

AFFORDABLE HOUSING

A PLACE TO CALL “HOME” FOR ALL SAN DIEGANS

San Diego is a vibrant city with a rich history and a diverse cultural heritage. We treasure our expansive coastline and rolling hills, yet often our most important treasure—our people—are unable to realize the basic human necessity of finding safe, decent and sanitary affordable housing. Whether rented or owned, a home has become increasingly elusive for many San Diegans because of an inadequate supply of affordable housing.

A fundamental mission of Redevelopment is to expand the supply of housing available to low- and moderate-income households. The San Diego Redevelopment Agency is committed to addressing this issue and fulfilling this mission.

WHAT IS AFFORDABLE HOUSING?

The Redevelopment Agency defines affordable housing as housing plus utilities that costs no more than 30 percent of a household's income. In a high-cost area such as San Diego, many people pay more than they can afford for housing.

In order for San Diegans to thrive and for our children to have the opportunities to succeed, we need a steady supply of homes to stabilize our housing market and ensure reasonable housing choices for residents at all income levels.





THE BENEFITS OF HOMES WITHIN REACH

Without reasonable housing choices, the entire community suffers. Increasing the predictability and stability of the housing market helps keep neighborhoods vital and promotes diversity. Everyone benefits when critical workers such as teachers, healthcare workers, military personnel and public safety professionals can live within the communities they serve.

Businesses want to know that their workers will be able to afford to live near their workplace. Offering a diverse inventory of housing options close to job centers strengthens San Diego's competitive position in attracting and retaining businesses.

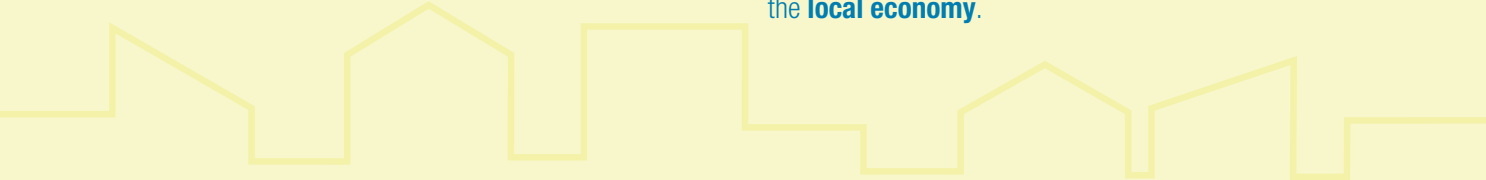
Neighborhoods benefit when fewer low-wage workers must drive long distances to work, increasing traffic congestion and reducing the time they have to spend with family or on community activities.

Schools benefit when children are able to stay at the same school. There are fewer classroom disruptions, schools can count on stable average daily attendance receipts to plan an effective budget and children are able to focus on learning without worrying about moving during the school year.

The **environment** benefits. Most affordable home developments are more compact, using land more efficiently. Built in infill locations, closer to jobs and services, affordable housing developments reduce vehicle miles traveled, greenhouse gas emissions and pressure on open space.

Parents, adult children and grandchildren who have options for living near each other can maintain strong relationships and provide mutual support. When **older adults** can afford to remain near family, friends or in assisted living, there are more opportunities for socializing and access to medical care, which contributes to better physical and mental wellbeing.

When a family moves into an affordable home, the savings realized can be spent on other basic necessities and goods or services, which pumps more revenue into the **local economy**.





Children living in a stable home experience fewer problems than homeless or transient children in terms of school, nutrition, stress, illness, and mental health. They have safer places to play, less exposure to violence, and an ongoing place to share family time.

