

Attachment: 34 Surveyed Sites

Table 1 lists the 34 affordable housing developments where surveys have been distributed. The surveyed sites are a representative of the City’s total population affordable housing developments with respect to location, population served, development size, surrounding land use characteristics, and transit accessibility. It is critical to note that the variables discussed were used only to classify and sort the original database of 138 sites in order to select a representative sample. These variables represent a simplification that was necessary for sample selection only. More precise and detailed information about each site has been developed and maintained and will be used in subsequent statistical modeling efforts. The selection variables shown are explained below.

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#	Name	Address	Size	Type
1	16th & Market Apartments	640 Market St 92101	Large	Family
2	40th Street Apartments	1516 S 40 th St 92113	Small	Family
3	Beyer Courtyard Apartments	3466 Beyer Blvd 92154	Small	Family
4	Colina Park North Apartments	4333 Dawson Ave 92115	Large	Family
5	Creekside Trails	2125 Coronado Ave 92154	Small	Family
6	Gateway Family Apartments	1639 Logan Ave 92113	Small	Family
7	Island Village Apartments	1245 Market St 92101	Large	Other
8	Josue II House	5126 70 th St 91941	Small	Other
9	Mission Terrace Apartments	10210 San Diego Mission Rd 92108	Large	Family
10	Parkway Manor	3778 35 th St 92104	Small	Family
11	Paseo Glenn Apartments	1865 Titus St 92110	Small	Other
12	Rancho Del Norte Apartments	16775 Saintsury Glen 92127	Large	Family
13	Regency Centre Apartments	4765 Home Ave 92105	Large	Family
14	San Diego Apartments	4085 44 th St 92105	Small	Senior
15	Stork Street Apartments	554 Stork St 92114	Small	Family
16	Mayberry Townhomes	4490 Mayberrt St 92113	Large	Family
17	The Cove	5288 El Cajon Blvd 92115	Small	Other
18	The Crossings	13545 Zinnia Hills Pl 92129	Large	Family
19	Villa Andalucia	6595 Rancho Del Sol Wy 92127	Small	Family
20	Villa Harvey Mandel	72 17 th St 92101	Large	Other
21	Village Green Apartments	5145 Bonillo Dr 92115	Large	Family
22	Vista Serena Apartments	3171 L St 92102	Small	Other
23	Windwood Village Apartments	12770 Briarcrest Pl 92130	Large	Family
24	City Heights Square	4065 43 rd St 92115	Large	Senior
25	Island Inn	202 Island Ave 92101	Large	Other
26	Studio 15	70 15 th St 92101	Large	Other
27	Villa Maria	1528 India St 92101	Small	Family
28	Renaissance Seniors	4330 30 th St 92104	Small	Family
29	Horton House	333 G St 92101	Large	Senior
30	Pottiker Seniors	525 14 th St 92101	Large	Senior
31	Leah Residents	798 9 th Ave 92101	Small	Family
32	Sunburst Apartments	1640 Broadway 92101	Small	Other
33	CCBA Senior Gardens	438 Third Ave 92101	Small	Senior
34	Seabreeze Farms	12757 Seabreeze Farms Dr 92130	Small	Family

City quadrant: Wilbur Smith Associates divided the City of San Diego into four geographic quadrants to use as guidelines to ensure the selection of a geographically representative sample. Exact boundaries were not considered in this division. The proportion of sites selected from each quadrant is the same as the total proportion among all of the City’s affordable housing developments thus ensuring a geographically disperse and representative sample.

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Size: All sites were classified as “large” or “small” based on whether they had greater or fewer than 50 units (50 units was the median number of units per site in the full 138-site database). The mix of “large” and “small” sites selected for surveying approximate the total mix of “large” and “small” sites among all of the City’s affordable housing developments.

Type: Developments were classified as “family,” “senior,” or “other” (individual, SRO, and transitional housing) based on their residency restrictions and population served. The share of selected sites in each type category approximates the total proportion of “family,” “senior,” and “other” sites among all of the City’s affordable housing developments.

Transit Accessibility: An index representing each site’s accessibility to transit service (bus and trolley) was developed based on the proximity of the development to transit stops and the frequency of service at those stops. This index was used to broadly classify all sites as having either a “high,” “medium,” or “low” level of transit accessibility. The mix of sites selected for surveying in each category approximates the amount of each category within the total population of affordable housing developments in the City.

Land Use Density / Diversity: A broad land use density / diversity index was developed based on the proximity of each development to multiple categories of active land uses as well as the surrounding density of residential developments. This index was used to classify all sites into “high,” “medium” or “low,” with “high” corresponding to higher density, more active areas and “low” corresponding to areas with lower densities and a less diverse mix of uses. The mix of sites selected for surveying in each Land Use Density / Diversity category approaches the share of each category within the total population of affordable housing developments in the City.