

# THE CITY OF SAN DIEGO

## FISCAL YEAR 2015- 2019 CONSOLIDATED PLAN

### AND

## FISCAL YEAR 2015 ACTION PLAN



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## FISCAL YEAR 2015 ACTION PLAN



Prepared for:

**The City of San Diego**

**Planning, Neighborhoods & Economic Development Department**

[www.SanDiego.gov/PNED](http://www.SanDiego.gov/PNED)

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# Executive Summary

## ES-05 Executive Summary

### Introduction

The City of San Diego (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities.

The funds are provided under the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA) entitlement programs. All funds must assist low- to moderate-income (LMI) individuals and families.

The primary objective of the CDBG Program is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending includes Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Public Service projects provide social services and/or other direct assistance to individuals or households. Community and Economic Development projects primarily include microenterprise assistance and may also include assistance provided to businesses and organizations, such as small business loans and façade improvements. CIP Public Facilities/Infrastructure refers to projects that improve public facilities/infrastructures. CIP Housing Rehabilitation refers to projects that complete housing rehabilitation improvements to single housing units and/or multi-unit housing units. The City anticipates approximately \$39 million in CDBG funding from 2015 to 2019.

HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction. “HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing.”<sup>1</sup> The City anticipates approximately \$18.5 million in HOME funding through 2019.

The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans. ESG has historically supported Connections Housing, the Veterans Shelter, and the Cortez Hill Family Shelter. The City anticipates approximately \$3.3 million in ESG funding through 2019.

HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and referral, resource identification, and technical assistance. The City anticipates approximately \$11.7 million in HOPWA funding through 2019.

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<sup>1</sup> The HOME Program: HOME Investment Partnerships <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>

Every five years, HUD requires the creation of a Consolidated Plan to assist the City in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. On an annual basis, the City creates an Action Plan to report funding determinations that will further the goals outlined in the Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER) to report the City's performance.

This Consolidated Plan Fiscal Years 2015-2019 is the strategic plan for allocating and leveraging these entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were approved to meet these high-priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

Since the 2009-2014 Five-Year Consolidated Plan, the City has undertaken a series of successful reforms to strengthen the process and impact of its HUD Entitlement Dollars. These reforms include:

- The creation of the Consolidated Plan Advisory Board (CPAB) to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs covered in this Five-Year Consolidated Plan and Annual Action Plan.
- The creation of general CDBG guidelines by which the City will select and implement activities in City Council Policy 700-02.
- A streamlined application process with a Request for Proposals Process based upon a successful Request for Qualification process.

The City will continue to move forward in 2015-2019 in concentrating limited resources for maximum impact. This Consolidated Plan lays the foundation to shift from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. As such, subsequent Action Plans will incorporate the following Strategic Actions listed below:

1. Program Development, Directing Investment, and Influencing Outcomes
2. Leverage and Geographic Targeting
3. Increasing Administrative Efficiencies

Activities to implement the Strategic Actions will include:

- Create and implement a Geographic Targeting process as a way to help stabilize and improve neighborhoods by directing the investment of HUD resources.
- Coordinate with the Capital Improvements Program Review and Advisory Committee (CIPRAC) for the expenditure of CDBG CIP dollars.
- Determine the most efficient and effective methods for collaboration, ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to City departments and community groups.
- Allocate the balance of CDBG reprogrammed funds to City CIP projects with focus on critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.
- Dedicate eligible infrastructure investment at up to 40%\* to improve non-profit facilities and fund housing rehabilitation programs and up to 60%\* to critical City infrastructure projects.
- Reward effective and innovative methods by funding high-performing programs, reducing the number of projects, and creating economies of scale.
- Fund programs that expand or create services for vulnerable populations.
- Require a high degree of collaboration among local partners and documented leverage commitments to promote collaboration and impact and to dis-incentivize duplication of efforts.
- Enhance monitoring and compliance of all four entitlement grants (CDBG, HOME, ESG, and HOPWA).

The Strategic Actions are reflected in the CDBG Fiscal Year 2016-2019 budgetary priorities:

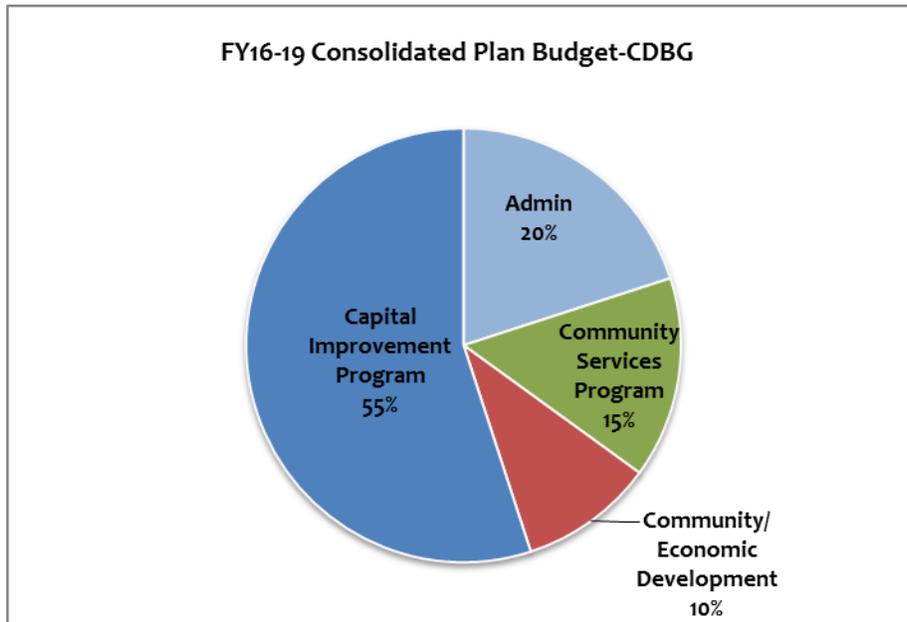


Exhibit 1 – FY16-19 Consolidated Plan Budget

\*Actual amounts may vary slightly based on actual project budget amounts

### Summary of the objectives and outcomes identified in the Needs Assessment Overview

With a population of 1.3 million, the City of San Diego ranks as the eighth largest city in the nation and the second largest in California.<sup>2</sup> However, in terms of housing affordability, the San Diego metropolitan area ranks as one of the nation’s 10 least affordable markets for housing,<sup>3</sup> based on home prices and median incomes. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

#### Housing Needs (See NA-10)

- 41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
  - 14% are extremely low-income (66,480 households at 0-30% AMI)
  - 11% are very low-income (54,135 households at 30-50% AMI)
  - 16% are low-income (75,945 households at 50-80% AMI)

<sup>2</sup> ACS 2008-2012

<sup>3</sup> National Association of Home Builders/Wells Fargo Housing Opportunity Index, 2013 3rd quarter

### **Public Housing (See NA-35)**

- The Housing Choice Voucher (Section 8) Program currently serves 14,427 extremely low- and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families.
- There are currently 75 public housing units in San Diego, with a waiting list of 22,980 families.

### **Homeless Needs (See NA-40)**

- Although San Diego is the nation's eighth largest city, it ranks third in homeless population, with only New York City and Los Angeles having larger homeless populations.
- The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City, and over half (3,115 individuals) were unsheltered and living in places not meant for human habitation.

### **Non-Homeless Special Needs (See NA 45)**

- San Diego County has the third largest number of individuals (12,131 individuals) diagnosed with either HIV or AIDS in the State of California.
- Elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.
- 45% of households with children fall within low-, very low-, and extremely low-income households (0-80% AMI).

### **Non-Housing Community Development Needs (See NA-50)**

- The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million, the highest need and greatest backlog of funding is for street improvements.

### **Evaluation of past performance**

The City is responsible for ensuring compliance with all rules and regulations associated with the four HUD entitlement grant programs: CDBG, HOME, ESG and HOPWA. The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the innovations, projects and programs completed by the City over the past five years. In addition, it is making great strides in modeling and institutionalizing the tenets of review, reporting, evaluation and transparency.

The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis.

Recently, the City has instituted reforms to the CDBG subrecipient application process in order to ease the administrative burden on applicants and volunteer community-member reviewers. The City has also identified additional improvements to administrative efficiencies in this Con Plan.

### **Summary of citizen participation process and consultation process**

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Partnership members informed their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. Community outreach partnerships were also forged with elected leaders, community planners, businesses, public agencies and departments (City and region) to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in 'PR-15 Citizen Participation.'

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City's CDBG website. (<http://www.sandiego.gov/cdbg/>)
- A link to the online survey was placed on the San Diego Housing Commission's website. (<http://www.sdhc.org>)
- Approximately 1,691 entities, organizations, agencies, and persons were contacted directly during the outreach efforts and requested to share the materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and emails.
- The survey link was emailed to 14,400 entities/organizations/agencies/persons requesting that they share the survey with their beneficiaries, partners, and contacts.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged (this represents the number of "Likes" or "Followers" of each person/entity that posted a message about the survey or forum).
- At least 3,920 hardcopy surveys were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting low- to moderate-income residents and areas.

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin Chinese.

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by

the Consolidated Plan. The forums were held in three low- to moderate-income communities and sought to obtain broad input from the City's diverse communities.

One stakeholder meeting was held. City staff also presented at the Community Planning Group meeting in San Ysidro and per special request, an additional outreach meeting was held at the Bayside Community Center in Linda Vista.

A total of 125 individuals participated in the forums and provided feedback on what they considered as the housing, economic, and community development priorities within the City.

### **Summary of public comments**

Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings provided insight into priority need from the entitlement grant beneficiary perspective.

Top priority needs were identified as:

- Create more jobs available to low income residents.
- Create more affordable housing available to low income residents.
- Improve non-profit facilities providing community services (such as senior centers, youth centers, food banks).
- Improve city facilities providing public services (such as parks, libraries, fire stations).

In sum, the City will continue its reforms to its entitlement process and will move forward in 2015-2019 in concentrating limited resources for maximum impact.

### **Summary of comments or views not accepted and reasons for not accepting them**

During the 30-day public comment period, there were two general categories of comments that were not accepted. They are summarized below:

- **Comment:** The City should include confirmation that, should the repayments to the CDBG program by the City of San Diego Successor Agency to the former Redevelopment Agency be reinstated by the State Department of Finance, the budgetary priorities identified in the Strategic Plan will be applied to the repayments in the same proportion.

This comment was not incorporated into the Consolidated Plan because the redevelopment repayments would be a significant dollar amount and would trigger the need for the City to initiate a substantial amendment to the Con Plan. The City will consider this comment at the time of the substantial amendment.

- **Comments:** There were several comments made regarding the recommendation to set-aside a portion of the CDBG entitlement for City infrastructure projects and non-profit CIP projects (see the summary of public comments for details).

The decision to set-aside 33% of the CDBG entitlement for City infrastructure projects and 22% of the CDBG entitlement for non-profit CIP projects was a carefully crafted and thoughtful policy decision based upon the Con Plan public outreach process, Mayoral priorities, City Council priorities and the conclusions reached as a result of the needs assessment analysis.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency, CDBG Grant Administrator	City of San Diego	Planning, Neighborhoods & Economic Development
HOPWA Administrator	SAN DIEGO COUNTY	Department of Housing & Community Development
HOME Administrator	SAN DIEGO	Planning, Neighborhoods and Economic Development
ESG Administrator	SAN DIEGO	Planning, Neighborhoods and Economic Development

### Lead and Responsible Agencies

The City of San Diego (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s HUD Programs Administration Office (HPA) in the Planning, Neighborhoods and Economic Development Department is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants which includes the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). HPA is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

The San Diego Housing Commission (Housing Commission) has historically administered the HOME Investment Partnerships Program (HOME). HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The intent of the HOME program is to provide decent affordable housing to lower-income households, expand the capacity of non-profit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects.

The Housing Commission is also the subrecipient for ESG. ESG supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans.

Finally, the County of San Diego (County) is a subrecipient to the HPA Office and administers the HOPWA Program on behalf of the City. HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses.

#### **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

#### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

The City launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five year plan.

The City, in partnership with LeSar Development Consultants (LDC), facilitated a comprehensive outreach to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs.

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Partnership members alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. Community outreach partnerships were also forged with elected leaders, community planners, businesses, public agencies and departments (City and region) to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in 'PR-15 Citizen Participation.'

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve LMI residents and areas. CDBG Low Income is defined as 50% or less of the Area Median Income (AMI). Moderate Income is 80% or less of AMI. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin.

#### **Community Forums**

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. A total of 125 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City. City staff also made presentations before community planning groups in San Ysidro and Linda Vista regarding the 2015-2019 Consolidated Plan, update process, and opportunities for providing input. Pursuant to a special request, one outreach meeting was held at the Bayside Community Center in Linda Vista.

## Outreach

Approximately 1,691 entities, organizations, agencies, and persons were directly engaged via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to solicit responses to the Community Needs Survey. Engagement included direct phone calls and emails. Outreach materials and the survey link were emailed to 14,400 entities, organizations, and persons.

At least 2,305 hardcopy flyers noticing the community forums were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and offline in English and Spanish.

Results of the community forums and surveys were published on [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg) and reported publicly to the Consolidated Plan Advisory Board and the San Diego City Council. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

### **Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The San Diego Regional Continuum of Care Council (RCCC) has approximately 80 members that comprise a broad spectrum of the community including service providers, government agencies, and the private sector. The City is represented on the RCCC by staff of the City's Economic Development Division. The RCCC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. During these meetings, the jurisdiction consults with the RCCC to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. The Housing Commission is informed of changes in local goals and objectives along with new RCCC performance measures through regular attendance at meetings.

In its 15-year history, the RCCC has brought over \$162 million in resources to the region. The RCCC applies annually to HUD and has been successful in the award of over \$15 million in annual federal funds directed to programs and services for homeless San Diegans. The Housing Commission has acted as the lead applicant for the City of San Diego and administers CoC grants that provide rental assistance combined with services for disabled homeless individuals and families. The federal grants will continue to fund approximately 220 units of housing with supportive services for homeless individuals and families with serious disabilities.

Further, ESG jurisdictions, including the City, created an RCCC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

The RCCC has received guidance from HUD Technical Assistance and has established a working committee to ensure compliance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

**Allocating Funds**

Consultations with the RCCC help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources with local needs. It allows the Housing Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines.

**Setting Performance Outcomes**

The RCCC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RCCC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the Housing Commission is informed of the standards that ESG funds demand as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with subrecipients.

**Operating and Administrating Homeless Management Information System (HMIS)**

The RCCC contracts with the local organization identified and recognized as the HMIS Lead. This organization administers the HMIS for the region and sets a uniform standard for all agencies to gather information for HUD reporting and local homeless strategies. All ESG funded organizations enter information to the HMIS system.

**2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

In October 2013, the City contracted with LeSar Development Consultants (LDC) for the development and preparation of the Consolidated Plan for fiscal years 2015-2019. In partnership with the City’s HPA, LDC launched an in-depth and collaborative effort to consult with City elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan. Below is a comprehensive list of all participants.

**Agencies, Groups, and Organizations**

**Table 2 – Agencies, Groups, and Organizations that participated**

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Access to Independence	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			survey to its mailing list for input on the development of the Plan.
ACCION San Diego	Services – Employment	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights and Southeastern SD community forums and provided input to help prioritize the needs of the City.
Alliance for African Assistance	Services – Employment  Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Alliance San Diego	Regional organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Alpha Project	Housing  Services – Homeless  Services – Employment  Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Assemblymember Toni Atkins (CA)	Civic Leader	Needs Assessment and Strategic Plan	The office of this elected official was provided with hard copies of flyers and surveys and asked to distribute them for input on the development of the Plan.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
BAME Community Development Corporation (CDC)	Neighborhood organization  Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help prioritize the needs of the City.
Barrio Logan Community Forum	Planning organization	Needs Assessment and Strategic Plan	Meeting attendees were provided with hard copies of flyers and surveys for distribution for input on the development of the Plan.
Barrio Station	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Bayside Community Center	Housing Services – Education Services – Children Services – Health Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.  Consolidated Plan outreach forum was held at the Bayside Community Center on November 12, 2013.
Being Alive	Services – Persons with HIV/AIDS	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Boys and Girls Clubs	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Burkett & Wong Engineers	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Casa Familiar	Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Barrio Logan, City Heights, and Southeastern SD community forums and provided input to help prioritize the needs of the City.
Center for Employment Opportunities	Services – Education  Services – Employment	Needs Assessment and Strategic Plan	Organization was provided with hard copies surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Center for Hope and Strength Inc.	Services – Victims of Domestic Violence	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Center for Social Advocacy (CSA)	Services – Fair Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Center on Policy Initiatives	Civic Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Central San Diego Black Chamber of Commerce	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Chollas Creek Enhancement Program	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
City Heights Community Development Corporation	Housing  Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended the City Heights community forum and stakeholder meeting and provided input to help prioritize

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			the needs of the City.
City Heights Community Forum	Planning organization	Needs Assessment and Strategic Plan	Meeting attendees were provided with hard copies of flyers and surveys for input on the development of the Plan.
City Heights Parent Leaders	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
City Heights Town Council (CHTC)	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
City Heights/Weingart Branch Library	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan.
The City of San Diego	Other government – Local	Needs Assessment and Strategic Plan	Multiple City departments were contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the community forums and provided input to help prioritize the needs of the City.
The City - Community	Other government –	Needs Assessment	The City’s Community Planning

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Planning Email Distribution Group	Local	and Strategic Plan	Email Distribution Group shared materials (stakeholder flyer and survey) with 57 community planning groups. Community planning groups forwarded information to a contact list of 1,867 individuals. Chair, vice-chair, and voting members of each community planning group are part of this mailing list.
Civic San Diego	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Community Development Block Grant (CDBG) Program, The City of San Diego	Other government – Local	Needs Assessment and Strategic Plan	Organization distributed flyers and surveys to its mailing list for input on the development of the Plan. Representative(s) attended all community forums and meetings as well as provided input to help prioritize the needs of the City.
Community HousingWorks	Housing  Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Community Interface Services	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help prioritize the needs of the City.
Consensus Organizing Center at San Diego State University	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the

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			development of the Plan.
Consolidated Plan Advisory Board	Other government – Local	Needs Assessment and Strategic Plan	Representative(s) attended all community forums and meetings as well as provided input to help prioritize the needs of the City.
Consulate General of Mexico	Government	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Copley Family YMCA	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Councilmember David Alvarez	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Councilmember Kevin Faulconer	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Councilmember Lorie Zapf	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

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Councilmember Mark Kersey	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Councilmember Marti Emerald	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Councilmember Myrtle Cole	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Councilmember Scott Sherman	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Councilmember Sherri Lightner	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

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County of San Diego – Health and Human Services Agency (HHSA)	Health Agency	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
County of San Diego Health and Human Services Agency - Central Region	Health Agency	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
County of San Diego Health and Human Services Agency - South Region	Health Agency	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
County of San Diego, Public Health Services, HIV Branch	Services – Persons with HIV/AIDS Health Agency	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
County of San Diego, HIV Housing Committee	Services – Persons with HIV/AIDS	Needs Assessment and Strategic Plan	Organization was provided with hard copies of stakeholder flyers.
Deaf Community Services of San Diego	Services – Persons with Disabilities Services – Employment	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Disability Help Center	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

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Dolphin Hills Press	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Barrio Logan community forum and provided input to help prioritize the needs of the City.
Domestic Violence Legal Advocacy (YWCA)	Services – Victims of Domestic Violence Services – Employment Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Down's Syndrome Center UCSD	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Downtown San Diego Partnership	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
East African Community and Cultural Center	Services – Children Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
El Rey Trailer Plaza Mobile Home Park	Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

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ElderHelp of San Diego	Services – Elderly Persons	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Exceptional Family Resource Center	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Fair Housing Council of San Diego	Services-Fair Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Fairbanks Ranch Country Club	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Family Health Centers	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Barrio Logan community forum and provided input to help prioritize the needs of the City.
Father Joe’s Villages	Housing  Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Gang Prevention and	Other government –	Needs Assessment	Organization was contacted via

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Intervention Commission	Local	and Strategic Plan	email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Greater Golden Hill Community Development Corporation	Housing Services – Children Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Harbor View Villas	Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help prioritize the needs of the City.
Harmonium	Services – Children Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Hemophilia Association of San Diego	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Hillcrest CDC	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize

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			the needs of the City.
Housing Opportunities Collaborative	Housing Services – Health Services – Education Services – Persons with Disabilities Services – Fair Housing Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
ICAN of San Diego (International Cesarean Awareness Network)	Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Immigration Center for Women and Children	Services – Education Services – Victims of Domestic Violence Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Interfaith Shelter Network	Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Interim Mayor Todd Gloria	Civic Leader	Needs Assessment and Strategic Plan	Interim Mayor Gloria and members of his staff were provided with hard copies of flyers and surveys to distribute for input on the development of the Plan. Interim Mayor Gloria also conducted social media outreach to engage a wider audience.
International Rescue	Services –	Needs Assessment	Organization was contacted via

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Committee	Employment Services – Health Services – Children Services – Education	and Strategic Plan	email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Jackie Robinson Memorial YMCA	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Jacobs Center for Neighborhood Innovation	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Jewish Family Service of San Diego	Services – Education Services – Children Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Job Corps	Services – Education Services – Employment	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Josue Homes (a div. of Father Joe's)	Services – Persons with HIV/AIDS	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input

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			on the development of the Plan.
La Maestra Community Health Centers	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
La Maestra Legal Advocacy Services	Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Legal Aid Society	Services – Fair Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
LeSar Development Consultants	Business Leaders	Needs Assessment and Strategic Plan	Organization posted stakeholder flyer and survey for input on the Plan on their social media accounts and distributed these materials to their mailing list.
Life Settlement Solutions	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Linda Vista Healthcare Center	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Local Initiatives Support Corporation (LISC)	Regional organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the

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			development of the Plan.
Logan Heights Library	Services – Education	Needs Assessment and Strategic Plan	Organization was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided.
LSS Community Care	Services – Education  Services – Elderly  Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Malcolm X Library	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Mama's Kitchen	Services – Persons with HIV/AIDS	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Mayor's Committee on Disability	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
McAlister Institute	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a flyer and survey to their mailing list for input on the development of the Plan.
Meals on Wheels	Services – Elderly	Needs Assessment	Organization was contacted via email and asked to distribute a

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		and Strategic Plan	stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Metro Villas Apartments	Housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Mid-City CAN	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Mission Hills Town Council	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Mountain View Beckworth Library (BARRIO LOGAN)	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan.
Mountain View Sports and Racquet	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community

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			forum and provided input to help prioritize the needs of the City.
National Alliance on Mental Illness (NAMI) San Diego	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
National Association of Hispanic Real Estate Professionals San Diego	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Neighborhood House Association	Services – Elderly Services – Health Services – Education Services – Children Services – Persons with HIV/AIDS Services – Fair housing	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
North County Lifeline	Services – Children Services – Employment Services – Behavioral Health Services – Victims of	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

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	Domestic Violence Services – Fair Housing		
North Embarcadero	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Oak Park Library	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan.
Ocean Beach Community Development Corporation	Housing  Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Ocean Beach Community Foundation	Foundation Services – Education Services – Children Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Ocean Beach Main Street Association	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Ocean Beach Town Council	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.

