



# 2009 Affordable Housing Resources

City of San Diego edition

Provided as a public service by:



Rental Assistance  
Rehabilitation of Homes  
Homebuyer Assistance  
Developer Incentives  
Affordable Housing Rental List  
Single Room Occupancy Hotels  
Homeless Shelters

...and more



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## **INTRODUCTION**

Housing costs in the San Diego region have escalated dramatically over the past few years. Home prices and rents are sky-high, while vacancy rates are at an all-time low. San Diego's lower-income families and individuals are struggling more than ever to find safe and decent affordable housing.

The Federal government, through the Department of Housing and Urban Development (HUD), funds programs that are operated by cities and counties. Two of the programs that help low income families afford housing - rental assistance (section 8) and publicly owned housing - help thousands of San Diego region families. Unfortunately, the waiting list is long (about 30,000 families with the City of San Diego's Housing Commission), and the length of wait averages five to seven years.

If you believe you qualify for either of these programs (see inside for qualifications), you should get on the waiting list right away. Wait time is generally lower for public housing than rental assistance.

In the meantime, while you are waiting, there are apartment complexes that offer rents below market rates. That list is included here (See "Citywide Affordable Housing"). While most of these complexes' affordable units also have a waiting list, they tend to be shorter than the waiting list for rental assistance and public housing.

You will also find in this directory information about housing rehabilitation, shared housing facilities, home purchasing assistance, and emergency shelters. In this one directory, you will find information and phone numbers to call regarding resources in the City of San Diego, the County of San Diego, and 18 cities.

## **ELIGIBILITY REQUIREMENTS FOR HOUSING ASSISTANCE PROGRAMS**

### **Geography**

Eligibility for housing programs depends upon your income, where you live, and any adjustments in income limits as required by the U.S. Department of Housing & Urban Development (HUD).

If you live in the City of San Diego, you may be eligible to participate in the San Diego Housing Commission's programs. Refer to the City of San Diego Housing Programs beginning on page 4.

If you live in the unincorporated areas of the County, or in the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, or Solana Beach, you may be eligible to participate in the County's housing programs. Refer to the Housing Services Quick Contacts List on page 10.

If you live in the County of San Diego, but not in the City of San Diego or in the cities listed above, you may qualify for help through the County's Department of Housing and Community Development (page 9).

### **Income**

The programs here help families with a broad range of income levels. Most require you to earn no more than 80% of the area median income (as adjusted by HUD), though most are available only to lower incomes.

### **Apartment Complexes**

The apartment complexes included in this guide also range in terms of eligible incomes. Please contact the apartment complexes directly for information on rents and income requirements. Other requirements are listed in the "Clientele" column of the table.

## Shelters

The *Citywide Homeless Shelters* list (page 15) naturally focuses on the homeless; however, many shelters have additional requirements. You should check the "Clientele" and "Special Needs" column of the table to see if you are eligible.

## Program Specific Guidelines

2008 San Diego County program income limits based on HUD-adjusted Area Median Income (AMI)*					
Family Size	50% of AMI Very-Low Income	60% of AMI Low Income	80% of AMI Moderate Income	100% of AMI Moderate Income	120% of AMI Moderate Income
1	\$27,650	\$33,180	\$44,250	\$50,450	\$60,550
2	\$31,600	\$37,920	\$50,550	\$57,700	\$69,200
3	\$35,550	\$42,660	\$56,900	\$64,900	\$77,850
4	\$39,500	\$47,400	\$63,200	\$72,100	\$86,500
5	\$42,650	\$51,180	\$68,250	\$77,850	\$93,400
6	\$45,800	\$54,960	\$73,300	\$83,650	\$100,350
7	\$49,000	\$58,800	\$78,350	\$89,400	\$107,250
8	\$52,150	\$62,580	\$83,400	\$95,150	\$114,200

\*Note: Income limits for all programs subject to change; programs with income limits 80% AMI and below are based on a HUD-adjusted formula.

## CITY OF SAN DIEGO HOUSING PROGRAMS (To qualify, you must live or work in the City of San Diego.)

### Section 8 Rental Assistance Program

Section 8 rental assistance provides rent subsidies to lower-income and special needs households so their housing costs are 30 to 40 percent of their adjusted monthly household income. Participants in the program are responsible for finding a housing unit that complies with program guidelines. The San Diego Housing Commission inspects all assisted units to ensure they are in decent, safe, and sanitary condition.

### Eligibility

To qualify, applicants must be a very low-income family or a single person who is a senior citizen (62 years of age or older), disabled, U.S. veteran, or homeless person with a disability.

*Income*—Gross household annual gross income must be at or below 80% of San Diego's Area Median Income (AMI). Refer to page 4 for specific income limit figures.

### Contact

For application and waiting list information recording, call 619.578.7305 (English) or 619.578.7306 (Spanish) or 619.578.7307 (Vietnamese).

*Note: The waiting list for Section 8 rental assistance is five to seven years long.*

### **SDHC Rental Communities**

The San Diego Housing Commission owns and manages 1,746 rental housing units scattered throughout the City. These small (most have fewer than 25 units), well-maintained apartments provide affordable housing for low-income families, senior citizens, and disabled persons.

### Eligibility

To qualify, applicants must be a senior citizen (62 years of age or older), have a disability or be homeless, displaced by government action and/or a very low-income family.

*Income*—Gross household annual gross income must be at or below 80% of San Diego's Area Median Income (AMI).

### Contact

For application and waiting list information recording, call 619-578-7305 (English) or 619.578.7306 (Spanish) or 619.578.7307 (Vietnamese).

*Note: The waiting list for SDHC Rental Communities is two to three years long (depending on bedroom size). The wait for four or five bedrooms is considerably longer.*

## Shared Housing Program

The Shared Housing Program matches persons in need of low-cost housing with residents who have space in their homes to share. Home providers supply a private bedroom, shared common space and utilities in exchange for the home seeker's contribution of services or low rent. This program is funded by the Housing Commission and is operated by ElderHelp of San Diego, a nonprofit agency.

### Eligibility

Must be English speaking. Must meet the HUD low-, very-low or extremely-low-income requirement (under \$29,000). Must be over the age of 18.

### Contact

Call ElderHelp of San Diego at 619.284.9281 for information on the Shared Housing Program.

## Single Room Occupancy (SRO) Hotels

Single Room Occupancy (SRO) hotels are single room units with a bed, small refrigerator, and a microwave. These units usually do not require security deposits, or first and last months' rent, and have lower rents. Refer to page 12 for a list of the SRO hotels in the City of San Diego

### Contact

Call or visit SRO hotels directly.

## Home Security Screen Door & Lighting Program

The Home Security Screen Door & Lighting Program funds the installation of free security screen doors and exterior lighting to owner-occupied households. Preference is given to seniors (62 year of age or older) or disabled persons. The San Diego Housing Commission contracts with Labor's Community Service Agency to administer this program.

### Eligibility

*Geography*—Must live in targeted zip codes of City of San Diego: Portions of 92101, 92102, 92103, 92104, 92105, 92108, 92109, 92110, 92113, 92114, 92115, 92117, 92123. 92139.

*Income*—Households' annual gross income must be at or below 80% of San Diego's Area Median Income (AMI). Refer to page 4 for specific income limit figures.

### Contact

Call Labor's Community Service Agency at 858.299.0290 for information on this program.

## Minor Home Repairs Program

The Minor Home Repairs Program provides limited home repair and some materials to very-low income, seniors (62 years of age or older), and disabled homeowners. The San Diego Housing Commission contracts with three agencies to administer this program.

<b>Minor Home Repairs Program Geographic Eligibility &amp; Contact Information</b>
<b>Lutheran Social Services 619.291.8725</b> Geography—You must live in the City of San Diego.
<b>MAAC Project 619.409.7588</b>  (Available to both homeowners and renters)  Geography—You must live in the City of San Diego south of Highway 94 in zip codes 92102, 92113, 92114, 92139, 92154, 92173
<b>San Diego Gas &amp; Electric Energy Team 858.514.4030</b>  Geography—You must live in the City or County of San Diego

### Eligibility

*Geography*—Please refer to the following table for geographic eligibility and contact information.

*Income*—Household's annual gross income must be at or below 50% of San Diego's Area Median Income (AMI). Please refer to page 4 for specific income limit figures.

## **Owner-Occupied Residential Rehabilitation Program**

The following programs are administered for the City of San Diego by the San Diego Housing Commission and provide loans for the repair of owner-occupied homes and grants for the repair of mobile homes within the City of San Diego.

Five types of assistance are available to eligible applicants.

### **One Percent (1%) Deferred Payment Loans**

Deferred payment loans are offered at one percent simple interest for one- to four-unit owner-occupied properties. Loans of up to \$35,000 for single-unit properties and \$50,000 for two- to four-unit properties are available and require full principal with interest repayment upon resale, refinance or further loans against the property, or thirty (30) years, whichever event occurs first.

### **No Interest (0%) Deferred Payment Loans**

Single unit owner-occupants may qualify for zero percent deferred payment loans of up to \$20,000. No monthly payments are required and no interest is accrued. Owner must repay entire principal amount upon resale, refinance, rental or further loans against the property. This type of loan can only be used once and can not be used in conjunction with the one percent deferred loans described above.

