

City of San Diego
Five-year Consolidated Plan
2020-2024

Nonprofit Academy - Focus Group
August 21 and 22, 2018



Agenda

- Consolidated Planning Process Overview
- Purpose of the Federal Funds
- Previous Consolidated Plan Projects
- Estimated CDBG Resources
- Initial San Diego Needs Assessment
- Discussion and Input
- Anticipated Timeline

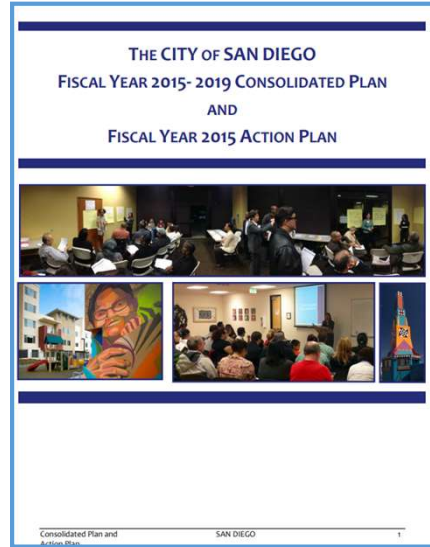
Consolidated Plan Introduction

The Consolidated Plan:

- Is created every 5 years
- Assists the City to determine community needs
- Provides a community-wide dialogue

Share What's on Your Wish list and Help Identify:

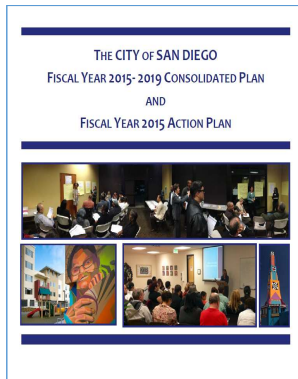
- Housing Needs
- Economic Development Needs
- Public Facilities and Infrastructure Needs
- Homelessness Needs
- Community Development and Public Service Needs



The City of San Diego Con Plan FY 2015-2019

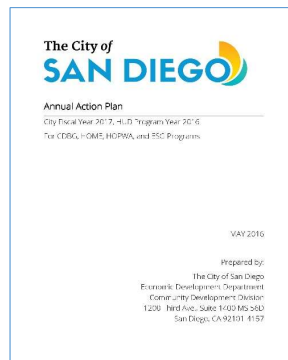
Important Documents

“SAY”



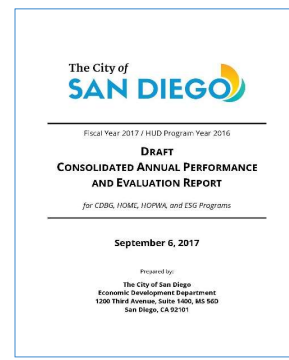
5-Year Consolidated Plan

“DO”



Annual Action Plan

“SHOW”



Consolidated Annual Performance and Evaluation Report

CDBG
Community
Development Block
Grant

HOME
HOME Investment
Partnership

**FEDERAL
PROGRAMS**

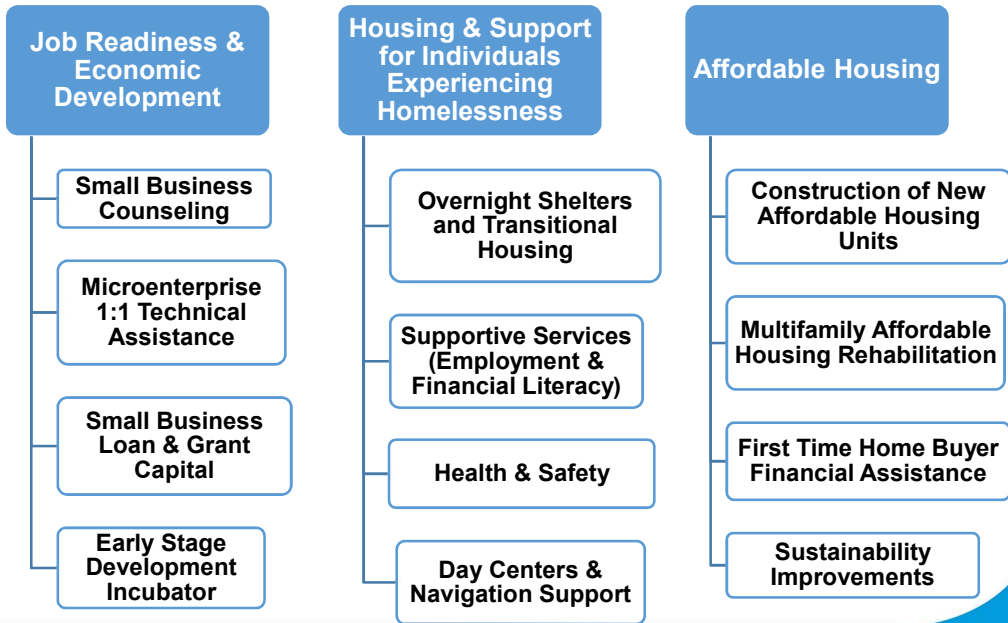
HOPWA
Housing Opportunities for
Persons with HIV/AIDS

