

July 7, 2023

We continually work to identify, implement and support housing solutions for a range of households in the City of San Diego as the San Diego Housing Commission (SDHC) works toward its Vision —“Everyone in the City of San Diego has a home they can afford”—and Purpose—“Help individuals, families and the San Diego community thrive.”



Jeff Davis
SDHC Interim President & CEO

Our recent activities this summer reflect SDHC’s ongoing, collaborative efforts in these areas.

We are partners in the extensive regional “Leave No Veteran Homeless” initiative that launched yesterday.

We awarded financing and rental housing vouchers toward the creation of more than 300 new affordable rental housing units at three developments that broke ground at the end of June.

We started a new program last month to help bridge the homeownership gap among people of color.

We kicked off a survey of renters in the City of San Diego as part of a study of eviction trends.

And we created a guide and web page with valuable information about tenant protections available for residential renters in the City of San Diego.

I invite you to read more about these activities in this newsletter, along with recent recognitions for two SDHC collaborative affordable housing developments.



‘Leave No Veteran Homeless’ Initiative News Conference
July 6, 2023

Initiative to Address Veteran Homelessness

SDHC joined the County of San Diego, City of San Diego, Regional Task Force on Homelessness, the U.S. Department of Veterans Affairs San Diego Healthcare System, additional homeless service providers and regional leaders to announce a new initiative to address veteran homelessness.

The “Leave No Veteran Homeless” initiative aims to achieve “functional zero” in veteran homelessness in 15 months. “Functional zero” means veteran homelessness is rare, brief and non-reoccurring and that every veteran has the opportunity and support to obtain permanent housing. Essentially, it is achieved when the number of veterans experiencing homelessness each month is less than the number of unhoused veterans who obtain housing each month.

SDHC staff from multiple departments participated in the development of the “Leave No Veteran Homeless” initiative, and SDHC will continue to work with partner organizations throughout the initiative. The County of San Diego is leading the initiative.

More information, including resources for veterans and a regularly updated count of veterans housed, is available at noveteranhomeless.org.

[Read the County of San Diego News Release](#)



Messina, Modica and Taormina Developments
Groundbreaking Ceremony
June 29, 2023

Groundbreaking for More than 300 Affordable Housing Units

The new construction of more than 300 affordable rental apartments in three developments in the Clairemont neighborhood of San Diego will provide homes for seniors, families and individuals with intellectual or developmental disabilities.

SDHC Board of Commissioners Vice Chair Ryan Clumpner joined California State Treasurer Fiona Ma, San Diego Mayor Todd Gloria, San Diego City Councilmember Dr. Jennifer Campbell, County of San Diego Board of Supervisors Chair Nora Vargas, Chelsea Investment Corporation and additional partners for the June 29 groundbreaking of Messina Senior Apartments, Modica Family Apartments and Taormina Family Apartments.

Rents at these properties will remain affordable for 55 years to households with income between 30 to 80 percent of San Diego’s Area Median Income.

SDHC awarded nearly \$7 million in loans toward the Messina and Modica developments, which consisted of federal and local funds SDHC administers—U.S. Department of Housing and Urban Development HOME program funds awarded to the City of San Diego and the City’s Affordable Housing Fund. SDHC also awarded eight rental housing vouchers each to the Messina and Taormina developments to help residents pay their rent.

Financing for these properties also includes recycled Multifamily Housing Revenue Bonds made possible through an innovative collaboration among SDHC, the City of San Diego and the California Housing Finance Agency.

[Read the News Release](#)



First-Time Homebuyer Pilot Program News Conference
June 8, 2023

SDHC Pilot Program for First-Time Homebuyers of Color

Building on collaborative efforts to address the gap in homeownership rates for people of color in the City of San Diego, SDHC launched a pilot program to support middle-income Black, Indigenous, People of Color (BIPOC) first-time homebuyers.

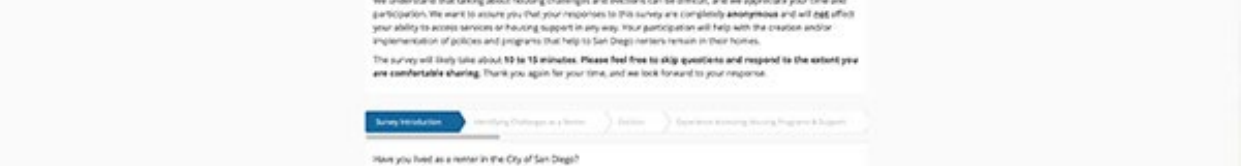
SDHC Board of Commissioners Vice Chair Ryan Clumpner announced the pilot program at a news conference with San Diego City Council President Pro Tem Monica Montgomery Steppe, San Diego City Councilmember Vivian Moreno and County of San Diego Supervisor Joel Anderson.