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Overcoming Gangs and Beyond	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Pacific Highlands Ranch – Subarea III	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Paradise Hills Library	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Pathfinders of San Diego	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Prevention Center, Family Health Centers of San Diego	Services – Persons with HIV/AIDS Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Price Charities	Housing Services – Education Services – Health Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs

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			of the City.
Pro Kids, The First Tee of San Diego	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Project SARAH – Jewish Family Service of San Diego	Services – Education Services – Children Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Putting the People First San Diego	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forums and provided input to help prioritize the needs of the City.
Rachel’s Women’s Center	Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and

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			provided input to help prioritize the needs of the City.
Reality Changers	Services – Education  Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Rebuilding Together San Diego	Other – Services – Neighborhood Improvement	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Regional Continuum of Care Council	Continuum of Care	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
San Diego American Indian Health Center	Services – Persons with HIV/AIDS  Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Center for Children	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help

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			prioritize the needs of the City.
San Diego Center for the Blind	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
San Diego Chamber of Commerce	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Chinese Center	Services – Employment Services – Health Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via web form and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego County Hispanic Chamber of Commerce	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Food Bank	Services – Elderly Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Housing Commission	Other – Public Housing Agency	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
San Diego Housing	Other – Affordable	Needs Assessment	Organization was contacted via

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Federation	Housing Trade Association	and Strategic Plan	email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego LGBT Community Center	Services – Health Services – Persons with HIV/AIDS Services – Elderly Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Mormon Battalion Historic Site	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
San Diego North Economic Development Council	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Organizing Project (SDOP)	Other – Faith-based organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights and Southeastern SD community forums and provided input to help prioritize the needs of the City.
San Diego Regional	Services – Persons	Needs Assessment	Organization was contacted via email and asked to distribute a

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Center	with Disabilities	and Strategic Plan	stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Regional Economic Development Corporation	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Rescue Mission	Services – Homeless  Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Small Business Development Center (SBDC)	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
San Diego State University	Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights and Southeastern SD community forums and provided input to help prioritize the needs of the City.
San Diego Workforce Partnership	Regional organization  Services – Employment	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Diego Youth and	Services – Children	Needs Assessment	Organization was contacted via email and asked to distribute a

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Community Services		and Strategic Plan	stakeholder flyer and survey to its mailing list for input on the development of the Plan.
San Ysidro Health Center	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
SCORE	Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Second Chance Program	Housing Services – Health Services – Employment Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and stakeholder meeting and provided input to help prioritize the needs of the City.
Senior Affairs Advisory Board	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Senior Community Centers of San Diego	Housing Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			provided. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Seniors Only Care (SOCARE)	Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Serving Seniors	Services – Elderly Persons	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Skyline Hills Library	Services – Education	Needs Assessment and Strategic Plan	This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan.
Social Advocates for Youth (SAY)	Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
South County Economic Development Council	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Southeast Coalition	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
St. Paul’s PACE	Services – Elderly	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			development of the Plan.
St. Vincent de Paul Village	Continuum of Care	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Supervisor Greg Cox	Civic Leaders	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Supervisor Ron Roberts	Civic Leader	Needs Assessment and Strategic Plan	The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided.
Survivors of Torture	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Tariq Khamisa Foundation	Services – Gang Prevention	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Teralta West Neighborhood Alliance	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			and provided input to help prioritize the needs of the City.
The Arc of San Diego	Services – Persons with Disabilities	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
The Campaign to End Homelessness in Downtown San Diego (100,000 Homes Campaign – Downtown San Diego)	Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
The Greater Works Empowerment Center	Services – Children  Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
The Institute of Poetic Medicine	Services – Health	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
The Urban League of San Diego County	Housing Services – Health Services – Education Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Tierrasanta	Planning organization	Needs Assessment	Organization was contacted via

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Community Council		and Strategic Plan	email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Tijuana River Valley	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Townspople	Services – Persons with HIV/AIDS	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Turning the Hearts	Other – Faith-based organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Union of Pan Asian Communities	Housing Services – Health Services – Children Services – Employment	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
United Cerebral Palsy of San Diego County	Services – Education Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
United Way of San Diego County	Regional organization  Services – Education  Services – Employment  Services – Health  Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Uptown Community Faith Service Center	Services – Homeless	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Uptown Planners at Western Slope Community Association	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City.
Urban Collaboration Project	Neighborhood organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Urban Collective	Business Leaders	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help prioritize the needs of the City.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Urban Corps of San Diego County	Services – Education  Services – Children	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City.
Via de la Valle	Planning organization	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.
Webster Community Council	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern SD community forum and provided input to help prioritize the needs of the City.
Woodbury School of Architecture	Services – Education	Needs Assessment and Strategic Plan	Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Barrio Logan community forum and provided input to help prioritize the needs of the City.
Youth Commission	Other government – Local	Needs Assessment and Strategic Plan	Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not Applicable

See PR-10 Table 2

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.
City of San Diego General Plan Housing Element (2013-2020)	City of San Diego	The Housing Element serves as a policy guide to help the City of San Diego meet its existing and future housing needs. Both plans have the goal of creating and preserving affordable housing stock within the City.
Self Sufficiency Employment Report (2013)	San Diego Workforce Partnership	The report evaluates employment opportunities in San Diego as potential prospects for low-wage workers. Both plans have the goal of enhancing economic development and job readiness for adults and youth.
Assessment of CalFresh Outreach in San Diego County (2012)	San Diego Hunger Coalition	This assessment's goal is to increase CalFresh enrollment rates in San Diego, especially in areas with underserved populations. This supports the Strategic Plan's goal to provide new or increased access to food insecure households.
City of San Diego General Plan Recreation Element (2008)	City of San Diego	The plan's goals include increasing the amount and quality of recreation facilities and infrastructure, and to have an equitable distribution of and access to parks and recreation. This supports the Strategic Plan's goal to invest in public infrastructure needs.
Healthy Parks, Schools and Communities: Green Access and Equity for the San Diego Region	The San Diego Foundation and The City Project	The plan uses geographic, demographic, economic, and historical data to map and analyze green access and equity. This supports the Strategic Plan's goal to invest in public infrastructure needs.
Fire Service Standard of Response Coverage Deployment Study for the City of San Diego Fire-Rescue Department (2011)	City of San Diego	The plan reviews existing Fire-Rescue Department deployment and staffing to determine current and future needs. This supports the Strategic Plan's goal to strengthen neighborhoods by investing in public infrastructure needs.
Police Department Five-Year Plan	City of San Diego Public Safety and Neighborhood Service Committee	The plan evaluates the efficiency and effectiveness of police services and makes recommendations which support the Strategic Plan's goal to strengthen neighborhoods by investing in public infrastructure needs.
San Diego Infrastructure: Status Report and Important Next Steps	City of San Diego	The report evaluates the City's efforts to address infrastructure issues and recommends next steps. Both plans prioritize public infrastructure investments.

Policy 800-14 Prioritizing CIP (Capital Improvement Program) Projects (2013)	City of San Diego	This policy recommends that CIP project prioritization take into consideration social, economic and geographic disadvantaged and under-served communities. This supports the Strategic Plan’s goals to invest in public infrastructure and programs that serve highly vulnerable populations such as youth, seniors, and food insecure households.
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**Table 3 – Other Local / Regional / Federal Planning Efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As formal partners through memoranda of understanding or informal partners in alleviating blight, the County and the Regional Task Force on the Homeless were integral in informing this Consolidated Plan and will be integral in its implementation.

In addition, the City attends the quarterly meetings held for the CDBG administrators representing all entitlement jurisdictions in San Diego County.

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation.

**Summarize citizen participation process and how it impacted goal-setting.**

#### **Community Needs Survey**

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group.

The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish, and offline in Mandarin Chinese.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City’s CDBG website. (<http://www.sandiego.gov/cdbg/>)
- A link to the online survey was placed on the Housing Commission’s website. (<http://www.sdhc.org>)
- Approximately 1,691 entities, organizations, agencies, and persons were directly in our outreach efforts and requested to share our materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and emails.
- The survey link was emailed to 14,400 entities/organizations/agencies/persons with a request to share the survey with their beneficiaries, partners, and contacts.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged (this represents the number of “Likes” or “Followers” of each person/entity that posted a message about our survey or forum).
- At least 3,920 hardcopy surveys were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas.

## Community Forums

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

The forums were held in three low- to moderate-income communities and sought to obtain broad input from the City's diverse communities. A total of 125 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City. City staff also presented at the Community Planning Group meeting in San Ysidro, and per special request, an additional outreach meeting was held at the Bayside Community Center in Linda Vista.

These community forums were held at the following locations:

Barrio Logan Community Forum  
Woodbury School of Architecture,  
2212 Main St., San Diego, CA 92113  
October 22, 2013, 7:00pm to 8:30pm

City Heights Community Forum  
Price Charities Building / City Heights Office Center  
4305 University Ave., Suite 640, San Diego, CA 92105  
October 24, 2013, 7:00 pm to 8:30 pm

Southeastern San Diego Community Forum  
Joe and Vi Jacobs Center  
404 Euclid Ave., San Diego, CA 92114  
October 29, 2013, 7:00pm to 8:30 pm

One stakeholder meeting was held in Balboa Park:

Balboa Park War Memorial Building  
3325 Zoo Dr., San Diego, CA 92101  
November 7, 2013, 11:00am to 1:00pm

## Outreach

Approximately 1,691 entities, organizations, agencies, and persons were directly engaged in the outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to solicit completion of the Community Needs Survey. Engagement included direct phone calls and emails.

Outreach materials and the survey link were emailed to 14,400 entities, organizations, and persons.

At least 2,305 hardcopy flyers, noticing the community forums, were printed and distributed throughout San Diego, including, but not limited to; libraries, community meetings, and

organizations benefiting low- to moderate-income residents and areas. These flyers were available online and offline in English and Spanish.

### **Forum Structure**

The forums engaged the community through an introductory presentation on the Consolidated Plan, how it functions, and its applicability and impact to San Diego. The presentation was followed by a series of facilitated breakout groups where participants discussed community needs. Participants communicated in an open-ended dialogue and completed a ranking exercise.

Participants in each breakout group were asked to describe which communities within the City are in the most need and why? They were then led through two exercises to rate and rank Overall Need categories. The categories included infrastructure, jobs, and housing, as well as Public Service categories, which included but were not limited to Employment, Senior Transportation, Health, and Crime Awareness/Prevention Services. The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

The forums concluded with the announcement of upcoming Consolidated Plan Advisory Board (CPAB) and City Council Meetings as opportunities to hear about the results and to further participate in the process.

### **Community Partners**

The Consolidated Plan was informed by numerous community partners, including the County, the RCCC, the Housing Commission, San Diego Association of Governments, 2-1-1 San Diego, and the City of San Diego Commission on Gang Prevention and Intervention.

A full list of outreach and partners is attached as ‘Table 2: Agencies, Groups, and Organizations.’

### **Survey Results**

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin Chinese.

Respondents rated the level of need in their neighborhood in four overall areas. Results for all four areas show an average rating that translates into a “strong” need. Among the four areas, *Jobs for More Low Income Residents* was rated the highest need. More than 72% of individuals gave this a rating of “strong” or “very strong” need. The other three areas were rated as a “strong” or “very strong” need between 65.5% and 66.2% of the time.

## Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 64 specific improvement types that fall into five distinct need categories. These five categories were: Public Facilities, Infrastructure and Neighborhood Services, Public Services, Economic Development, and Housing. The average need rating given to items within these categories provides another indicator of broad priorities.

Among these categories, need areas categorized under Housing received the highest ratings, followed closely by Economic Development. These priorities match the two strongest overall need areas shown in the table below. This sends a clear message that although needs are high across many areas, Housing and Economic Development were foremost in community concern.

**Table 4 – Need Ratings in Overall Areas**

Overall Need Area	Average Rating	Strong or Very Strong Need
Create More Jobs Available to Low Income Residents	4.06	72.1%
Create More Affordable Housing Available to Low Income Residents	3.89	66.2%
Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks)	3.88	64.9%
Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations)	3.85	63.5%

## Aggregated Need Ratings by Improvement Category

Top priority needs can be identified more specifically by looking deeper into the need ratings given to each improvement item. The chart below shows the ten highest rated need areas in any category.

- Four housing needs appear among the top five priorities on this list, including housing for special needs populations, permanent housing for homeless, code enforcement activities in low-income neighborhoods, energy efficiency, and sustainability improvements.
- Street improvements and sidewalk improvements both appear among the ten highest rated needs, ranked third and ninth, respectively.
- Substance abuse services received the sixth highest need rating, which is the only public service priority to make the top ten priorities.<sup>4</sup>
- Three economic development areas appear among the top ten priorities, including store front improvement in low-income neighborhoods, financial assistance for low-income

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<sup>4</sup> Beyond the highest ten priorities, five of the next six highest rated needs are all public services, including Homeless Services, Transportation Services, Neighborhood Cleanup, Employment Training, and Mental Health.

residents for business expansion and job creation, and financial assistance for low-income residents to create a small business.

**Table 5 – Aggregated Need Ratings by Improvement Category**

Need Category	Average Rating Across Needs in Category	Strong or Very Strong Need
Housing	3.96	68.1%
Economic Development	3.93	67.3%
Public Services	3.75	61.2%
Infrastructure and Neighborhood Improvements	3.70	58.6%
Public Facilities	3.62	56.8%

**Ten Highest Priority Needs in All Categories<sup>5</sup>**

**Table 6 - Ten Highest Priority Needs in All Categories**

Priority Rank	Specific Need	Average Rating	Strong or Very Strong Need	Need Category
1	Housing for Special Needs (such as elderly and persons with disabilities)	4.32	80.1%	Housing
2	Permanent Housing for Homeless	4.27	78.4%	Housing
3	Street Improvements	4.13	73.9%	Infrastructure and Neighborhood Improvements
4	Code Enforcement Activities in Low-Income Neighborhoods	4.13	73.6%	Housing
5	Energy Efficiency and Sustainability Improvements	4.09	73.6%	Housing

<sup>5</sup> Respondents were asked to prioritize need within eligible categories, LeSar Development Consultants then converged the data across categories.

6	Store Front Improvements in Low-Income Neighborhoods	4.10	72.6%	Economic Development
7	Substance Abuse Services	4.03	71.4%	Public Services
8	Financial Assistance for Low-Income Residents for Business Expansion and Job Creation	4.01	70.4%	Economic Development
9	Sidewalk Improvements	4.01	69.5%	Infrastructure and Neighborhood Improvements
10	Financial Assistance for Low-Income Individuals to Create a Small Business	3.97	69.1%	Economic Development

### Housing Needs

Respondents rated the need for eleven different housing-related improvement areas in their neighborhoods, and each improvement was highly rated. The five highest priorities in this area were:

- Housing for Special Needs Populations
- Permanent Housing for Homeless
- Code Enforcement Activities in Low-Income Neighborhoods
- Energy Efficiency and Sustainability Improvements
- Increase Affordable Rental Housing Inventory

The table below shows the average need rating given to each of the housing needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

### Need Ratings for Specific Housing Improvements

**Table 7- Need Ratings for Specific Housing Improvements**

Priority Rank	Housing: Specific Need	Average Rating	Strong or Very Strong Need
1	Housing for Special Needs (such as elderly and persons with disabilities)	4.32	80.1%
2	Permanent Housing for Homeless	4.27	78.4%
3	Code Enforcement Activities in Low-Income Neighborhoods	4.13	73.6%

4	Energy Efficiency and Sustainability Improvements	4.09	73.6%
5	Increase Affordable Rental Housing Inventory	3.95	68.4%
6	Rental Assistance (Tenant Based Rental Assistance)	3.86	65.1%
7	Homeownership Assistance	3.84	63.4%
8	Rental Housing Rehabilitation	3.84	63.3%
9	Owner-Occupied Housing Rehabilitation	3.79	62.4%
10	Fair Housing Outreach and Testing	3.72	60.9%
11	Housing Accessibility Improvements	3.74	59.7%

### Public Services Needs

Respondents rated the level of need for twenty various public service improvements within their neighborhoods. The five highest priorities in this area were:

- Substance Abuse Services
- Homeless Services
- Transportation Services
- Neighborhood Cleanups (such as trash, debris, and graffiti)
- Employment Training Services

The table below shows the average need rating given to each of the public service needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

### Need Ratings for Specific Public Services

**Table 8-Need Ratings for Specific Public Services**

Priority Rank	Public Services: Specific Need	Average Rating	Strong or Very Strong Need
1	Substance Abuse Services	4.03	71.4%
2	Homeless Services	3.94	67.8%
3	Transportation Services	3.93	67.4%
4	Neighborhood Cleanups (such as trash, debris and graffiti)	3.93	66.6%

Priority Rank	Public Services: Specific Need	Average Rating	Strong or Very Strong Need
5	Employment Training Services	3.87	65.7%
6	Mental Health Services	3.83	65.7%
7	Youth Services	3.85	64.7%
8	Crime Awareness/Prevention Services	3.88	63.9%
9	Senior Services	3.84	63.7%
10	Food Banks	3.75	61.7%
11	Health Services	3.76	60.9%
12	Abused, Abandoned and Neglected Children Services	3.77	60.0%
13	Disability Services	3.71	59.4%
14	Child Care Services	3.66	58.4%
15	Battered and Abused Spouse Services	3.65	57.5%
16	Housing Counseling	3.62	57.1%
17	Legal Services	3.63	56.4%
18	Tenant/Landlord Counseling Services	3.56	55.3%
19	Services for Persons with HIV/AIDS	3.48	50.9%
20	Lead-based Paint/Lead Hazard Screens	3.39	50.0%

## Public Facilities

Respondents rated their neighborhoods' level of need for fifteen public facility types. The five highest priorities in this area were:

- Youth Centers
- Mental Healthcare Facilities
- Homeless Facilities (Transitional Housing and Emergency Shelters)
- Parks and Recreational Facilities
- Educational Facilities

The table below shows the average need rating given to each of the public facility needs, and the share of respondents who rated them as a “strong” or “very strong” need.

### Need Ratings for Specific Public Facilities

**Table 9 - Need Ratings for Specific Public Facilities**

Priority Rank	Public Facilities: Specific Need	Average Rating	Strong or Very Strong Need
1	Youth Centers	3.85	64.9%
2	Mental Health Care Facilities	3.82	64.9%
3	Homeless Facilities (Transitional Housing and Emergency Shelters)	3.81	64.8%
4	Parks and Recreational Facilities	3.79	63.0%
5	Educational Facilities	3.75	60.8%
6	Facilities for Abused, Abandoned and Neglected Children	3.74	60.8%
7	Centers for the Disabled	3.75	59.6%
8	Senior Centers	3.73	59.2%
9	Health Care Facilities	3.66	58.7%
10	Child Care Centers	3.62	58.2%
11	Facilities for Persons with HIV/AIDS	3.44	50.0%
12	Libraries	3.40	48.8%
13	Parking Facilities	3.37	48.6%
14	Police Stations	3.30	45.9%

15	Fire Stations	3.28	44.4%
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## Economic Development

Respondents rated the level of need in five economic development areas within their neighborhoods. The top three priorities in this area were:

- Store Front Improvement in Low-Income Neighborhoods
- Financial Assistance for Low-Income Residents for Business Expansion and Job Creation
- Financial Assistance for Low-Income Residents to Create a Small Business

The table below shows the average need rating given to each of the economic development needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

### Need Ratings for Specific Economic Development Activities

**Table 10 - Need Ratings for Specific Economic Development Activities**

Priority Rank	Economic Development: Specific Need	Average Rating	Strong or Very Strong Need
1	Store Front Improvements in Low-Income Neighborhoods	4.10	72.6%
2	Financial Assistance for Low-Income Residents for Business Expansion and Job Creation	4.01	70.4%
3	Financial Assistance for Low-Income Individuals to Create a Small Business	3.97	69.1%
4	Microenterprise Assistance for Business Expansion (5 or fewer employees)	3.87	65.4%
5	Public Improvements to Commercial/Industrial Sites	3.69	58.8%

## Infrastructure and Neighborhood Improvement

Respondents rated the level of need for thirteen infrastructure and neighborhood improvements. The top five priorities in this area were:

- Street Improvements
- Sidewalk Improvements
- Lighting Improvements
- Water/Sewer Improvements
- Storm Water and Drainage Improvements

The table below shows the average need rating given to each of the infrastructure and neighborhood improvement needs, and the share of respondents who rated them as a “strong” or “very strong” need.

**Need Ratings for Specific Infrastructure and Neighborhood Improvements**

**Table 11 – Need Ratings for Specific Infrastructure and Neighborhood Improvements**

Priority Rank	Infrastructure and Neighborhood Improvements: Specific Need	Average Rating	Strong or Very Strong Need
1	Street Improvements	4.13	73.9%
2	Sidewalk Improvements	4.01	69.5%
3	Lighting Improvements	3.85	63.9%
4	Water/Sewer Improvements	3.80	61.1%
5	Storm Water and Drainage Improvements	3.77	60.1%
6	New or Renovated Playgrounds	3.71	59.8%
7	Tree Planting	3.68	58.1%
8	Landscaping Improvements	3.66	56.9%
9	Cleanup of Contaminated Sites	3.54	55.1%
10	Public Art	3.56	53.0%
11	ADA Accessibility to Public Facilities	3.57	51.9%
12	Acquisition and Clearance of Vacant Lots	3.47	51.2%
13	Neighborhood Signage	3.37	47.7%

**Forum Results**

Throughout the three forums, the following recurring themes were most frequently discussed; Increase Economic Opportunities, Youth Related Programs, Public Safety, and Affordable Housing. These needs emerged as top priorities in the voting, ranking, and open-ended dialogue activities.

**Feedback Summary**

All community responses were recorded, and the detailed forum results can be found in the Citizen Participation Plan attached hereto. Below is a summary of the feedback and input received at the community forums during the dialogue breakout groups.