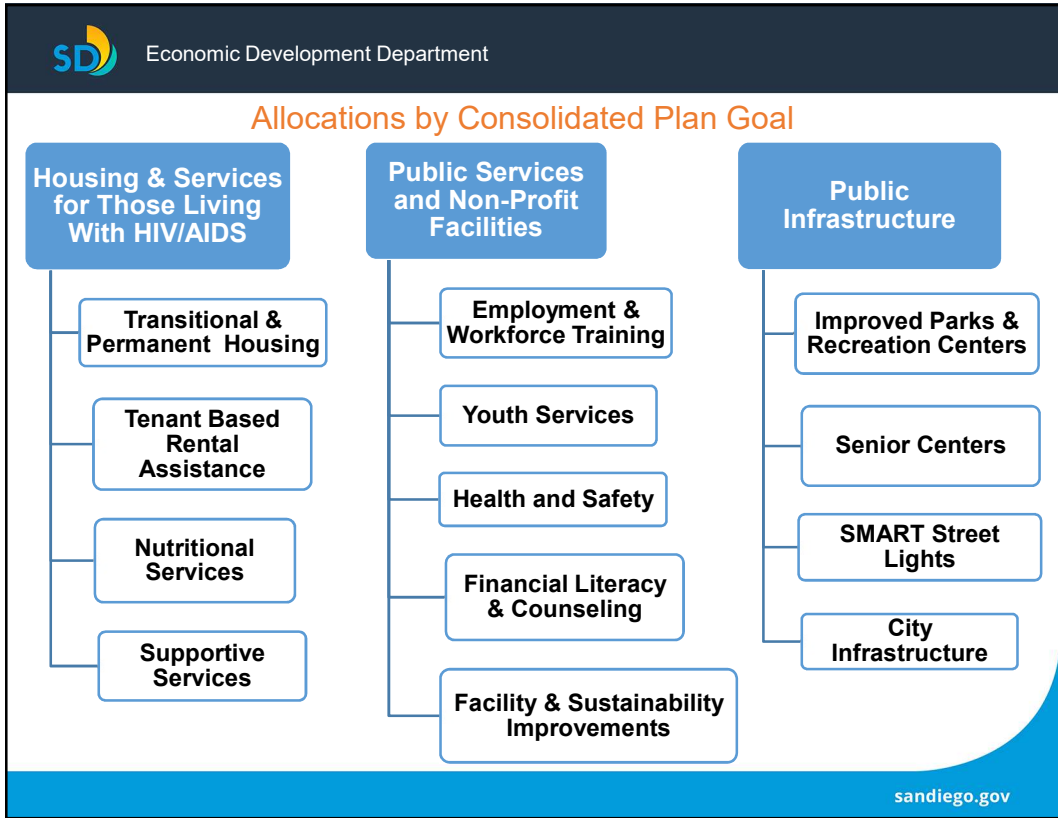
ESG
Emergency Solutions
Grant





Allocations by Consolidated Plan Goal





SD Economic Development Department

Purpose of the Federal Funds

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

(Source: US Department of Housing and Urban Development)