The pilot program offers assistance for down payments and closing costs for middle-income BIPOC first-time homebuyers. The pilot program can assist BIPOC households with income up to 150% of San Diego’s Area Median Income, currently \$175,200 per year for a family of four.

SDHC has administered first-time homebuyer programs for the City of San Diego since 1988.

Funding for the pilot program for BIPOC homebuyers consists of resources from a [Wells Fargo Foundation Wealth Opportunities Realized Through Homeownership \(WORTH\) grant](#) awarded to SDHC and a [National Fair Housing Alliance grant](#) awarded to an SDHC nonprofit affiliate.

[Read the News Release](#)



San Diego Renter Study
The San Diego Housing Commission (SDHC) is conducting this survey to better understand challenges San Diego renters face and factors that may contribute to housing instability. This is part of a larger effort to inform policy and programs that better meet the needs of San Diego renters in the city. To achieve the goal, your insights and experiences in renting and navigating the housing system are **crucial** to our work.
We understand that talking about housing challenges and solutions can be difficult, and we appreciate your time and participation. We want to ensure you feel your responses to this survey are completely anonymous and will not affect your ability to access services or housing support in any way. Your participation will help with the creation and/or implementation of policies and programs that help to San Diego renters thrive in their homes.
This survey will only take about 10-15 minutes. Please feel free to skip questions and respond for the easiest part you are comfortable sharing. Thank you again for your time, and we look forward to your response.

publicinput.com/sdrentersurveyen
June 20, 2023

San Diego Renter Survey

SDHC is surveying current and former residential renters in the City of San Diego to enhance understanding of the challenges they experience and the factors that contribute to housing instability for many of them.

This survey is part of a study SDHC is conducting to analyze residential evictions in the City of San Diego. SDHC is consulting with HR&A Advisors, a public policy firm with more than 40 years of experience in real estate and economic development, on this project.

We anticipate that the study will inform our evaluation or development of any recommendations for policies regarding evictions and housing stability that would be presented to the San Diego City Council or Housing Authority of the City of San Diego for consideration in the future.

All responses to the survey are completely anonymous and in no way impact a residents’ ability to access services or housing support.

The survey is available in English, Spanish and Vietnamese.

City of San Diego Tenant Protection Guide

The City of San Diego provides protections for residential tenants facing potential eviction. Strong protections are intended to help prevent homelessness and to promote housing and neighborhood stability.

The City of San Diego’s recently enacted Residential Tenant Protections Ordinance required SDHC to prepare a Tenant Protection Guide and make it available on SDHC’s website. SDHC created the web page www.sdhc.org/tenantprotections, where the guide is available.

San Diego City Council President Sean Elo-Rivera and Mayor Todd Gloria proposed the City of San Diego Residential Tenant Protections Ordinance. The San Diego City Council adopted the ordinance on May 16, 2023, and Mayor Todd Gloria signed the adopted ordinance on May 25, 2023. It went into effect on June 24, 2023.

The Tenant Protection Guide provides educational information and resources to help residential tenants understand their rights under City and State law. It is for informational purposes only. The Tenant Protection Guide does not provide legal advice or direction. Residential renters and landlords should consult with their own, respective legal representatives or advisors.

[Read the Tenant Protection Guide](#)



The Orchard at Hilltop Honored

[The Orchard at Hilltop](#), an SDHC collaborative affordable housing development, recently earned a Ruby Award from the San Diego Housing Federation as the Project of the Year for New Construction (More Than 100 Units). In addition, a Gold Nugget for Best Affordable Housing Community (30 to 60 Dwelling Units Per Acre) was presented to The Orchard at Hilltop at the 60th Annual Pacific Builders Conference.

Developed by Affirmed Housing, The Orchard at Hilltop consists of 111 affordable rental housing units. SDHC awarded financing and 25 rental housing vouchers to support the development.



Encanto Village Recognized

The Spring 2023 issue of the Urban Land Institute’s magazine “Urban Land” included recognition of [Encanto Village](#) as one of 10 infill residential developments nationwide that “strengthen the urban fabric and add density” where it is needed.

Developed by National Community Renaissance, Encanto Village provides 65 affordable rental housing units. SDHC awarded a development loan and eight Veterans Affairs Supportive Housing vouchers to support Encanto Village.

[SDHC Website](#)

[Previous SDHC Email Updates](#)

[SDHC Annual Reports](#)

We’re About People

Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of San Diegans with low income and/or experiencing homelessness.