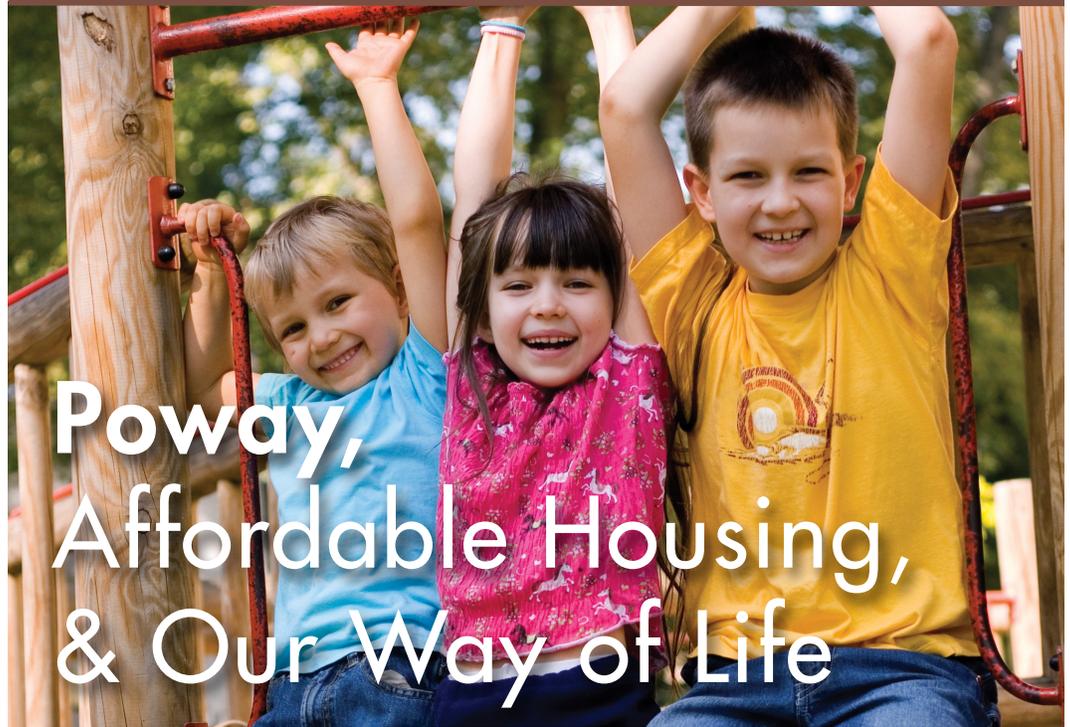


A STUDY ABOUT
AFFORDABLE
HOUSING
IN POWAY

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Poway, Affordable Housing, & Our Way of Life



“It has allowed me to remain in the best city on earth. All three of my children were born here. I was raised in this great town!”

I. ABOUT THE STUDY

Poway's Affordable Housing Program keeps families together and employees local with a variety of programs to rehabilitate existing homes and build new family homes. The City of Poway has supported the development of safe, well-maintained, attractive, sustainable, and affordable housing throughout the city. This report demonstrates that Poway's affordable housing communities do not have negative impacts on the city, and in many respects add value to the surrounding neighborhoods.

The City of Poway helps to ease the financial burden on many hardworking families and seniors by providing a range of affordable housing choices. Poway Housing Solutions, comprised of Wakeland Housing and Development Corporation, Community HousingWorks, and San Diego Interfaith Housing Foundation, joined the City of Poway to raise awareness of the value that affordable housing brings to the Poway community.

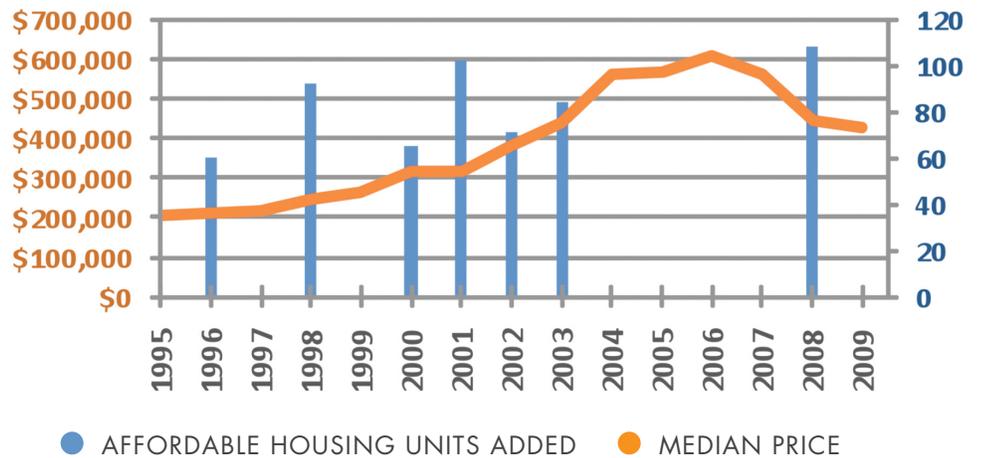
Poway Housing Solutions commissioned this study to address commonly expressed concerns about Poway's affordable housing neighborhoods, as well as to provide a portrait of these communities. Data from more than twenty sources examining trends between 2005 and 2009 were combined with a survey of affordable housing residents. The results, as presented in this report, demonstrate the many benefits of Poway's affordable housing program.