### **Deferred Payment Loans**

Single unit owner-occupants may qualify for zero percent deferred payment loans of up to \$10,000. No monthly payments are required and no interest is accrued. Owner must repay entire principal amount upon resale, refinance, rental or the assumption of further loans against the property. This type of loan can only be used once and can not be used in conjunction with the three percent loans described above.

## **Mobile Home Repair Grants**

One-time non-repayable grants of up to \$5,500 are available to owner-occupants of mobile homes for the elimination of health and safety hazards.

### **Lead Paint Hazard Reduction Grants**

Owner-occupied or rental properties constructed prior to 1979 which have children under six years of age either residing or frequently visiting (6 hours per week) and which are found to have lead hazards may be eligible for grants to remove the lead hazards up to \$10,000 for a single family unit and as much as \$5,000 per multi-family unit, with an additional \$5,000 available for common areas. These grants may be combined with the other housing rehabilitation loans referenced in this section.

#### Eligibility

Geography--Must live in the City of San Diego.

Value - A Single Family Residence must be valued at under \$499,510 to be eligible for assistance.

Income--To qualify for all owner-occupied programs except zero-interest loans and mobile home grants, applicants must earn 80 percent or less of Area Median Income (AMI). For zero-interest loans and mobile home grants, household income may not exceed 60 percent of the AMI.

#### Contact

Call 619.578.7521 for more information on the Citywide Rehabilitation Program.

### **Targeted Owner-Occupant Rehabilitation**

Additional rehabilitation assistance is available for residential properties in the following targeted areas of the City of San Diego. To qualify, the owner must reside in the property that will be renovated.

### **Southcrest Redevelopment Area**

(Street Boundaries: I-15 on West, 44th Street on East, Logan Avenue on North, and Gamma Street on South)

### **Mt. Hope Redevelopment Area**

(Street Boundaries: I-15 on West, I-805 on East, Highway 94 on North, and Imperial Avenue on South)

The following housing rehabilitation programs are available in both the Southcrest and Mt. Hope Redevelopment Areas:

- An Exterior Enhancement Grant up to \$5,000 is available to owner-occupants of one- or two unit residential properties whose gross household income does not exceed 100% of the Area Median Income (AMI). Twenty (20) per cent of the grant is forgiven each year for five years if property remains owner-occupied, the exterior improvements are maintained, and the property is not further encumbered with new loans.
- A Home Repair Grant up to \$5,000 is available to owner-occupants of one- or two- unit residential properties whose gross household income does not exceed 80% of the AMI. Twenty (20) per cent of the grant is forgiven each year for five years if property remains owner-occupied and is not further encumbered.
- Three percent (3%) simple interest loans with deferred payments and principal amounts up to \$35,000 are available to owner-occupants of one- and two-unit properties whose gross household income does not exceed 80% AMI. Payments are deferred until sale or transfer of ownership, or fifteen (15) years, whichever occurs first. If the homeowner prefers monthly payments to reduce the loan quicker and can qualify, they may be eligible for a zero percent (0%) interest loan requiring principal-only payments for fifteen (15) years.

### **City Heights Redevelopment Area**

(I-805 to 54th St, Home Ave on south, Meade Ave on north from I-805 to Central Ave, and Monroe Ave on north from Central Ave to 54th St)

- Forgivable Home Repair Loans up to \$15,000 at 3% interest, forgiven over 10 years. If property is sold within first 5 years, owner repays full principal plus 3% interest per year. Commencing with sixth year, 20% of principal forgiven each year through tenth year. If sold during that period, owner repays unforgiven principal plus 3% interest per year. Available to owner-occupants of 1- or 2-unit properties with household income under 100% AMI. Can be combined with Exterior Enhancement Loan below.
- Forgivable Exterior Enhancement Loans up to \$10,000 at 3% interest, 20% of principal forgiven each year over 5 years. If sold during first five years, owner repays unforgiven principal plus 3% interest per year on reduced principal. Available to owner-occupants of 1- or 2-unit properties with household income under 100% AMI. Can be combined with Home Repair loan above.

### **Crossroads Redevelopment Area**

(Street Boundaries: Fox Canyon south of University Avenue between Euclid Avenue and 54th Street, Streamview Drive between 54th Street and College Avenue, University Avenue between 54th and 69th Streets, El Cajon Blvd. between 54th and 73rd Streets)

- A Housing Enhancement Loan Program ("H.E.L.P.") up to \$15,000 is available to one- and two-unit residential properties whose owner-occupants gross household income does not exceed 100% AMI. The loan is deferred at 3% simple interest and forgivable over a twelve (12) year period, conditioned on continued owner-occupancy and no further loan encumbrances. If sold or encumbered within the first seven years, the borrower would repay full loan amount plus 3% simple interest per year. Commencing with years 8 through 12, twenty (20) percent of the principal will be forgiven each year.



## Linda Vista Redevelopment Area

(Street Boundaries: I-5 on the west, Hwy 163 on the east, Friars Rd on the south, I-805/Linda Vista Rd/Mesa College Dr/Tecolote Canyon/Rd on the north)

A forgivable home repair loan up to \$10,000 is available to owner-occupied properties constructed prior to 1950 (no unit limit) with household gross income under 100% AMI. The loans are deferred at 3% simple interest and are forgiven over a ten (10) year period conditioned on continued owner-occupancy and no new loans against the property. If sold or further encumbered within the first five years, the borrower would repay full loan amount plus 3% simple interest per year. Commencing with years six through ten, twenty (20) percent of the principal will be forgiven each year.

### Contact

Call 619.578.7521 for more information on the Targeted Owner-Occupant Rehabilitation programs.

## Home Purchasing Assistance

### Mortgage Credit Certificate Program (MCC)

First-time homebuyers purchasing houses or condominiums within the City of San Diego can receive a tax credit equal to either 15 or 20 percent of the mortgage interest they pay each year on their federal income taxes. This increases their take home pay, which helps them make their monthly mortgage payment and qualify for a larger first mortgage. Buyers apply through participating lenders. In certain targeted census tracts, income and purchase price limits are higher, and first-time buyer status is waived.

<b>MCC Purchase Price Limits</b>		
House Type	Non-Targeted Area	Targeted Area
Resale	\$543,112	\$663,804
New	\$479,898	\$586,542
<b>MCC Income Eligibility Limits</b>		
Family Size	Non-Targeted Area	Targeted Area
1-2 Persons	\$72,100	\$ 86,520
3+ Persons	\$82,915	\$100,940

### Eligibility

Geography – Must live in the City of San Diego.

Visit our website at [www.sdhc.net](http://www.sdhc.net) and click Home buyer assistance programs for more information

### Down Payment/Closing Cost Assistance Grant

Under the City of San Diego's Mortgage Credit Certificate (MCC) Program, a buyer applying for a MCC can also apply for a recoverable grant equal to four percent of the purchase price, not to exceed \$10,000, to be used toward the down payment and closing cost assistance. The four percent assistance will be comprised of two percent for the down payment with the balance being used for closing costs. The buyer must be a first-time homebuyer whose income falls within certain guidelines. The grant is recoverable if the buyer sells or rents the home within the first six years. It is only available with first mortgages without a balloon payment. First-time homebuyers should apply through the MCC participating lender who is providing the first mortgage.

### Eligibility

Geography – Must live in the City of San Diego

Income – Household's annual gross income must be at or below 100% of San Diego's Area Median Income (AMI). See Page 4.

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### **San Diego Shared Equity Program**

This is a federally funded program available to qualified first-time homebuyers earning 80 percent or less of the median area income, as adjusted for family size. This program can help a buyer purchase a home in the City of San Diego by providing a second trust deed loan. The shared equity loans are zero percent interest and require no monthly payments of principal. The loan term is 30-years. However, if the buyer sells the property or pays off the shared equity loan within the first 15 years, the equity in the property is shared with the Housing Commission. The maximum loan amount is \$93,812 or 25 percent of the purchase price or appraised value; whichever is less. Buyer must have adequate income and an acceptable credit history, plus sufficient funds available for a minimum down payment of three percent and closing costs. Also, buyer is required to attend a homebuyer class. Maximum purchase price or appraised value is \$375,250. First time homebuyers should apply through the shared equity participating lender providing the first mortgage.

#### Eligibility

Geography – Must live in the City of San Diego.

Income – Household's annual gross income must be at or below 80% of San Diego's Area Median Income (AMI). See Page 4.

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### **CalHome First-time Homebuyer Mortgage Assistance Program**

This is a State funded program available to qualified first-time homebuyers earning 80 percent or less of median area income, as adjusted for family size. This program can help a buyer purchase a home in the City of San Diego by providing a second trust deed loan. The maximum loan amount is 25 percent of the purchase price or

appraised value; whichever is less. The loan term is 30-years. However, if the buyer sells the property or pays off the CalHome loan, they must pay an amount equal to the Housing Commission's share of appreciation in value of the property. That is, if the CalHome loan equaled 25 percent of the initial value of the home, a maximum of 25 percent of the appreciation will be due the Housing Commission. Buyer must have adequate income and an acceptable credit history, plus sufficient funds available for a minimum down payment of three percent and closing costs. Also, buyer is required to attend a homebuyer education class. There is no maximum purchase price; however, the price paid for the house must be substantiated by a qualified appraiser. First time homebuyer should apply through the participating lender provided the first mortgage.

