

## ***6th Housing Element, City of Del Mar Community Assistance Programs***

Submitted by Julie Kawasaki and Shirley King  
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### **Federal Government (HUD): Financial Resources Available for Housing Activities**

#### **Rental Housing Programs for the Lowest Income Households**

##### **Section 202 Supportive Housing for the Elderly Program**

HUD provides capital advances to nonprofit organizations to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very-low-income elderly persons, including the frail, elderly, and provides rent subsidies for the projects to help make them affordable.

##### **Section 811**

HUD provides grants to non profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities. In 2010 Section 811 was reformed to include the Project Rental Assistance (PRA) Program to support innovative state-level partnerships and strategies to increase permanent supportive housing opportunities.

##### **Housing Choice Vouchers (also called Section 8 tenant-based rental assistance)**

HUD administers this program to assist very low-income families, the elderly, and the disabled to afford decent, safe, and clean housing in the private market. The housing choice vouchers are administered by locally public housing agencies (PHA's) One specialized program is the **Family Unification program (FUP)** for families for whom the lack of adequate of housing is a primary factor in the imminent placement of the family's child or children in out-of-home care; eligible youth who have attained at least 18 years and not more than 24 years of age and who have left foster care or will leave foster care; income below 30% of median household income for the area. FUP aims to keep homeless families together.

The County of San Diego Department of Housing and Community Development (County HCD) coordinates and administers Section 8 rental assistance.

##### **Project-Based Vouchers (PBV)**

PBVs encourage the production or preservation of affordable housing, since owners of the properties with PBVs receive financial security from the long-term contracts they sign with PHAs. This is particularly important in higher cost areas, where PBV rules may allow higher subsidies than tenant-based vouchers.

Public Housing Agencies (PHAs) may project-base up to 20% of their authorized Housing Choice Vouchers (HVCs). The assistance is linked to a particular property, as opposed to tenant-based vouchers which move with the family.

##### **Mainstream and Non-Elderly Disabled (NED) Vouchers**

Non-elderly persons are defined as persons between ages 18 and 61 with disabilities. NED vouchers enable non-elderly persons or families with disabilities to access affordable housing

on the private market. NED Category 2 vouchers enable non-elderly persons with disabilities currently residing in nursing homes or other healthcare institutions to transition into the community.

### **Veterans Affairs Supportive Housing (VASH)**

VASH combines Housing Choice Vouchers with rental assistance for homeless veterans with case management and clinical services provided by the VA. VASH aims to end veteran homelessness.

### **Rental Assistance Demonstration (RAD)**

The intent of RAD is to help preserve and improve HUD-assisted low-income housing by enabling PHAs and owners of private, HUD-assisted housing to leverage Section 8 rental assistance contracts to raise private debt and equity for capital improvements

### **Housing Opportunities for Persons with AIDS (HOPWA)**

HOPWA program provides funding to eligible jurisdictions to address the housing needs of persons living with HIV/AIDS and their families. It is a homelessness prevention program designed to provide housing assistance and related supportive services for low-income people living with HIV/AIDS and their families.

### **McKinney-Vento Homeless Assistance Programs**

These programs administered by HUD include Emergency Solutions Grants (ESG), the Continuum of Care (CoC), the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH Act). It was intended to consolidate separate homelessness programs assistance at HUD and to make the system of homeless assistance more performance-based. Programs include outreach, shelter, transitional housing, supportive services, short- and medium-term rent subsidies and permanent housing.

### **Homeless Assistance: Federal Surplus Property to Address Homeless**

Title V of the "McKinney-Vento Homeless Assistance Act of 1987" grants nonprofit groups, state agencies, and local governments a right to first refusal to land and real property no longer needed by the federal government that may be used to provide housing and/or services to homeless people at no charge to the service provider.

## **HUD Funding Grants**

### **Community Development Block Grant Program (CDBG)**

HUD administers the Community Development Block Grant (CDBG) program. It is a flexible program that provides communities with resources to address a wide range of unique community development needs. It works to ensure decent affordable housing, to provide services to the most vulnerable populations, and to create jobs through the expansion and retention of businesses.