II. KEY FINDINGS

The data reveals that commonly expressed concerns do not have negative impacts on Poway residents' quality of life.

1. Property values are unaffected: Poway property values are not impacted by affordable housing. In fact, some neighborhoods near Poway's affordable housing communities retained their values better than the City of Poway as a whole between 2006 and 2009.

MEDIAN HOUSE PRICE AND NUMBER OF AFFORDABLE HOUSING UNITS ADDED IN POWAY



Learning Centers Support Schools

Many affordable housing communities provide Learning Centers, where neighborhood children may participate in a variety of educational programs, including after school tutoring.

2. School quality remains high: The children who reside in Poway's affordable housing communities attend either Valley Elementary School or Midland Elementary School. Between 2005 and 2008 both of these schools experienced higher rates of improvement in their API scores as compared to district-wide trends.

3. Crime rates mirror city trends: Neighborhoods close to affordable housing experience crime rates that parallel city trends. With one of the lowest overall rates of crime in the County, Poway is among the region's safest places to live, and the neighborhoods with affordable housing communities reflect these same patterns.

4. Water consumption is low: Poway's affordable housing communities were designed to incorporate numerous water saving features. As a result, they represent significantly lower than average water use and are a model for conservation.

5. Neighborhood aesthetics are preserved: Affordable housing communities in Poway adhere to the highest design and construction standards possible. Innovative design, planning, and finance have won these communities national recognition and numerous awards.

III. SUSTAINABILITY

The City of Poway is preparing for a more sustainable future, and its affordable housing communities are taking the lead. Poway established sustainable design and construction standards that are nationally emulated.

Poway measures its sustainability milestones based on energy and water efficiency, building materials, location, and resident life. All Poway affordable housing communities have incorporated water saving and energy efficiency features. All are also located close to public transportation and essential services.

Future affordable housing communities will continue to uphold these sustainability standards and help to preserve Poway's resources for the future.

IV. ABOUT THE RESIDENTS

Poway's affordable housing provides homes for 582 families, 64% of whom participated in a comprehensive resident survey.

This survey in combination with data from the U.S. Census Bureau identified the following resident characteristics:

- 1,404 people live in Poway's affordable housing communities, including 906 adults and 498 children under the age of 18.
- The median household income in 2008 was \$23,973.
- Poway's affordable housing residents work in the service sector, health industry, construction industry, education field, and many are students.
- The average household size is 2.6 people. This is lower than the City of Poway's average household size of 3.2 people. Many of the residents of Poway's affordable housing communities are senior citizens.
- Poway's affordable housing demographics reflect the diversity of the San Diego region.



A Sustainable Future

SOLARA is the first fully solar-powered apartment community in the state of California. This development's operations produce 95% less carbon dioxide than a conventionally powered community of a similar size and location. SOLARA is unique in the United States in that it already meets the 2030 challenge of carbon neutrality.

Connections to the City of Poway: The resident survey also revealed that the overwhelming majority of affordable housing residents have close ties to Poway.

- Approximately three-quarters (74%) of the residents were born or raised in Poway, have family who currently or previously lived in Poway, or have a household member who works in Poway.
- Over half of the residents (53.3%) lived elsewhere within Poway prior to relocating to one of the affordable housing communities.
- More than a third (37%) of the residents who participated in the survey also work in Poway. This is much higher than the City of Poway's rate of 24% for Powegians who both work and live in the city.

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Meet the Cox Family

Proud new homeowner at The Meadows, Sean Cox, a firefighter who is often called away on duty, no longer has to worry about the safety of his wife and family. Living close to the support of loved ones in a home of their own is a dream come true for this young family.

V. AFFORDABLE HOUSING COMMUNITIES PROMOTE STABILITY FOR RESIDENTS

As part of the survey, residents were asked to describe how living in affordable housing has improved their quality of life. Residents identified the importance of living close to family members and the value of safe communities. Some of their experiences are captured in the following quotes:

“As a full time student and full time worker, it is very difficult to balance work and school and afford a nice place to live. I was almost homeless, I had nowhere to go and no money to afford any place in Poway or surrounding areas. SOLARA has helped me to be able to stay in college and live comfortably.”

“After my husband died, I was faced with the reality of providing for my family on my own. Moving to Hillside Village made this difficult task possible.”

“Brookview is the answer to my prayers. I am able to live independently. There are so many activities offered here that we are never lonely.”

VI. CONCLUSION

Detailed study results and more information on affordable housing can be found online at www.HousingSolutionsPoway.org.