#### Eligibility

Geography – Must live in the City of San Diego.

Income – Household's annual gross income must be at or below 80% of San Diego's Area Median Income (AMI). See Page 4.

Visit our website at [www.sdhc.net](http://www.sdhc.net) and click Home buyer assistance programs for more information

### **Condominium Conversion Loans 80% Area Median Income**

This program is designed to make funds available to low and very low-income households to help with the purchase of their existing rental unit that is being converted to a condominium. The financing is in the form of a second trust deed loan. The loans are zero percent interest and require no monthly payments of principal; however, there is a shared equity provision. The loan term is 30-years. If the buyer sells the property or pays off the loan within the first 15 years, the equity in the property is shared with the Housing Commission. The maximum loan amount is \$93,812 or 25 percent of the purchase price or appraised value; whichever is less. The maximum purchase price or appraised value is \$375,250 as approved by HUD, resulting in a maximum shared equity loan of \$93,812. Buyer must have adequate income and an acceptable credit history, plus sufficient funds available for a minimum down payment of three percent and closing

costs. Also, buyer is required to attend a homebuyer class. Existing tenants in rental units being converted to condominiums who are first time homebuyers can contact the Housing Commission at (619) 578-7491 for lender information.

Eligibility

Geography – Must live in the City of San Diego.

Income – Household’s annual gross income must be at or below 80% of San Diego’s Area Median Income (AMI). See Page 4.

**Condominium Conversion Loans 100% Area Median Income**

This is a locally funded homeownership program to assist low to moderate income tenants living in rental property that is being converted to condominiums purchase a unit in their development. This program provides financing, in the form of a second trust deed loan, not to exceed \$15,000. The loan is for 30-years at zero percent interest and has no monthly payments. However, if the buyer sells the property or pays off the Housing Commission loan, they must pay an amount equal to the Housing Commission’s share of appreciation in value of the property. That is, if the Housing Commission loan equaled 10 percent of the initial value of the home, a maximum of 10 percent of the appreciation will be due the Housing Commission. Buyer must have adequate income and an acceptable credit history, plus sufficient funds available for a minimum down payment of three percent and closing costs. There is no maximum purchase price; however, the price paid for the house must be substantiated by a qualified appraiser. Existing tenants in rental units being converted to condominiums who are first time homebuyers can contact the Housing Commission at (619) 578-7491 for lender information.

Eligibility

Geography – Must live in the City of San Diego

Income – Household’s annual gross income must be at or below 100% of San Diego’s Area Median Income (AMI). See Page 4.

**Centre City Development Corporation’s (CCDC) Downtown First-time Homebuyer Program**

In an effort to make home ownership more accessible and affordable, Centre City Development Corporation (CCDC) on behalf of the Redevelopment Agency of the City of San Diego, created a program that assists first-time homebuyers earning 120 percent or less of area median income to purchase a home in downtown San Diego. This program provides financing, in the form of a second trust deed loan, not to exceed \$75,000. The loan is for 30-years at zero percent interest and has no monthly payments for the first five years. Beginning year six, buyers will be required to make level monthly principal payments. If the buyer sells within 30 years, they must pay an amount equal to CCDC’s share of appreciation in value of the property. From year 35 to year 45, CCDC’s share of appreciation is reduced by 50 percent. First-time homebuyers should apply through the participating lender providing the first mortgage. See Page 4.

Eligibility

**Maximum Qualifying Income Limits**

Source: HUD 2008 120% AMI

Family Size	Household Income
1 Person	\$60,550
2 Persons	\$69,200
3 Persons	\$77,850
4 Persons	\$86,500
5 Persons	\$93,400

Geography – Any single-family residence, condominium unit, or townhouse located in downtown neighborhoods within the Centre City or Horton Plaza redevelopment projects.

Visit our website at [www.sdhc.net](http://www.sdhc.net) and click Home buyer assistance programs for more information

### Rental Housing Development

The San Diego Housing Commission works in partnership with for-profit and nonprofit developers to build affordable housing complexes throughout the City of San Diego. Target populations are extremely low-, very low-, and low-income households including families, seniors, and special needs populations.

### Eligibility

Geography -- All projects must be located in the City of San Diego.

Visit our website at [www.sdhc.net](http://www.sdhc.net) and click Home buyer assistance programs for more information

### Housing Services Quick Contact List

Services	General Program Assistance	Home Purchasing Assistance	Minor Home Repair & Home Security	Mobile home Park Ownership	Rental Assistance	Residential Rehabilitation – homes & mobile homes	Residential Rehabilitation – rental property	Shared Housing
Carlsbad	760.434.2810	858.292.3300			760.434.2810			
Chula Vista	619.585.5722	619.585.5722	619.476.7055 619.585.5722		858.694.4801	619.585.5722		
Coronado	858.694.4885	858.292.3300			858.694.4801	858.694.4823	858.694.4823	619.422.6876
Del Mar	858.755.9313	858.292.3300			858.792.7565	858.694.4823	858.694.4823	858.792.7565
El Cajon	619.441.1710	619.441.1710 858.292.3300			858.694.4801	619.441.1710		
Encinitas	760.633.2723	760.633.2724 858.292.3300			760.633.2723	858.694.4823		
Escondido	760.839.4841	760.839.4532 858.292.3300	760.839.4516		858.694.4801	760.839.4841		760.726.4900 Ext. 224
Imperial Beach	858.694.4885	858.292.3300			858.694.4801	858.694.4823 No mobilehome program	858.694.4823	619.422.6876
La Mesa	619.667.1192	619.667.1192 858.292.3300	619.667.1192		858.694.4801	619.667.1192		619.442.3281
Lemon Grove	619.825.3800	858.292.3300			858.694.4801	858.694.4823	858.694.4823	619.442.3281
National City	619.336.4250	619.336.4250 858.292.3300			619.336.4250	619.336.4250		

Services	General Program Assistance	Home Purchasing Assistance	Minor Home Repair & Home Security	Mobile home Park Ownership	Rental Assistance	Residential Rehabilitation – homes & mobile homes	Residential Rehabilitation – rental property	Shared Housing
Oceanside	760.435.3360	760.435.3360		760.435.3360	760.435.3360	760.435.3360		760.757.0118
Poway	858.668.4555	858.292.3300			858.694.4801	858.679.4275	858.694.4823	858.748.9675
San Diego City	619.231.9400 (SDHC general info)	619.578.7302 (Recorded information)	619.231.9400 (SDHC general info)		619.578.7305 Eng 619.578.7306 Spn 619.578.7307 Vtn	619.578.7521	619.578.7521	619.284.9281
San Diego County (Unincorporated)	858.694.4885	858.292.3300	760.737.8640		858.694.4801	858).694.4823	858.694.4823	619.422.6876 (So. Bay) 619.442.3281 (East County) 760.726.4900 Ext 224 (No. County)
San Marcos	619.258.4100 Ext. 133	619.258.4100 Ext. 133 858.292.3300	619.476.7055		858.694.4801	619.258.4100 Ext. 133		
Santee	619.258.4100 Ext 133	619.258.4100 Ext 133 or 858.292.3300			858.694.4890	619.258.4100 Ext 133		
Solana Beach	858.694.4885	858.292.3300	858.694.4885	858.694.4877	858.694.4801	858.694.4823	858.694.4823	
Vista	760.639.6191	760.639.6191 858.292.3300			858.694.4801	760.639.6191		760.726.4900

Many jurisdictions, including the City and County of San Diego, also offer incentives and loans to developers for the development of affordable housing. In addition, several local jurisdictions and numerous non-profit organizations offer transitional housing programs, emergency shelters and affordable housing units. For more information, see the Citywide Affordable Housing Inventory (page 9), the listing of SRO Hotels (page 17) and the Homeless Shelter Inventory (page 20).

## CITYWIDE AFFORDABLE RENTAL HOUSING

This list provides information on housing complexes in San Diego County where some or all of the housing units are affordable for lower income households. The "Unit's" column shows the housing units in the apartment complex that have affordable rents. You will need to contact the housing complexes for specific information on rents, income requirements, or vacancies. Handicapped accessible units may or may not be affordable. Complexes have different income restrictions. Most listings have waiting lists.