### **HOME Investment Partnership Funds (HOME)**

HOME is a Federal housing program administered by the California Department of Housing and Urban Development (HUD). The program provides federal funds to local jurisdictions to develop and rehabilitate rental and ownership housing affordable to low-income households. The program defines low-income as households below 80 percent of area median income. HOME gives local governments flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

### **Low-Income Housing Tax Credit Program (Renters' Tax Credit)**

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Projects funded under the Tax Credit programs must include a certain percentage of rent-restricted units, typically for households earning 50 to 60 percent of median income.

Nine percent tax credits are granted by the California Tax Credit Allocation Committee and are highly oversubscribed, with few successful projects. Four percent tax credits are granted by the California Debt Limit Allocation Committee. While these are less competitive, they provide a lower subsidy, so that typically only a portion of a development is affordable.

### **Federal Housing Funding Resource for States**

#### **National Housing Trust Fund (HTF)**

The national Housing Trust Fund was established as a provision of the "Housing and Economic Recovery Act of 2008". The primary purpose of the HTF is to close the gap between the number of extremely low-income renter households and the number of homes renting at prices they can afford. 90% of the funds are to be used to build, rehabilitate, preserve, or operate rental housing. 75% of the funds used for rental housing must benefit extremely low-income households. Funding is set at \$248 million for Year 2020. Vice-President Biden proposes to increase the funding to \$10 billion. States allocate their funding to entities such as housing finance agencies, housing any community development entities, tribally designated housing entity or any other instrumentality of the state.

### **National Non-Profit Resources**

#### ***National Low Income Housing Coalition (NLIHC)***

**NLIHC** goals are to preserve existing federally assisted homes and housing resources, expand the supply of low income housing, and establish housing stability as the primary purpose of federal low income housing policy.

#### **Homeownership Council of America (HCA)**

**HCA** promotes, advocates for, and build affordable delivery systems that provide capital for homeownership in underserved communities; advances the growth of nonprofit mortgage lending through the Community Lending Initiatives in Mortgage Banking (CLIMB) Program.; focusing on unreserved homeowners in communities of color, low-to-moderate income and rural communities.

## **State of California Programs Available for Housing Activities**

### **Housing California**

Housing California's 2020 Policy Agenda centers the communities most in need of an affordable place to call home. These include those struggling the most to make ends meet and those experiencing homelessness. Multiple strategies are used to meet these goals, including reforms of California's laws and regulations on land use and finance, as well as innovative approaches to end homelessness. Equity and diversity are prioritized for those who have been historically marginalized and/or neglected in decision-making processes, work in close collaboration with a variety of partners. These include non-profits, affordable housing developers, residents, foundations, labor unions, trade associations, corporations, and supportive policymakers from a diverse set of backgrounds.

### **California Housing Financing Agency (CalHFA)**

The California Housing Finance Agency (CalHFA) was established in 1975 as the state's affordable housing bank. CalHFA makes low interest rate loans to first-time homebuyers and multi-family developers through the sale of tax-exempt bonds and other financing tools. CalHFA is a self-supporting state agency, with bonds being repaid by revenues generated through mortgage loans, not taxpayer dollars. However, beginning with the 2008 recession, CalHFA was unable to issue bonds for low-interest multifamily housing development, and no funds are currently available. CalHFA does administer the Mental Health Services Act, which assists supportive housing for mentally ill persons.

### ***State Department of Housing and Community Development (HCD)***

#### ***Low-income Housing Tax Credit (LIHTC)***

The California Tax Credit Allocation Committee (TCAC) administers two low-income housing tax credit programs, a federal tax credit and state tax credit. Both programs encourage private investment in affordable rental housing for households meeting certain income requirements. The program enables housing developers to raise equity through the sale of tax credits to tax credit investors. The state tax credit is only valuable to a housing project concurrently receiving an allocation of federal tax credits unless the project is a development of permanent housing for farmworkers.

#### ***Multi-Family Housing Revenue Bond Program (MHP)***

The multi-family housing program (MHP) is administered by the State Department of Housing and Community Development (HCD) and provides assistance for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The program offers 55-year term loans with a simple interest of three percent per year. For the first 30 years, annual interest payments are required in the amount of 0.42 percent of the outstanding principal loan balance. The annual payment amount for the next 25 years is set by HCD in year 30, and is the minimum amount necessary to cover HCD's monitoring costs. Unpaid principal and accrued/deferred interest is due at the end of the loan term.