The communities that were identified at all **three forums** as having the most need included:

- San Ysidro
- Encanto
- Southeastern San Diego
- City Heights
- Barrio Logan

Other communities that were identified at two forums as having the most need included:

- Grant Hill
- Downtown
- Logan Heights
- Sherman Heights
- Southcrest
- Chula Vista
- Skyline
- Stockton

Finally, a number of other communities were identified at only one forum as having the most need. These communities included:

- Imperial Corridor
- Chollas View
- East San Diego
- South of 8
- Emerald Hills
- Mountain View
- Market & 32nd
- Beach Cities
- Ocean Beach
- Pacific Beach
- South Coronado
- Clairemont Mesa
- Otay Mesa
- La Loma

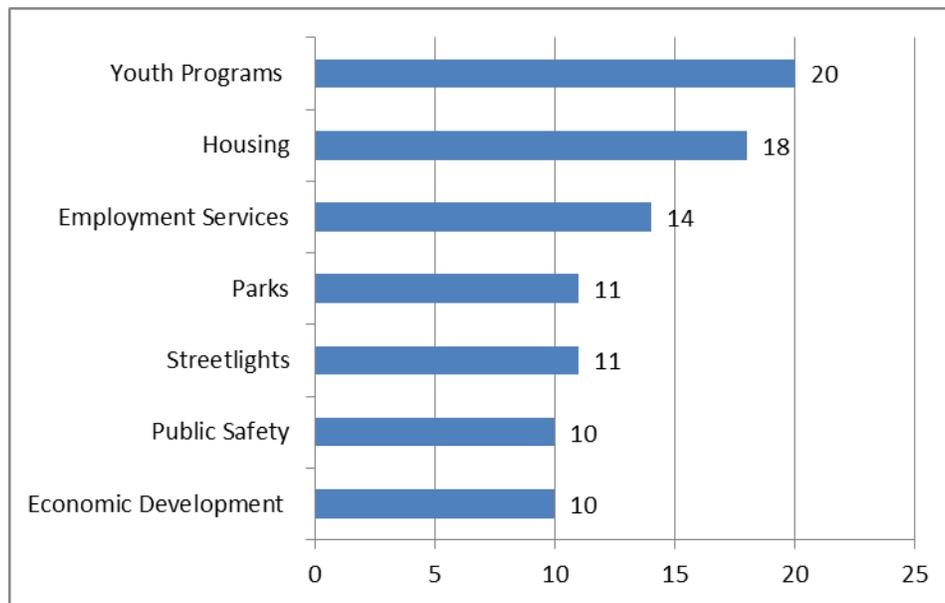
Finally, the following communities were identified that are located outside of the City:

- Southbay
- National City
- Imperial Beach
- Chula Vista

Within the breakout groups, community members were asked to identify the characteristics of the communities they considered exemplified need. Answers given were both what currently existed (i.e. cracked sidewalks) and what was needed (i.e. gang prevention services). All answers were recorded at the front of the room on flip charts. During transcription all answers were grouped and categorized and the number of times each characteristic was mentioned was counted to identify the most frequently stated needs (i.e. “youth and afterschool programs” was mentioned 20 times throughout all 3 community forums).

Within the communities identified as having the most need, the following needs were identified most frequently:

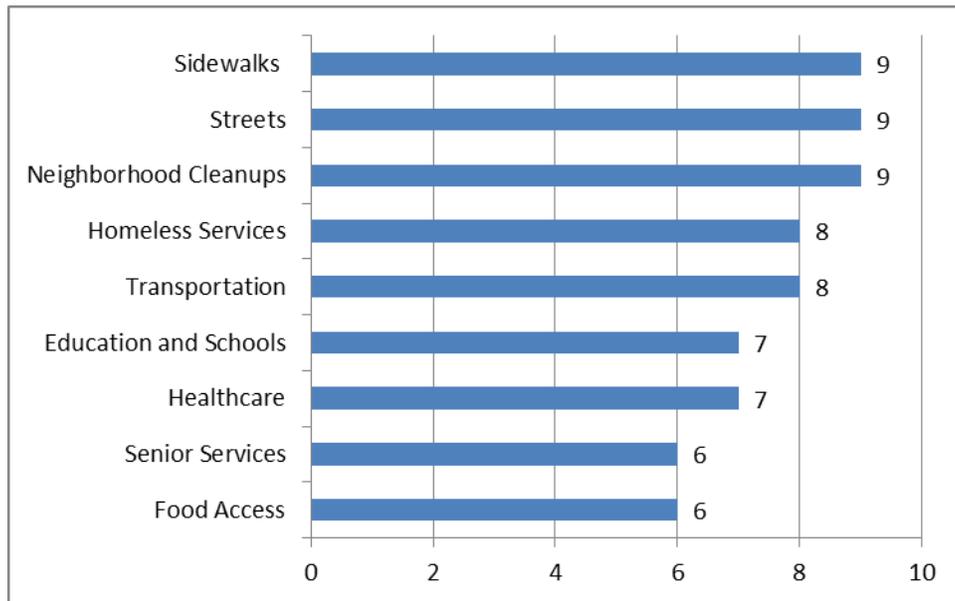
- Youth and afterschool programs (20)
- Housing - affordable housing and rehabilitation needs (18)
- Employment Services and job training (14)
- Parks – including open space and canyons (11)
- Streetlights – sidewalks, parks, alleys (11)
- Police, crime and public safety (10)
- Business support services, microenterprise and economic development (10)



**Exhibit 2 – Neighborhood Needs**

Other frequently identified needs included:

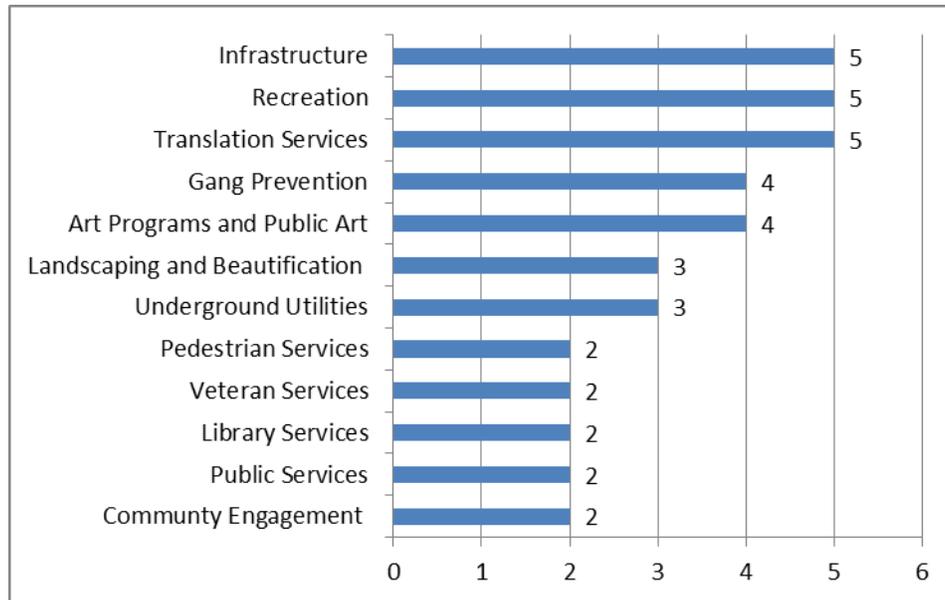
- Sidewalk improvements (9)
- Streets and alley improvements (9)
- Neighborhood cleanups – including weeds, graffiti and pet waste (9)
- Homeless services (8)
- Transportation – public transit access and affordability (8)
- Education and schools (7)
- Healthcare (7)
- Senior services (6)
- Food banks and access to healthy food (6)



**Exhibit 3 – Neighborhood Needs**

Less frequently identified needs included:

- Infrastructure – General (5)
- Recreation – including skate parks (5)
- Translation services (5)
- Gang prevention (4)
- Art – public art and art programs (4)
- Landscaping and neighborhood beautification (3)
- Undergrounding utilities (3)
- Pedestrian improvements (2)
- Veteran services (2)
- Library hours and staffing (2)
- Public services (2)
- Community and civic engagement (2)



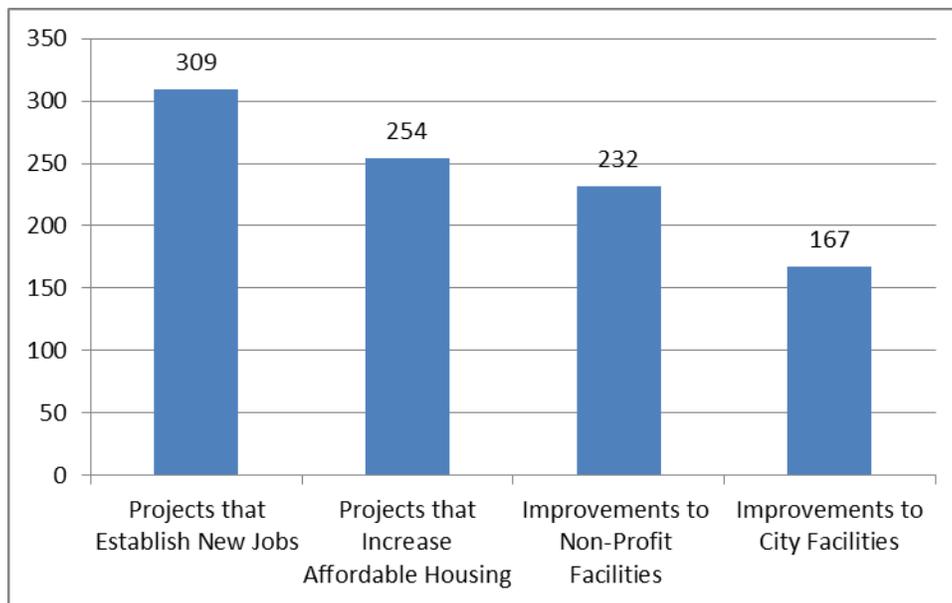
**Exhibit 4 – Neighborhood Needs**

Community members were asked to first identify the area they considered to have the highest need; these were considered their “#1 vote” and answers were collected from every member individually. Next, their second highest need was identified (#2 vote), then third (#3 vote) and fourth (#4 vote) highest needs.

Votes were tallied at the front of the room, with each round of voting recorded in a different color (i.e. number of #1 votes in green, #2 votes in red). During transcription the votes were weighted (i.e. #1 vote = 4 points; #2 vote = 3 points; #3 vote = 2 points; #4 vote = 1 point) and points were totaled across all 3 forums to find a community-wide ranking. For example, projects that establish new jobs that are made available to low-income City residents received 50 #1 votes (200 points), 23 #2 votes (69 points), 18 #3 votes (36 points) and 4 #4 votes (4 points), for a total of 309 points.

The most critical needs selected, in order of importance, were:

1. Projects that establish new jobs that are made available to low-income City residents (309)
2. Projects that increase availability of affordable housing for low-income City residents (254)
3. Improvements to non-profit facilities that provide services to low-income City residents (such as senior centers, youth centers, and food banks) (232)
4. Improvements and/or development of City facilities that provide public services (such as parks, fire stations, and libraries) (167)



**Exhibit 5 – Community Development Needs**

Similar to the previous activity, community members were asked to identify the categories from the list which they considered the highest needs. They were allowed to identify 4 different areas, only this time it was a simple vote and not a ranking activity. Answers were tallied and not weighted (i.e. employment training services received 50 votes).

The four most critical needs identified included:

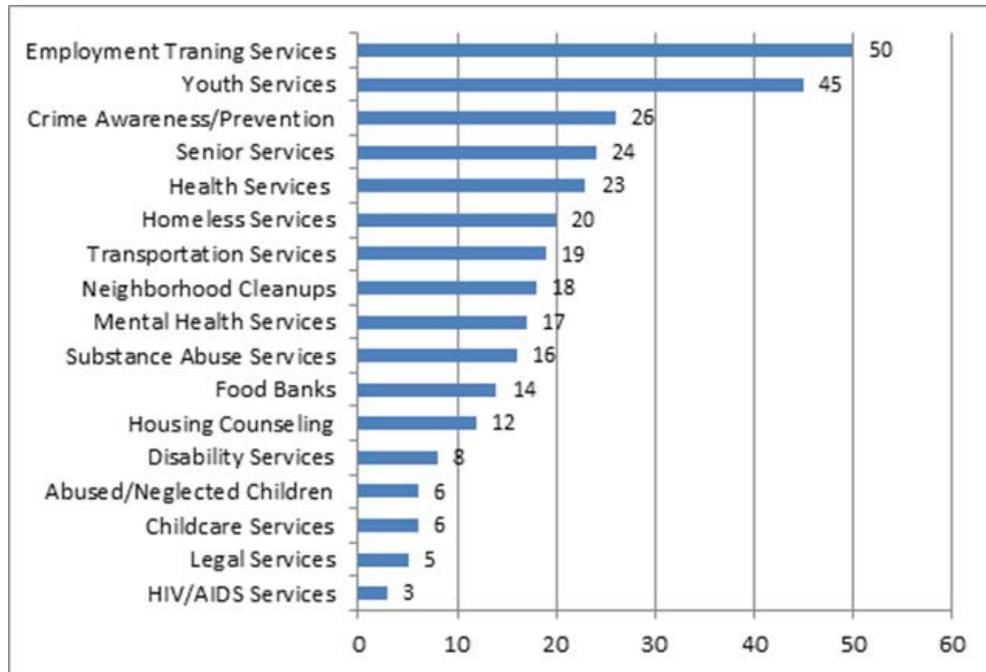
1. Employment training services (50)
2. Youth services (45)
3. Crime awareness/prevention services (26)
4. Senior services (24)

Other frequently identified critical needs included:

5. Health services (23)
6. Homeless services (20)
7. Transportation services (19)
8. Neighborhood cleanups (18)
9. Mental health services (17)
10. Substance abuse services (16)

Less frequently identified critical needs included:

11. Food banks (14)
12. Housing counseling (12)
13. Disability services (8)
14. Abused/Neglected children (6)
15. Childcare services (6)
16. Legal services (5)
17. HIV/AIDS Services (3)



**Exhibit 6 – Public Service Needs**

## Stakeholder Results

Throughout the three breakout groups of the Stakeholder Meeting, the recurring themes throughout the discussion included: affordable housing, job training and homeless services. These emerged as top priorities in the voting, ranking, and open-ended dialogue activities. Public safety and improvements to nonprofit facilities were also found to be priorities. Lack of resources was found to be a top challenge, and education/awareness and collaboration were the top identified opportunities.

## Feedback Summary

All stakeholder responses were recorded, and the detailed meeting results can be found in the Citizen Participation Plan Attached hereto. Below is a summary of the feedback and input received at the stakeholder meeting during the dialogue breakout groups.

The community that was most frequently identified as having the most need was identified in all three breakout groups:

- City Heights

Communities that were identified in two breakout groups included:

- Southeastern San Diego
- San Ysidro
- Linda Vista
- Encanto
- Barrio Logan
- Downtown

Finally, communities identified in one breakout group included:

- Golden Hill
- Sherman Heights
- East Village
- Middletown
- Balboa
- Skyline
- Hillcrest
- Paradise Hills
- College
- Shelltown
- Normal Heights
- Mission Hills
- Midtown
- Mira Mesa

Within the breakout groups, community members were asked to identify the characteristics of the communities they considered exemplified need. Answers given were both what currently existed (i.e. cracked sidewalks) and what was needed (i.e. gang prevention services). All answers were recorded at the front of the room on flip charts. During transcription all answers were grouped and categorized, and the number of times each characteristic was mentioned was counted to identify the most frequently stated needs.

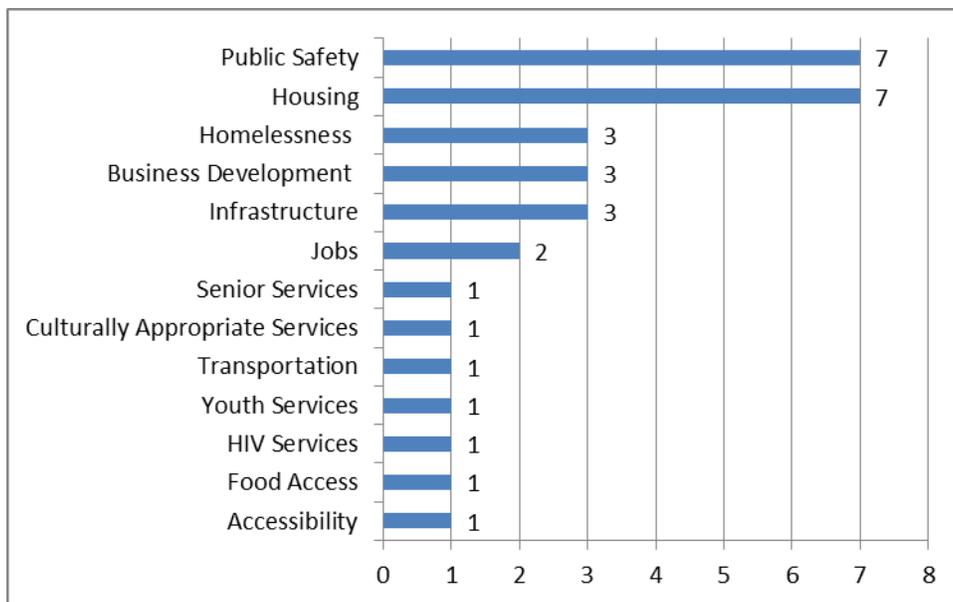
The services most frequently identified within the communities of need included:

- Public safety (7)
- Housing (7)
- Homelessness (3)

- Business development (3)
- Infrastructure (3)
- Jobs (2)

Less frequently identified needs included:

- Senior services (1)
- Culturally appropriate services (1)
- Transportation (1)
- Youth services (1)
- HIV services (1)
- Food access (1)
- Accessibility (1)



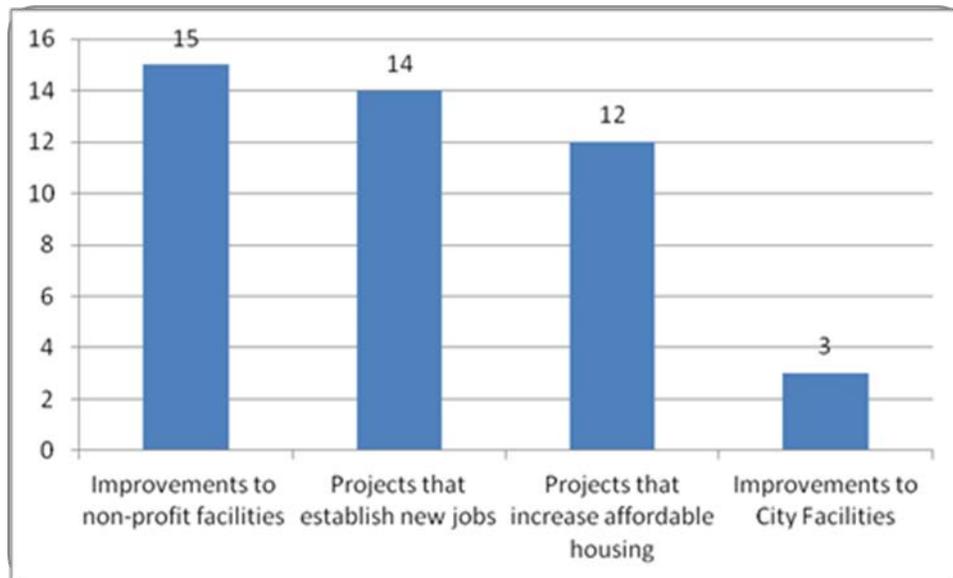
**Exhibit 7 – Neighborhood Needs (Stakeholders)**

Community members were asked to first identify the area they considered to have the highest need; these were considered their “#1 vote” and answers were collected from every member individually. Next, their second highest need was identified (#2 vote), then third (#3 vote) and fourth (#4 vote) highest needs.

Votes were tallied at the front of the room, with each round of voting recorded in a different color (i.e. number of #1 votes in green, #2 votes in red). During transcription the votes were weighted (i.e. #1 vote = 4 points; #2 vote = 3 points; #3 vote = 2 points; #4 vote = 1 point) and points were totaled across all 3 forums to find a community-wide ranking.

The most critical needs, in order of importance:

1. Improvements to non-profit facilities that provide services to low-income City residents (such as senior centers, youth centers, and food banks) (15)
2. Projects that establish new jobs that are made available to low-income City residents (14)
3. Projects that increase availability of affordable housing for low-income City residents (12)
4. Improvements and/or development of City facilities that provide public services (such as parks, fire stations, and libraries) (3)



**Exhibit 8 – Community Development Needs (Stakeholders)**

Similar to the previous activity, community members were asked to identify the categories from the list which they considered to be the highest needs. They were allowed to identify 4 different areas, only this time it was a simple vote and not a ranking activity. Answers were tallied and not weighted.

The four most critical needs identified included:

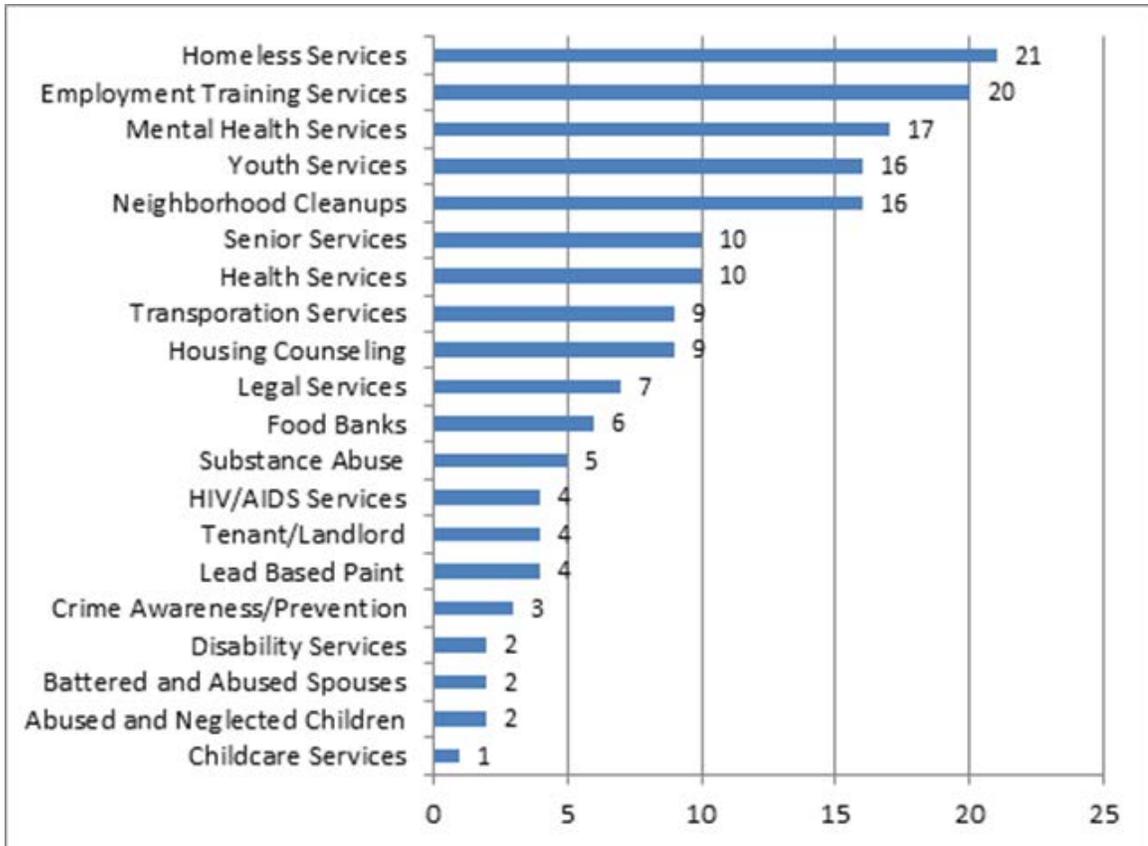
1. Homeless services (21)
2. Employment training services (20)
3. Mental health services (17)
4. Youth services (16)
5. Neighborhood cleanups (16)

Other frequently identified critical needs included:

6. Senior services (10)
7. Health services (10)
8. Transportation services (9)
9. Housing counseling (9)
10. Legal services (7)
11. Food banks (6)
12. Substance abuse services (5)

Less frequently identified critical needs included:

13. HIV/AIDS Services (4)
14. Tenant/Landlord (4)
15. Lead-based paint (4)
16. Crime awareness/prevention services (3)
17. Disability services (2)
18. Abused/Neglected children (2)
19. Battered spouses (2)
20. Childcare services (1)



**Exhibit 9 – Public Service Needs (Stakeholders)**

The stakeholders were finally asked to identify challenges facing their organization. By theme they were:

- Lack of money or resources (12)
- Language and culture (5)
- Affordable housing/homeless (4)
- Regulations (4)
- Client access (4)
- Collaboration (2)
- NIMBYism (2)
- Reporting difficulty (2)
- Transportation (2)

## Citizen Participation: Plan Outreach

The Consolidated Plan was released April 1, 2014 for a 30 day public review and comment period. The Plan was available electronically at [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg) and [www.sdhc.org](http://www.sdhc.org). Hardcopies were distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas. The electronic version was sent to distribution lists totaling 4,400 entities, organizations, agencies and citizens or groups that attended any of the forums, requested such notification and provided their contact information. The City distributed requests to share the Consolidated Plan with their beneficiaries, partners, and contacts. The Consolidated Plan was widely shared on social media by elected officials, organizations, entities, and other individuals.

