

# *Table of Contents*

---

Chapter	Page
Executive Summary.....	E-1
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Planning Frameworks.....	1-1
1.2 Program Descriptions.....	1-2
Community Development Block Grant (CDBG).....	1-2
HOME Investment Partnership (HOME).....	1-3
Emergency Shelter Grant (ESG).....	1-3
American Dream Downpayment Initiative (ADDI).....	1-3
Housing Opportunities for Persons with AIDS (HOPWA).....	1-4
1.3 Geographic Areas Covered.....	1-4
1.4 Income Definition.....	1-4
1.5 Lead Agency.....	1-5
1.6 Relationship to the Housing Element.....	1-5
<b>2. Community Outreach.....</b>	<b>2-1</b>
2.1 Citizen Participation Plan.....	2-1
Introduction.....	2-1
Public Notice.....	2-4
Public Access to Information.....	2-5
Public Hearings.....	2-5
Stages in the Process.....	2-6
Complaint Procedures.....	2-9
Amending the Citizen Participation Plan.....	2-9
2.2 Community Outreach for the 2005-2009 Consolidated Plan.....	2-10
Presentations before Community Planning Groups.....	2-10
Housing and Community Development Needs Survey.....	2-11
Outreach to Social Service Agencies and Other Public/ Quasi-Public Organizations.....	2-13

---

	Review of Draft Consolidated Plan.....	2-13
<b>Chapter</b>		<b>Page</b>
<b>3.</b>	<b>Housing and Community Development Needs.....</b>	<b>3-1</b>
3.1	Community Profile .....	3-1
	Demographic Characteristics.....	3-1
	Economic and Employment Characteristics .....	3-11
	Income Characteristics.....	3-12
	Household Characteristics.....	3-14
	Special Needs Populations .....	3-17
	Estimates of Current Housing Need .....	3-31
3.2	Homeless Needs.....	3-35
	Nature and Extend of Homelessness .....	3-35
	Homeless Subpopulations.....	3-37
	Persons Threatened with Homelessness.....	3-41
	Inventory of Facilities and Services .....	3-41
	Continuum of Care Gap Analysis.....	3-47
3.3	Market Conditions .....	3-47
	Housing Growth .....	3-47
	Housing Characteristics.....	3-48
	Housing Costs and Affordability .....	3-49
	Housing Condition.....	3-53
3.4	Public and Assisted Housing .....	3-57
	San Diego Housing Commission.....	3-57
	Federally-Assisted Housing and At-Risk Status .....	3-62
3.5	Barriers to Affordable Housing .....	3-63
	Market Constraints.....	3-63
	Governmental Constraints .....	3-64
3.6	Fair Housing .....	3-67
	2000 San Diego Area AI.....	3-67
	2004 San Diego Regional AI .....	3-68
3.7	Community Development Needs .....	3-69
	Infrastructure, Facility, and Neighborhood Improvements.....	3-69

	Economic Development.....	3-74
<b>Chapter</b>		<b>Page</b>
<b>4.</b>	<b>Five-Year Strategic Plan.....</b>	<b>4-1</b>
4.1	Strategic Framework .....	4-1
	Strategic Framework Element of the General Plan .....	4-1
	Housing Element of the General Plan .....	4-3
	Affordable Housing Task Force Recommendations.....	4-4
	Community and Economic Development Strategy.....	4-5
4.2	Consolidated Plan Goals and Resources .....	4-6
	Consolidated Plan Goals .....	4-6
	CPD Resources Available .....	4-6
4.3	Summary of Five-Year Priorities and Objectives.....	4-9
	Priority Ranking .....	4-9
	Affordable Housing.....	4-9
	Community Development .....	4-10
4.4	Housing .....	4-14
	Consolidated Plan Goals .....	4-14
	Statement of Need .....	4-14
	Overall Housing Strategy .....	4-14
	Consolidated Plan Programs .....	4-15
	Other Programs (Non-CPD Funds).....	4-18
	Public Housing and Section 8 Assistance .....	4-22
4.5	Community and Supportive Services.....	4-23
	Consolidated Plan Goals .....	4-23
	Statement of Need .....	4-23
	Overall Community and Supportive Services Strategy .....	4-23
	Consolidated Plan Programs .....	4-25
	Other Programs (Non-CPD Funds).....	4-28
4.6	Public Improvements and Community Facilities .....	4-28
	Consolidated Plan Goals .....	4-28
	Statement of Need .....	4-28
	Overall Strategy for Public Improvements and Community Facilities.....	4-29
	Consolidated Plan Programs .....	4-29
	Other Programs (Non-CPD Funds).....	4-30



Chapter	Page
4-7	Economic Development and Anti-Poverty..... 4-31
	Consolidated Plan Goals ..... 4-31
	Statement of Need ..... 4-31
	Overall Economic Development and Anti-Poverty Strategy ..... 4-31
	Consolidated Plan Programs ..... 4-32
	Other Programs (Non-CPD Funds)..... 4-33
4-8	Lead-Based Paint Reduction Strategy ..... 4-34
4-9	Barriers to Affordable Housing..... 4-36
	Land Availability and Cost ..... 4-36
	Availability of Financing..... 4-37
	Governmental Constraints..... 4-37
4-10	Institutional Structure and Coordination ..... 4-38
	City of San Diego ..... 4-38
	San Diego Housing Commission ..... 4-39
	Redevelopment Agency..... 4-40
	County of San Diego..... 4-40
	Gaps in the Service Delivery System..... 4-40
4-11	Monitoring ..... 4-40
4-12	Performance Measurement..... 4-42
<b>5.</b>	<b>Annual Action Plan for FY 2005..... 5-1</b>
5-1	Resources Available..... 5-1
	Community Planning and Development (CPD) Funds ..... 5-1
	Activities to be Undertaken and Relationship to Five-Year Priorities ..... 5-3
5-2	Housing ..... 5-4
	Consolidated Plan Goals ..... 5-4
	Consolidated Plan Programs ..... 5-4
5-3	Community and Supportive Services..... 5-8
	Consolidated Plan Goals ..... 5-8
	Consolidated Plan Programs ..... 5-8