MHP funds are provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves. HCD expects MHP funds to be leveraged with other resources, including local government funds, the federal Continuum of Care programs, four percent low-income housing tax credits, tax-exempt bond financing and private debt financing. MHP-General projects using nine percent tax credits are ineligible.

Eligible applicants include local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

### ***CalHome***

The CalHome Program is administered by HCD to enable low and very low income households to become or remain homeowners. Localities or nonprofit organizations that receive CalHome awards in turn make deferred-payment or forgivable loans available to individual homeowners or homebuyers.

### ***Infill Infrastructure Grant Program***

The primary objective of the Infill Infrastructure Grant Program is to promote infill housing development. The program seeks to accomplish this objective by providing financial assistance for infrastructure improvements necessary to facilitate new infill housing development. Under the program, grants are available as gap funding for infrastructure improvements necessary for specific residential or mixed use infill development projects. Both infill projects and areas must have either been previously developed or be largely surrounded by development. Specific eligible improvements include: development or rehabilitation of parks or open space, water, sewer or other utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks and streetscape improvements.

### ***Building Equity and Growth in Neighborhoods Program (BEGIN)***

The purpose of the Building Equity and Growth in Neighborhoods Program (BEGIN) is to reduce local regulatory barriers to affordable homeownership housing and provide down-payment assistance loans to qualifying first-time low- and moderate-income homebuyers in BEGIN Program projects. Grants recipients (Cities and Counties) make deferred-payment, second mortgage loans to qualified buyers of new homes in projects where the affordability has been enhanced by local regulatory incentives or barrier reductions. The loans cannot exceed 20 percent of the home sales price. Applications are invited through the issuance of Notices of Funding Availability (NOFA) from HCD.

### ***Transit-Oriented Development (TOD) Housing Program***

Under the Transit-Oriented Development (TOD) Program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.

### ***Housing Related Parks Programs***

Financial incentives are available to jurisdictions who construct new units affordable to very low and low income households. Grants for creation of new parks, or rehabilitation or improvement to existing parks.

### ***CalHFA Residential Development Loan Program:***

This program includes low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.

### ***Homeless Initiative Senate Bill 2***

SB 2 is a state law intended to strengthen existing housing element requirements to provide for the development of emergency shelters and transitional and supportive housing. Under SB 2, all cities must identify a zone that allows emergency shelters as a permitted use. The identified zone(s) shall include sufficient capacity to accommodate the need and regardless of the need, each City must have a zone to outright permit year-round emergency shelters. Additionally, SB 2 specifies that transitional housing and supportive housing shall be considered a residential use of the property, and subject only to those restrictions that apply to other residential uses in the same zone.

## **State NonProfit Organizations**

### **California Housing Partnership**

The California Housing Partnership creates and preserves affordable and sustainable homes for Californians with low incomes by providing expert financial and policy solutions to government and nonprofit housing agencies. Director San Diego Region - Diep Do, 858-617-0579  
ddo@chpc.net

### **Southern California Association of Nonprofit Housing**

SCANPH is a membership association, founded in 1985, that supports and advocates for those who develop and sustainably operate affordable housing. SCANPH is uniquely situated to identify, prioritize, strategize, and lead policy efforts that are designed to create an environment conducive to affordable housing development. SCANPH is measured by its ability to serve low-income residents of the region by securing critical public subsidy funds for new affordable home development, and by its ability to make its members more effective developers amidst funding and resource challenges.

SCANPH strives to increase the capacity and expertise of its members, educate policymakers and the public about the need for affordable housing, and help to establish policies and programs that further these objectives.

The mission of SCANPH is to facilitate development of affordable homes across southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.

Nonprofit developers, SCANPH's core constituent, provide below market-rate homes for low-to-extremely-low income community members and for people experiencing homelessness. Simply put, it focuses on economically disadvantaged individuals and families who are most in need of affordable housing.