The City of **SAN DIEGO**

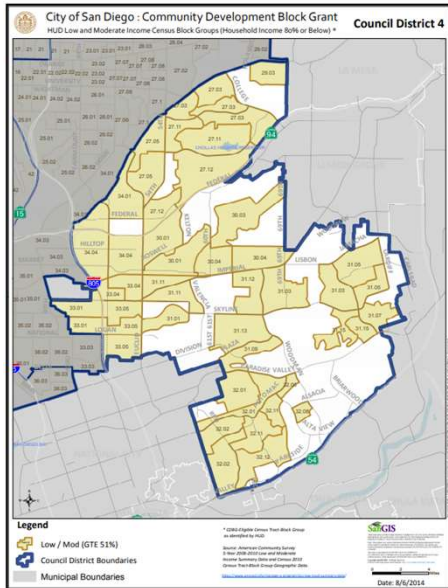
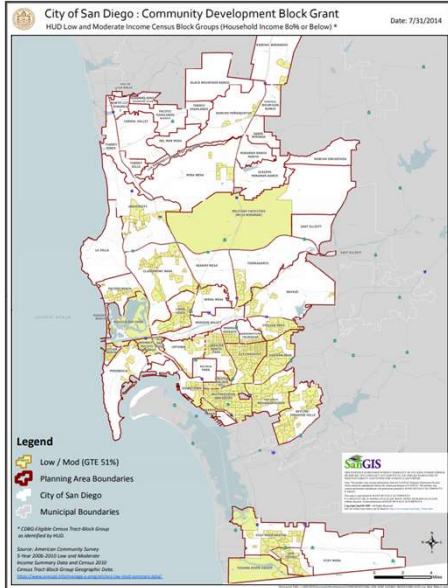
CDBG INCOME LIMITS*
FOR CITY OF SAN DIEGO
(Effective 04-16-18/Published April 2018)

HOUSEHOLD 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 - \$20,450	\$20,451 - \$34,100	\$34,101 - \$54,500
2	\$0 - \$23,400	\$23,401 - \$38,950	\$38,951 - \$62,300
3	\$0 - \$26,300	\$26,301 - \$43,800	\$43,801 - \$70,100
4	\$0 - \$29,200	\$29,201 - \$48,650	\$48,651 - \$77,850
5	\$0 - \$31,550	\$31,551 - \$52,550	\$52,551 - \$84,100
6	\$0 - \$33,900	\$33,901 - \$56,450	\$56,451 - \$90,350
7	\$0 - \$38,060	\$38,061 - \$60,350	\$60,351 - \$96,550
8	\$0 - \$42,380	\$42,380 - \$64,250	\$64,251 - \$102,800

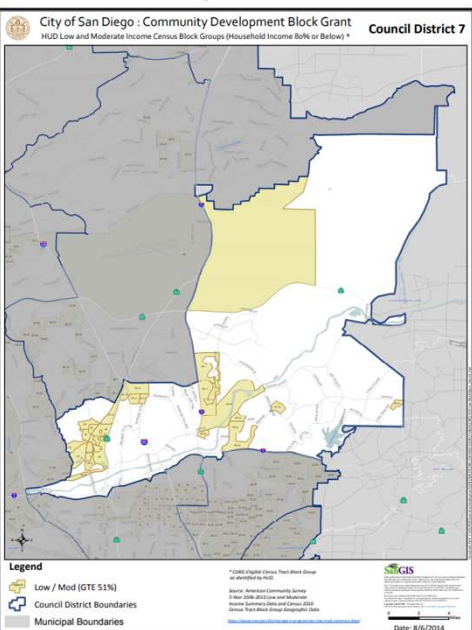
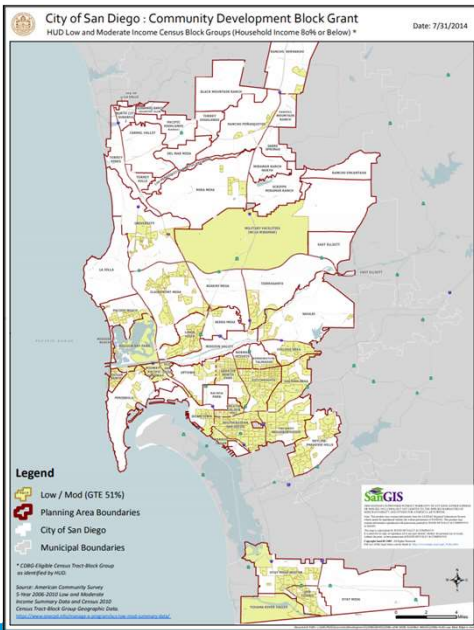
*Income limits are set by HUD and are subject to change