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
<i>San Diego</i>							
16 <sup>th</sup> and Market Street Apartments	1550 Market Street	92101	619.687.1074	1,2,3		136	Families
33rd St. Family Housing, L.P.	351 S. 33rd St.	92113	619.702.1660	2,3		40	
40 <sup>th</sup> Street (South)	1440 So 40 <sup>th</sup> St	92113		1,2,3		16	Small Families
54 <sup>th</sup> Place Apts.	4238 54 <sup>th</sup> Place	92115	619.264.6703	1,2,3		26	Large Families
900 F St Apts.	900 "F" St.	92101	619.233.4787	1,2,3	✓	99	
Alta Vista Apts.	3535-3545 43rd St.	92105	619.584.1535	2		12	
Angelucci Street	3502 Angelucci St.	92111	858.569.7681	2		60	Families
Auburn Park	5135 University Avenue	92105	714.363.4090	Studios, 1,2,3		69	Families
Bandar Salaam	3810 Winona Ave	92105	619.563.5872	1,2,3,4,5		68	Large Families
Barrio Senior Villas	2322 Newton Ave.	92113	619.236.8188	1,2	✓	10	Seniors 62+
Bay Vista Methodist Heights	4888 Logan Ave.	92113	619.263.2221	2,3	✓	268	
Bella Vista Apts.	4742 Solola Ave.	92113	619.527.8600	1,2,3		169	
Beyer Courtyards	3412 Beyer Blvd.	92173	619.662.0857	2,3		60	Families
Canyon Rim	10845 Via Los Narcisos	92129	858.672.2001	2,3		357	
Canyon Vista Court	3429-3431 43rd St.	92105	619.584.1535	2		8	
Casa Colina Del Sol	5207 52nd Pl.	92105	619.287.2910	1	✓	75	Seniors 62+; Disabled
Casa de Balboa	6106 Beadnell Way	92117	858.454.8857	1		88	Seniors
Cathedral Arms	3911 Park Blvd.	92103	619.291.3883	0,1		205	Seniors 62+
Cathedral Plaza	1551 Third Ave.	92101	619.234.0093	0,1	✓	172	Seniors 62+
CCBA Senior Garden	438 Third Ave.	92101	619.236.8130	0,1		45	Seniors 55+
Cerro Pueblo Apts.	2835 Clairemont Dr.	92117	619.275.5361	1	✓	45	Seniors 62+
Chandon Village**	14350-60 Camino de La Luna		760.724.8833	1,2,3		10	Large Families

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
City Heights Square	4065 43 <sup>rd</sup> Street	92105	619.281.0483	Studio, 1		150	Seniors
Columbia Tower	904 State St.	92101	619.696.0201	0,1	✓	150	Seniors 62+
Cornerstone Apts.	3604 Van Dyke	92105	619.584.1535	2		7	
Coronado Terrace I & II	1183 25th St.	92154	619.423.5804	2,3		312	
Crandall Apts.	2154 Garston St.	92111	858.279.6060	2,3		144	
Creekside Trails	2129 Coronado Ave.	92154	760.738.8401	1,2,3		50	Large Families
Creekside Village Apts	4685 Nogal St	92102	619.263.2686	2,4		144	Large Families
(The) Crossings	13525 Zinnia Hills Pl.	92130	858.481.1291			108	
Del Mar Apts.	2172 Front St.	92101	619.702.7481	0,1		11	
Delta Manor	4245 Delta St.	92113	619.266.8395	1,2,3		22	
Derby Terrace Apts.**	14103 Old Camino Real, #7	92130	858.847.9491	2	✓	24	
Egyptian (The)	3812 Park Blvd.	92103	619.398.1543	1,2		80	Small Families
El Nido		92105	619.563.9878	1,2		10	Special Purpose
Entrada Apts.	453 13 <sup>th</sup> St.	92101	619.235.4404	0,1,2	✓	40	
Euclid Avenue Apts.	4115 Euclid Ave.	92105	619.276.6271	1,2,3		12	
Euclid Court	4217 Euclid Ave	92105	619.584.1535	0,1,2		11	Small Families
Euclid Court Apts.	4217-4231 Euclid Ave.	92105	619.584.1535	0,1		11	
Fairbanks Ridge at Del Sur	North San Diego		858.720.8312			204	
Felton Street Duplex	1825 Felton St	92102	619.696.9992	2,3		2	Small Families
Gateway Family Housing I	Logan Ave. and 16 <sup>th</sup> Street	92113	714.931.3321	2,3		16	Families
Golden Age Garden Apts.	740 S. 36th St.	92113	619.231.7833	1	✓	76	Seniors 62+
Golden Villas	3355 Elm St.	92102	619.239.8466	1,2,3,4		32	
Grace Tower	3955 Park Blvd.	92103	619.298.5442	0,1		165	Seniors 62+
Grant Heights Park	2663 "J" St.	92102	619.239.0251	1,2		28	
Green Manor	4041 Ibis St.	92103	619.297.1601	0,1		150	Seniors 62+
Guadalupe Plaza	4142 42nd St.	92105	619.584.2414	1	✓	124	Seniors 62+; Disabled
Hacienda Townhomes	350 17 <sup>th</sup> St.	92101	619.236.0955	2,3	✓	52	
Harbor View	404 47th St.	92102	619.263.5858	2,3	✓	60	Disabled

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
Harmony Home Apts.	4251 44th St.	92105	619.584.1535	1	✓	12	Seniors 65+; Disabled
Hawthorn I Apts.	3051 Hawthorn St.	92104	619.640.1712	0,1,2		14	
Hawthorn II Apts.	3036 Hawthorn St., #6	92104	619.640.1712	0,1,2		17	
Heritage Apts.	1471 8 <sup>th</sup> Ave.	92101	213.488.0010	0,1,2		230	Small Families
Hillside Gardens Apts.	5802 University Ave.	92115	619.582.8588	1,2		95	
Hollywood Palms	4366 Home Ave.	92105	619.269.3008	2,3,4		94	
Horton 4 <sup>th</sup> Apts.	808 4 <sup>th</sup> Ave.	92101	619.238.4500	0,1		51	Moderate income
Horton House	333 "G" St.	92101	619.239.5171	0,1	✓	150	Seniors 62+; Disabled
Imperial Villa	620 67th St.	92114	619.263.6573	1,2,3		38	
Island Village	1245 Market St.	92101	619.236.1440	0	✓	280	
Jean C. McKinney Manor	5641 Imperial Ave	92114	619.266.0928	1		50	Seniors
Juniper Gardens Apts.	4251-59 Juniper St., #40	92105	619.263.1933	2,3	✓	39	
Knox Glen Apts.	4754 Logan Ave.	92113	619.527.7228	2,3,4	✓	53	
Lakeshore Villa	6888 Golfcrest Dr.	92119	619.463.9611	1	✓	126	Seniors 62+
Las Flores Apts.	7039 Charmant Dr.	92122	858.457.5161	1,2	✓	63	
Las Serenas	4316 Delta St.	92113	619.262.2847	2,3		108	
Leah Residence		92101	858.537.2026	0,1,2		23	Special Purpose
Lillian Place	J Street between 14th & 15th downtown	92101	619.235.2296	1,2,3		74	
Lincoln Park	4910-20 Oceanview Blvd/440 S 49th St.	92113	619.262.4542	3,4	✓	15	
Lions Community Manor	310 Market St.	92101	619.235.4433	1	✓	129	Seniors 62+
Luther Tower Apts.	1455 Second Ave.	92101	619.234.1272	0,1		32	Seniors 62+
Mariners Cove	4392 W. Point Loma Blvd.	92107	619.225.1473	1,2		200	
Market Square Manor	525 14th St.	92101	619.237.8004	0	✓	200	Seniors 62+
Market Street Square	606 Third Ave.	92101	619.696.0949	0,1,2		40	
Maya Linda Apts.	10101 Maya Linda Rd.	92126	858.271.0191	1,2,3		41	
McKinney Manor	Imperial Ave. & Valencia Pkwy.	92114	619.262.2671			50	
Meadowbrook Park Apts. I	7844 Paradise Valley Rd.	92139	619.479.6565	2,3		151	



Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
Meadowbrook Park Apts. II	7844 Paradise Valley Rd.	92139	619.479.6565	2,3		215	
Mercado Apts.	2001 Newton Ave.	92113	619.233.7990	1,2,3		144	
Mercy Gardens		92103	619.255.8891	0,1	✓	22	Disabled; special purpose
Mesa Family Villas	2065 Avenida del Mexico	92154	619.423.3663	3	✓	41	
Metro Villas	39 <sup>th</sup> & Polk		619.584.1535	1,2,3,4		120	Large Families
Mirada at La Jolla Colony	7568 Charmant Dr.	92122	858.450.6400	1,2	✓	89	
Mission Terrace Apts.	10210 San Diego Mission Rd.	92108	619.283.6323	1,2,3		76	
Mountain View Estates	3992 Oceanview Blvd/422-424 S 40th St.	92113	619.262.4542	1,3,5		4	
Mountain View Estates	3992 Ocean View Blvd	92113		1,3,5		4	Large Families
National Avenue Apts.	4058 National Ave.	92113	619.262.8403	2		6	
Olivewood Gardens	2865 55th St.	92105	619.262.0949	1	✓	60	Seniors 55+
Orchard I	4040 Hancock	92028	619.224.7775	0,1		275	Seniors
Orchard II	4080 Hancock	92028	619.224.7775	1		288	Seniors
Otay Park Apts.	1170 30th Street	92154	619.429.7903	1,2,3	✓	71	
Pacific Village	1551 Saturn Blvd.	92154	619.429.3111	2,3	✓	100	
Palm Terrace Apts.	2885 Palm Ave.	92154	619.575.8373	2		45	
Park Place Apts.	4033 33rd St.	92104	619.285.5600	1		32	Seniors 62+
Parkside Court	4010 Park Haven Ct.	92113	619.264.5692	1,2,3		40	
Parkway Manor	3766-3778 35th St.	92104	619.584.0432	1,2		18	
Penasquitos Village	10955 Carmel Mtn. Rd.	92129	858.672.0300	1,2		213	
Potiker Residence	525 14 <sup>th</sup> St.	92101	619.237.8004	0		200	Seniors
President John Adams Manor	5471 Bayview Heights Pl.	92105	619.262.0722	1,2,3	✓	300	Large Families
Rancho del Norte	16700 Saintbury Glen	92127	858.832.1385	1,2,3	✓	119	Large Families
Redwood Villas	3060 53 <sup>rd</sup> St	92105	Must apply in person	0,1,2		90	Seniors
Reese Village		92115	858.790.3744	1	✓	18	Disabled; special purpose
Regency Centre Apts.	4765 Home Ave.	92105		0,1,2		100	Small Families
Renaissance at North Park	4330 30th St.	92104	619.668.1532	1,2		96	