### **National Core (National Community Renaissance)**

A nonprofit affordable housing developer creating healthy communities that thrive and prosper for many generations to come.

National CORE supports families and seniors by providing housing communities that are affordable, safe, and of the highest quality. It enhances neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, pre-school and after-school programs, and family financial training.

National CORE created the Hope through Housing Foundation in order to provide high-quality services for our residents to improve their lives and their communities. HOPE strives to meet or

exceed nationally recognized benchmarks and best practices for its programs. CORE evaluates its program delivery and publishes the results every year.

## **County of San Diego Resources Available for Housing Activities**

### **Housing Authority of the County of San Diego**

3989 Ruffin Road  
San Diego, CA 92123

### **Regional Task Force on the Homeless**

1300 Rancho Del Oro Rd., Oceanside, CA 92056 (North County)

It is the San Diego County's leading resource for information on issues of homelessness. Established in 1984 as the San Diego Mayor's Task Force on Homelessness, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

Since 2005, the San Diego region has performed annual Point-in-Time counts of homeless persons. HUD requires Continuum of Care Councils (CoC's) to conduct Point-in-Time counts at least once every two years, but encourages them to count annually. The count, which must be conducted during the last ten days of January, represents a snapshot of the total number of homeless people, both sheltered and unsheltered, at a single point in time.

### **VI-SPDAT Assessment**

Assessment site for the Coordinated Entry System (CES) administering the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SDPAT). The Vi-SSPDAT is an evidence-based assessment tool that is used to determine the most appropriate housing intervention and enables providers to fairly and uniformly provide resources to those in needed.

### **Emergency Shelter Grant Program (ESG)**

Each year, the County Department of Housing and Community Development (County HCD) receives funding from the U.S. Department of Housing and Urban Development (HUD) for homeless assistance under the Emergency Shelter Grant (ESG). The ESG program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living.

ESG funds are used by emergency shelters and transitional housing facilities for activities such as: renovation, rehabilitation and conversion of building for use as an emergency shelter or transitional housing, essential services, operating costs and homeless prevention activities.

County HCD currently funds five programs in San Diego County with ESG funds including the Interfaith Shelter Network, which provides seasonal shelter and services to homeless persons.

### **San Diego City and County Continuum of Care**

Homeless referral Contact  
Chris Shilling  
[chris.shilling@rtfhdsd.org](mailto:chris.shilling@rtfhdsd.org)

858-292-7627

### **Home Repair Loan Grant Program**

The County of San Diego Department of Housing and Community Development (County HCD) administers a Home Repair Program for owner-occupied property, which provides loans and grants for the repair of owner-occupied homes. Eligible households may receive deferred loans offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to \$25,000 for a single-family home. A non-repayable grant is available to eligible mobilehome owners of up to \$12,000. Homeowners must reside within the residence they wish to repair and have an annual gross household income at or below 80 percent of the County of San Diego area median income (AMI).

### **Downpayment and Closing Cost Program**

The County of San Diego offers low-interest deferred payment loans of up to \$35,000 or 17 percent of the purchase price, whichever is less, for low-income first-time homebuyers and 4% p to \$10,000 in closing costs assistance. The loan funds may be used to pay downpayment and closing costs on the purchase of a new or re-sale home. Properties eligible for assistance include single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation. The appraised value of the property may not exceed \$466,000 (attached homes) or \$574,750 for detached homes. Participants must contribute a minimum of one percent of the purchase price from their personal funds. The total gross annual income of the entire household must not exceed 80 percent of the San Diego County area median income (AMI).

### **Energy Conservation Opportunities**

SDG&E offers an Energy Savings Assistance program to income-qualified households to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weather-stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances. The City helps publicize this program on its website.