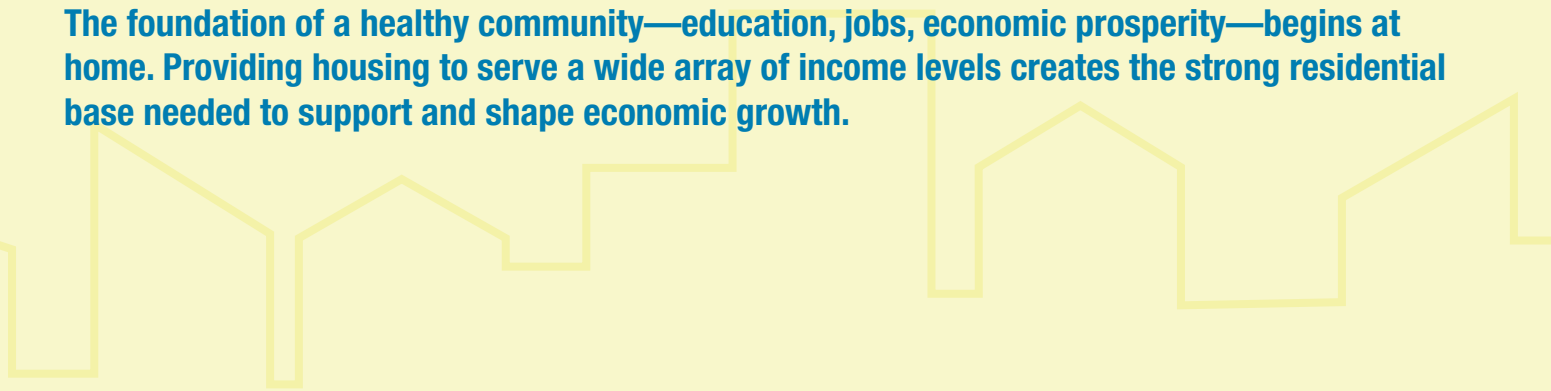
The rising costs of higher education, housing, food and gas can be difficult for many of San Diego’s **undergraduate and graduate students**. If rents are more affordable during and after school, more of these talented and educated young people can stay in their communities rather than moving away in search of more affordable regions of the country.

More than 50,000 **veterans** were homeless in California in 2009. Veterans with a stable, affordable home have easier access to education, job training and counseling so they can reenter the workforce. Older, more vulnerable veterans are able to find the care and support they need to live out their lives in security and dignity.

As teens “age out” of **foster care**, they either find a place to live or—as 20-30 percent do—become homeless. When these young people can find a safe and affordable place to live, especially one that offers ongoing support and resources, they are much more likely to succeed in making the transition from foster care to thriving adulthood.

When people have a stable affordable living situation, they are better able to stay **healthy** and reduce the demands on the health-care system. When homes with support services are available and affordable to those with chronic physical or mental health problems, emergency room visits, crisis care and hospitalizations drop significantly, saving taxpayers and healthcare providers substantial amounts of money.

The foundation of a healthy community—education, jobs, economic prosperity—begins at home. Providing housing to serve a wide array of income levels creates the strong residential base needed to support and shape economic growth.



PROGRAMS OFFERED BY THE REDEVELOPMENT AGENCY

The City of San Diego has seventeen (17) designated Redevelopment Project Areas. It is the role of the Redevelopment Agency to eliminate blight, improve economic development opportunities and expand the supply of low- and moderate-income housing in these areas. Revenues for redevelopment program activities are generated by redirecting the incremental increase in property tax revenues over the lifetime of the project areas. A minimum of 20 percent of this “tax increment” is dedicated to affordable housing efforts—as required by California Health & Safety Code.

First-time Homebuyer Assistance

Increased homeowner occupancy has been identified as an important factor for achieving the redevelopment objectives of improving neighborhood stability, encouraging private investment, and improving the local housing stock.

In City Heights, the Redevelopment Agency created the Home in the Heights Homebuyer Assistance Program. The program makes first-time homeownership more accessible and affordable within City Heights by providing subordinate loans (i.e., silent second mortgage loans) evidenced by a promissory note and secured by a deed of trust recorded against the subject property.

Participants with a household income that is 100 percent or less of the San Diego area median income may qualify for a silent second mortgage loan amount of up to \$30,000 from the Redevelopment Agency. The term of the loan is 20 years. Principal and interest are forgivable over the 20-year period, provided the participant remains the owner, continues to live in the home and does not refinance the first mortgage debt without permission from the Redevelopment Agency.

Home in the Heights also educates first-time homebuyers on the financial responsibilities and considerations of homeownership.



For more information about these community housing programs, contact:

City of San Diego Redevelopment Agency
1200 Third Avenue, 14th Floor
San Diego, CA 92101
Tel: (619) 236-6700

www.sandiego.gov/redevelopment-agency

Housing Enhancement Loan Program (HELP)

The Housing Enhancement Loan Programs (HELP) were created to increase, improve, and preserve the supply of housing occupied by persons and families of low and moderate income. HELP provides forgivable loans to help residents enhance the homes that they own. In turn, these home improvements result in many benefits to the community including:

- Improving, promoting, and preserving positive neighborhood characteristics
- Promoting varied housing opportunities
- Improving and enhancing the housing stock
- Remediating health and safety issues
- Supporting and promoting the growth and vitality of the business environment

Where in the City are these loans available?