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
			x306				
Royal Apts.	1616 Guy St.	92103	858.866.5636	0		121	
Royal Apts.	5101-5111 Towle Ct.	92105	858.866.5636	0		48	
Sagewood at StoneBridge Estates	Scripps Poway Pkwy. & Pomerado Rd.		858.397.1060	1,2,3		106	Large Families
San Diego Apts.	4085 44th St.	92105	619.584.1535	0,1	✓	16	Seniors 55+; Disabled
San Diego Leisure Life Village	10955 Carmel Mtn. Rd.	92129	858.672.0300	1,2		134	
San Diego Square	1055 9th Ave.	92101	619.239.2073	1	✓	154	Seniors 62+
Scripps Lofts	525 C St.	92101	619.235.5601	0		10	
Seabreeze Farms**	12759 Seabreeze Farms Dr.	92130	858.523.1328	2,3	✓	38	
Shirley Heights Homes	7420 Amanda St.	92114	858.751.6326	4		34	
Silvercrest San Diego	727 "E" Street	92101	619.699.7272	1	✓	123	Seniors 62+
Sorrento Tower	2875 Cowley Way, #102	92110	619.276.1775	0,1	✓	184	Seniors 62+
St. Paul's Manor	2635 Second Ave.	92103	619.239.2097	1		147	Seniors 60+
St. Stephen's Retirement Center (formerly Lazzell)	5625 Imperial Ave	92114	619.264.1997	0,1,	✓	59	Seniors 62+
St. Stephens Apartments	5825 Imperial Ave.	92114	Related Management Co. 1132 E. Plaza Blvd, #203, Box 404 National City, CA 91950	1	✓	50	Seniors 55+
Stonewood Gardens	3889 Midway Dr.	92110	619.223.4766	0,1,2		255	
Stork Street Apts	550 Stork St	92114		2		15	Small Families
Stratton Apts.	5765 Mt. Alifan Dr.	92111	858.278.5200	2,3	✓	26	
Studio 15	1475 Imperial Avenue	92101	714.363.4090	0		274	
Summerset Village Apts.	11102 Caminito Alvarez	92126	858.530.2100	0,1,2	✓	153	
Sycamore Court Apts.	1048 48th St.	92105	619.584.1535	1,2	✓	17	
Talmadge Senior Village	5252 El Cajon Blvd.	92115	619.265.1600	1,2		91	Seniors
Teralta Court Apts.	4165-4175 Highland Ave.	92105	619.584.1535	1,2,3		13	
Tesoro Grove	1150 Tesoro Grove Way	92154	619.271.0204	1,2,3		104	
Torrey del Mar**	13875 Carmel Valley Rd.	92130	858.780.8760	1,2,3	✓	112	

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
Torrey Highlands Apts.**	13370 Torrey Meadows Dr.	92129	858.538.6425	2,3	✓	75	
Town & Country Village	4066 Messina Dr., #B	92113	619.263.0737	2,3		97	
Townspople – 51 <sup>st</sup> Street		92115	619.295.8802	0		24	Special purpose
Townspople-Wilson Ave. Apts.		92103	619.295.8802	1,2	✓	8	Special purpose
The Crossings**	13505-13545 Zinnia Hills Pl	92130	858.481.1291	1,2,3		108	Families
Trinity Manor	3940 Park Blvd.	92103	619.297.1512	1	✓	98	Seniors 62+
Trojan Apts	5222 Trojan Ave	92115	619.265.0265	0,1,2		53	Small Families
University Canyon Apts.	2052 Via Las Cumbres	92111	858.492.8391	1,2,3	✓	120	Small Families
Urban Village Town Homes	3806 Fairmount Ave.	92105	619.285.1225	2,3,4		116	Large Families
Van Dyke Ave.	3565 Van Dyke Ave.	92105	619.283.0682	1,2,4		14	
Villa Alta	4227 52nd St.	92115	619.582.2605	1	✓	69	Seniors 62+
Villa Andalucia Apts.**	6591 Rancho del Sol Way	92130	858.755.8562	1,2,3	✓	31	
Villa Glen	6984 Santa Fe Torrey Rd.	92129	858.538.2207	1,2,3		26	
Villa Harvey Mandel Apts.	72 17th St.	92113	619.687.1074	0,1	✓	90	Disabled; Homeless
Villa Maria	1528 India Street, #201	92101	619.236.9353	2,3	✓	15	
Villa Merced	1148 Beyer Way	92154	619.423.8325	1		100	Seniors
Village at Morena Vista	5395 Napa Street	92110	619.294.3566	1,2,3	✓	185	Families
Village Place Apts.	32 17th St.	92101	619.687.1074	1	✓	46	Disabled; Homeless
Village View Apts.	3830-3832 43rd St.	92105	619.584.1535	1,2,3		30	
Vista La Rosa	2002 Rimbey Ave.	92154	619.423.6094	2,3	✓	240	
Vista Serena Apts.	3155 "L" Street	92102	619.285.5600	0,1	✓	21	Seniors 62+
Vista Terraza**	7735 Via Solare	92129	858.484.3027	1,2,3		123	Families
Vista Verde Apts	351 So 33 <sup>rd</sup> St	92113	619.702.1660	2,3	✓	40	Large Families
Wesley Terrace	5343 Monroe Ave.	92115	619.582.8100	0,1		160	Seniors 62+
Westminster Manor	1730 Third Ave.	92101	619.233.7001	0,1	✓	152	Seniors 62+
WestView Home Apts.	3536 43rd St.	92105	619.584.1535	1,2		6	
Wightman Place Apts.	5052 Wightman St	92105	619.285.5600	2,3,4,5		45	Large Families
Windwood Village**	12730-12770 Briarcrest Pl.	92130	858.350.4696	1,2,3	✓	92	

Apartments	Address	Zip Code	Contact	Bed rooms	Handi-capped Accessible	Units	Clientele
Winona Apts.	3845 Winona Ave.	92105	858.292.3333	2		14	
Yale Lofts	1111 "F" St.	92101	619.687.7380	2 (Lofts)		4	
<i>San Ysidro</i>							
Beyer Courtyards	3412 Beyer Blvd.	92173	619.662.0857	2,3		60	Large Families
Del Prado Apts.	3878 Beyer Blvd.	92173	619.428.6003	1,2,3		59	
La Posada		92173	619.662.7589	2,3	✓	25	Special purpose
Parkhaven I, II, III	4114 Camino de la Plaza 4224 Camino de la Plaza 241 Willow Rd.	92173	619.297.3565	1,2,3,4		452	Large Families
Posadas de los Granados by Casa Familiar	121 W. Hall Ave.	92173	619.428.1115	3		2	Seniors 62+
Villa Nueva	3604 Beyer Blvd.	92173	619.428.2291	2,3,4	✓	390	
Vista Lane Courts	440 South Vista Ln.	92173	619.690.0224	0,1,2	✓	40	Disabled
Vista Terrace Hills	1790 Del Sur Blvd.	92173	619.428.1125	3,4		262	

**\*\*These housing developments were created or are being built under City of San Diego inclusionary housing programs, which ensure that affordable housing is made available to lower income households when new market rate homes are built.**

### SINGLE ROOM OCCUPANCY (SRO) HOTELS

Another type of more affordable housing, as compared to market-rate apartments, is single room occupancy (SRO) hotels—not recommended for families but only for single individuals. The following is a list of single room occupancy (SRO) hotels. They are typically single room units with a bed, small refrigerator, and a microwave. These units offer affordable rents and usually do not require security deposits, nor first and last month's rent. **All of the SROs listed are in the City of San Diego.** Unless otherwise noted, all phone numbers are in the 619 area code unless otherwise noted.