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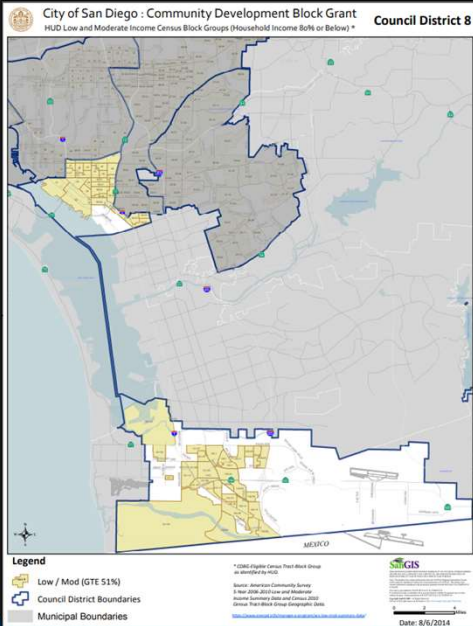
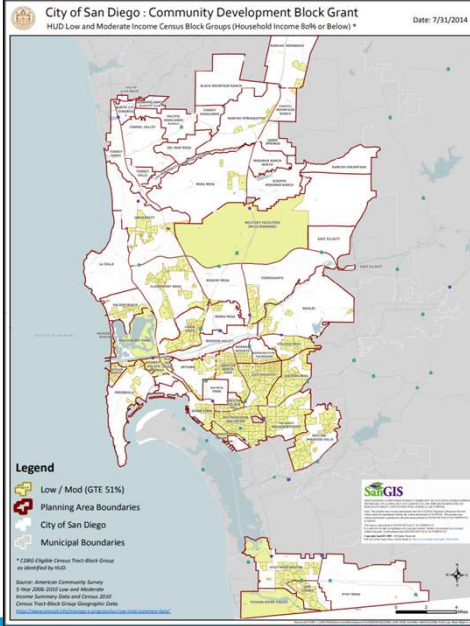
Map of LMI Communities in San Diego – CD 4



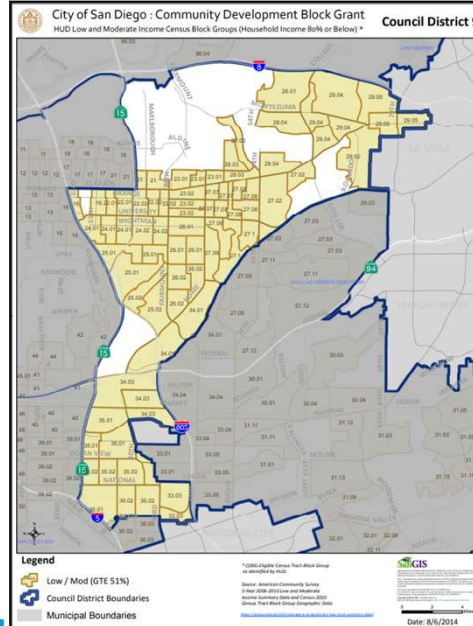
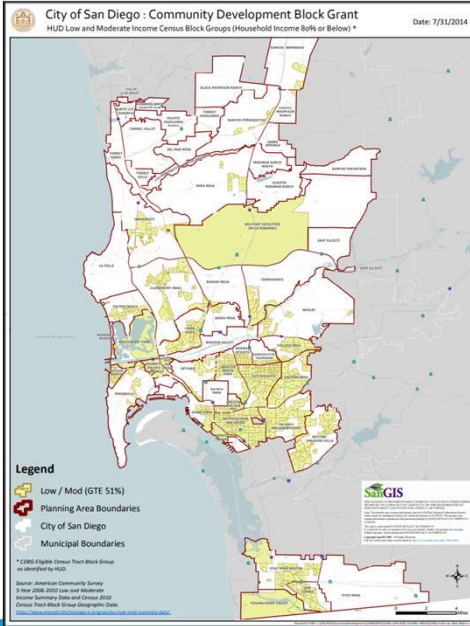
Map of LMI Communities in San Diego – CD 7