## ***Local Federal Support Resources***

### **San Diego Housing Commission (HUD)**

1122 Broadway Suite 300  
San Diego, CA 92123

### **Homebuyer Education Providers In San Diego**

HUD approved 8-hour Homebuyer Education Providers:

- Framework Homeownership <http://sdhc.frameworkhomeownership.org>•
- Urban League of San Diego County :<http://www.sdul.org/workshops>Email:[www.credit.org/homebuyerclass/](mailto:www.credit.org/homebuyerclass/)



- Clear Point Credit Counseling Solutions <https://www.clearpoint.org/housing/home-pre-purchase-counseling/>
- Money Management International <https://www.moneymanagement.org/Credit-Counseling/Pre-Purchase-Housing-Counseling/Homebuyer-Education-Courses.aspx>

### **California Department of Veterans Affairs**

1300 Rancho Del Oro Rd, Oceanside, CA 92056

### **Veteran Affairs Supportive Housing Vouchers (VASH)**

HUD-Veterans Affairs program provides rental assistance for homeless veterans with case management and clinical services

## ***Local Non-Profit Resources***

### **San Diego Housing Federation**

3939 Iowa Street, Suite 1, San Diego CA 92104

Since 1990, San Diego Housing Federation has been the collective voice of those who support, build, and finance affordable housing in the San Diego region. San Diego Housing Federation creates affordable housing opportunities for low-income people by expanding the knowledge, capacity, and influence of the affordable housing development community. In addition to its advocacy work, SDHF offers professional training, networking opportunities, and provides resources for housing policy advocates.

SDHF encourages all jurisdictions in the SD region to adopt similar policies and programs or Best Practices in their housing elements such Offsite Density Bonus, Reduction in Parking Requirements, Ministerial Affordable Housing Overlay Zoning, Permit Expedite Program, Project-based Section 8, Affordable Housing education campaign

### **Housing Opportunities Collaborative**

1100 Broadway, San Diego CA 92101

HOME Clinics originated at the start of the foreclosure crisis in 2007 to assist distressed homeowners. It is designed to be a hub for housing services and resources; aggregate property search; assist families in their pursuit of affordable and sustainable housing.

## ***San Diego Region Nonprofit Housing Service Providers***

### **Casa de Amparo**

4055 Oceanside Blvd, Oceanside, CA 92056

#### ***New Directions***

Casa Kids, ages 10 to 25, who are foster and former foster youth, can participate in New Directions, a transitional housing program that equips youth with necessary skills and resources to make a successful transition from foster care to independent living.

### **Children of the Immaculate Heart (confidential)**

#### ***Adult Human Trafficking Survivor Program***

Assists survivors of human trafficking by providing a housing and rehabilitation program for adult women and their children.

### **Community Resource Center, Encinitas**

Bridge housing and shelter assistance, rapid re-housing assistance  
Opening Doors Program - financial housing assistance

### **Community HousingWorks(CHW)**

CHW is a non-profit organization that develops, rehabilitates, preserves and operates affordable communities in San Diego and throughout California.

Examples: North Park Seniors(LBGTQ), Paseo Artists Village (Vista), Mission Cove Seniors (Oceanside), Paradise Creek National City (transit-oriented), North Sant Fe (Vista transit-oriented development), Kalos North Park transit-oriented), Avocado Court (Escondido), Solara (Poway), La Costa Paloma (Carlsbad), Fallbrook View (Fallbrook)

### ***Las Casitas Permanent Supportive Housing Program*** (confidential)

Offers permanent supportive housing to chronically homeless and disabled person who are involved with Child Protective Services (CPS) or exiting Drug Dependency Court's program that results in the opportunity to reunite with their children after a court enforced separation or drug or alcohol treatment.

### **Fraternity House** (confidential)

Offers a residential care facility for men who are chronically ill with AIDS. Provides low-cost permanent or transitional housing in a homelike atmosphere for people with HIV/AIDS.

### **Interfaith Shelter Network**

There is a church in Del Mar that provides shelter and assistance to homeless persons as part of the Interfaith Shelter Network. Churches that belong to the Network rotate responsibility of sheltering homeless families and individuals for up to two weeks during the winter months. Only 12 guests at a time generally stay in the congregation facilities. At the end of two weeks, the whole operation - cots and guests - rotates to another area congregation. St. Peter's Episcopal Church provides volunteers and food for the homeless, and allows the use of its facilities for up to two weeks to shelter the homeless. The neighboring City of Encinitas' Community Resource Center serves as the case management agency for the Network's North County Coastal Branch.