Name of SRO Hotel	Address	Phone
500 West	500 West Broadway	234.5252x104
Arlington Hotel	701 7th Avenue	231.2385
Arthur Hotel	728 Market Street	--
Astor Hotel	421 E Street	--
Baltic Inn	521 6th Avenue	237.0687
Barcelona Apts/Hotel	326 Juniper Street	232.0153

Name of SRO Hotel	Address	Phone
Bayview Thrift Lodge	1943 Pacific Highway	232.7551
Beachfront Motor Hostel	707 Reed Street	--
Beechwood Hotel	1465 4th	696.9694
Bell Hotel	1492 K street	239.2488
Buckner Hotel	765 10th Avenue	231.8712
C Street Inn	636 C Street	234.4165

Name of SRO Hotel	Address	Phone
Callan Hotel	460 Island	--
Capri Hotel	319 W. E Street	232.3369
Centerbury Apts	2420 B Street	--
Central Hotel	835 6th Avenue	234.9403
Centre City Manor	1440 4th Avenue	233.4439
Chadwick Hotel	646 A Street	239.3950
Coast Hotel	501 7th Avenue	239.4604
Coastal Cab SRO	745 15th Street	--
Cole Block Bldg	444 G Street	299.8461
Dustin Arms Hotel	701 5th	235.0255
Ebony Inn Motel	740 32nd Street	234.1445
El Ray Motel	3894 Beyer Blvd	428.3322
E-Z 8 Motel	3325 Midway Drive	223.9500
E-Z 8 Motel	4747 Pacific Highway	223.9500
Friendship Hotel	3942 8th Avenue	298.9898
Gaslamp Quarter Hotel	417 Market Street	234.2835
Gaslamp Quarter Hotel	536 4th Avenue	232.3630
Gateway Inn	701 San Ysidro Blvd	428.2251
Gibraltar Lodge	2905 Clay Avenue	231.0032
Golden West Hotel	720 4th Avenue	233.7594
Grand Pacific Hostel	437 J Street	232.3100
Harbor Arms	1504 India Street	233.1867
Harvey's Tour Inn	7166 El Cajon Blvd	463.5700
Hawthorn Inn	2121 1st Avenue	238.9624
Hillcrest Inn	3754 5th Avenue	293.7080
Historic Bell Manor	927 6th Avenue	232.1517
Home Run Hotel	1427 Market Street	231.2610
Hostel Hotel	521 Market	525.1531
Hotel 434	434 13th Street	696.1414
Hotel Churchill Castle	827 C Street	234.5186
Hotel Heritage	547 9th Avenue	237.8026
Hotel Mediterranean	1331 E Street	231.8656
Hotel Metro	435 13th Street	696.6500
Hotel San Diego	339 W. Broadway	234.0221
Imperial Hotel	2701 Imperial	231.4269
Inn at the YMCA	500 W. Broadway	234.5252

Name of SRO Hotel	Address	Phone
Island Bonita	470 20th Street	234.5629
Island Hotel	461 5th Avenue	237.1242
Island Inn	202 Island Ave.	232.4138
J Street Homotel	1479 J Street	236.9255
J Street Inn	222 J Street	296.9622
La Cresta Motel	4980 El Cajon Blvd	287.4310
La Nola Hotel	148 W. San Ysidro Blvd	4283322
La Pacifica (now Motel 6)	1546 2nd	236.9292
La Pensione	1700 India	236.8000
Las Flores Hotel	725 4th Avenue	235.6820
Leo Studios	1130 11th	--
Lewelyn Hotel	1322 5th Avenue	--
Lido Bay Apts	825 Lido Court	--
Lincoln Hotel	536 5th Avenue	232.2100
Lynne Hotel	1010 8th Avenue	237.9662
Mason Hotel	1345 5th Avenue	232.2100
Mitchell Apts	901 10th Avenue	239.1639
Modern Hotel	522 7th Avenue	237.9494
Monte Carlo Hotel	1311 Market Street	--
Montrose Hotel	717 4th Avenue	--
Navajo Lodge	5721 El Cajon Blvd	583.1221
New Life Hotel	950 12th Avenue	615.0915
New Palace Hotel	1814 5th Avenue	235.2323
Nile Apts	3793 Park Blvd	223.2524
No Name	2035 Broadway	239.2278
No name	740 Cedar Street	501.8736
No Name	1703 Logan Avenue	--
No Name	727-33 11th Avenue	239.9568
No Name	546 3rd Avenue	858.278.0380
No Name	1323 11th Avenue	--
No Name	554 15th Street	--
Old Town Budget Inn	4444 Pacific Highway	260.8024
Owl Rooms	515 5th Avenue	235.4617
Pacific Coast Motel	4702 Mission Blvd	--
Pacifica Hotel	551 4th Avenue	235.9240
Pacifica Villas	252 16th street	234.2239

Name of SRO Hotel	Address	Phone
Palms Hotel	509 12th Avenue	233.0408
Paris Hotel	759 4th Avenue	238.1833
Park Regency	2309 5th Avenue	233.0287
Peachtree	901 F Street	233.1100
Pickwick Hotel	132 W. Broadway	234.9200
Pine Hotel	1445 Front Street	238.9618
Plaza Hotel	1037 4th	233.8165
Poss. 1918 Broadway	1918 Broadway	232.8480
Princess Apartments	3947 5th Avenue	542.1476
Ramada Inn	830 6th Avenue	531.8877
Rancho Chico	434 16th Street	231.7777
Redwood Apts/Hotel	3105 5th Avenue	296.2356
Regal Apartments	572 15th Street	--
Reiss Hotel	1468 1st Avenue	238.9618
San Ysidro Hotel	133 W. San Ysidro Blvd	428.2017
Sanford Hotel	1301 5th Avenue	233.5596
Sara Francis Hometel	943 10th Avenue	239.7272
Simmons Hotel	542 6th Avenue	237.9920
Southern Hotel	1159 6th Avenue	239.3808
St. Paul Hotel	605 13th Avenue	233.1405
State Hotel	341 E Street	557.7367

Name of SRO Hotel	Address	Phone
Stingtree Hotel	538 5th Avenue	--
Studio 819	819 University	542.0819
The Bottom Line	506 5th Avenue	--
The Frey Block	325 Market	293.3118 x7
The Newcastle	1425 C Street	260.8100
The Newport	1443 C Street	--
Tivoli Tower	620 Island	232.6754
Traveler's San Diego Motel	1060 Outer Road	423.2402
Travelodge Hotel	643 E San Ysidro Blvd	428.2800
Trolley Court	940 12th Avenue	239.0101
Villa Caterina Res. Hotel	1654 Columbia	232.3400
Villa Espanola Apts.	1903 K Street	696.7218
Villagers Lodge	660 G Street	238.4100
West Park Inn Hotel	1840 4th Avenue	236.1600
William Penn Hotel	511 F Street	231.1344
Wilsolia Apts/Hotel	1545 2nd Avenue	595.0078
Windsor	843 4th Avenue	531.9434
Workman Hotel	1335 J Street	234.7771
YMCA SRO	500 West Broadway	234.5252 x 104
Yuma Hotel	629 5th Avenue	--

## CITYWIDE HOMELESS SHELTERS

This list provides information on housing for the homeless in San Diego City. To learn about shelter openings and for other emergency housing information, please call the United Way Info Line: (619) 230-0997. Each type of housing is organized by region and then city. The 'Beds' column shows the number of beds at the shelter, not the number of empty beds. Additionally, refer to the 'Clientele' and 'Special Needs' population to determine whether you are eligible for service.

Location	Agency	Program	Address	Zip	Phone	Clientele	Special Needs	Beds	Max Stay
<b>Emergency Shelters</b>									
Regional	Ecumenical Council of San Diego	ISN Rot'l Shltr - North County Inland	1880 3rd Ave. #13	92101	702.5399	General Homeless	General Homeless	12	2 months

Location	Agency	Program	Address	Zip	Phone	Clientele	Special Needs	Beds	Max Stay
<b>San Diego</b>									
	Catholic Charities	Rachel's Night Shelter	759 8th Ave.	92101	236.9074	Adult Women	General Homeless	35	6 months
	Center for Community Solutions	Project Safehouse	4508 Mission Bay Dr.	92109	267.8023	Women with Children	Victims of Domestic Violence	12	30 days
	Community Research Foundation	Isis Center	892 27th St.	92154	575.4687	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	12	14 days
	Community Research Foundation	Jary Barreto Crisis Center	2865 Logan Ave.	92113	232.4357	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	5	14 days
	Community Research Foundation	New Vistas Crisis Center	734 10th Ave.	92101	239.4663	Adult Men &/or Wmn	SMI & Substance Abuse Treat.	14	1 month
	Community Research Foundation	Vista Balboa Crisis Center	545 Laurel Street	92101	233.4399	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	16	14 days
	County Mental Health Services	Shelter Beds	P.O. Box 85524, M/S-P542	92138-5524	692.8750	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	6	1 month
	County Mental Health Services	Shelter Beds	3177 Oceanview Blvd	92113-1498	595.4400	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	17	1 month
	Ecumenical Council of San Diego	ISN Rot'l Shltr - San Diego Beaches	1880 3rd Ave. #13	92101	702.5399	General Population	General Homeless	12	2 months
	Ecumenical Council of San Diego	ISN Rot'l Shltr - San Diego Inland	1880 3rd Ave. #13	92101	702.5399	General Population	General Homeless	12	2 months
	Ecumenical Council of San Diego County	ISN Rot'l Shltr - Clairemont/ Kearny Mesa	120 Elm St.	92101	702.5399	General Population	General Homeless	12	2 months
	San Diego Rescue Mission	Nueva Vida Haven	120 Elm St.	92101	819.1844	Women with Children	General Homeless	60	30 days
	San Diego Youth & Community Services	The Bridge	3151 Redwood St.	92104	521.3939	Homeless Youth	General Homeless	8	3 months to 1yr
	San Diego Youth & Community Services	The Storefront	1039 12th Ave.	92101	239.4688	Homeless Youth	General Homeless	20	unlimited
	Volunteers of America	Detox	1111 Island	92101	232.5171	Adult Men &/or Wmn	Substance Abuse Treat.	16	5 days
	Volunteers of America	Ten Day Program	1111 Island	92101	232.5171	Adult Men &/or Wmn	Substance Abuse Treat.	20	10 days
	YWCA	Casa de Paz	P.O. Box 126398	92112-6398	239.0355	Women with Children	Victims of Dom. Violence	30	2 months
	Ecumenical Council of San Diego	ISN Rot'l Shltr - South Bay	1880 3rd Ave. #13	92101	702.5399	General Population	General Homeless	12	2 months