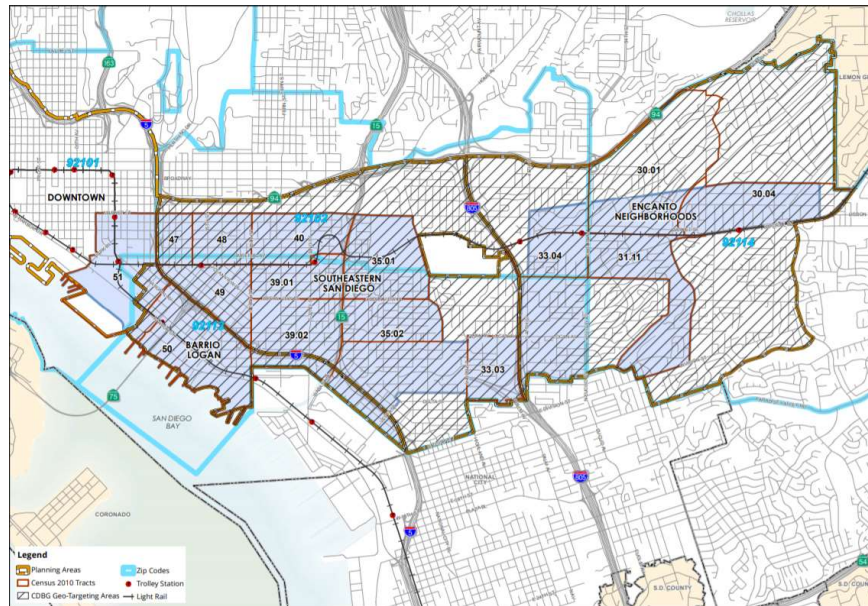
Map of LMI Communities in San Diego – CD 8



Map of LMI Communities in San Diego – CD 9



The Promise Zone and CDBG Geo-Targeted Areas



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Estimated CDBG Resources

Fiscal Year	Annual Allocation*	Program Income	Total Estimated Amount
2020	\$10,573,000	\$24,402,800	\$34,975,800
2021	\$10,255,881	\$12,500,000	\$22,755,811
2022	\$9,948,135	\$12,500,000	\$22,448,135
2023	\$9,649,961	\$12,500,000	\$22,149,961
2024	\$9,360,462	\$12,500,000	\$21,860,462

**Annual allocation is based on an anticipated 3% decrease in funding*

Please note that the City receives annual funds through HOME, HOPWA and ESG programs as well.

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Initial San Diego Needs Assessment



San Diego Today



Lowest-income renters in San Diego County spend 69% of their income on rent, leaving little for essentials such as food, transportation, and health care costs.



The San Diego Housing Commission administered 14,698 Section 8 Vouchers in FY 2015-2016 and has a 7-10 year waiting list (approximately 80,000 households).



The San Diego County Elder Index calculates that a single senior who rents a home needs \$23,688 to cover expenses. The average social security payment is less than \$16,000 annually.



Housing Market and Affordability Data



Renting in San Diego

- 1-bedroom: \$1,400 | 2-bedroom: \$1,816 | 3-bedroom: \$2,612 (Fair Market Rate)
- Income needed to afford a 2-bedroom in San Diego: \$72,800
- Apartment Vacancy Rate: 4.08% (April 2018)
- In 2015, 49.4% of White renters were housing burdened, compared to 59.6% of Black renters and 62.3% of Latino renters.



Owning a Home in San Diego

- Median Home Value: \$625,500
- Median Household Income: \$63,400
- Maximum Home Price Affordability: \$290,875 (for median household income of \$63,400)
- 53.1% of owner-occupied households are White, 27.8% are Black, and 31.8% are Latino.