## Public Hearings

The City held four public hearings at the regularly scheduled meetings of the City's Consolidated Plan Advisory Board meeting, plus held public hearings at the City Council Committee on Public Safety and Livable Neighborhoods and City Council. All of the locations are accessible to persons with disabilities.

Consolidated Plan Advisory Board (CPAB) Meeting  
San Diego Civic Concourse, North Terrace Rooms 207-208  
202 C Street, San Diego, CA 92101  
November 13, 2013  
6:30pm to 8:00pm  
December 2, 2013  
9:00am to 10:30am  
March 12, 2014  
9:00am to 10:30am  
April 9, 2014  
9:00am to 10:30am

Public Safety and Livable Neighborhoods (PSLN)  
City Council Committee Room, 12th Floor,  
City Administration Building  
202 C Street  
San Diego, CA  
March 19, 2014  
2:00pm

City Council  
City Council Chambers, 12<sup>th</sup> Floor  
City Administration Building  
202 C Street  
San Diego, CA  
December 16, 2013  
2:00 pm – 5:00 pm  
April 28, 2014  
2:00pm

In addition to the mass distribution of the draft Plan and notice of the public comment period to all San Diego low/moderate-income communities described above, notice of the April 9, 2014 and April 28, 2014 public hearings was published with at least 14-day advanced notification in the San Diego Daily Transcript and appropriate neighborhood and ethnic newspapers such as El Latino, Asian Journal, and Voice & Viewpoint.

### **Public Comment**

Prior to the adoption of a Consolidated Plan and Action Plan, the draft Plan was available for a comment period of no less than 30 days. As per the notifications detailed above, the 30 day period began April 1, 2014 and ended April 30, 2014.

Public comment was encouraged at the previously listed hearings or could be submitted in writing to [ConPlanComments@sandiego.gov](mailto:ConPlanComments@sandiego.gov). A summary of all public comments is included in the final Consolidated Plan, along with the City's response to the comments, if any.

## Citizen Participation Outreach

**Table 12 – Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meetings	Non-targeted/ broad community	Over 125 individuals attended four community forums held in the fall of 2013. Over 47 individuals attended one stakeholder meeting held in the fall of 2013.	See PR-15		
Technical assistance (TA)		A total of 68 RFQs were received and 120 questions were answered via email. Fifteen TA meetings were held for a total of 7.5 hours. A total of 62 RFPs were received and 160 questions were answered via email. Twenty-four TA meetings were held for a total of 12 hours. Four RFP workshops were held for a total of 10 hours.			
Internet outreach	Non-targeted  Broad community	Approximately 1,691 entities, organizations, agencies, and persons have been engaged in our internet outreach efforts. The Community Needs Assessment survey link was e-mailed to 14,400 entities, organizations, agencies, and persons. A potential of 36,028 persons on Facebook and 21,337 persons on twitter were engaged in this process.	See PR-15		

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Other	Non-English Speaking – Specify other language: Spanish, Mandarin Chinese  Non-targeted/broad community	A total of 1,156 Community Needs Assessment surveys were collected during the open period from the beginning of October through November 6, 2013.	See PR-15		

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

With a population of 1.3 million, the City ranks as the eighth largest city in the nation and second largest in California.<sup>6</sup> However, in terms of housing affordability, the San Diego metropolitan area ranks as one of the nation's 10 least affordable markets for housing,<sup>7</sup> based on home prices and median incomes. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked both with determining the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

The following gives a brief overview of the needs assessment results, with more detail included in each corresponding section of the Needs Assessment:

### NA -10 Housing Needs

- 41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
  - 14% are extremely low-income (66,480 households at 0-30% AMI)
  - 11% are very low-income (54,135 households at 30-50% AMI)
  - 16% are low-income (75,945 households at 50-80% AMI)
- Many households are cost burdened, with 40% of homeowners and 50% of renters paying more than 30% of their income towards housing costs. Twenty-two percent of households (102,408 households) are severely cost burdened, with 61,028 renter households and 41,380 homeowners paying more than 50% of their income towards housing costs.
- Fifty-seven percent of extremely low-income renter households (0-30% AMI), and 42% of very low-income renter households (30-50% AMI) have at least one housing problem, defined as: paying over 30% of their income on housing costs, living in substandard housing, or living in an overcrowded unit.

### NA-15 Disproportionately Greater Need: Housing Problems

- Within every income bracket in the City, at least one racial/ethnic group has a disproportionate amount of housing problems, and this is most likely to be experienced by owner households. Across all income categories, Hispanic households are the most likely to experience a disproportionate amount of housing problems.

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<sup>6</sup> ACS 2008-2012

<sup>7</sup> National Association of Home Builders/Wells Fargo Housing Opportunity Index, 2013 3rd quarter

### **NA-20 Disproportionately Greater Need: Severe Housing Problems**

- For severe housing problems, the highest overall needs are experienced by renter households earning 30-50% AMI, with 87% of households experiencing one or more severe housing problem. Across all income categories, Pacific Islander households are the most likely to experience a disproportionate amount of severe housing problems.

### **NA-25 Disproportionately Greater Need: Housing Cost Burden**

- Both Black/African American and Hispanic households experience a disproportionate housing cost burden, with 56% of both ethnic/racial groups paying more than 30% of their income towards housing costs (compared to 45% for the City overall).

### **NA-35 Public Housing**

- The Housing Choice Voucher (Section 8) Program currently serves 14,427 extremely low- and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families.
- There are currently 75 public housing units in San Diego, with a waiting list of 22,980 families.

### **NA-40 Homeless Needs**

- Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations.
- The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation.
- Countywide, 21% of homeless individuals are a member of a family, comprised of both adults and children.

### **NA 45 Non-Homeless Special Needs**

- San Diego County has the third largest number of individuals diagnosed with HIV and AIDS in the State of California. Currently, there are 12,131 individuals living with either HIV or AIDS in San Diego County.
- Elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the overall total City population.
- Only 41% of all working-age (18-64) individuals with a disability are in the labor force, compared to 79% of individuals without a disability. Those with disabilities earn less, with the median earnings for an individual with a disability at \$22,139 compared to \$34,797 for an individual with no disability.

- In the City, 9% of the civilian population over the age of 18 is comprised of veterans. Veterans have comparatively more education and higher incomes than their nonveteran counterparts. However, veteran residents also experience higher rates of unemployment in part due to the unique service-related barriers they face in the workforce.
- Almost three-quarters of single-parent households are headed by women. When headed by women the median income for a family is only \$37,248 (less than half the median income of a married-couple family). Female single-parent households are at a disadvantage in the workplace, with median earnings for fulltime female workers at \$43,556 compared to \$52,458 for men.
- 45% of households with children fall within low-, very-low, and extremely-low income households (0-80% AMI).
- 34,750 households fall within extremely low-income, very low-income or low-income households (0-80% AMI) and contain children 6 years of age or younger.

#### **NA-50 Non-Housing Community Development Needs**

- While the City contains over 30 acres of green space per 1,000 residents, the parks and open space are not evenly distributed or equally accessible to all residents. Residents of the central, southeastern and far southern neighborhoods have less access to green space, have lower incomes, and also have higher concentrations of ethnic minorities.
- The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million, the highest need and greatest backlog of funding is for street improvements.

### **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)**

#### **Summary of Housing Needs**

Affordable housing needs in San Diego are significant. Like many jurisdictions across the nation, San Diego was hard hit by the recession beginning in 2008, which exasperated affordable housing issues. Although the City is in the process of economic recovery, the neediest citizens are not achieving or increasing their economic stability. In addition, the recent dissolution of redevelopment activities in California, which historically provided much funding for affordable housing, will likely worsen the affordability problem.

There are a number of barriers to increasing affordability within the housing sector:

- Income and wages are not keeping pace with rising housing costs and the overall cost of living.
- Federal resources for programs, such as Section 8, do not match the need experienced.
- Homeownership is out of reach for the majority of residents.
- Low housing vacancy rates are contributing to higher rents.
- The cost of land is high and there is a lack of vacant land for future growth.
- Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).

- Backlog of infrastructure and public facilities investment needs.

These issues were highlighted in the research conducted for the drafting of this Consolidated Plan, and in the City of San Diego 2013-2020 General Plan Housing Element. They are also reflective of the responses received from the community needs survey and the feedback received at the community forums and stakeholder outreach sessions.

**Table 13 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	1,223,400	1,308,619	7%
Households	451,126	473,293	5%
Median Income	\$45,733	\$63,990	40%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

**Table 14 - Housing Needs Assessment Demographics 2**

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$220,000	\$451,800	105%
Median Monthly Mortgage Cost	\$1,526	\$2,458	61%
Mortgage Cost 30% or more of Household Income	58,361	84,492	45%
Median Gross Monthly Rent	\$763	\$1,312	72%
Gross Rent 30% or more of Household Income	97,549	128,242	31%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

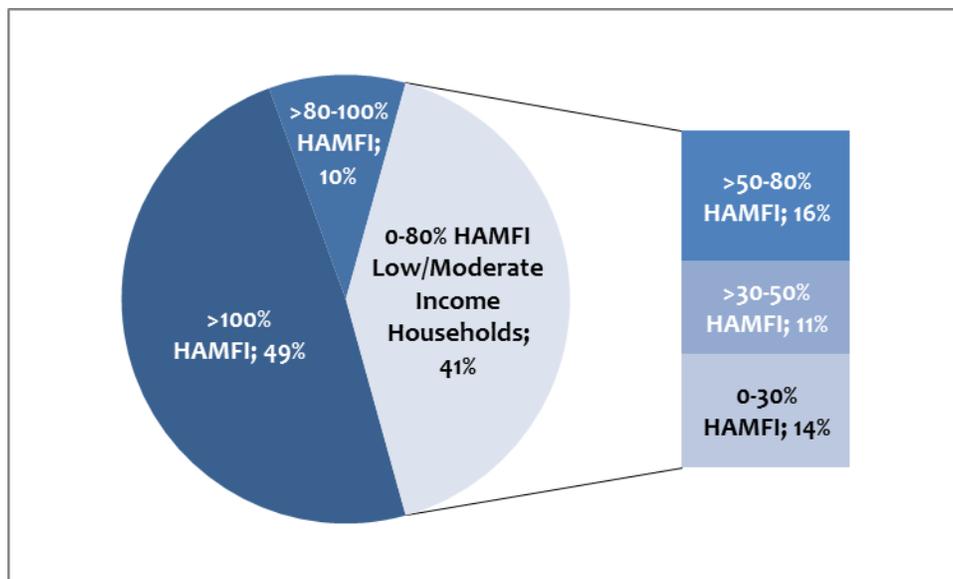
## Number of Households Table

**Table 15 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	66,484	54,135	75,944	46,875	231,470
Small Family Households *	17,884	18,215	28,195	16,665	112,535
Large Family Households *	5,860	6,620	8,110	4,350	16,550
Household contains at least one person 62-74 years of age	9,790	8,725	11,240	6,315	31,895

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	9,360	8,445	8,955	4,860	15,975
Households with one or more children 6 years old or younger *	10,324	10,880	13,550	6,780	24,445
* the highest income category for these family types is >80% HAMFI					

**Data Source:** 2006-2010 CHAS  
HAMFI: Housing Urban Development Area Median Family Income.



**Exhibit 10 – Total Households**

**Data Source:** 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**Table 16 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,785	940	700	400	3,825	205	120	155	105	585
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,779	2,330	1,955	485	7,549	135	225	380	305	1,045
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,805	3,730	2,590	875	11,000	315	1,025	1,135	730	3,205
Housing cost burden greater than 50% of income (and none of the above problems)	29,750	15,095	7,114	1,100	53,059	8,620	7,415	10,160	4,630	30,825
Housing cost burden greater than 30% of income (and none of the above problems)	4,240	10,635	19,925	9,025	43,825	1,480	2,310	6,530	6,595	16,915
Zero/negative Income (and none of the above problems)	5,185	0	0	0	5,185	1,660	0	0	0	1,660

Data Source: 2006-2010 CHAS

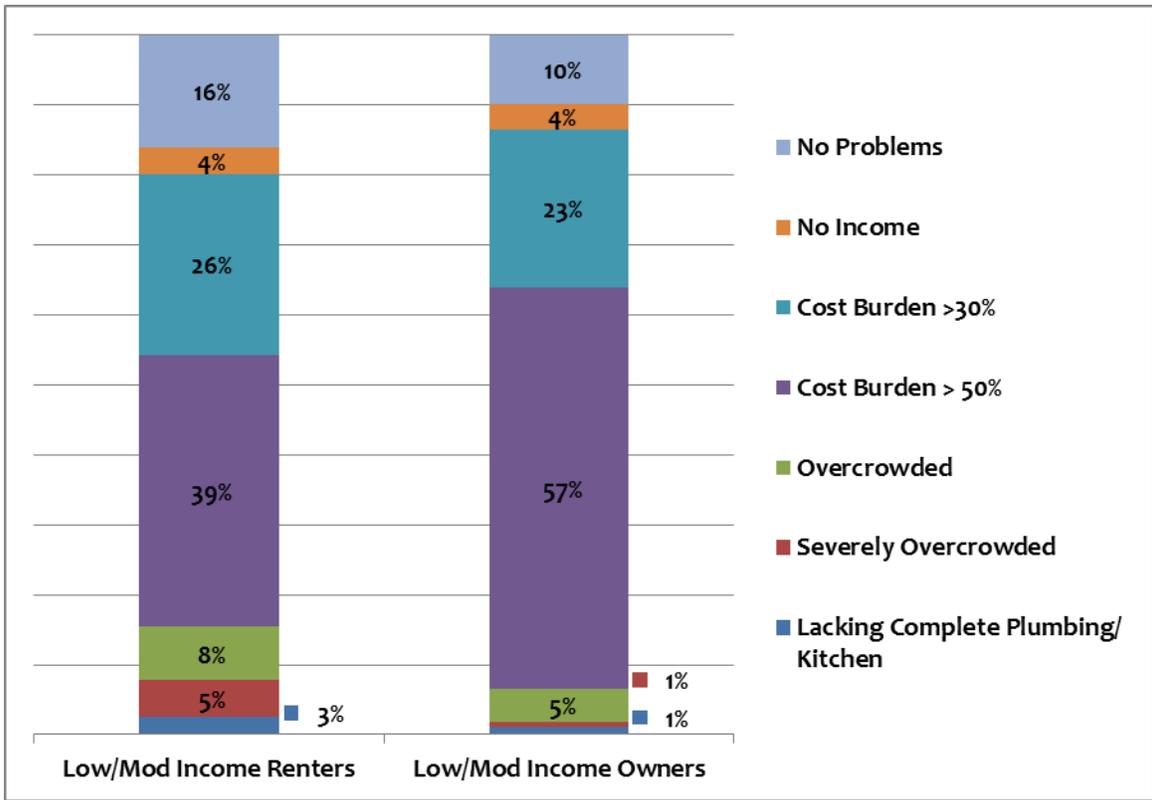


Exhibit 11 – Low/Moderate Income Housing Problems

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 17 – Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	38,119	22,095	12,364	2,860	75,438	9,270	8,785	11,830	5,770	35,655
Having none of four housing problems	8,285	14,595	33,300	22,785	78,965	3,965	8,660	18,445	15,455	46,525
Household has negative income, but none of the other housing problems	5,185	0	0	0	5,185	1,660	0	0	0	1,660

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

**Table 18 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	12,259	12,190	11,305	35,754	2,560	3,000	7,490	13,050
Large Related	4,725	3,715	2,090	10,530	595	1,740	2,485	4,820
Elderly	7,570	3,775	2,360	13,705	4,795	4,080	4,145	13,020
Other	16,840	11,465	13,099	41,404	2,610	2,040	3,550	8,200
Total need by income	41,394	31,145	28,854	101,393	10,560	10,860	17,670	39,090

Data Source: 2006-2010 CHAS

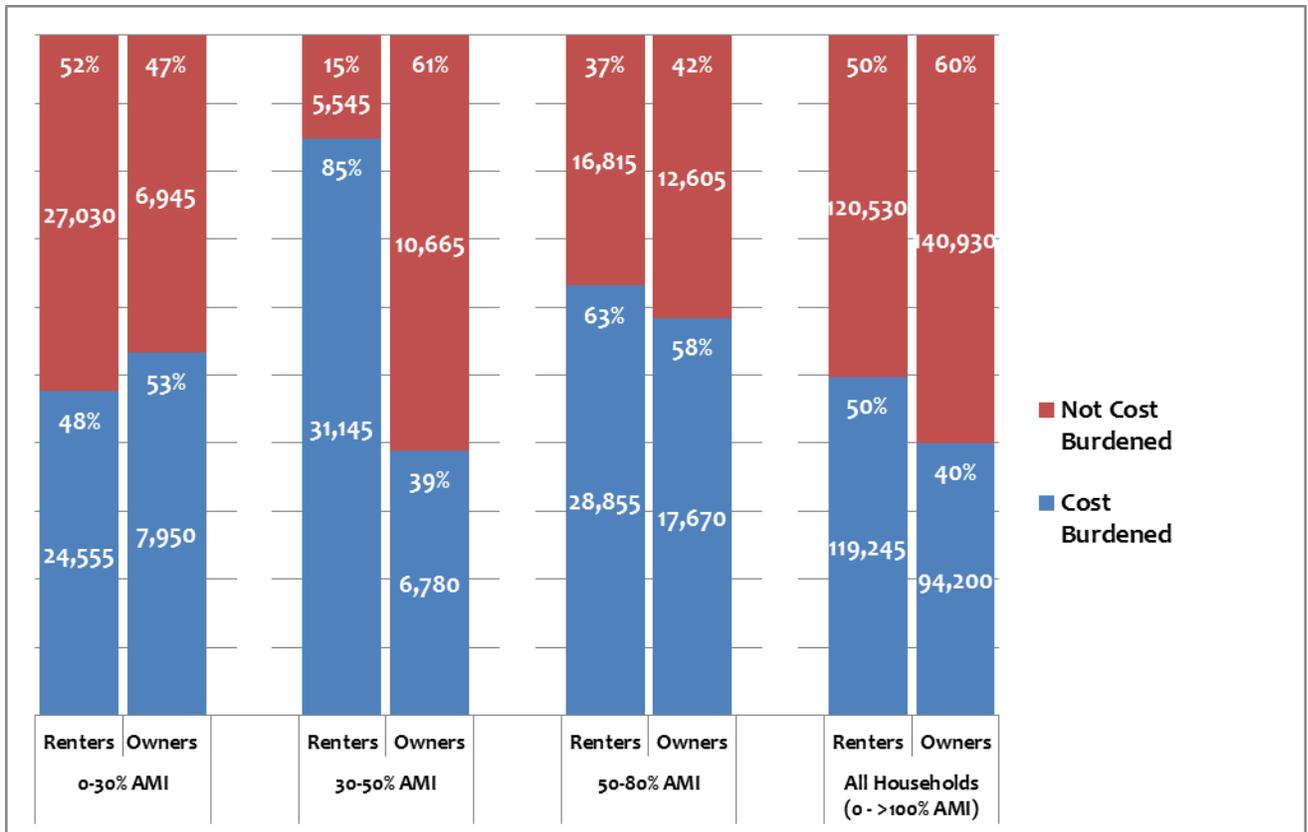


Exhibit 12 – Household Cost Burden >30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

Table 19 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,399	5,825	2,505	18,729	2,370	2,460	4,680	9,510
Large Related	4,065	1,615	245	5,925	560	1,245	1,330	3,135
Elderly	5,580	2,155	1,010	8,745	3,720	2,940	2,180	8,840
Other	15,675	7,040	3,534	26,249	2,390	1,575	2,350	6,315
Total need by income	35,719	16,635	7,294	59,648	9,040	8,220	10,540	27,800

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

**Table 20 – Crowding Information**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	5,669	5,215	3,610	1,040	15,534	305	855	960	550	2,670
Multiple, unrelated family households	740	770	675	365	2,550	114	390	610	495	1,609
Other, non-family households	215	195	370	24	804	20	0	0	0	20
Total need by income	6,624	6,180	4,655	1,429	18,888	439	1,245	1,570	1,045	4,299

Data Source: 2006-2010 CHAS

**What are the most common housing problems?**

Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families paying more than 50% of income towards housing costs (including utilities)

The most common housing problem within the City of San Diego is cost burden, with 45% of all households (50% of renters and 40% of owners) paying more than 30% of their income towards housing costs. In addition, 42% (101,393 households) are low/moderate income renters and 17% (39,090 households) are LMI owners, with incomes below 80% AMI.

Additionally, 22% of households (25% of renters and 18% of owners) are severely cost burdened, and are paying more than 50% of their income towards housing costs. Nearly all of the severely cost burdened renter households are those with low/moderate incomes.