### **Permanent Supportive Housing**

<b>San Diego</b>									
	Center for Social Support and Education	Shelter Plus Care-Tenant Based	3152 University Ave.	92103	619-325-2773	General Population	HIV/AIDS	18	unlimited
	County of SD-Housing Authority	Shelter Plus Care-Tenant Based	3989 Ruffin Rd.	92123	858.694.8796	Fam with Children	General Homeless	92	
	Pathfinders	Shelter Plus Care	3806 Grim Avenue	92104	260.1605	Adult Men	SMI and Substance Abuse Treat.	17	24 months
	St. Vincent de Paul, Inc.	Village Place	32 17th Street	92101	687.1074	Adult Men &/or Wmn	General Homeless	150	unlimited
	Stepping Stone	Our House			584.4010	Adult Men &/or Wmn	HIV/AIDS/Sub Abuse	10	
	Stepping Stone	Recovery Home		92105	584.4010	Adult Men &/or Wmn	HIV/AIDS/Sub Abuse	16	9 months
	The Association for Community Housing Solutions (TACHS)	Del Mar Apartments	1901 First Avenue, Ste. 152	92101	235.9217	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	22	Unlimited
	The Association for Community Housing Solutions (TACHS)	Reese Village Apartments	1901 First Avenue, Ste. 152	92101	235.9217	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	18	Unlimited
	Townspople	51 <sup>st</sup> Street		92115	295.8802	Adult Men &/or Wmn	HIV/AIDS	24	Unlimited

### Transitional Shelters

#### San Diego

Catholic Charities	House of Rachel	349 Cedar St.	92101	696.0873	Adult Women	General Homeless	5	8 - 24 months
Center for Community Solutions	Next Step	4508 Mission Bay Dr.	92109	697.7477	Fam with Children	Victims of Domestic Violence	10	1 year
Community Research Foundation	10th Avenue Apartments-Semi-Supervised Living Project	743 10th Ave.	92101	233.7757	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	28	6 months
CRASH, Inc.	Golden Hill House 2	446 26th Street, 5th Floor	92102	239.9691	Adult Men &/or Wmn	Substance Abuse Treat.	62	6 months
CRASH, Inc.	Short-Term City Heights	4161 Marlborough	92105	282.7274	Adult Men	Substance Abuse Treat.	2	3 months
CRASH, Inc.	Short-Term Two	4890 67th St.	92115	233.8054	Adult Women	Substance Abuse Treat.	25	3 months
Crossroads	Crossroads Recovery Home	3594 4th Ave.	92103	296.1151	Adult Women	Substance Abuse Treat.	20	6 months
Ecumenical Council of San Diego	El Nido	P.O. Box 3628	92163	563.9878	Women with Children	Victims of Domestic Violence	45	12 months
Episcopal Community Svcs	Julian's Anchorage	3565 Seventh Ave.	92103	667.4072	Women with Children	Victims of Domestic Violence	18	18 months
Episcopal Community Svcs	Safe Haven Transitional Shelter	2822 5th Ave.	92103	692.0008	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	19	unlimited
Heartland House	Heartland House	5855 Streamview Dr.	92105	287.5460	Adult Men	Substance Abuse Treat.	26	12 months
House of Metamorphosis	House of Metamorphosis	2970 Market St.	92102	236.9492	Adult Men &/or Wmn	Substance Abuse Treat.	7	12 months
MAAC Project	Casa de Milagros	1127 S. 38th St.	92113	262.4002	Adult Women	Substance Abuse Treat.	2	12 months
PACTO	Truax House	P.O. Box 86793	92138-6793	725.0946	Adult Men	HIV/AIDS	6	6-8 months
PACTO Latino	Casa del Sol	P.O. Box 86793	92138-6793	725.0946	Adult Women	HIV/AIDS	9	6-8 months
Pathfinders	Pathfinders	2980 Cedar St.	92102	239.7370	Adult Men	Substance Abuse Treat.	39	9 months
Presbyterian Crisis Center	Home Run	2459 Market St.	92102	232.2753	Fam with Children	General Homeless		
San Diego Rescue Mission	Men's Center	120 Elm St.	92101	687.3720	Adult Men	General Homeless	200	18 months
San Diego Rescue Mission	Women and Children's Center	120 Elm St.	92101	687.3720	Women with Children	General Homeless	75	18 months
San Diego Safe Harbor, Inc.	Safehouse Program	P.O. Box 90886	92169-2886	858.459.7627	Adult Men	General Homeless	12	24 months
San Diego Youth & Community Services	Take Wing	3255 Wing St., No. 500	92110	221.8610 x275	Homeless Youth	General Homeless	20	18 months
Sanctuary	Bridges	P.O. Box 7162	92167	523.6060	Women with Children	Victims of Domestic Violence	33	18 months
Senior Community Center	Day Service Centers	928 Broadway Street	92101	235.6538	Adult Men &/or Wmn	General Homeless	20	1-2 months



St. Vincent de Paul Village, Inc.	Family Living Center	1501 Imperial Ave.	92101	233.8500x1241	Fam with Children	General Homeless	110	24 months
St. Vincent de Paul Village, Inc.	Joan Kroc Center - Men's Program	1501 Imperial Ave.	92101	233.8500x1241	Adult Men	General Homeless	30	24 months
St. Vincent de Paul Village, Inc.	Joan Kroc Center for Families	1501 Imperial Ave.	92101	233.8500x1241	Fam with Children	General Homeless	133	4 months
St. Vincent de Paul Village, Inc.	Josue Homes	3350 "E" Street	92102	667.2610	Adult Men &/or Wmn	HIV/AIDS	26	1-18 months
St. Vincent de Paul Village, Inc.	Men's Fresh Start (Bishop Maher Center)	1501 Imperial Ave.	92101	233.8500x1241	Adult Men	General Homeless	150	24 months
St. Vincent de Paul Village, Inc.	Paul Mirabile Center (Men's Program)	1501 Imperial Ave.	92101	233.8500x4447	Adult Men	General Homeless	270	6 months
St. Vincent de Paul Village, Inc.	Paul Mirabile Center (Women's Program)	1501 Imperial Ave.	92101	233.8500x4447	Adult Women	General Homeless	80	6 months
St. Vincent de Paul Village, Inc.	S.T.E.P for Single Women	1501 Imperial Ave.	92101	233.8500x1241	Adult Women	General Homeless	35	24 months
St. Vincent de Paul Village, Inc.	Toussaint Teen Center	1404 5th Ave	92101	687.1080 X200	Homeless Youth	Youth on their own	35	24 months
Stepping Stone	Enya House	106 Robinson Ave.	92103	584.4010	Adult Men &/or Wmn	HIV/AIDS & Sub Abuse	10	18 months
The Salvation Army	Adult Rehabilitation	1335 Broadway	92101	239.4037	Adult Men &/or Wmn	Substance Abuse Treat.	125	6 months
The Salvation Army	Door of Hope - Haven Program	2799 Health Center Dr.	92123	858.279.1100	Homeless Youth	Youth on their own	40	2 years or until 18
The Salvation Army	Door of Hope- Transitional Living Center	2799 Health Center Drive	92123	858 279.1100	Women with Children	General Homeless	36	12
The Salvation Army	Emergency Lodge	726 "F" St.	92101	231.6030	Fam with Children	General Homeless	57	3-4 month average
The Salvation Army	STEPS	825 Seventh Ave.	92101	231.6000x2451	Adult Men	General Homeless	42	12 months
Tradition One	Tradition One - Men	4104 Delta St.	92113	264.0141	Adult Men	Substance Abuse Treat.	47	18 months
Tradition One	Tradition One - Women	4104 Delta St.	92113	266.0529	Adult Women	Substance Abuse Treat.	8	18 months
Turning Point Home of San Diego, Inc.	Turning Point Home	1315 25th St.	92102	233.0067	Adult Women	Substance Abuse Treat.	5	12 months
United States Mission	Men's Shelter	2611 "G" St.	92102	238.0965	Adult Men	General Homeless	17	unlimited
United States Mission	Women's Shelter	2611 "G" St.	92102	238.0965	Adult Women	General Homeless	4	unlimited
Vietnam Veterans of San Diego	Mahedy House	866 24th St.	92102	497.0142	Adult Men &/or Wmn	SMI & Substance Abuse Treat.	14	2 years
Vietnam Veterans of San Diego	Rehabilitation Center	4141 Pacific Highway	92110	497.0142	Adult Men &/or Wmn	SMI & Substance Abuse Treat.	87	1 year
Volunteers of America	Amigos Sobrios	741 11th Ave.	92101	232.7754	Adult Men	Substance Abuse Treat.	14	6 months
Volunteers of America	Sobriety House - Men	1111 Island	92101	232.5171	Adult Men	Substance Abuse Treat.	28	6 months