Vacancy Rates

- 1.3% in owner-occupied units and between 2-3% in renter-occupied units.



Additional Housing Market and Affordability Data



Total Housing Units: 527,049

47.6% owner-occupied units and 53.4% renter-occupied units



Approximately 46,000 affordable and available units in San Diego County

San Diego County's low income housing tax credit production increased by 64% while state production decreased by 45% in 2016-17



San Diego County needs 143,800 more affordable rental units to meet demand



Community Statistics



13,643 cases of HIV and 15,899 cases of AIDS in 2016

In 2015, San Diego County had the second largest number of newly diagnosed HIV disease cases in California.
1% of AIDS cases in the nation and 9% of AIDS cases in CA have been diagnosed in San Diego County.



379,130 (11.7%) people are food insecure

Families who are food insecure lack access to sufficient quantity of affordable and nutritious food.



\$50 million in needed ADA upgrades

for City owned buildings, sidewalks, curb ramps, and street crossings.



Economic Statistics



City of San Diego Unemployment Rate: 3.1% (2018)

The unemployment rate measures those are willing and able to work, but are jobless.

In 2015: the unemployment rate for Black or African Americans was 12% and for Latinos 9%, compared to 5.9% for White/Caucasians.
20% of youth between 16-24 are unemployed or in low wage jobs.

San Diegans living below poverty level: 15.6%

The poverty line attempts to measure the amount of income needed to satisfy basic needs.



23.4% of Black /African American households, 21.8% of Latino households, and 11.1% of Asian households were below poverty level compared to 10% of White households.



San Diegan children living below poverty level: 19.7% (1 in 5 children)

SD Economic Development Department


Poverty Levels by Community Planning Area

Community Planning Area	Poverty Rate	Number of Residents Below Poverty Line
Valencia Park (Southeastern San Diego)	34%	19,077
Linda Vista	20%	5,880
San Ysidro	29%	8,054
Barrio Logan	41%	1,929
Skyline- Paradise Hills	12%	7,902
City Heights	29%	21,44
Downtown	23%	6,660


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SD Economic Development Department

Economic Statistics



San Diego Small Business Development
 Minority-owned businesses are underrepresented, represent only 37% of small business owners in San Diego despite accounting for nearly 60% of the general population. A small business owner is twice as likely to be White.



San Diegans Educational Attainment
 16% of San Diegans lack a High School Diploma
 35% of San Diegans, 25 and older lack the credentials to fill living wage positions

EDUCATIONAL ATTAINMENT RATES BY RACE AND ETHNICITY

■ LESS THAN HIGH SCHOOL ■ BACHELOR'S DEGREE OR HIGHER

Race/Ethnicity	Less Than High School	Bachelor's Degree or Higher
HISPANIC	34%	15%
BLACK	8%	25%
ASIAN	13%	34%
WHITE	12%	49%

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Homelessness Statistics



Total Homeless Persons in San Diego County (2018): 8,576

- Homeless persons in the City of San Diego: 4,912



Of unsheltered homeless individuals in San Diego County in 2018:

- 669 (13%) are veterans
- 1,400 (28%) are chronically homeless
- 659 (13%) are youth



102 Homeless families with children

Your Participation

What's on your wish list?

We need your input!



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We need your input!



Please take our community needs survey

The City of
SAN DIEGO

wants to hear what's on your wish list!

The City receives millions of dollars each year from the federal government to invest in low- and moderate-income (LMI)* communities. The City's Consolidated Plan is created every five years and assists the City in determining community needs. The Consolidated Plan's planning process serves as the framework for a community-wide dialogue to identify housing, economic, and community development priorities.

Your responses will remain anonymous. This survey will close on August 31, 2018.

*LMI refers to individuals and families with incomes below 30%, 50%, and 80% of the median income.

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Next Steps



Economic Development Department

Anticipated Timeline

Estimated Date	Task
July-August 2018	Continue Community Outreach
September 2018	Establish Consolidated Plan Goals at City Council
October-February 2018	Data analysis and continued outreach to stakeholders
March-April 2019	Public Comment Period: Annual Action Plan & Consolidated Plan
May 2019	Submit Annual Action Plan & Consolidated Plan to HUD

Thank you!