In summary, 213,423 households – including half of all renters – are cost burdened, and 102,408 households – including one in four renters – are severely cost burdened. This housing problem is experienced by all income levels, but is more common among renters.

The next most common housing problem within San Diego is overcrowding, with 28,818 households (6% of households) experiencing overcrowding (more than 1 person per room), including 10,379 households experiencing severe overcrowding (more than 1.5 persons per room). The majority of overcrowding is experienced in renter households (9% compared to 3% for owner households).

### **Are any populations/household types more affected than others by these problems?**

While renter households are most affected by housing problems, with 57% of renters experiencing one or more problems, compared with only 43% of owners, it is by far the lowest-income households that are the most affected by housing problems.

### **Cost Burden**

Within San Diego, cost burden varies by income level and household type, with more renters than owners incurring a housing cost burden in almost every income bracket.

For renters, household cost burden follows a somewhat predictable pattern, with households earning less than 30% AMI experiencing the greatest incidence of cost burden (33,990 households). The next highest rates of cost burden for renters occurs for those earning 50-80% AMI (27,040 households), followed by those earning 30-50% AMI (25,730 households) and those earning 80-100% AMI (10,125 households). This implies that after extremely low-income households, low-income households are more likely to experience a cost burden than very low-income households. This does not quite follow the pattern one would expect, which is that cost burden would automatically decrease as income increased. This is reflective of the rental market conditions, with the economic conditions found during the 2006-2010 timeframe, when foreclosure rates were high and the rental market became more competitive.

Cost burden follows a somewhat similar pattern for homeowners, with the highest rates of incidence occurring for those earning 50-80% AMI (16,690 households), followed by those earning 80-100% AMI (11,225 households), and those earning 0-30% and 30-50% AMI experiencing somewhat equal cost burden (10,100 and 9,725 households, respectively). This is reflective of the fact that many households find themselves overextended in order to achieve homeownership in San Diego's housing market.

### **Overcrowding**

Prevalence of overcrowding also varies by income level and household type, and renters are much more likely than owners to experience overcrowding in every income bracket.

For renters, overcrowding follows a predictable pattern, with households earning less than 30% AMI experiencing the most overcrowding (6,585 households), followed closely by those earning 30-50% AMI (6,060 households), then those earning 50-80% AMI (4,545 households) and those earning 80-100% AMI (1,360 households). This implies that overcrowding decreases as income increases.

Similar as with cost burden, for homeowners overcrowding follows a less linear pattern, with those earning 0-30% AMI experiencing the least overcrowding (450 households) and those earning 30-50%, 50-80%, and 80-100% experiencing mostly equal amounts of overcrowding (1,250; 1,515; and 1,035 households, respectively). This is reflective of the fact that homeownership is often unachievable for extremely low-income households; housing costs are high relative to income, forcing more

individuals to share a home than it can adequately accommodate; or that families are not able to afford purchasing a home that accommodates their household size.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

### **Imminent Risk**

Single individuals, a majority of whom are male, comprise a substantial portion of the extremely low-income homeless persons in both the City and County of San Diego. The 2013 Point-in-Time count indicates that approximately three-fourths of the unsheltered homeless are single males, a majority of whom self-identify with a disability. Characteristics of unsheltered homeless individuals in the RCCC include veteran status, chronic homelessness, challenges with substance abuse or mental health issues and emergent health needs. Other special needs populations include:

- Homeless women,
- Unaccompanied youth,
- Pregnant and parenting teens,
- Persons with severe mental illness,
- Substance abuse,
- HIV/AIDS,
- Domestic violence and human trafficking victims,
- Senior citizens; and
- Households that are otherwise isolated or marginalized, for example persons immigrating to the U.S. or reentering the community from institutional care.

Reports for McKinney-Vento school liaisons offer compelling measures of the low- and extremely low-income families who are at risk of homeless in the RCCC. The San Diego County Office of Education indicates that nearly 20,000 children in the region, who meet the definition of homeless or who are at imminent risk according to the Department of Education definition, accessed services through the special needs arm of student support services office in 2013. School-based homeless liaisons describe that these children and their families were often evicted; are “doubled up”/cohabitating with another family; or are living in their cars, in shelters, or on the streets; and are subject to frequent moves or absenteeism. The children come to school hungry, mentally stressed and/or exhausted, and often have lower academic performance.

The RCCC currently relies heavily on ESG to fund 11 Rapid Rehousing (RRH) projects. For Rapid Rehousing, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low-income (30% AMI for ESG), with a determination

of specific risk factors. The RCCC prioritizes veterans, chronically homeless vulnerable individuals, and families needing short term transition for RRH assistance. Clients are assessed for the capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires. Participants in the program may require assistance to reduce barriers to securing and maintaining stable housing. Such assistance can include security deposits, moving or relocation services, emergency utility assistance, rental subsidy, education and employment support, domestic violence intervention, legal assistance, and transportation and other services. When reviewing data from the prior Homeless Prevention and Rapid Re-Housing (HPRP) program, it shows that rapid re-housing and prevention households may return to the RCCC service providers for tangible needs like food and transportation, or mainstream after termination of rental assistance. The RCCC program plans support RRH clients with education, job programs, child care and 'in-reach' to schools, regional access centers, and police stations.

As is the case nationwide, when a household is using more than 30% of their income on housing costs, they frequently have to make difficult decisions about what to pay - housing, utilities, food, childcare, health care, education, and transportation. With limited resources, one emergency or unplanned situation can render a family homeless.

Once a family becomes homeless, this experience in homelessness can shake the very self-reliance and determination families need to get back on their feet. They often require on-going case management or mentorship to help them get housed and remain housed when various life challenges arise that could threaten their tenuous grip on stability. Formerly homeless families and individuals may require referrals to financial resources and community services. The most common services vital for these families to achieve stability include health care, mental health resources, job search and training, and financial education.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

At-risk of homelessness as defined by 24 CFR 576.2.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.

## **Discussion**

- 1. Describe the number and type of single person households in need of housing assistance:**

### **Housing Choice Voucher Program**

There are 5,319 single member households within the City that currently participate in Section 8. Single member households represent 37% of the households in the program.

## Homelessness

A total of 6,514 homeless adults accessed either an emergency shelter or transitional housing site within San Diego County as an individual in 2013.<sup>8</sup> 1,332 adults sheltered as individuals at emergency shelters were age 51 or older (42%), and 1,688 adults sheltered as individuals at transitional housing were age 51 or older (38%). In addition, the majority of homeless adults sheltered as an Individual were male (67% in emergency shelters; 75% in transitional housing).

- 2. Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault or stalking**

## Housing Choice Voucher Program

There are 9,166 households within the City that currently participate in Section 8 and have at least one disabled family member.

## Homelessness

In 2013, it was estimated that 14% of homeless adults (1,110 adults) were victims of domestic violence. In addition, on the night of the 2013 Point-in-Time count, 62% of adult domestic violence victims were unsheltered, 30% were in transitional housing, and 8% were in emergency shelter programs.<sup>9</sup>

18% of adults in families staying in transitional housing report having a disabling condition that impairs their ability to live independently, as did 27% with at least one stay in an emergency shelter.<sup>10</sup>

## Discussion

Low rates of housing affordability in the RCCC communities and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the RCCC's homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income, are physically accessible and located near community-based support services. The RCCC is geographically diverse and has grown more ethnically diverse over the past decade. The associated changes in demographics such as household size and total income contribute to a mismatch between the type of housing available and the housing demand. Changes in regulations and access to funding have also impacted the development of housing that is affordable to extremely low income households. Reductions in funding and changes in eligibility or prioritization in programs previously used to sustain households with marginal or fixed incomes, increase the risk of homelessness, particularly for households in specific communities where fair market rents have increased.

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<sup>8</sup> Regional Task Force on the Homeless, *San Diego Regional Annual Homeless Assessment Report*, 2013

<sup>9</sup> Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

<sup>10</sup> Regional Task Force on the Homeless, *San Diego Regional Annual Homeless Assessment Report*, 2013

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10% or higher than the total population.

### 0%-30% of Area Median Income

**Table 21 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	53,105	6,530	6,845
White	22,475	3,405	3,340
Black/African American	6,105	580	555
Asian	5,745	730	1,425
American Indian, Alaska Native	205	25	4
Pacific Islander	150	0	0
Hispanic	17,385	1,660	1,345

Data Source: 2006-2010 CHAS

### 30%-50% of Area Median Income

**Table 22 – Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	43,825	10,305	0
White	17,600	6,095	0
Black/African American	4,315	975	0
Asian	4,425	820	0

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	200	40	0
Pacific Islander	160	0	0
Hispanic	16,585	2,260	0

Data Source: 2006-2010 CHAS

### 50%-80% of Area Median Income

**Table 23 – Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50,655	25,290	0
White	23,885	13,240	0
Black/African American	4,200	1,935	0
Asian	6,255	2,460	0
American Indian, Alaska Native	255	105	0
Pacific Islander	120	160	0
Hispanic	14,620	6,755	0

Data Source: 2006-2010 CHAS

### 80%-100% of Area Median Income

**Table 24 – Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,250	22,620	0
White	13,345	13,050	0

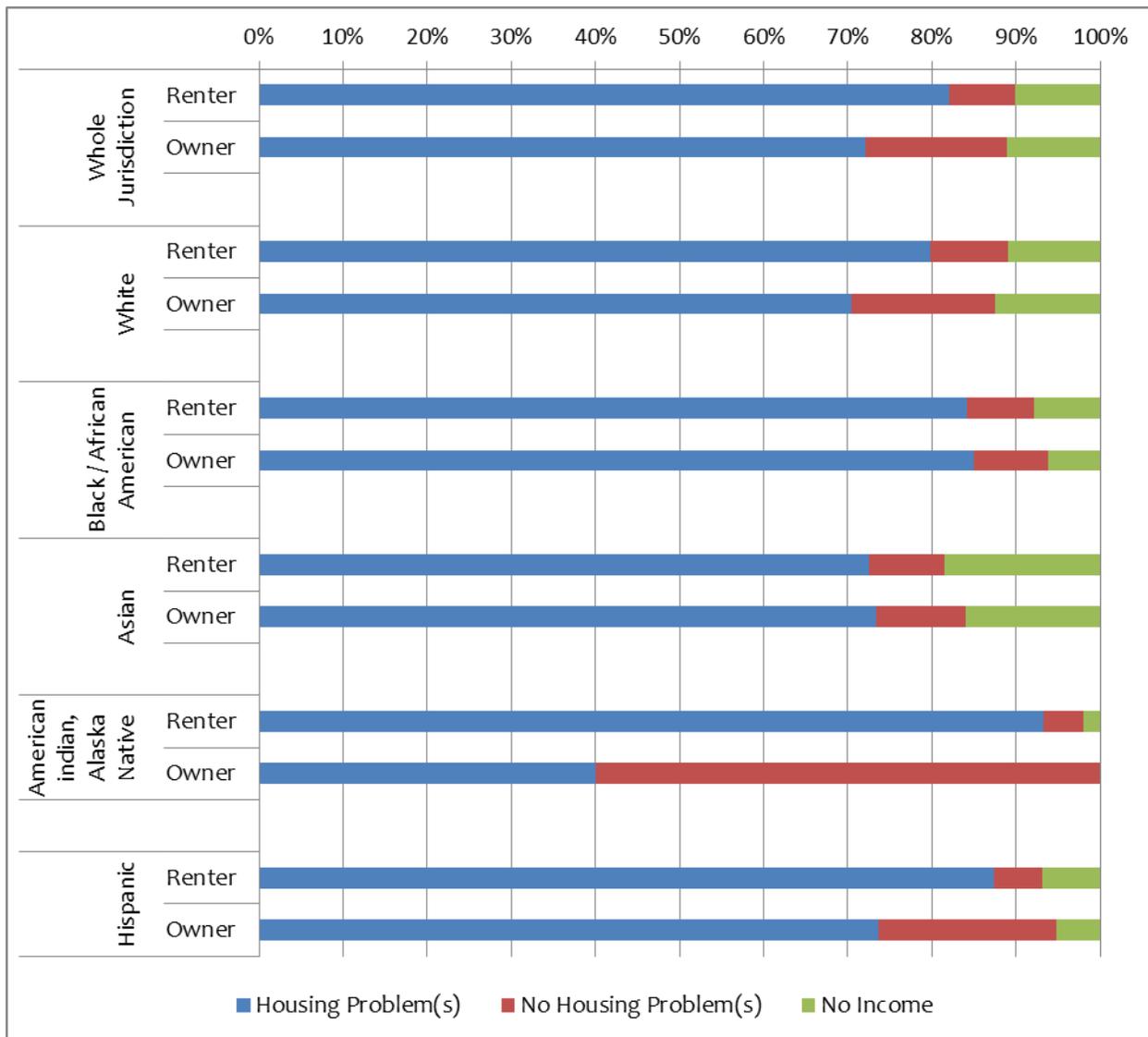
Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black/African American	1,950	1,815	0
Asian	2,890	2,420	0
American Indian, Alaska Native	35	30	0
Pacific Islander	180	140	0
Hispanic	5,400	4,270	0

Data Source: 2006-2010 CHAS

**Table 25 – Disproportionate Greater Need by Tenure: Housing Problems**

Housing Problems	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Jurisdiction as a Whole	42,355	32,730	32,295	11,885	10,750	11,095	18,360	12,365
White	16,220	12,175	15,885	6,880	6,255	5,425	8,000	6,465
Black/African American	5,280	3,775	2,950	1,240	825	540	1,250	710
Asian	4,530	3,085	3,015	1,085	1,215	1,340	3,240	1,805
American Indian, Alaska Native	195	200	245	10	10	0	10	25
Pacific Islander	140	145	65	70	10	15	55	110
Hispanic	15,075	12,880	9,090	2,260	2,310	3,705	5,530	3,140

Data Source: 2006-2010 CHAS



**Exhibit 13 – Disproportionate Greater Need by Tenure: 0-30%AMI Housing Problems**

**Data Source:** 2006-2010 CHAS Due to insufficient data, this income category does not include Pacific Islanders.

**Discussion**

A disproportionate need exists in almost every racial/ethnic group and income bracket within the City, and is most likely to be experienced by owner households. This suggests that minority households must often overextend themselves to achieve homeownership. The highest needs overall are experienced by renter households earning 30-50% AMI, with nearly 9 in 10 households (89%) experiencing one or more housing problems. Among different racial/ethnic groups the highest overall need is experienced by American Indian/Alaska Native households earning 0-30% AMI, with 93% (195 households) experiencing one or more housing problems. Across all income categories, Hispanic households are the most likely to experience a disproportionate amount of problems, and White households were the least likely. The greatest disproportionate need is seen in Pacific Islander

owner households earning 80-100% AMI, with a 26 percentage point difference compared to the whole (85% compared to 58%).

#### **0% - 30% of Area Median Income**

- As a whole, 80% of households have at least one housing problem, ranging from 77% - 88% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (82% of renters compared to 72% of owners).
- Among owners, African American/Black households experience a disproportionate amount of problems, with 85% experiencing one or more problems, compared to the 72% experienced by the jurisdiction as a whole.
- Among renters, American Indian/Alaska Native households experience a disproportionate amount of problems, with 93% compared to the 82% experienced by the jurisdiction as a whole.

Note: Due to insufficient data, this income category does not include Pacific Islanders.

#### **30% - 50% of Area Median Income**

- As a whole, 57% of households have at least one housing problem, ranging from 74% - 88% among different ethnic groups.
- Renters in this income category experience a very disproportionate amount of problems (89% of renters compared to 64% of owners).
- Among owner households, disproportionate need was seen for both Hispanic (78%) and Asian (77%) households, which experienced a greater amount of problems than the jurisdiction as a whole (64%).
- Among renter households, there was no disproportionate need, as almost all ethnic groups experienced a similar percentage of problems, ranging between 83% - 91%, with the jurisdiction as a whole at 89%.

Note: Due to insufficient data, this income category does not include Pacific Islanders.

#### **50% - 80% of Area Median Income**

- As a whole, 67% of households have at least one housing problem, ranging from 43% - 72% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (71% of renters compared to 61% of owners).
- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (72%) and Asian (74%) households experiencing a significantly greater amount of problems compared to the jurisdiction as a whole (61%).

### **80% - 100% of Area Median Income**

- As might be expected, this income category experiences the least amount of housing problems, with 52% of the jurisdiction as a whole experiencing one or more problems, ranging from 51% - 56% among different racial/ethnic groups.
- Owners in this income category experience a disproportionate amount of problems (58% of renters compared to 46% of renters).
- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (70%) and Pacific Islander (85%) households experiencing a significantly greater amount of problems compared to the jurisdiction as a whole (58%).

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Severe housing problems include severe overcrowding (>1.5 persons/room) and severe percentage of housing cost burden (>50%). This section analyzes the extent of severe housing problems and identifies populations that have a significantly greater need.

### 0%-30% of Area Median Income

**Table 26 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	47,390	12,250	6,845
White	20,195	5,695	3,340
Black/African American	5,335	1,350	555
Asian	5,260	1,220	1,425
American Indian, Alaska Native	195	35	4
Pacific Islander	130	20	0
Hispanic	15,345	3,695	1,345

Data Source: 2006-2010 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

### 30%-50% of Area Median Income

**Table 27– Severe Housing Problems 30 - 50% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,880	23,255	0

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	12,665	11,035	0
Black/African American	2,790	2,500	0
Asian	3,315	1,925	0
American Indian, Alaska Native	85	155	0
Pacific Islander	45	120	0
Hispanic	11,595	7,250	0

Data Source: 2006-2010 CHAS

### 50%-80% of Area Median Income

Table 28 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,195	51,745	0
White	10,610	26,520	0
Black/African American	1,335	4,805	0
Asian	3,465	5,255	0
American Indian, Alaska Native	70	295	0
Pacific Islander	65	215	0
Hispanic	8,080	13,290	0

Data Source: 2006-2010 CHAS

**80%-100% of Area Median Income**

**Table 29 – Severe Housing Problems 80 - 100% AMI**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,630	38,240	0
White	3,945	22,445	0
Black/African American	600	3,165	0
Asian	1,245	4,065	0
American Indian, Alaska Native	0	65	0
Pacific Islander	95	220	0
Hispanic	2,625	7,040	0

Data Source: 2006-2010 CHAS

**Table 30 – Disproportionate Greater Need by Tenure: Severe Housing Problems**

Severe Housing Problems	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Jurisdiction as a Whole	38,120	22,095	12,365	2,860	9,270	8,785	11,830	5,770
White	14,875	8,590	5,605	1,090	5,320	4,075	5,005	2,855
Black/African American	4,630	2,320	780	275	705	470	555	325
Asian	4,185	2,210	1,290	300	1,075	1,105	2,175	945
American Indian, Alaska Native	195	85	60	-	-	-	10	-
Pacific Islander	130	30	30	50	-	15	35	45
Hispanic	13,260	8,530	4,225	1,090	2,085	3,065	3,855	1,535

Data Source: 2006-2010 CHAS

## Discussion

Within every income bracket in the City, at least one racial/ethnic group has a disproportionate amount of severe housing problems and owner households are more likely to experience problems. This supports the idea that households must often overextend themselves to achieve homeownership in San Diego. The highest needs overall are experienced by renter households earning 30-50% AMI, with 87% of households experiencing one or more severe housing problems. Across all racial/ethnic groups the highest need overall is experienced by both American Indian/Alaska Native and Pacific Islander households earning 0-30% AMI, with 93% experiencing one or more severe housing problems. Across all income categories, Pacific Islander households are the most likely to experience a disproportionate amount of severe problems, and White households were the least likely. The greatest disproportionate need is seen in Pacific Islander and American Indian/Alaska Native renter households earning 0 – 30% AMI, with a 19 percentage point difference compared to the whole (93% compared to 74%).

### 0% - 30% of Area Median Income

- As a whole, 71% of households have at least one severe housing problem, with a broad range of need among different racial/ethnic groups ranging from 67% - 87%.
- With renter and owner populations combined, both American Indian/Alaska Native and Pacific Islander households have a disproportionate amount of need (83% and 87%, respectively) compared to the jurisdiction as a whole (71%).
- Renters in this income category experience a disproportionate amount of problems (74% of renters compared to 62% of owners).
- Among owners, Black/African American households experience a disproportionate amount of problems, with 73% experiencing one or more problems, compared to the 62% experienced by the jurisdiction as a whole.
- Among renters, American Indian/Alaska Native and Pacific Islander households experience a disproportionate amount of problems, with 93% for both ethnic groups, compared to the 74% experienced by the jurisdiction as a whole.

### 30% - 50% of Area Median Income

- As a whole, 57% of households have at least one housing problem, with a very broad range from 27% - 63% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (60% of renters compared to 50% of owners)
- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (65%) and Asian (64%) households experiencing a significantly greater problems compared to the jurisdiction as a whole (50%)

Note: Due to insufficient data, this income category does not include Pacific Islanders.

### **50% - 80% of Area Median Income**

- As a whole, 32 % of households have at least one housing problem, ranging from 19% - 40% among different racial/ethnic groups.
- Owners in this income category experience a disproportionate amount of problems (39% of owners compared to 27% of renters).
- The only disproportionate racial/ethnic need was seen among owner households, with Asian (49%) households experiencing a significantly greater amount of problems compared to the jurisdiction as a whole (39%).

Note: Due to insufficient data, this income category does not include American Indian/Alaska Natives.

### **80% - 100% of Area Median Income**

- As might be expected, this income category experiences the least amount of housing problems, with 18% of the jurisdiction as a whole experiencing one or more problems, ranging from 12% - 27% among different racial/ethnic groups.
- With renter and owner populations combined, Pacific Islander households have a disproportionate amount of need (30%, respectively) compared to the jurisdiction as a whole (18%).
- The only disproportionate racial/ethnic need was seen among renter households, with both Hispanic (21%) and Pacific Islander (26%) households experiencing a significantly greater problems compared to the jurisdiction as a whole (11%).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent cost burden and identifies populations that are disproportionately affected.