Chapter		Page
5-4	Public Improvements and Community Facilities .....	5-11
	Consolidated Plan Goals.....	5-11
	Consolidated Plan Programs .....	5-11
5-5	Economic Development and Anti-Poverty .....	5-13
	Consolidated Plan Goals.....	5-13
	Consolidated Plan Programs .....	5-13
5-6	Planning and Administration .....	5-14
5-7	Public Housing .....	5-14
	Public Housing Improvements and Resident Initiatives .....	5-14
	Rental Housing Assistance Program (Section 8) .....	5-15
5-8	Lead-Based Paint Hazards.....	5-15
5-9	Other Actions.....	5-17
	Addressing the Obstacles to Meeting Underserved Needs.....	5-17
	Foster and Maintain Affordable Housing .....	5-17
	Removing Barriers to Affordable Housing .....	5-17
	Reduce the Number of People Living in Poverty .....	5-18
	Develop Institutional Structure .....	5-18
	Enhance Coordination .....	5-18
	Further Fair Housing Choice .....	5-18
5-10	Monitoring.....	5-21
	Non-Housing Activities.....	5-21
	Housing Activities .....	5-21
	Section 3 Economic Opportunities .....	5-22
5-11	Program Specific Requirements.....	5-23
	CDBG Program .....	5-23
	HOME .....	5-25
	Emergency Shelter Grant (ESG) Program.....	5-30
	HOPWA Program.....	5-32

**Appendices**

- A. Housing and Community Development Needs Survey and Results
- B. SF424 Forms
- C. Certifications
- D. Listing of Proposed Projects
- E. Affordable Housing Matrix
- F. Proof of Publication
- G. Summary of Public Comments

**List of Tables**

Table	Page
1-1 State and Federal Income Definitions .....	1-5
2-1 Community Planning Meeting Locations.....	2-10
2-2 Top Ten Needs from the General Public.....	2-12
2-3 Top Ten Needs from Clients of St. Vincent de Paul .....	2-12
2-4 Top Ten Needs from All Survey Respondents Combined.....	2-12
3-1 Age Profile.....	3-2
3-2 Race and Ethnicity .....	3-3
3-3 Employment Profile .....	3-11
3-4 Household Income Profile .....	3-13
3-5 Income by Household Type.....	3-13
3-6 Household Characteristics.....	3-14
3-7 Licensed Community Care Facilities .....	3-18
3-8 Elderly Profile .....	3-21
3-9 Affordable Housing Developments for Seniors.....	3-22
3-10 Affordable Housing Developments for Persons with Disabilities.....	3-23
3-11 Profile of Large Households.....	3-26
3-12 Major Colleges and Universities.....	3-26
3-13 Community Residence at Time of AIDS Diagnosis .....	3-28
3-14 Countywide AIDS/HIV Housing Support Resources .....	3-30
3-15 Housing Needs of Low and Moderate Income Households .....	3-32
3-16 Overcrowding.....	3-34
3-17 Homeless Population.....	3-37
3-18 Distribution of Year-Round Homeless Beds, Permanent Supportive Housing Units, and Services within the City of San Diego.....	3-45
3-19 1999-2004 Homeless Population Estimates for the City of San Diego .....	3-47
3-20 San Diego Regional Housing Stock and Projections.....	3-48
3-21 Housing Type.....	3-48
3-22 Housing Tenure.....	3-49
3-23 Median Home Prices .....	3-50
3-24 Rental Rates in San Diego and Surrounding Jurisdictions .....	3-52
3-25 Affordable Housing Costs by Income.....	3-53
3-26 Age of the Housing Stock – 2000 .....	3-54
3-27 Resources to Prevent Child Lead Poisoning .....	3-55
3-28 San Diego Lead Poisoning Cases .....	3-56
3-29 Number of Housing Units with Lead-based Paint Occupied by Low and Moderate Income Households .....	3-57
3-30 Characteristics of Households in Public Housing and on the Waiting List .....	3-58
3-31 Characteristics of Households Receiving Section 8 Vouchers and on the Waiting List ..	3-62
3-32 Unfunded Improvements Prioritized by Planning Groups .....	3-72
4-1 Five-Year Housing Needs and Priorities.....	4-11

4-2 Five-Year Community Development Needs and Priorities ..... 4-12  
4-3 Summary of Five-Year Quantified Objectives for Special Needs Populations ..... 4-13

**List of Figures**

Figure	Page
3-1 Population Trends.....	3-2
3-2 Changes in Race/Ethnicity .....	3-3
3-3 Areas of Black Concentration.....	3-5
3-4 Areas of Hispanic Concentration .....	3-7
3-5 Areas of Asian/Pacific Islander Concentration .....	3-9
3-6 Median Household Income.....	3-12
3-7 Low and Moderate Income Concentration .....	3-15
3-8 Licensed Community Care Facilities.....	3-19
3-9 Median Home Prices: 2002-2003 .....	3-51
3-10 Assisted Housing Projects .....	3-59