Questions or More Information?
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Sources

- *2017 Housing Inventory Count, San Diego City and County CoC*: https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_CoC_CA-601-2017_CA_2017.pdf
- *2018 WeAllCount Annual Report, San Diego County*: <https://www.rtfhsd.org/wp-content/uploads/2017/06/2018-WPoint-in-Time-Count-Annual-Report.pdf>
- *American Community Survey 2016 1-year estimates*
- *California Housing Partnership Corporation*: <https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2017/05/San-Diego-County-2017.pdf> and <https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2018/05/San-Diego-2018-HNR.pdf>
- *City of San Diego, What is Affordable Housing?*: <https://www.sandiego.gov/housing/whatis>
- *City of San Diego Housing Inventory Annual Report*: <https://www.sandiego.gov/mayor/news/releases/city-releases-first-annual-report-housing-affordability-supply-production>
- *Feeding America*: <https://feedingsandiego.org/hunger-research/hunger-study/>
- *MarketPointe Realty Advisors Report*: <http://www.sandiegouniontribune.com/business/real-estate/sd-fi-rent-vacancy-20180403-story.html>
- *SANDAG*: <http://datasurfer.sandag.org/dataoverview>
- *San Diego Housing Commission*: <http://www.sdhc.org/Rental-Assistance/Waiting-List-Applicants/>
- *San Diego County Health and Human Services*
- *UCLA Center for Healthy Policy Research*: <http://askchisne.ucla.edu/programs/health-disparities/elder-health/elder-index-data/Pages/elder-index-data.aspx#eidata>
- *US Department of Housing and Urban Development*
- *The Urban Institute*: <http://apps.urban.org/features/rental-housing-crisis-map/>
- *Zillow*: <https://www.zillow.com/research/data/>

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Worksheet for Small Group Discussion

1. How can the City be more inclusive in the programs supporting low-to-moderate-income individuals and communities?

2. Rank the need for the following from 1-6, with 1 being the highest need:

_____ Economic Development: Revitalizing communities and promoting economic opportunities for residents by focusing on job creation and small business development.

_____ Public Facilities and Infrastructure: Investing in public facilities like parks and recreation centers and infrastructure for low-to-moderate-income residents by making it easier to navigate their communities.

_____ Affordable Housing: Investing in housing programs and services that increase the opportunity for LMI households to rent or own safe and affordable housing in their communities.

_____ Housing & Support for Individuals Experiencing Homelessness: Projects that provide supportive services and housing for people experiencing homelessness or a housing crisis.

_____ Public Services: Investing in community services and nonprofit programs that serve vulnerable populations such as unemployed individuals, youth, and immigrants.

_____ Improvements to Nonprofit Facilities: Investing in physical improvements to nonprofit facilities where services to vulnerable populations are provided.

3. What are the most pressing needs of the clients you serve?

4. Select and rank the FOUR most pressing needs of your clients based on the following list with 1 being the most critical/essential.

- ___ Assistance starting a small business
- ___ Job creation for small business
- ___ Small business counseling
- ___ Increased access to loans and grant capital for small businesses
- ___ Storefront Improvements
- ___ Improvements to City parks
- ___ Improvements to recreational & senior centers
- ___ Improvements to nonprofit facilities
- ___ Improved sidewalks and streetlights
- ___ Increasing availability of affordable housing
- ___ Rehabilitation of affordable housing
- ___ First-time homebuyer assistance programs
- ___ Homeless-designated transitional & permanent housing
- ___ Homelessness supportive services

- ___ Storage Centers for those experiencing homelessness
- ___ Centralized homelessness resources
- ___ Youth services
- ___ Workforce development
- ___ Training for employment
- ___ Nutritional services
- ___ Services for those with disabilities
- ___ Financial education & counseling programs
- ___ Nonprofit sustainability improvements
- ___ Services for those living with HIV/AIDS
- ___ Survivors of domestic violence services
- ___ Programs supporting vulnerable populations
- ___ Services for single female head of household