### Housing Cost Burden

**Table 31 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	259,900	111,919	101,035	6,555
White	166,820	61,499	52,305	3,120
Black/African American	13,460	7,960	9,230	460
Asian	31,040	12,735	12,025	1,295
American Indian, Alaska Native	835	465	310	24
Pacific Islander	1,175	345	275	0
Hispanic	41,025	26,905	25,035	1,560

Data Source: 2006-2010 CHAS

**Table 32 – Disproportionate Greater Need by Tenure: Housing Cost Burden**

Housing Cost Burden	Renter			Owner		
	< 30%	30-50%	> 50%	< 30%	30-50%	> 50%
Jurisdiction as a Whole	114,790	58,210	61,030	139,230	52,825	41,375
White	63,260	27,310	28,305	95,165	31,745	22,525
Black/African American	8,070	6,025	7,040	5,495	2,610	2,290
Asian	14,595	5,280	6,385	18,765	7,745	6,325
American Indian, Alaska Native	430	320	315	315	60	25
Pacific Islander	690	220	135	545	170	140
Hispanic	24,230	17,560	17,535	16,655	9,700	9,455

Data Source: 2006-2010 CHAS

**Discussion:**

Overall, 45% of households in San Diego experience housing cost burden. Specifically, 23% are paying 30-50% of their income towards housing costs, and 22% are paying more than 50%. Both Black/African American and Hispanic households experience a disproportionate housing cost burden, with 56% of both ethnic/racial groups paying more than 30% of their income towards housing costs (compared to 45% for the City overall). There is a slight difference between owner and renter households, with a disproportionate amount of cost burdened Hispanic owner households (53% compared to 40% in the City overall), and a disproportionate amount of cost burdened Black/African American renter households (60% compared to 50% in the City overall).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As stated above, within every income bracket in the City of San Diego, at least one racial/ethnic group has a disproportionate amount of housing problems. Please see the discussion for NA-15 and NA-20.

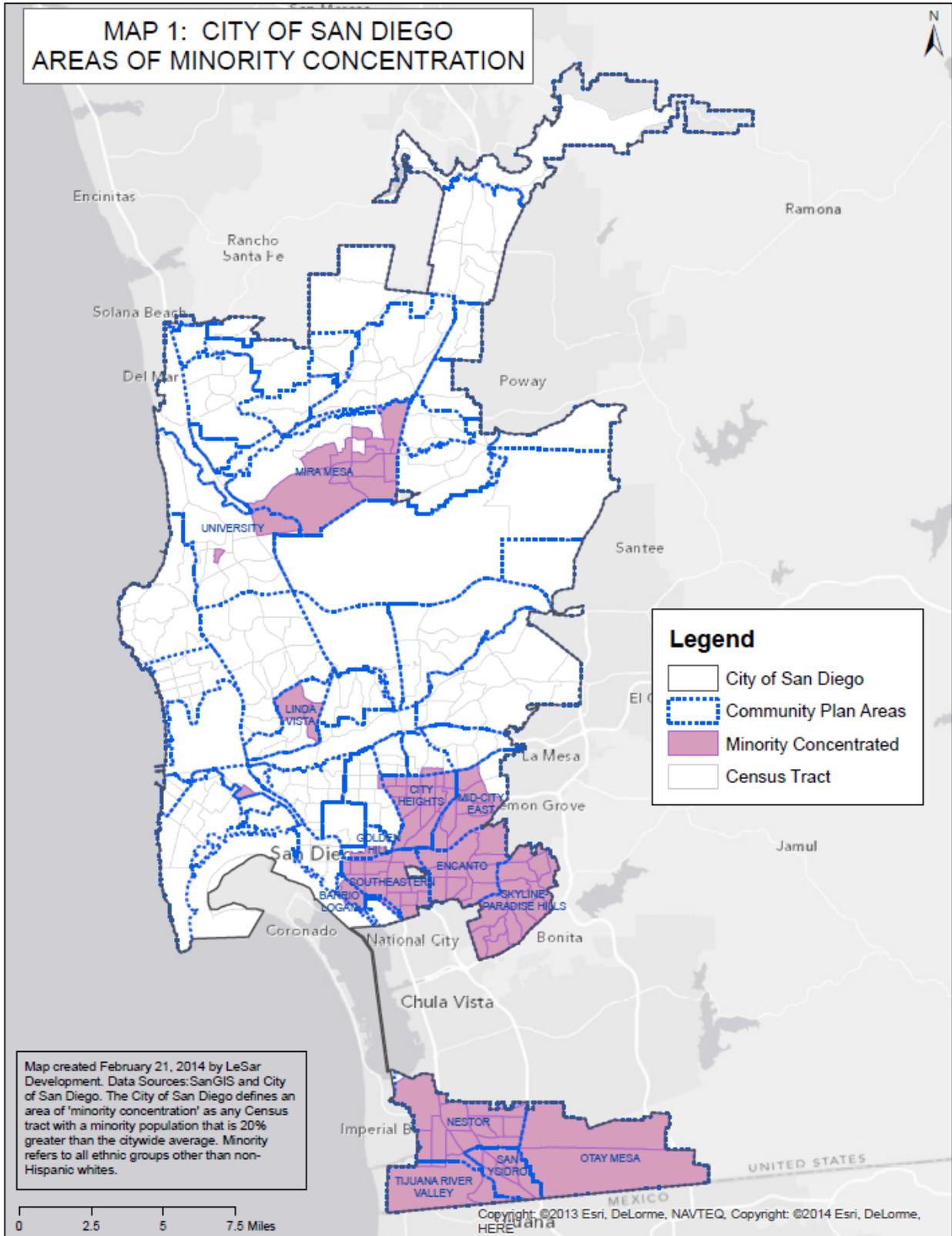
**If they have needs not identified above, what are those needs?**

Not applicable.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

As shown on Map 1, the City of San Diego Community Planning Areas (CPAs) that contain the greatest racial or ethnic populations are as follows:

- Barrio Logan
- City Heights
- Eastern Area
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Mira Mesa
- Midway-Pacific Highway
- North Park
- Nestor
- Otay Mesa
- Skyline-Paradise Hills
- Southeastern San Diego
- Tijuana River Valley
- University



## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Commission is responsible for managing the public housing inventory, affordable housing units, and the Section 8 in the City. Section 8 provides rent subsidies for more than 14,000 low-income households (40,000 individuals) and allows families, senior citizens, and individuals with disabilities to pay between 30-40% of their adjusted monthly gross income on rent. About 54% of voucher recipients are seniors or persons with disabilities, and about 1,200 voucher households rent directly from the Housing Commission.

The Housing Commission is one of 39 housing authorities nationwide to be named a “Moving to Work” agency, a HUD designation allowing additional flexibility to design and implement more innovative approaches for providing housing assistance. More than half, 55% or roughly 7,844, Section 8 households are elderly or disabled. Of those that receive Section 8 vouchers, 83% fall into the extremely low-income category (0-30% AMI), 16% in the very low-income category (31-79%), and 1% in the low-income category (80%+).

In September 2007, HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by the Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 75 units as public housing.

### Totals in Use

**Table 33 – Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouches in use	0	50	75	14,427	260	14,167	397	90	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

**Table 34 – Characteristics of Public Housing Residents by Program Type**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	13,745	17,958	16,217	12,451	16,277	13,928	11,984
Average length of stay (in years)	0	6	1	10	2	10	2	2
Average Household size	0	3	2	3	2	3	1	4
# Homeless at admission	0	0	0	823	77	669*	76	1
# of Elderly Program Participants (>62)	0	7	10	5,735	81	5,654	55	2
# of Disabled Families	0	16	10	9,150	204	8,946	188	9
# of Families requesting accessibility features	0	0	75	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0
<p>*Total includes 354 families participating in the Sponsor Based Subsidy Program, and 57 families participating in the Short Term Transitional Program</p> <p>**Includes all household members ages 62 and older</p> <p>***Includes all households where at least one family member is disabled</p>								

**Data Source:** San Diego Housing Commission

## Race of Residents

**Table 35 – Race of Public Housing Residents by Program Type**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	60	50	7,307	61	7,244	0	0	0
Black/African American	0	44	20	4,196	30	4,165	0	0	0
Asian	0	30	3	2,304	4	2,299	0	0	0
American Indian/Alaska Native	0	1	1	112	1	111	0	0	0
Pacific Islander	0	4	1	219	1	208	3	4	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Data Source: San Diego Housing Commission

## Ethnicity of Residents

**Table 36 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	56	39	13,569	148	13,421	72	202	0
Not Hispanic	0	84	36	23,856	319	23,527	445	115	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Data Source: San Diego Housing Commission

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Public housing residents with the ability to work need services designed to increase self-sufficiency.

**What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

Due to limited funding, the waitlist for voucher applicants contains 37,518 families as of 2011 and applicants can expect to be on the wait list eight to nine years. The wait list for public housing contains 22,980 families.

**Describe the most immediate needs of residents of Public Housing and Housing Choice voucher holders.**

Residents need affordable housing in locations that are situated near public transportation and near schools. Residents with the ability to work need services designed to increase self-sufficiency. The Housing Commission provides these services through the Achievement Academy.

**How do these needs compare to the housing needs of the population at-large?**

Information pertaining to housing problems is not collected for waitlist applicants, so it is difficult to compare households on the waitlist to the population at-large.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Annual Homeless Assessment Report (AHAR)

In the San Diego region, the local homeless assistance program planning network is governed by the Regional Continuum of Care Council (RCCC). The RCCC is a “collaboration of representatives from local jurisdictions comprised of community-based organizations, local housing authorities, the Regional Task Force on the Homeless (RTFH), governmental departments, labor organizations, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups.”<sup>11</sup> The homeless services system utilized by the RCCC is referred to as the Homeless Management Information System (HMIS) that stores client-level data about the individuals and households who use the services. RTFH is the lead HMIS agency for the RCCC and administers the system on behalf of the RCCC and receives and integrates data from three primary contributing data systems: ServicePoint, C-Star, and ETO.

#### Definitions:

- Number experiencing homelessness each year – unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year – unduplicated count of persons with new entries into a shelter appearing in HMIS during the year
- Number exiting homelessness each year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness – average of the sums of the lengths of stays for each person

Note: All data is representative of the active 2013 RCCC programs (Emergency Shelter, Transitional Housing, Safe Haven)

The definitions above reflect data collected during the 2013 Annual Homeless Assessment Report (AHAR) timeframe (October 1, 2012 – September 30, 2013) and are considered conservative, as not all homeless service providers within San Diego utilize HMIS and are not required to do so unless funded by HUD. When possible, the data provided in this section reflect the homeless population within the City of San Diego only.

#### Point-in-Time Count

The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible, and collected directly from providers not using HMIS as needed. Unsheltered homeless are

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<sup>11</sup> Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time.

Shelter Type	2010	2011	2012	2013	1-year change: '12 to '13	4-year change: '10 to '13
<b>Sheltered</b>	<b>3,918</b>	<b>4,039</b>	<b>4,371</b>	<b>4,305</b>	<b>-1.5%</b>	<b>+9.9%</b>
<i>Emergency Shelter</i>	965	992	1,040	947	-8.9%	-1.9%
<i>Transitional Housing</i>	2,900	2,992	3,279	3,311	+1.0%	+14.2%
<i>Safe Haven</i>	53	55	52	47		
<b>Unsheltered</b>	<b>4,599</b>	<b>4,981</b>	<b>5,267</b>	<b>4,574</b>	<b>-13.2%</b>	<b>-0.5%</b>
<b>Total All Homeless</b>	<b>8,517</b>	<b>9,020</b>	<b>9,638</b>	<b>8,879</b>	<b>-7.9%</b>	<b>+4.3%</b>

**Exhibit 14 – Unsheltered and Sheltered Point-in-Time Count Trend**

**Data Source:** 2013 San Diego Regional Homeless Profile Summary

**Data Source Comments:** Data is aggregate for Emergency Shelter, Safe Haven, and Transitional Housing without additional subgroup stratification.

## Homeless Needs Assessment

**Table 37 – Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night	Estimate the # of persons experiencing homelessness on a given night	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered	Sheltered	Sheltered	Sheltered	Sheltered
Persons in Households with Adult(s) and Child(ren)	1,688	178	4,412	3,481	*	*
Persons in Households with Only Children	30	13	27	18	*	*
	Sheltered	Unsheltered	Sheltered	Sheltered	Sheltered	Sheltered

Population	Estimate the # of persons experiencing homelessness on a given night	Estimate the # of persons experiencing homelessness on a given night	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Chronically Homeless Individuals (persons)	224	2,248	651	631	*	*
Chronically Homeless Families (households)	3	11	22	22	*	*
Veterans	798	688	1,956	1,592	*	*
Unaccompanied Child	30	13	27	18	*	*
Persons with HIV	69	85	2,305	2,305	*	*
Severely Mentally Ill	856	1,725	4,301	4,301	*	*
Chronically Substance Abuse	1,071	1,533	2,555	2,555	*	*
Victims of Domestic Violence	422	688	1,630	1,344	*	*

**Data Source:** Regional Task Force on the Homeless (RTFH): 2013 San Diego Regional PIT Count, 2013 Regional AHAR Year (October 1, 2012-September 30, 2013)

**Data Source Comments:** Frequencies are extrapolated estimates. \* Data not available for these specific populations please see Exhibit 14

**Rural Homeless Population:** Not applicable

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered homeless with the jurisdiction**

Not applicable

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

While data for each specific homeless population is not available, as shown in Table 38, there is data for the "number of persons exiting homelessness each year," and the "number of days that persons experience homelessness," by each type of housing facility.

**Table 38 – Homeless Needs Assessment 2**

	Estimate the # exiting homelessness each year to permanent housing (PH)	Estimate the # of days persons experience homelessness
	Sheltered	Sheltered
Permanent Housing	107	N/A
Permanent Supportive Housing	N/A	29 Months
Supportive Housing	29	8 Months
Transitional Housing	2,068	6 Months
Emergency Housing	N/A	28 days
Rapid Rehousing Housing	N/A	1 Month
<b>Total</b>	<b>2,204</b>	<b>N/A</b>

**Data Source:** Regional Task Force on the Homeless (RTFH): HMIS APR; San Diego City and County CoC CA-601 CoC Registration and Application FY2013

**Data Source Comments:**

According to APRs, the turnover rates in HUD funded housing for 2013: 23% permanent supportive housing; 118% TH.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2013 Point-in-Time (PIT) Count estimates that 21% of the homeless in San Diego County were members of a homeless family comprised of both adults and children. Of the 1,866 persons in a homeless family, 76% (1,420) were sheltered in transitional housing programs, and about 14% (268) were sheltered at local emergency shelters. However it is also estimated that approximately 10% (178) of persons in families were without any shelter on the PIT date.<sup>12</sup>

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group:**

**Table 39 – Race and Ethnic Group of Homeless**

Race	Sheltered	Unsheltered (Optional)
White, Non-Hispanic	4,906	
Black or African American	3,034	
Asian	141	
American Indian or Alaska Native	169	
Native Hawaii or Pacific Islander	133	
Multiple Races	582	
Ethnicity	Sheltered	
Hispanic	2,879	
Non-Hispanic	8,965	

**Data Source:** 2012 San Diego Regional AHAR

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness:**

The 2013 Point-in-Time Count identified 8,879 homeless individuals living in San Diego County, with more than half (4,574) unsheltered, while over 10% were residing in an emergency shelter and 3% were in a transitional housing program. It is estimated that 64.6% of San Diego’s homeless population live within the City; 2,618 were sheltered and 3,115 were unsheltered individuals, totaling 5,733 homeless individuals in the City on a given night in 2013.<sup>13</sup>

<sup>12</sup> Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

<sup>13</sup> Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Persons living with AIDS/HIV and their families
- The elderly
- Persons with disabilities
- Veteran households
- Female-headed households
- Large households
- Food insecure households
- At-risk youth

### HOPWA

**Table 40 – HOPWA Data**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	14,805
Area incidence of AIDS	248
Rate per population	7.9%
Number of new cases prior year (3 years of data)	1023 (2008: 348; 2009:368; 2010:312)
Rate per population (3 years of data)	11%
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	4,910
Area Prevalence (PLWH per population)	15.4
Number of PLWA (AIDS only)	7,221
Number of new HIV cases reported last year	485

**Data Source:** County of San Diego HHS/AIDS Epidemiology Report 2012

### HIV Housing Need (HOPWA Grantees Only)

**Table 41 – HIV Housing Need**

Type of HOPWA Assistance	Prior Estimates	Estimate Updates	Comments
Tenant Based Rental Assistance (TBRA)	2,198	3,683	Comment: Estimate is number of households
Short-term Rent, Mortgage, and Utility	228	313	Comment: Estimate is number of households

Type of HOPWA Assistance	Prior Estimates	Estimate Updates	Comments
Assistance (STRMU)			
Facility Based Housing (Permanent, short-term or transitional)	1,145	1,056	Comment: Estimate is a number of households

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Describe the characteristics of special needs populations in your community:**

**Elderly**

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older.

According to the 2011 American Community Survey (ACS) 5-Year Estimates, 24% of households (115,560 households) in the City contain at least one person 62 years or older and 21% (98,998 households) contains at least one person 65 or older. More specifically, 13% of individuals (169,990 residents) are 62 years of age or older and 11% (138,661 residents) are 65 years and older. Since 2000, the population aged 62 and older has increased 13%, and the population 65 and older has increased 8%. In addition, 44% of elderly householders aged 65 or older live alone (36,051 individuals), and more than one-third (34%) of all elderly households experience one or more housing problem.

As shown in Table 42, elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City.

**Table 42 – Elderly Households (Ages 62 and older)**

	Number	% of Households	% 0-80% AMI	% with 1 or More Housing Problems
Elderly Households	115,560	24%	49%	34% *
All Households	474,905	100%	41%	48%

Data Source: 2006-2010 CHAS

\* The highest income category for this family type is >80%AMI

During the 2007-2011 period, approximately 74% of elderly households (60,222 households) owned their home, and 27% rented (21,712 households), as shown in Table 43. A higher proportion of elderly household renters are cost burdened, with more than two-thirds (63%) paying more than 30% of their

income towards housing costs, compared to 52% for the City. Additionally, more than one-third (31%) of elderly owner households are cost burdened.

**Table 43 – Elderly Households by Tenure (Ages 65 and older)**

	Renters			Owners		
	Number	% of Households	Paying 30% or more	Number	% of Households	Paying 30% or more
<b>Elderly Households</b>	21,712	27%	63%	60,222	74%	31%
<b>All Households</b>	240,902	51%	52%	233,315	49%	41%

Data Source: 2007-2011 ACS 5-Year Estimates

Compared to the overall City population, elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population. Among the elderly ambulatory disabilities are the most common at 65%, followed by independent living difficulty (52%) and hearing difficulty (39%).

The challenges faced by the elderly population over the age of 65 years include: <sup>14</sup>

- Income - People over 65 are usually retired and living on a fixed income.
- Health Care - Due to a higher rate of illness, health care is essential.
- Transportation - Many seniors are reliant upon public transit.
- Housing - Many live alone.

Elderly households are particularly vulnerable to a competitive housing market with rising market rents, especially those on fixed incomes. This vulnerability is attributed to the elderly having lower household incomes and a higher occurrence of housing cost burdens. The waitlist for federal housing assistance programs is long and the housing needs of the elderly can be especially difficult due to disabilities, physical challenges and limited mobility.

### **Persons with Disabilities**

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Within the City, 9% of residents (108,901 individuals) are disabled. The largest amount of disabled persons is found in the 18-64 age group (52,217 individuals). However, the largest percentage of disablement is found among the elderly (35%), as shown on Table 44. The most common disablement among those aged 18-64 is ambulatory difficulty (46%), followed by cognitive difficulty (42%) and independent living difficulty (36%).

<sup>14</sup> City of San Diego, *General Plan Housing Element, 2013-2020*

**Table 44 – Prevalence of Disability in Total Population**

Population with Disability	% Ages 18-64	% Ages 65+
		6%
Type of Disability		
Hearing Difficulty	1%	14%
Vision Difficulty	1%	6%
Cognitive Difficulty	3%	10%
Ambulatory Difficulty	3%	23%
Self-care Difficulty	1%	10%
Independent Living Difficulty	2%	18%

Data Source: 2008-2012 ACS 5-Year Estimates

**Table 45 – Prevalence of Disability for Total Disabled**

Type of Disability	% Ages 18-64	% Ages 65+
Hearing Difficulty	16%	39%
Vision Difficulty	16%	18%
Cognitive Difficulty	42%	27%
Ambulatory Difficulty	46%	65%
Self-Care Difficulty	18%	29%
Independent Living Difficulty	36%	52%

Data Source: 2008-2012 ACS 5-Year Estimates

Those with a disability can face serious disadvantages in finding employment, as shown on Table 46. According to the 2012 ACS 5-year Estimates, only 41% of all working-age (18-64) individuals with a disability are in the labor force, compared to 79% of individuals without a disability. Of those in the labor force, 81% are employed, and 19% are unemployed, while those without a disability have 91% employment and 9% unemployment. In addition, those with disabilities earn less, with the median earnings for an individual with a disability at \$22,139 compared to \$34,797 for an individual with no disability.

**Table 46 – Disabled Employment Status (Ages 18-64)**

	Total Population	In Labor Force	%	Total Employed	%	Total Unemployed	%	Total Not in Labor Force	%
With a Disability	52,217	21,522	41%	17,475	81%	4,047	19%	30,695	59%
No Disability	798,130	633,389	79%	577,766	91%	55,623	9%	164,741	21%
Total Population	850,347	654,911	77%	595,241	91%	59,670	9%	195,436	23%

Data Source: 2008-2012 ACS 5-Year Estimates

With the employment challenges described above, persons with disabilities can find themselves living on a fixed income that does not fully cover their cost of living expenses, and in need of affordable housing options. In addition to affordability, three factors that significantly limit the supply of housing available to persons with disabilities are design, location, and discrimination.<sup>15</sup> An individual with a disability needs housing that is adapted to their needs and designed in such a way as to allow mobility and access, such as widened doors and hallways, access ramps, and closer proximity to public transit.

The workforce and housing challenges faced by those with disabilities can result in higher rates of homelessness. As shown on Table 47, within San Diego County, 65% of homeless adults sheltered in transitional housing and 49% in emergency shelter had a disabling condition.

**Table 47 – Prevalence of Disability in Sheltered Homeless**

Disabling Condition	Adults in Families in Emergency Shelters (n=495)	Adults in Families in Transitional Housing (n=976)	Adult individuals in Emergency Shelters (n=3065)	Adult individuals in Transitional Housing (n=4421)
Disabled	114 (23%)	305 (29%)	1,622 (49%)	3,059 (65%)
Not Disabled	367 (74%)	740 (71%)	1,630 (49%)	1,643 (35%)
Unknown/Missing	14 (3%)	3 (0%)	58 (2%)	30 (1%)

Data Source: 2012 AHAR

### Veterans

The County has the third-largest veteran population in the United States, and is the top-ranking destination for newly returning service members, including those returning from Iraq and Afghanistan.<sup>16</sup> Compared to veteran populations in other parts of the nation, veteran residents within San Diego County are relatively younger (16% are between the ages of 18-34, compared to 8% nation-wide) and have higher levels of education (35% hold a bachelor's or higher compared to 26% nationwide).<sup>17</sup>

Within the City, 2012 ACS 5-Year Estimates show that veterans represent approximately 9% of the civilian population. As shown in Table 48, compared to nonveterans, veteran residents are better educated, with 40% having some college or associate's degrees (compared to 27% of nonveterans), and 39% having a bachelor's degree or higher, compared to 42% of nonveterans. Veteran residents also have higher median incomes, at \$46,665 compared to \$29,500 for nonveterans.