These loans are available to qualified homeowners living in or near these redevelopment project areas: City Heights, College Grove, Crossroads, Grantville, Linda Vista, North Park, San Ysidro, and areas managed by the Southeastern Economic Development Corporation.

Who is eligible? What improvements can be made?

Homeowners must meet certain income requirements. HELP loans may be used to make a variety of interior and exterior improvements to homes, including landscaping.

Examples of eligible improvements include painting, lighting, windows, doors, stucco, tile, fencing, sidewalks, drought-resistant landscaping, roofs, flooring, carpet, lead paint abatement, electrical, cabinets, sprinklers, sod, water heaters, wall heaters, plumbing, sinks, showers, walkways, and garage doors.

Examples of ineligible improvements include non-permanent fixtures, security systems, personal property, equipment, and any other improvements deemed by the Redevelopment Agency to be inconsistent with redevelopment purposes and objectives.

www.sandiego.gov/HELP



Before



After

Developer Loans

The Redevelopment Agency provides financial assistance to private developers to increase the inventory of decent and safe housing available to low- and moderate-income households. The Agency can provide low-interest loans, rehabilitation grants, land write-downs, long-term land leases, etc. These homes are reserved for low- and moderate-income households for at least 45-55 years; ensuring a stable supply of affordable housing stock. If you are interested in developing affordable housing, contact the Redevelopment Agency for application criteria.

WHAT DOES AFFORDABLE HOUSING LOOK LIKE?

You simply cannot identify an affordable housing development by the way it looks! Every photo here represents an affordable apartment, condominium or single family home serving low- and moderate-income households in San Diego. Many of these homes have won design awards. Others have helped reduce crime and revitalize communities.

All share one thing in common – they have been built, developed or preserved by a private partner with the financial assistance of the City of San Diego Redevelopment Agency and other public entities.

Affordable housing doesn't look any different than its "market-rate" counterparts. The difference is what the household pays in rent or mortgage, which is based upon household income.



Talmadge Senior Village
City Heights



Los Vientos Family Apartments
Barrio Logan



Boulevard Apartments
North Park



La Boheme
North Park



La Entrada Family Apartments
Barrio Logan



Las Casitas de las Florecitas
San Ysidro



Auburn Park
City Heights

2008 San Diego Housing Federation's "Project of the Year – Over 50 Units"



Gateway Family Apartments
Barrio Logan

2009 San Diego Housing Federation's "Project of the Year – Under 50 Units"

2009 SDG&E Energy Efficiency & Sustainability Award

1

Myth: Affordable Housing lowers property values

Reality: Well designed, properly managed affordable housing developments do not have a negative effect on neighboring property values. Vacant and blighted properties that have been developed into housing have spurred investment in neighboring properties, actually raising values.

2

Myth: Affordable Housing increases crime

Reality: There is no correlation between safe, decent and affordable housing and crime. What does cause crime is community disinvestment, overcrowding, and the lack of jobs and community services. Failure to build affordable housing leads to slum conditions of overcrowding, absentee ownership, and deteriorating properties with no alternatives for low-income families.

3

Myth: Affordable Housing produces more traffic

Reality: Building affordable housing near jobs supports the use of public transportation, shortens commutes and eases congestion.

4

Myth: People in affordable housing won't fit into my neighborhood

Reality: Affordable simply means that housing shouldn't cost more than 30 percent of the household income—the same standard used by banks in approving home mortgages. Most residents of affordable housing developments have full-time jobs.

5

Myth: Affordable Housing overburdens public schools and infrastructure

Reality: Infrastructure costs per unit decline significantly as density increases and, with greater school stability due to the availability of affordable housing, public schools benefit from improved academic performance and test scores.

6

Myth: Affordable Housing is ugly

Reality: The latest generation of affordable and mixed-use housing is based on good planning, minimal impact and re-creating the neighborhood design. Affordable housing can fit the style and size of any community. It is privately owned, designed and developed.



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MYTHS
OF
AFFORDABLE
HOUSING

WHAT CAN YOU DO?

- Challenge stereotypes and set the record straight when you hear someone say something inaccurate about affordable housing or the people who benefit from it.
- Advocate for community and public initiatives that create housing that people can afford.
- Support local housing initiatives that encourage construction of the widest variety of housing in your community.
- Encourage local groups—congregations, neighborhoods, fraternal organizations—to contribute to the creation of housing that people can afford.

