



Housing Resources

INFORMATION
BULLETIN

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The Development Services Department encourages home improvements, home ownership, sustainable energy-efficient housing, and housing for all persons. Towards this effort, the following directory is provided (website links are embedded into the text electronically):

General:

1. [City of Lemon Grove Housing Element](#)
2. [County of San Diego Housing Resources Directory](#)
3. [U.S. Housing Resources](#)

Sustainability:

1. [San Diego Gas & Electric Easy Energy Savings Tips](#)
2. [Helix Water District Water Conservation Resources](#)
3. [EDCO Recycling Information](#)
4. [U.S. General Services Administration's Sustainable Facilities Tool](#)
5. [U.S. Environmental Protection Agency's \(EPA\) Sustainability Resources](#)
6. [Leadership in Energy and Environmental Design \(LEED\) Resources](#)
7. [The California Environmental Quality Act \(CEQA\) Guidelines](#)

Renters:

1. [Fair Housing Resources](#)
2. Rental Assistance Programs:
 - a. City-wide Deed Restricted Affordable & Senior Housing (Per AB987 requirement):
 - Citronica I, 7751 North Ave., 56 units, 2-3 bedrooms, Affordable
On-site manager, Diana Harris, (619) 741-0461, citronicaone@gmail.com
 - Citronica II, 7701 North Ave., 80 units, 1 bedrooms, Affordable 55+ (~June 2014)
Hitzke Development, Richard Schell, (760) 798-9809, richard@hitzkedevlopment.com
 - Citron Court, 7385 Broadway, 36 units, 1-3 bedrooms, Affordable
On-site manager, Regina Garrett, (619) 337-1800, citroncourt@conam.net
 - Terrace Garden, 3281 College Place, 150 units, 1 bedrooms, Affordable 55+ or Disabled
On-site manager, Margaret Baird, (619) 698-8455
 - St. John's Plaza, 8150 Broadway, 100 units, 0-1 bedrooms, Affordable 62+
On-site manager, Melinda Himango, (619) 466-5354, stjohnsplaza@sjp.sdcoxmail.com
 - b. [Section 8 Rental Assistance Programs](#)
 - c. [Public Housing](#)
 - d. [Exterior Accessibility Grants for Renters](#)

Home Buyers:

1. [Is Buying or Renting Right for You?](#)
2. [Buying a Home Resources](#)
3. [Mortgage Affordability Calculator](#)
4. [Facts about FHA Mortgage Insurance](#)
5. [Mortgage Payment Estimator](#)
6. Homebuying Assistance Programs:
 - a. [Building Equity and Growth in Neighborhoods Program \(BEGIN\)](#)
 - b. [California Self-Help Housing Program \(CSHHP\)](#)
 - c. [Mortgage Credit Certificate Program \(MCC\)](#)
 - d. [County of San Diego Down Payment and Closing Cost Assistance Program \(DCCA\)](#)
 - e. [CHDAP - California Homebuyer's Downpayment Assistance Program](#)
 - f. [CRHMFA Homebuyer's Fund \(CHF\) ACCESS Program](#)
 - g. [National Homebuyer's Fund \(NHF\)](#)
 - h. [CRHMFA Homebuyer's Fund \(CHF\) Platinum Program](#)

Home Owners:

1. Mortgage Assistance Resources:
 - a. [Keep Your Home California Programs](#)
 - b. [Making Homes Affordable Program](#)
2. Home & Community Improvement Programs:
 - a. Lemon Grove Community Based Neighborhood Improvement District Program (in process)
 - b. [Energy Star Programs](#)
 - c. [County of San Diego Home Repair Loan/Grant Programs](#)
 - d. [Neighborhood Stabilization Program Grants](#)
 - e. [National Community Stabilization Trust](#)

Housing Developers:

1. Density Bonus Ordinance (in progress)
2. City Expedited Review for Affordable Housing Projects (in progress)
3. [Second Units \(Granny Flats\)](#)
4. Financing
 - a. [Community Land Trust](#)
 - b. [Predevelopment Loan Program \(PDLP\)](#)
 - c. [Community Development Block Grant Program \(CDBG\)](#)
 - d. [Home Investment Partnerships Program \(HOME\)](#)
 - e. [TOD Housing Program](#)
 - f. [Multifamily Housing Program \(MHP\)](#)
 - g. [Self-Help Home Ownership Program \(SHOP\)](#)
 - h. [Low Income Housing Tax Credits \(LIHTC\)](#)
 - i. [Tax Credit for Low Income Rental Housing Program](#)
 - j. [New Market Tax Credits](#)
 - k. [Tax-Exempt Multi-Family Housing Revenue Bond Program](#) (page 49)
 - l. [Housing Opportunities for Persons with AIDS \(HOPWA\)](#)

- m. [CalHome Program](#)
- n. [New Construction BLOCK Program](#)
- o. [Infill Infrastructure Grant \(IIG\) Program](#)
- p. [Affordable Housing Innovation Program \(AHIP\) - Golden State Acquisition Fund \(GSAF\)](#)
- q. [Affordable Housing Innovation Program – Local Housing Trust Fund Program \(LHTF\)](#)
- r. [Innovative Homeownership Program \(IHP\) - Catalyst Community Grant \(CRG\)](#)
- s. [Construction Liability Insurance Reform Pilot Program \(CLIRPP\)](#)
- t. [American Recovery and Reinvestment Act – Community Development Block Grant Recovery Program \(CDBG-R\)](#)
- u. [Catalyst Projects for California Sustainable Strategies Pilot Program](#)
- v. [Housing Related Parks Program \(HRP\)](#)
- w. [Governor's Homeless Initiative](#)
- x. [SANDAG Board Policy 33 Funds:](#)
 - Transportation Enhancements (TE) Program
 - Transportation Development Act (TDA) Article 3- Non-motorized Program
 - TransNet Bicycle, Pedestrian and Neighborhood Safety Program
 - [TransNet Smart Growth Incentive Program](#)

Homeless:

1. [County of San Diego Homeless Resources](#)
2. [American Recovery and Reinvestment Act – Homelessness Prevention and Rapid Re-Housing Program \(HPRP\)](#)
3. [Emergency Housing and Assistance Program Operating Facility Grants \(EHAP\)](#)

For questions or comments, please contact David De Vries, Principal Planner, (619) 825-3812, ddevries@lemongrove.ca.gov.