.
- The survey polled respondents about the level of need in their neighborhood for various types of improvements.

COMMUNITY PARTICIPATION - SURVEYS

■ Outreach

- 1,691 entities/organizations/ persons directly engaged
- Linked on City of San Diego's CDBG website and San Diego Housing Commission website

■ Hardcopy Engagement

- 3,920 hardcopy surveys distributed throughout San Diego, including, but not limited to: libraries, and community meetings, organizations benefiting LMI residents and area.

■ Email Engagement

- 14,400 emails sent

■ Social Media

- A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged.

COMMUNITY PARTICIPATION - SURVEYS

1,156 survey responses were collected

- **Survey Format**

- 694 surveys collected electronically (60.03%)
- 462 collected on paper (39.97%)

- **Survey Language**

- 945 individuals responded to the survey in English;
- 168 individuals responded in Spanish; and
- 43 individuals responded in Mandarin.

COMMUNITY PARTICIPATION - FORUMS

■ Three Community Forums

- Input from residents and workers in the City of San Diego
- Held in 3 low-to-moderate income communities
- 2,305 hardcopy flyers distributed, including: libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas
- 125 individuals participated in the forums.

■ Stakeholder Meeting

- Input from organizations that serve and support low-to-moderate income San Diegans
- 47 service providers, non-profits, and other community organizations participated in the meeting.

FEEDBACK

FEEDBACK - SURVEYS

- **The survey asked respondents to rate the level of need from 6 categories:**
 - Overall Need;
 - Public Facilities;
 - Infrastructure and Neighborhood Services;
 - Public Services;
 - Economic Development, and;
 - Housing.

FEEDBACK - SURVEYS

■ Survey Category: Overall Need

	Overall Need Area
1	<i>Create More Jobs Available to Low Income Residents</i>
2	<i>Create More Affordable Housing Available to Low Income Residents</i>
3	<i>Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks)</i>
4	<i>Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations)</i>

FEEDBACK - SURVEYS

Category: Public Facilities

	Public Facilities
1	<i>Youth Centers</i>
2	<i>Mental Health Care Facilities</i>
3	<i>Homeless Facilities (Transitional Housing and Emergency Shelters)</i>
4	<i>Parks and Recreational Facilities</i>
5	<i>Educational Facilities</i>

FEEDBACK - SURVEYS

Category: Infrastructure and Neighborhood Improvements

	Infrastructure and Neighborhood Improvements
1	<i>Street Improvements</i>
2	<i>Sidewalk Improvements</i>
3	<i>Lighting Improvements</i>
4	<i>Water/Sewer Improvements</i>
5	<i>Storm Water and Drainage Improvements</i>

FEEDBACK - SURVEYS

Category: Public Services

	Public Services
1	<i>Substance Abuse Services</i>
2	<i>Homeless Services</i>
3	<i>Transportation Services</i>
4	<i>Neighborhood Cleanups (such as trash, debris and graffiti)</i>
5	<i>Employment Training Services</i>

FEEDBACK - SURVEYS

Category: Economic Development

	Economic Development: Specific Need
1	<i>Store Front Improvements in Low Income Neighborhoods</i>
2	<i>Financial Assistance for Low Income Residents for Business Expansion and Job Creation</i>
3	<i>Financial Assistance for Low Income Individuals to Create a Small Business</i>
4	<i>Micro-enterprise Assistance for Business Expansion</i>
5	<i>Public Improvements to Commercial/Industrial Sites</i>

FEEDBACK - SURVEYS

Category: Housing

	Housing: Specific Need
1	<i>Housing for Special Needs (such as elderly and persons with disabilities)</i>
2	<i>Permanent Housing for Homeless</i>
3	<i>Code Enforcement Activities in Low Income Neighborhoods</i>
4	<i>Energy Efficiency and Sustainability Improvements</i>
5	<i>Increase Affordable Rental Housing Inventory</i>

FEEDBACK - COMMUNITY FORUM

- 125 individuals participated in the forums.
- **Increase Economic Opportunities, Youth Related Programs, Public Safety, and Affordable Housing** emerged as top themes in the voting, ranking, and open-ended dialogue activities.



FEEDBACK - STAKEHOLDER MEETING

- 47 service providers, non-profits, and other community organizations participated.
- **Affordable Housing, Job Training, and Homeless Services** were top themes.
- Public Safety and Improvements to non-profit facilities were also common themes.



NEXT STEPS

NEXT STEPS

- Receive feedback to presentation as continued dialogue
- Continue research and review best practices and present priority recommendations to CPAB on December 2, 2013
- Present priority recommendations to San Diego City Council December 17, 2013-TENTATIVE DATE
- Issue RFP for CDBG FY2015
- Draft Consolidated Plan
- Draft Annual Action Plan

THANK YOU

Thank You to our Outreach Partners that emailed, posted, and distributed materials, including, but not limited to:

■ **City Staff**

- Sima Thakkar, Michele (St. Bernard) Marano, Leo Alarcon, Krissy Toft, LaTisha Thomas, Shirley Reid, Abbas Rastandeh, Norma Medina, Connie Vestal, Lydia Goularte, Kevin Brown, and Rosalia Hernandez

■ **Forum Hosts**

- Woodbury School of Architecture, Price Charities Building, Jacobs Center

■ **Elected Officials**

■ **San Diego Libraries**

QUESTIONS

If you have questions, please contact:

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