### **Interfaith Community Services**

1671 Mission Ave., Oceanside, CA 92058

#### **Housing Stability Case Management**

Assists homeless veterans or veterans at imminent risk of losing housing,, that are not already enrolled in a housing program, connect to safe, stable, long-term housing pr programs.

### **Veteran's Transitional Housing Program**

Provides transitional housing for single male or female veterans. Transitional housing services include case management, vocational rehabilitation, and psychological counseling.

### **El Nido Transitional Living Program**

Provides transitional housing up to 12 months to homeless single parent families headed by mothers and and single women experiencing domestic violence.

### **Protestant Episcopal Church United States**

500 La Terraza Blvd, Ste 150, Escondido, CA 92025

Shared room rentals, Good Samaritan Apartment Housing Coalition

Provides shared apartment living to homeless individuals with verified monthly income seeking a percent residence. Housing provided are shared rooms and up to six people per apartment living.

**Solutions For Change, Inc.**

722 W. California Ave, Vista, CA 92083

**Long-term Transitional Housing:** Provides long-term (2 Years) enhanced transitional housing for Homes families with children, homeless pregnant women and single fathers.

**South Bay Community Services** (serves SD County)(confidential)

Casas Seguras: Provides a short-term, confidential shelter and transitional housing to victims of domestic violence(male or female) and their children who are homeless.

**Wounded Warriors Homes**

1145 Linda Vista Vista Drive, San Marcos, CA 92078

**Transitional Housing:** Provides housing for single post 9/11 veterans who suffer from Traumatic Brain Injury (TBI) and/or Post Traumatic Stress (PTS).

**Local Non-Profit Resources for Seniors**

**Gary and Mary West Foundation and West Health Institute**

Master Plan For Aging (State Executive Order) Developed by October 1, 2020

**Serving Seniors**

525 14th St., San Diego, CA 92101

**Transitional Housing for Homeless Seniors** (90-120 days rent-free)

**Permanent Supportive Housing** 3 residences in City Height and Ramona

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Serving Seniors provides housing stability by increasing the stock of affordable and transitional housing for low-income and homeless seniors, and advocating at the local and state levels for designated funding to address senior homelessness.

**National Community Renaissance** (San Diego County)

422 Kos Vallecitos Blvd

San Marcos, CA 92069

[hhttps://nationalcore.org](https://nationalcore.org)

**Affordable Housing Apartments**

Offers affordable housing apartments that vary in size for those that qualify in San Marcos.

**Pacific Southwest Community Development Corporation**

16935 W. Bernardo Drive, Ste 238

San Diego, CA 92127

**Residential and Community Services**

Manages affordable housing listings online and provides residential services for residents that live in properties owned by PSCCDC and the community. Services in clyde ESL classes, computer literacy, citizenship, financial education, after-school program, health and wellness programs and community building events.

## **Project Based Voucher Housing Projects**

<https://www.sandiegocounty.gov/content/sdc/sdhcd/community-development/pbv.html>

**Wakeland Housing & Development Corporation** <https://www.wakelandhdc.com/san-diego-county-property-list.html>

Grove Project in Vista (new) <http://www.cityofvista.com/home/showdocument?id=9093>

**Chelsea Investment Corporation Projects in San Diego in conjunction with Gary & Mary West Serving Seniors Program** <https://www.chelseainvestco.com>

Schmale Family Senior Residence in Ramona <https://patch.com/california/ramona/county-allots-funds-ramona-affordable-housing-units>

Potiker Family Senior Residence <https://www.chelseainvestco.com/market-square-manor>

**Mercy Housing** <https://www.mercyhousing.org/california/>

Villa de Vida in Poway <https://villadevida.org>

**Existing PBVs** are located in the Pine View apartments in Fallbrook, Vista Terrace developments in Vista and Schmale Family Senior Residence in Ramona. <https://www.sandiegocounty.gov/content/sdc/sdhcd/rental-assistance/overview.html>

Pine View Apartments in Fallbrook <https://www.conamwaitlist.com/pine-view>

## **Affordable Housing Developments**

**ConAm Group** <https://www.conam.com/index.asp>

**National CORE and Community Housing Works** <http://nationalcore.org/affordable-housing/national-core-community-housingworks-to-break-ground>