**Table 48 – Veteran Status**

	Civilian Population 18 Years and Older	%	Median Income	Unemployment Rate	Educational Attainment	
					Some College or Associates	Bachelor's Degree or Higher
Veterans	93,755	9%	\$46,665	9.5%	40%	39%
Nonveterans	902,413	91%	\$29,500	9.1%	27%	42%

<sup>15</sup> City of San Diego, *General Plan Housing Element, 2013-2020*

<sup>16</sup> San Diego Regional Chamber of Commerce and the County of San Diego, *Military Employment in San Diego, 2013*

<sup>17</sup> Ibid

	Civilian Population 18 Years and Older	%	Median Income	Unemployment Rate	Educational Attainment	
					Some College or Associates	Bachelor's Degree or Higher
Total Population	996,168	100%	\$31,081	9.1%	29%	42%

Data Source: 2008-2012 ACS

While median incomes for veterans are higher than city-wide averages, this population also experiences comparatively higher unemployment rates (9.5% compared to 9.1% city-wide). Veterans also account for 19% of all homeless adult individuals in San Diego County<sup>18</sup>. This may be due to the barriers faced by returning service members when reintegrating into the workforce<sup>19</sup> including:

- Difficulty translating military experience to civilian work
- Lack of résumé, job search, and interview experience
- Time needed to “decompress” and transition to civilian life
- Physical and mental health issues

These employment barriers faced by veterans can often be addressed by assistance programs and services that directly target veterans and service-related injuries.

### Large Households

Large households are defined by HUD as households having five or more persons. These households face special housing needs as they require units with increased living space, including a minimum of three bedrooms to avoid overcrowding. Within San Diego there are 41,490 large households, which is 9% of the households in the City. As shown on Table 49, large households are more likely to be low-income, with 50% (20,590 households) falling into the extremely low-income, very low-income or low-income categories, with incomes ranging from 0-80% AMI. Large households are also much more likely to experience housing problems, with 70% experiencing one or more housing problems, compared to 48% for the City as a whole.

At 46%, almost half of large households rent their home, yet larger for-rent units are harder to find in San Diego. In addition, larger households might reside in smaller units to lower their housing costs, which results in overcrowding. According to the 2012 ACS 5-Year Estimates, 22% of renter-occupied units have three or more bedrooms, compared to 73% of owner-occupied units. With a large percent of low-income households requiring units with a greater number of bedrooms, there is a need for larger affordable housing units.

<sup>18</sup> Regional Taskforce on the Homeless, *San Diego Regional Homeless Profile*, 2013

<sup>19</sup> San Diego Regional Chamber of Commerce and the County of San Diego, *Military Employment in San Diego*, 2013

**Table 49 – Large Households**

	Total Households	%	Total 0-80% AMI	% 0-80% AMI	Total with 1 or More Housing Problem	% with 1 or More Housing Problem
Large Households	41,490	9%	20,590	50%	28,975	70% *
All Households	474,905	100%	196,560	41%	228,520	48%

Data Source: 2006-2010 CHAS

\* The highest income category for this family type is >80%AMI

### Female-Headed Families

According to the 2010 -2012 ACS 3-Year Estimates, there are 76,280 single-parent families in San Diego, or 27% of all families in the City. Almost three-quarters are headed by women – or 73% (55,353 families), compared to 27% headed by men (20,927 families). Single-parent families are at a disadvantage financially, as their median incomes are lower compared to married-couple families. As shown on Table 50, the median income for a married-couple family in San Diego is \$91,498. For single-parent families headed by men the median income decreases to \$54,313; when headed by women the median income is only \$37,248 (less than half the median income of a married-couple family). Female single-parent households are at a disadvantage in the workplace, with median earnings for fulltime female workers at \$43,556 compared to \$52,458 for men.

With disproportionately lower incomes, single-parent women households are more likely to be in poverty, with a 28% poverty rate compared to a 6% poverty rate for married-couple families, or 11% for all families overall. In addition, 53% of single-parent families headed by women include children under the age of 18, and their poverty rate is 38%.

**Table 50 – Poverty Status by Family Type**

Household Type	Number	% of Households	% of Families	Poverty Rate	Median Income
Total Households	469,700	100%	N/A	-	\$63,034
Total Families	277,661	59%	100%	11%	\$75,390
Headed by Women, no Spouse Present, Family	55,353	12%	20%	28%	\$37,248
With Own Children under 18	29,692	6%	11%	38%	-
Headed by Men, no Spouse Present, Family	20,927	5%	8%	-	\$54,313
With Own Children under 18	8,740	2%	3%	-	-
Married-couple Families	201,381	43%	73%	6%	\$91,498

Data Source: 2010 -2012 ACS 3-Year Estimates

According to the 2000 Census, the number of single-parent families headed by women is increasing, as are their poverty rates. While overall total families increased 2% from 2000–2012, single-parent female-headed families increased 8%, as shown in Table 51. During the same timeframe, poverty rates for families remained relatively stable at 11% but increased 2 percentage points for single-parent families headed by women, and 4 percentage points for single-parent families headed by women with children under 18.

**Table 51 – Female-Headed Families Change Since 2000**

Household Type	2000 Number	2000 Poverty Rate	2012 Number	% Change 2000-2012
Total Households	450,691	-	469,700	4%
Total Families	271,398	11%	277,661	2%
Headed by Women, no Spouse Present, Family	51,248	26%	55,353	8%
With Own Children under 18	29,473	34%	29,692	1%

Data Source: 2000 Census; 2010 -2012 ACS 3-Year Estimates

Families headed by women represent a special needs population as their income challenges place them at an increased risk of becoming homeless. This can be seen in the demographics of families served by local shelters. Regardless of the shelter type accessed in 2012, the large majority of adults in homeless families are females (81% in emergency shelters and 75% in transitional housing). Among the children sheltered as part of a family, a large percentage is under the age of six (43% in emergency shelters and 51% in transitional housing).

### Food Insecure Households

Food insecurity is a challenge that low- and moderate-income individuals and families face that directly correlates to the income and housing problems they experience. Over 440,000 individuals in San Diego County experience hunger each year. One in four children in the region experiences food insecurity and almost 40% of food insecure residents have difficulty paying for food, yet remain ineligible for federal assistance.<sup>20</sup> Hunger-relief programs such as regional food banks can help “fill the gap”, by providing food to individuals and families that struggle to afford the high cost of housing while keeping food on the table.

One way to combat food insecurity is to increase enrollment in federal food assistance subsidy programs. The federal Supplemental Nutrition Assistance Program (SNAP) exists to enable food insecure households to purchase food. Between 2006 and 2011, San Diego County had the lowest SNAP participation rate of any urban county in the country – it is estimated that only 40% of eligible individuals are enrolled.<sup>21</sup> Lower SNAP enrollment represents missed federal assistance that would help offset the other costs of living faced by low- and moderate-income households. An estimated additional economic impact of \$508 million could be seen with full SNAP participation in San Diego County.

<sup>20</sup> Feeding America San Diego, *Hunger by the Numbers*, 2011

<sup>21</sup> San Diego Hunger Coalition, *Assessment of CalFresh Outreach in San Diego County*, 2012

Several zip codes within the City have been identified as areas having above average poverty rates and below average SNAP participation rates in population-dense areas. These zip codes in particular could benefit from additional SNAP outreach services: <sup>22</sup>

- 92103 (Hillcrest)
- 92109 (Pacific Beach)
- 92116 (University Heights)
- 92117 (Clairemont Mesa)
- 92119 (Lake Murray)
- 92123 (Serra Mesa)
- 92126 (Mira Mesa)

### At-Risk Youth

While many of the challenges faced by children are addressed in the previous discussions of special needs populations, it is important to mention that risk factors for juvenile delinquency, violence and gang membership include a combination of factors: family, social, educational, individual, and community characteristics.<sup>23</sup> Family indicators of gang involvement for youth ages 12-17 include: broken homes, delinquent/gang-involved siblings, family poverty/ low socioeconomic status, and/or low parent education. With 34,750 extremely low-income, very low-income or low-income households (0-80% HAMFI) containing children – a full 45% of households with children – the City is home to a vulnerable youth population that requires interventions to break cycles of poverty and achieve success.

**Table 52 – Households with Children Present**

	Owner	Renter
0-30% HAMFI	1,070	9,250
30%-50% HAMFI	1,870	9,010
50%-80% HAMFI	4,300	9,250
80%-100% HAMFI	3,140	3,640
> 100% HAMFI	13,225	11,220
<b>Total</b>	<b>42,370</b>	<b>33,560</b>

Data Source: 2006-2010 CHAS

### Size and Characteristics of Persons Living with HIV/AIDS

The County has the third largest number of individuals diagnosed with HIV and AIDS in the State of California. The County of San Diego, on behalf of the City of San Diego, works closely with the Regional Continuum of Care Council (RCCC), which includes over 50 community based organizations, government agencies and developers seeking to establish adequate housing and support services for people living with HIV/AIDS. There have been 14,805 cases of AIDS reported in San Diego County

<sup>22</sup> San Diego Hunger Coalition, *Assessment of CalFresh Outreach in San Diego County*, 2012

<sup>23</sup> Office of Juvenile Justice and Delinquency Prevention, Strategic Planning Tool, <https://www.nationalgangcenter.gov/SPT>

since 1981, with a little less than half of those individuals still living.<sup>24</sup> New cases of AIDS have decreased each year since 1993, yet have been relatively stable since 2006, with approximately 350 new cases a year.

AIDS is much more likely to affect the male population, with 91% of diagnoses in 2010 being men. At 9%, female cases of AIDS in San Diego are less than half of the national average of 20%. AIDS is most common among white males aged 30-39 years, yet the percentage of cases for people of color has increased almost 30 percentage points since 1981.

The number of persons living with HIV/AIDS continues to increase due largely to advances in medicine and treatment enabling individuals to live longer. Currently there are 12,131 individuals living with either HIV or AIDS in San Diego County and longer life expectancy equates to an increasing need for adequate housing and support services for these individuals.

State and federal budget cuts to service providers providing HIV/AIDS services in the San Diego region have resulted in staff reductions and reduced service capacity for providers. Lack of part-time employment opportunities for those re-entering the job market as well as affordable housing resources, are just a few of the barriers that persons living with HIV/AIDS face. High housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. Similar to the elderly, as the population of those living with HIV/AIDS ages, there will be an increase in the number of those needing services, placing further strain on the already scarce resources.

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<sup>24</sup> County of San Diego, *HIV/AIDS Epidemiology Report*, 2012

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Improvements:

Public improvement projects are managed under the City's Capital Improvement Program (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure. The capital assets within the City's span of responsibility includes: streets and related right-of-way features; storm water and drainage systems; water and sewer systems; public buildings such as libraries, parks, recreational and community centers; and public safety facilities such as police, fire, and lifeguard stations. The quality of infrastructure within the City is directly related to the economic prosperity of the region as well as to the health, safety, and livability of its neighborhoods. Capital improvement decisions also affect the availability and quality of public and private services.

The public improvement needs within the City are varied and extensive, and have historically exceeded available resources. The current deferred capital backlog is estimated to exceed \$898 million for streets, facilities and storm drains.<sup>25</sup> Street improvements are an especially high need and 5,000 miles of public sidewalks are outdated and in need of repair.<sup>26</sup> Since most of the sidewalk system dates back to early part of the last century, the City receives approximately 200 requests per month regarding repairs, and approximately 425 requests per month concerning installation of missing sidewalks.

One challenge, especially for low-income communities, is that some infrastructure improvements are funded through developer fees, which are often lower in communities of need. These communities, which are also in need of housing and other development for revitalization, have lower fees to help attract developers. However, this economic development incentive yields less revenue for CIP projects and it is therefore more difficult to fund infrastructure in these areas.

### How were these needs determined?

The deferred capital backlog identified above was reported in the City's *Five-Year Deferred Capital Funding Plan*, approved by City Council in March 2012. The sidewalk repair needs were documented via City Council Infrastructure Committee in December 2013. CIP needs lists are developed by City departments based upon input from several sources including: elected officials, community based organizations, community planning groups, private residents, and operations and maintenance staff. City staff works closely with communities to identify needed public infrastructure and facilities, including new projects and expansions, and provides education and training for Community Planning Group leaders and interested representatives on the CIP and budget process. During the training, City staff distributes lists of existing projects for each community planning area and posts departmental lists of unfunded needs and condition assessments on the Community Planners Committee website.

For FY 2015, 35 of the 42 Community Planning groups within San Diego participated (up from 29 in FY 2014) in the CIP and budget process, and recommended a total of 331 CIP projects. The majority of recommended projects were pedestrian and accessibility improvements. The needs identified by the community planning groups emphasized that among deferred capital improvements, the highest need and greatest backlog of funding is for street improvements at \$478 million.

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<sup>25</sup> City of San Diego, *Office of the Independent Budget Analyst Report*, 2013

<sup>26</sup> The City of San Diego Infrastructure Committee, *Sidewalk Policy Discussion*, 2013

In December 2012, the San Diego City Council established an Infrastructure Committee with the goal of creating an improved framework for managing new and existing city infrastructure. The Infrastructure Committee is tasked with developing a Multi-Year Capital Improvement Plan, and is reviewing asset management best practices from across the country.

With need outstripping resources, CIP projects must be prioritized. City Council Policy 800-14 is the City's prioritization process; it establishes guidelines for project selection and creates an objective process for ranking projects. Per the amendments to Policy 800-14 that took place in November 2013, the factors used to calculate a priority score are as follows:

1. Risk to health, safety and environment, and regulatory or mandated requirements;
2. Asset condition, annual recurring costs and asset longevity;
3. Community investment and economic prosperity;
4. Level and quality of service;
5. Sustainability and conservation;
6. Funding availability;
7. Project readiness; and
8. Multiple category benefit and bundling opportunities.

From the list above, the Community Investment and Economic Prosperity scoring factor considers the potential benefit to under-served communities including those with low-income households, low community engagement, and low mobility or access to transportation systems. It also considers if the project area is eligible for CDBG funds, and if it is within ½-mile of an existing affordable housing development.

### **Describe the jurisdiction's need for Public Facilities:**

#### **Police and Fire Services**

Including park and recreation facilities, the City owns and manages approximately 1,700 public facilities. While parks add to the physical and social health of the community, resources such as fire and police stations ensure the safety and security of residents.

In 2011, the City retained Citygate Associates to conduct a fire services deployment study. The report found that the City had a significant lack of fire station locations and staffing needed to deliver fire service that met current performance standards. Citygate's recommendations include ten additional firefighter-staffed engine companies prioritized at Home Avenue, Paradise Hills, College, Skyline, Encanto, Stresemann/Governor, Mission Bay/ Pacific Beach, UCSD, Liberty Station, and University City.

San Diego Police Stations include 14 primary facilities in current operation, with the majority of facilities in need of structural and mechanical repairs.<sup>27</sup> The Police Department's preventative maintenance program was dissolved due to lack of available funds. Maintenance is only pursued on a "break-fix" basis. In addition, funding for both sworn and civilian employees has decreased from the level of the previous five years. The City recommends that staffing for both sworn officers and civilian personnel be restored to 2009 levels, including the vehicles and equipment needed to support the new positions.

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<sup>27</sup> City of San Diego Public Safety and Neighborhood Service Committee, *Police Department Five-Year Plan*, 2012

## **Parks and Recreation**

One of the priority areas identified during the community outreach process was the need for more parks and recreation facilities for San Diego residents. Access to park and recreation opportunities can be vital to a community's physical, psychological and social health, and various metrics can be used to evaluate access. The National Recreation and Parks Association recommend ten acres of park space per 1,000 residents. California AB31 sets legislative criteria for identifying communities that are park poor and income poor, or areas with fewer than three acres of park land per 1,000 residents, or where the median household income is at or below \$47,331.

The *Recreation Element* of San Diego's General Plan has set a minimum goal of 2.8 useable acres of parkland per 1,000 residents, and overall the city has 38,930 acres of dedicated park and open space, or just over 3 acres of green space per 1,000 residents. In addition, the City maintains over 100 joint-use agreements with the San Diego Unified School District, which allows public recreational use of school facilities after school hours. While San Diego exceeds the goal of 3 acres of parks and green space per 1,000 residents mandated by AB31, disparities exist between communities with respect to park access and distribution.<sup>28</sup> Residents of the central, southeastern and far southern neighborhoods have less access to green space, are income poor, and also have higher concentrations of ethnic minorities.

One of the greatest challenges faced by the City is that older more urban areas of the City lack available land, making it difficult to develop new parks. As the population of these areas continues to grow, the demand on existing/available useable park and recreation resources will also increase. City-wide population growth also places pressure to develop existing open space lands, creating a conflict between open space and housing development needs.

### **How were these needs determined?**

The need for additional fire and police services was evaluated via reports from both independent consultants and City Council committees as well as from Citizen Participation surveys and forums.

The need for additional parks and green space was voiced throughout community forums and further reinforced through the survey process. Areas of need were determined via an independent analysis conducted by The City Project, utilizing publicly available Geographic Information System (GIS) and U.S. Census data. Their evaluation took into consideration all parks, natural open spaces, playing fields, trails and recreational facilities.

### **Describe the jurisdiction's need for Public Services:**

#### **Fair Housing**

The City dedicates a portion of its CDBG Administrative budget to fund activities to affirmatively further fair housing choice. The City maintains an ongoing contractual relationship with fair housing service providers to monitor and respond to the changing face of discrimination. The effective and vigorous enforcement of fair housing laws is crucial to the removal of barriers to housing choice, reducing poverty concentration, and residential segregation. Empowering populations to exercise

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<sup>28</sup> The San Diego Foundation and The City Project, *Healthy Parks, Schools and Communities: Green Access and Equity for the San Diego Region*, 2010

their fair housing rights enables access to quality education, comprehensive health services and greater employment opportunity.

To facilitate freedom from identified impediments, the City will strive to:

- Remedy discrimination in housing through education, training, and outreach;
- Promote fair housing rights and fair housing choice;
- Develop and manage housing choices which are safe, affordable, sustainable and accessible; and
- Improve access to services for persons with limited English proficiency

### **Additional Public Service Needs**

Additional public services that would best complement the needs identified through the Needs Assessment data analysis include:

- Housing counseling
- Employment training
- Homeless and homeless prevention services
- AIDS/HIV support programs
- Senior services, including case management and advocacy
- Handicapped services
- Veteran services
- Childcare services and after-school enrichment programs for low-income families
- Services for battered/abused spouses
- Food security/hunger programs, including SNAP enrollment

Additionally, programs that focus on the following need areas have the potential to leverage the work of United Way of San Diego County's collective impact model:

- Education
- Income/Financial Self-Sufficiency
- Health
- Homelessness

### **How were these needs determined?**

#### **Fair Housing**

Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], in order to receive CDBG funds, the City of San Diego must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice
- Action to eliminate identified impediments; and
- Maintenance of fair housing records

As such, an Analysis of Impediments to Fair Housing Choice (AI) is completed every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. In 2010, the City of San Diego, in collaboration with the County of San Diego and other

entitlement cities within the San Diego Region, completed a Regional AI which expires in June 2015. This analysis identified constraints to reducing discrimination based on: race, color, national origin, ancestry, religion, gender, familial status, physical or mental disability, age, sexual orientation, source of income, marital status, medical condition or any other arbitrary factor.

In addition to nineteen regional impediments, the AI included three impediments specific to San Diego. They were:

1. The City of San Diego conditionally permits emergency shelters but does not meet the State Law requirement to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter.

Recommendation: The City should consider amending its Zoning Ordinance to permit emergency shelters by right in at least one zone to comply with State Law.

Action Taken: The San Diego Zoning Ordinance has not yet been amended. However, in its 2013-2020 Housing Element, the City commits to provide reasonable accommodations to waive or modify the application of any potentially discriminatory provisions, and will amend the Land Development Code accordingly to ensure that any development that provides transitional or supportive housing is not singled out from similar single dwelling unit or multiple dwelling unit housing for differential treatment.

2. The City's Zoning Ordinance does not provide a definition of Supportive Housing.

Recommendation: The City should consider amending its Zoning Ordinance to include a definition of Supportive Housing.

Action Taken: The San Diego Zoning Ordinance has not yet been amended. However, in its 2013-2020 Housing Element, the City defers to the State of California definition of Supportive Housing. The California and Health Safety Code defines Supportive Housing as housing with no limit on length of stay that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

3. Eight ZIP codes in the City have high concentrations of Section 8 Housing Choice Vouchers, reflecting the high correlations between minority concentrations and low/moderate income areas. There are several ZIP codes with high proportions of minority households receiving Housing Choice Vouchers.

Recommendation: Continue to implement the Choice Communities initiative, Moving Forward Plan and Housing Choice Voucher Homeownership Program, among other programs and activities to de-concentrate voucher use.

Actions Taken: The programs mentioned above continue. Additionally, in FY 2013, the Legal Aid Society of San Diego, Inc., one of the Fair Housing service providers under contract with the City, worked with the Housing Commission to develop a strategy for de-concentration of Housing Choice Vouchers.

## Additional Public Service Needs

The Consolidated Plan Needs Assessment provided the bulk of the quantitative research. In addition, as discussed in PR-15, a Community Needs Survey was conducted to solicit input from stakeholders throughout the City of San Diego, Community Forums were held in three LMI communities, and a Stakeholder Meeting specifically for service providers.

Throughout the community forums and stakeholder outreach, the following public service themes were most frequently mentioned: economic development/job training, youth-related programs, public safety, affordable housing and homeless services. These needs emerged as top priorities in the voting, ranking, and open-ended dialogue activities.

The Community Survey provided similar results, with 72% indicating a strong/very strong need for economic development/jobs, 66% for affordable housing, and 65% for improvement to community service facilities such as senior centers, youth centers, and food banks.

The work of United Way of San Diego County was also reviewed to complement this plan and determine areas that have the potential to leverage the work of other organizations in the region. The United Way focus areas are based on their Common Good Index, a set of twelve indicators that track national conditions in education, income, and health. To determine the proper indicators, United Way's research found that making progress in the broader area (education, financial stability, and/or health) would impact and improve other critical community issues. The twelve indicators include:<sup>29</sup>

1. Working families that spend 40% or more of their income on housing
2. Low birth weight babies
3. Healthy and risk-avoiding adults over age 18
4. Working families that remain lower-income
5. Lower-income families with checking or savings accounts and a balance of at least \$300
6. Homeownership among lower-income working families
7. Healthy and risk-avoiding youth
8. Kindergarten readiness
9. Fourth grade reading proficiency
10. On-time high school graduation
11. Productivity among young adults
12. Children's health insurance

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<sup>29</sup> United Way, "Goals for the Common Good: The United Way Challenge to America", <http://www.unitedway.org/pages/goals-view>

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview

Affordable housing is sparse within the City, and the region contains a mismatch between existing and needed housing units. Nearly half (46%) of all housing units are single-family detached homes. This reflects a more suburban land development pattern which is no longer feasible for the more urban, built-out nature of the City, especially when considering that 41% of all households are low/moderate income. From 2000-2012, home prices increased 105% and rents increased 73%, but median household income increased just 40%. Current minimum wages of \$8.00 an hour are less than half of what is considered a livable wage for the area. The minimum wage will increase to \$9.00 per hour effective July 1, 2014 and to \$10.00 per hour effective January 1, 2016. With wages not keeping pace with the housing market and the high cost of living in San Diego, future investments in affordable housing development and job training – for those entering the job market – are more important than ever to maintain an employed and self-sufficient population..