Volunteers of America	Sobriety House - Women	1111 Island	92101	232.5171	Adult Women	Substance Abuse Treat.	6	6 months
Way Back	Way Back	2516 "A" St.	92102	235.0592	Adult Men	Substance Abuse Treat.	18	6 months
YMCA	Oz San Diego	3304 Idlewild Wy.	92117	858. 270.8213	Homeless Youth	General Homeless	10	14 days
YMCA	Turning Point, Transitional Living Program	4145 Swift Ave. #1	92104	619 640.9774	Homeless Youth	General Homeless	24	18 months
YWCA	Passages	1012 "C" Street	92101	239.0355	Adult Women	Victims of Domestic Violence	80	24 months

**Vouchers**

**San Diego – Call United Way Info line at 619.230.0997**

Catholic Charities	Hotel Voucher	349 Cedar Street	92101	231.2828	Fam with Children	General Homeless		
San Diego Youth & Community Services	Hotel Voucher	5041 Newport Avenue	92107	225.9305	Families with Children	General Homeless		

**Winter Shelters – Open December 15 through March 15.**

**San Diego**

St. Vincent de Paul Village, Inc.	Seasonal (Family Overflow)	1501 Imperial Ave.	92101	233.8500 x1241	Adult Men &/or Wmn	General Homeless	90	3 months
St. Vincent de Paul Village, Inc.	Seasonal (PMC Overflow)	1501 Imperial Ave.	92101	233.8500 x4447	Adult Men &/or Wmn	General Homeless	190	3 months
St. Vincent de Paul Village, Inc.	Winter Shelter	1501 Imperial Ave.	92101	233.8500 x4447	Adult Men &/or Wmn	General Homeless	200	3 months
Vietnam Veterans of San Diego	Winter Shelter	4141 Pacific Highway	92110	223.5894	Single Men	Veterans	150	3 months
YWCA	Family Seasonal Shelter	1449 9th Ave.	92101	239.0355	Fam. with Children	General Homeless	150	

**FAIR HOUSING**

The City of San Diego, under the direction of the U.S. Department of Housing and Urban Development (HUD), enforces the Fair Housing Act. The Act is designed to reduce discrimination in the housing rental, sales, lending, and insurance markets on the basis of race, sex, color, religion, national origin, familial status (presence of children), or handicap.

The City of San Diego contracts with the Fair Housing Council of San Diego to administer Fair Housing programs. The Council provides education, outreach, and referrals to the public, and operates Fair Housing programs such as the Affirmative Fair Housing Marketing Program. (See next section for phone numbers.)

**COUNTY-WIDE AFFORDABLE HOUSING**

To review a list of affordable housing in other San Diego County communities/cities, please visit our web site at [www.sdhc.net](http://www.sdhc.net). Click on “2004 Affordable Housing Resources Listing.”

### SUPPORT SERVICE AGENCY CONTACTS

If you need more than help with affordable housing and could benefit from other services, the following list provides information on several resources offered in the region. You might also look in your phone book under “Community Services,” sometimes in the beginning of the phone book.

Program	Telephone & Web Site
<b>Debt/Credit Counseling</b>	
Consumer Credit Counseling Svcs. of San Diego County	619.497.0200; 888.298.2227 <a href="http://www.cccssdic.org">www.cccssdic.org</a>
Credit Counselors of California	619.808.7526; 800.947.3752 <a href="http://www.credit.org">www.credit.org</a>
<b>Drug/Alcohol Abuse Treatment (residential programs)</b>	
Home Quest	619.232.3222
MITE	619.239.4037
Salvation Army Adult Rehab Center	619.440.4801
Second Chance	619.687.1361
Stepping Stone	619.584.4010
Vietnam Veterans of San Diego	619.497.0142
<b>Emergency</b>	
Shelter & Transitional housing <i>United Way INFO-line</i>	
Greater San Diego	619.230.0997
North County	760.740.0997
North County Coastal	760.943.0997
Outlying areas only	800.227.0997
<b>Fair Housing</b>	
Fair Housing Council	619.699.5888; 800.430.0303 <a href="http://www.fairhousing.com/sandiego">www.fairhousing.com/sandiego</a>
Heartland Human Relations & Fair Housing Assoc.	619.444.5700
San Diego Urban League	619.263.3115 <a href="http://www.sdul.org">www.sdul.org</a>
State of California Dept. of Fair Employment and Housing	800.884.1684
U.S. Dept. of Housing & Urban Dev.	619.557.5305
Housing Discrimination Hot Line	800.669.9777
Fair Housing & Equal Opportunity	800.347.3739

Program	Telephone & Web Site
<b>Home Energy Assistance</b>	800.433.4327
<b>Homebuyer Education &amp; Counseling</b>	
Consumer Credit Counselors of San Diego County	619.497.0200; 888.298.2227 <a href="http://www.cccssdic.org">www.cccssdic.org</a>
San Diego Home Loan Counseling	619.624.2330
Bayview Community Dev. Center	619.262.8403
Foreclosure Counseling Agency	619.281.9466
S. D. Neighborhood Hsg. Svcs., Inc	619.229.2370
<b>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</b>	
<i>Information &amp; Referral Service:</i>	
Townspeople	619.295.8802; 800.235.8802 <a href="http://www.townspeople.org">www.townspeople.org</a>
Being Alive	619.291.1496 <a href="http://www.beingalive.org">www.beingalive.org</a>
<i>Moving Service:</i>	
Being Alive - Helping Hands	619.291.1496 <a href="http://www.beingalive.org">www.beingalive.org</a>
<i>Recovery Housing:</i>	
Stepping Stone of San Diego, Inc	619.584.4010
County AIDS Case Management	619.542.4064
<i>Rent Assistance:</i>	
PARS Program	619.295.5348
<i>Transitional Group Home Providers:</i>	
PACTO Latino AIDS Organization	619.563.3622
St. Vincent de Paul Village, Inc.	619.667.2610
Stepping Stone of San	619.584.4010

Program	Telephone & Web Site
Diego, Inc.	
<b>Lead Poisoning Prevention &amp; Control</b>	
Childhood Lead Poisoning Prevention Program, SD County HHS	619.515.6694
Spring Valley Lead Hazard Control	858.694.4877
<b>Legal Help</b>	
Legal Aid Society	877.534.2524
San Diego Volunteer Lawyer Prgm.	619.235.5656
San Diego Coalition for the Homeless	619.281.1815
Dom. Violence Legal Advisory Prgm.	619.239.2341
<b>Mediation Services</b>	
San Diego Mediation Center	619.238.2400 (Regional) 619.593.4530 (East County) 619.424.2333 (South Bay) 619.266.7223 (Central) <a href="http://www.mediate.com/sdmc">www.mediate.com/sdmc</a>
North County Lifeline	760.726.4900 (North County)
<b>Minor Rehabilitation &amp; Home Security</b>	
Labor's Community Service Agency	619.299.0296
Lutheran Social Services	619.229.2235 (San Diego) 619.476.7055 (South Bay) 619.698.0302 (East County) 760.941.3212 (North County) 760.967.8255 (Oceanside) 760.737.8640 (Escondido)
<b>Security Deposit Guarantee Program</b>	
United Way Labor Participation Dept	619.641.0074
Catholic Charities	619.231.2828 x103 <a href="http://www.ccdsd.org">www.ccdsd.org</a>
South Bay Community Services	619.420.3620
<b>Senior/Disabled Housing Services</b>	
Access Center, Inc.	800.300.4326 (San Diego) 760.591.9156 (North County) 619.698.0302 (East County)
County of San Diego Aging & Independence Services	800.339.4661 <a href="http://www.sdcounty.ca.gov/hhsa/program_details.asp?ProgramID=2">www.sdcounty.ca.gov/hhsa/program_details.asp?ProgramID=2</a>
Lutheran Social Services	619.476.7055 (South Bay) 760.941.3212 (North County)

Program	Telephone & Web Site
<b>Shared Housing</b>	
East County Council on Aging	619.442.3281 (East County)
ElderHelp of San Diego	619.284.9281 (San Diego)
Lutheran Social Services	619.422.6876 (South Bay)
North County Lifeline, Inc.	760.726.4900 x224 (No. Co.)

***Tenant/Landlord Disputes***

Neighborhood House	619.262.0663 [Recording]
San Diego Mediation Center	619.238.2400 <a href="http://www.sdmediate.com">www.sdmediate.com</a>
Heartland Human Relations	619.444.5700

AIDS Legal Clinic	619.235.5656 x106
Legal Aid Society	877.534.2524
Legal Clinic USD	619.260.7470
Tenant Legal Center of San Diego	858.571.1166

**To apply for the Housing Commission's wait list, please visit our web site at <http://www.sdhc.org/haaboutwait1c.shtml> for instructions and the application.**