The following gives a brief overview of the market analysis results, with more detail included in each corresponding section:

### MA-10 Units Available

- The majority of housing units in the City are single-family homes, yet these units experience the highest vacancy rates. The majority of multi-family units have vacancy rates below 3% in many parts of the City. This is considered an underbuilt market for apartment homes, and contributes to low residential mobility and overall higher rents.

### MA-15 Cost of Housing

- The gap between need and availability of affordable housing in San Diego is evidenced by the current affordable housing deficit, which is estimated to be over 50,000 units for low/moderate income households.
- Currently only 73% of low/moderate income households in San Diego are able to secure housing at a price they can afford.

### MA-20 Condition of Housing

- 54% of renters and 42% of owners experience overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.

### MA-25 Public and Assisted Housing

- On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income

renters with incomes at 80% AMI or less. The Housing Commission continues to operate 75 public housing units.

#### **MA-30 Homeless Facilities**

- A variety of housing facilities are offered to homeless individuals, including emergency shelters, transitional housing, safe havens, and permanent supportive housing options.

#### **MA-35 Special Needs Facilities**

- There are a total of 12,131 persons living with AIDS/HIV in San Diego County. Providers of services to people with HIV/AIDS estimate that between 30 -50% of the people with HIV/AIDS are in need of housing.
- The City of San Diego has a total of 16,207 supportive housing beds available to serve the population, including the elderly, persons with disabilities, those struggling with substance abuse, and persons with HIV/AIDS and their families.

#### **MA-40 Barriers to Affordable Housing**

- Permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are examples of governmental constraints that can hinder affordable housing and residential development within the City of San Diego.

#### **MA-45 Non-Housing Community Development Assets**

- From January 2003 to January 2013 the unemployment rate rose from 5.3% to 8.6%.
- Per ACS categories, the Professional, Scientific, and Management sector provided the most jobs, and grew the largest percentage from 2000-2010. There is a need for more skilled workers within this sector as well as the Education and Healthcare sector, as the data reflects an undersupply of skilled workers.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2006-2010 CHAS data, the City’s housing supply is almost perfectly split between renter and owner-occupied units, with 239,775 renter (50.5%) and 235,130 (49.5%) owner households. At 46%, the large majority of units are single-family detached homes. The next highest category is multifamily developments of 5-19 units (18%), followed closely by multifamily developments of 20 or more units (17%).

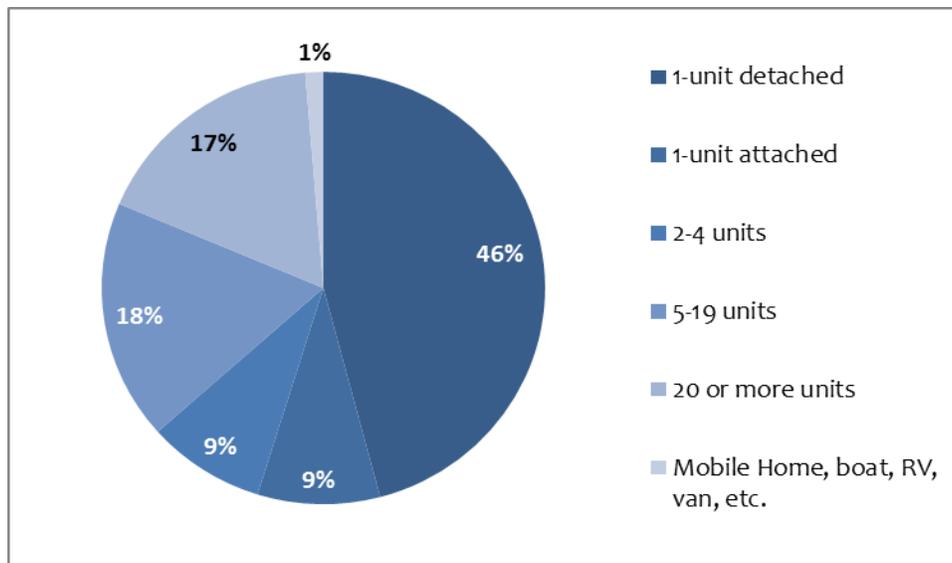
According to the City of San Diego 2013-2020 Housing Element, multifamily developments have increased almost 24% since the year 2000 for developments of 20 units or more, while single-family detached units have increased by only 7%. This is reflective of the urban, built-out nature of the City, - coupled with the high price of land, requiring new infill development at a higher density.

### All residential properties by number of units

**Table 53 – Residential Properties by Unit Number**

	Number	%
1-unit detached structure	236,159	46%
1-unit, attached structure	46,008	9%
2-4 units	44,423	9%
5-19 units	92,295	18%
20 or more units	89,226	17%
Mobile Home, boat, RV, van, etc.	6,730	1%
<b>Total</b>	<b>514,841</b>	<b>100%</b>

Data Source: 2006-2010 ACS



**Exhibit 15 – Resident Properties by Unit Number**

Data Source: 2006-2010 ACS

The table below provides information on the distribution of multifamily housing developments of 20 or more units within different areas of the City. The Clairemont Mesa/Linda Vista/Mission Valley neighborhood currently contains the largest percentage of multifamily units (28%), followed by La Jolla/University City (22%) and Mira Mesa/Rancho Bernardo (19%). Downtown has only 7% of the multifamily units by area, yet has the highest vacancy rate at 5.4%.

The overall vacancy rate for the City is 7.7%, much higher than the average vacancy rate for multifamily developments of 3%. While anything above 7% vacancy is usually considered an “overbuilt” market, the weighted average vacancy of 3% shows the high demand for apartments within the City, and suggests a larger amount of vacancy among single-family homes. Vacancy rates below 3% are usually indicative of a more competitive “underbuilt” market, which tends to increase unit costs.

**Table 54 – Multifamily Rental Units by Area**

Neighborhood	Inventory	% Multifamily Rental Units	Vacancy Rate
Balboa Park, West of I-15	6,382	8%	1.4%
Clairemont Mesa, Linda Vista, Mission	23,102	28%	3.2%
Downtown	6,007	7%	5.4%
La Jolla, University City	17,588	22%	2.4%
Mira Mesa, Rancho Bernardo	15,470	19%	3.5%
Mission Bay, Pacific Beach	1,595	2%	1.3%
Ocean Beach, Point Loma Blvd	3,637	4%	1.3%
San Diego, East of I-15	7,945	10%	2.5%
<b>Total</b>	<b>81,726</b>	<b>100%</b>	<b>3%</b>

**Data Source:** 2013 USC Casden Multifamily Forecast

**Date Source Comments:** Includes rental properties with 20 or more units

### Unit Size by Tenure

**Table 55 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,347	1%	16,776	7%
1 bedroom	11,363	5%	74,068	31%
2 bedrooms	53,308	23%	97,863	41%
3 or more bedrooms	169,114	72%	51,067	21%
<b>Total</b>	<b>235,132</b>	<b>101%</b>	<b>239,774</b>	<b>100%</b>

**Data Source:** 2006-2010 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

75% of new Voucher admissions shall not exceed 30% AMI as established by HUD. The remaining 25% may be between 31-80% AMI.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

“A total of 3,047 affordable units are eligible to convert to market-rate rents through FY 2020.”<sup>30</sup> The Housing Commission is dedicated to preserving and increasing affordable housing within the City. The Housing Commission recently provided financial assistance to preserve the Juniper Gardens Apartments. In addition, efforts to preserve San Diego Square and Westminster Manor are pending with the assistance of bonds and 4% tax credit financing.

Beyond regular term expirations, there is a potential loss of Single Room Occupancy (SRO) units due to downtown development opportunities. SROs are not a formally restricted affordable housing type, but are “naturally affordable” due to size, amenities, and development type. San Diego Municipal Code includes SRO Hotel Regulations that require a one-for-one replacement of demolished or converted units or payment to Single Room Occupancy Hotel Replacement Fund. This ordinance is meant to preserve SROs with an occupancy permit before January 1, 1990. However, there is renewed interest to convert these sites to other uses, such as hotels – especially SRO located within high tourist areas. Approximately 2,146 SRO units are exempted from the replacement requirement of the SRO ordinance.

**Does the availability of housing units meet the needs of the population?**

As mentioned in the Needs Assessment, based on the number of families on the Housing Commission waitlists, there are not enough affordable units to meet the needs of the population.

**Describe the need for specific types of housing:**

As per the Needs Assessment, in addition to affordable housing, there is a need for larger units to fit the needs of larger low-income families, as well as a need for additional accessible units.

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<sup>30</sup> City of San Diego General Plan Housing Element 2013-2020, Adopted March 4, 2013, HE-71

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem within the City of San Diego, with 45% of all households (50% of renters and 40% of owners) paying more than 30% of their income towards housing costs. In addition, 22% of households (25% of renters and 18% of owners) experience severe cost burden and are paying more than 50% of their income towards housing costs.

### Cost of Housing

**Table 56 – Cost of Housing**

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$220,000	\$451,800	105%
Median Contract Rent	\$714	\$1,237	73%

**Data Source:** 2000 Census (Base Year)

**Alternate Data Source:**

2008-2012 (Most Recent Year)

**Table 57 – Rent Paid**

Rent Paid	Number	%
Less than \$500	19,131	8%
\$500-999	71,627	30%
\$1,000-1,499	78,578	33%
\$1,500-1,999	47,958	20%
\$2,000 or more	22,480	9%
<b>Total</b>	<b>239,774</b>	<b>100.0%</b>

**Data Source:** 2006-2010 ACS

### Housing Affordability

**Table 58 – Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	9,055	No Data
50% HAMFI	24,665	2,965
80% HAMFI	99,133	8,395
100% HAMFI	No Data	16,715

% Units affordable to Households earning	Renter	Owner
<b>Total</b>	<b>132,853</b>	<b>28,075</b>

Data Source: 2006-2010 CHAS

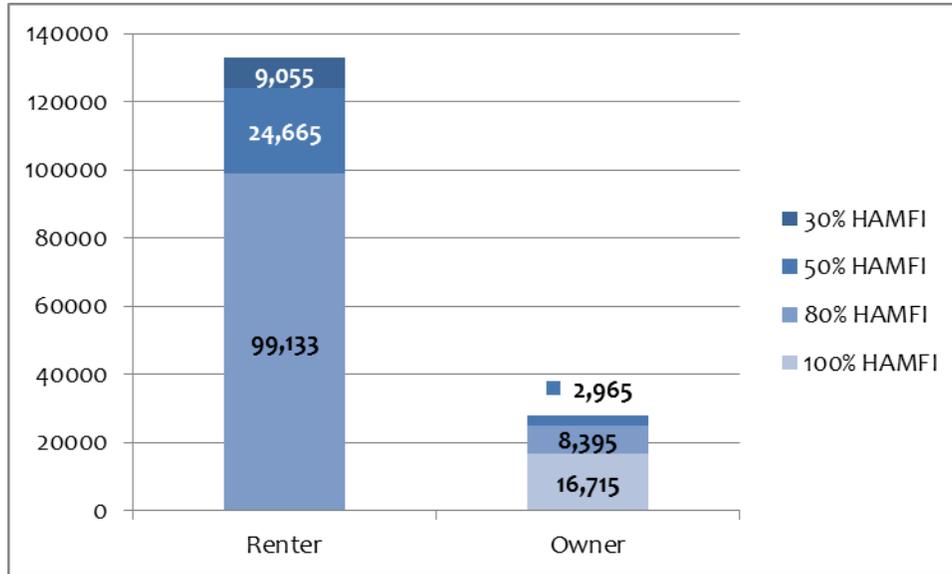


Exhibit 16 – Housing Affordability

Data Source: 2006-2010 CHAS

Data Source Comments: Data not available for Renter units at 100% HAMFI or Owner units at 30% HAMFI

### Monthly Rent

Table 59 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$959	\$1,054	\$1,382	\$2,009	\$2,448
High HOME Rent	\$910	\$977	\$1,177	\$1,351	\$1,488
Low HOME Rent	\$712	\$764	\$918	\$1,063	\$1,187

Alternate Data Source: HUD FMR and HOME Rents

Comments: Based on San Diego - Carlsbad - San Marcos Metropolitan Area

Table 60 – Average Rents

Number of Bedrooms	Average Monthly Rents (weighted)
Studio	\$1,099
1 Bedroom	\$1,312
2 bedroom	\$1,600
3+ bedroom	\$1,959

Data Source: City of San Diego Housing Element 2013

Table 61 provides information on the rent prices for multifamily housing developments of 20 or more units in the different areas of the City. At just over \$1,800 a month, La Jolla/University City has the highest average monthly rents, while areas east and west of the I-15 have the lowest rents at approximately \$1,080 (data on unit size or number of bedrooms was not available). This equates to a 60% price difference between the least and most expensive rental areas of the City. Such a large gap in prices can lead to low residential mobility. With vacancies at 1.4% (Balboa Park/West of the I-15) and 2.5% (East of the I-15), the areas with the lowest rent prices also have some of the lowest vacancy rates, making it more difficult for low-income renters to find housing in the areas which they can afford.

**Table 61 – Multifamily Monthly Rents by Area**

Neighborhood	Inventory	%	Effective Rent
Balboa Park, West of I-15	6,382	8%	\$1,081
Clairemont Mesa, Linda Vista, Mission	23,102	28%	\$1,500
Downtown	6,007	7%	\$1,738
La Jolla, University City	17,588	22%	\$1,801
Mira Mesa, Rancho Bernardo	15,470	19%	\$1,637
Mission Bay, Pacific Beach	1,595	2%	\$1,601
Ocean Beach, Point Loma Blvd	3,637	4%	\$1,376
San Diego, East of I-15	7,945	10%	\$1,082
<b>Total / Weighted Average</b>	<b>81,726</b>	<b>100%</b>	<b>\$1,531</b>

**Data Source:** 2013 USC Casden Multifamily Forecast

**Date Source Comments:** The rents in this table reflect the weighted average of all units in properties with 20 or more units

**Is there sufficient housing for households at all income levels?**

There is a clear mismatch between need and availability of affordable housing in the City. Per 2006-2010 CHAS data, approximately 66,480 households earn less than 30% AMI, yet there are only 9,055 units available that are affordable to these households. In total there are only 144,213 units affordable for low/moderate income households earning 80% or less AMI, yet there are 196,560 households within this income bracket in need of housing. With these numbers it is easy to see why 50% of renters and 40% of owners are cost burdened. This shortage is also reflected in the long waiting lists for Section 8 and public housing in the City.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Income and wages are not keeping pace with rising housing costs and overall cost of living. From 2000-2012 home prices increased 105% and rents increased 73%, but median household income increased just 40%. Per 2006-2010 CHAS data, there is a housing deficit of over 50,000 units for low/moderate income households. This is a conservative estimate as there is no available data to show if the lowest cost units are actually occupied by the lowest income-households.

Growing populations among many special needs groups, such as elderly households and persons living with AIDS/HIV, will lead to an even more acute need for affordable housing in the upcoming years.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

For almost all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents experienced by households in San Diego. According to the City of San Diego Housing Element, the average monthly rents for a studio, 1-bedroom, or 2-bedroom were \$140, \$258, and \$218 more expensive than FMR rent limits, respectively. Only units with more than 3 bedrooms had a FMR higher than the average rent experienced in San Diego.

With such a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Additionally, strategies that work to produce housing multiply the impact of available funds by increasing the number of households that can be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

**Discussion**

The discussions above emphasize that homes in San Diego are becoming increasingly more expensive and the affordability gap is growing wider. Between 2000 and 2012 rent prices increased 91% more than median incomes. In addition, with median home prices growing at over two and half times the rate of median incomes, homeownership remains out of reach for many households. Considering the large difference between income and housing costs, there is an extraordinary need for more affordable housing, not just for the lowest-income residents, but also for a large number of moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the City's population.

Redevelopment tax increment funds were the primary funding source for the construction of affordable housing. With the dissolution of redevelopment, there will be minimal funds available to produce new affordable housing units.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD defines housing “conditions” similarly as to the housing problems evaluated in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. Based on this definition, more than one-half of renters (54%) have at least one of the selected conditions, with a lower percentage of owners (42%) experiencing one or more conditions. More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities. It is estimated that 2% of households (7,745 units) in the City of San Diego are lacking complete kitchen or plumbing facilities.<sup>31</sup>

### Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities.

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

### Condition of Units

**Table 62 – Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	94,280	40%	114,531	48%
With two selected Conditions	3,866	2%	14,516	6%
With three selected Conditions	235	0%	985	0%
With four selected Conditions	29	0%	76	0%
No selected Conditions	136,722	58%	109,666	46%
<b>Total</b>	<b>235,132</b>	<b>100%</b>	<b>239,774</b>	<b>100%</b>

Data Source: 2006-2010 ACS

### Year Unit Built

**Table 63 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,020	9%	23,366	10%
1980-1999	68,314	29%	67,973	28%
1950-1979	118,800	51%	118,490	49%
Before 1950	26,998	11%	29,945	12%
<b>Total</b>	<b>235,132</b>	<b>100%</b>	<b>239,774</b>	<b>99%</b>

<sup>31</sup> City of San Diego, *General Plan Housing Element, 2013-2020*

Data Source: 2006-2010 CHAS

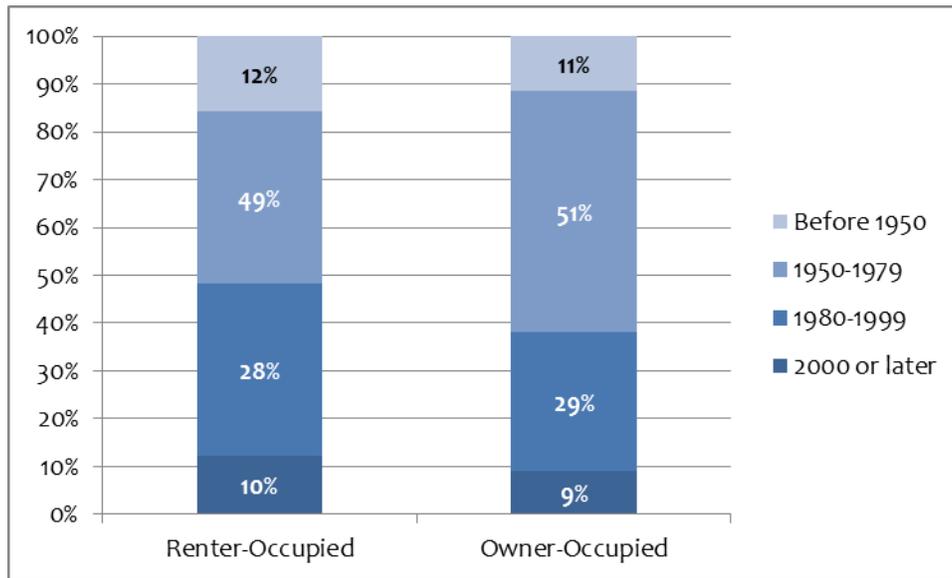


Exhibit 17 – Age of Unit

Data Source: 2006-2010 CHAS

### Risk of Lead-Based Paint Hazard

Table 64 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	145,798	62%	148,435	62%
Housing Units built before 1980 with children present	13,075	6%	136,065	57%

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Table 65 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City of San Diego

**Table 66 – Foreclosed Properties**

	Fiscal Year 2013 (7/01/2012 – 6/30/2013)	Calendar Year 2013 (1/01/2013 – 12/31/2013)
Number of Notice of Defaults Issued (pre-foreclosure)	3,774	2,264
Number of Bank Owned/REO Properties	525	253

**Data Source:** City of San Diego, Development Services Department Code Enforcement

**Need for Owner and Rental Rehabilitation**

Other characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint. Approximately 38% of the homes within San Diego are over 40 years old (built before 1970) and 62% are over 30 years old (built before 1980). However, only a minimal number of housing units in San Diego are in need of major repair and/or rehabilitation, amounting to approximately 4,500 units.<sup>32</sup>

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. The 2006-2010 ACS Five-Year Estimates show that 62% of all households live in units built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 41% of households within San Diego are low/moderate income, with incomes ranging from 0-80% AMI. This equates to approximately 120,636 units occupied by low/moderate income households with a LBP risk.

**Discussion**

Children, six years of age and younger, have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 64, approximately 149,140 households live in housing with risk of LBP and contain children age 6 or younger.

The City of San Diego’s Lead Safety and Healthy Homes Program was formed by City Council in 2002 and has a long history of working to develop and implement lead poisoning prevention and hazard mitigation, including adoption of the Lead Hazard Prevention and Control Ordinance in 2008.

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<sup>32</sup> City of San Diego, *General Plan Housing Element, 2013-2020*

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

#### Total Number of Units

**Table 67 – Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	55	76	14,921	303	14,618	620	100	0
# of accessible units	**	**	11	**	**	**	**	**	**
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
** The Housing Commission does not keep track of accessible units offered by private landlords									

Data Source: San Diego Housing Commission

#### Describe the supply of public housing developments:

On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since then, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less.

#### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

All public housing sites have been recently renovated or have progress annual maintenance performed. The revitalization efforts coupled with asset perseveration allow City Public Housing sites to be in good order in regards to the exterior and interior condition.

## Public Housing Condition

Table 68 – Public Housing Condition

Public Housing Development	Average Inspection Score
South	REAC 86B
Central	REAC 75C
North	REAC 88C

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

All public housing sites have been recently renovated or have annual maintenance performed. The revitalization efforts coupled with asset perseveration allow the Public Housing sites to be in good order with regard to the exterior and interior condition.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

All residents are offered a well-managed living environment. The needs of both the resident and property are addressed in an expeditious fashion, and all available resources from outside agencies that offer social services are consistently promoted to residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

A variety of housing facilities and services are offered to homeless individuals by organizations within San Diego, including the Housing Commission, the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelters, transitional housing, safe havens, and permanent supportive housing options. Homeless support services offered within the City include: outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

### Facilities and Housing Targeted to Homeless Households

**Table 69 – Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	73	79	755	393	12
Households with Only Adults	68	370	1,596	1,289	148
Chronically Homeless Households	0	0	0	203	4
Veterans	0	150	341	544	0
Unaccompanied Youth	20	0	35	0	0

**Data Source:** Regional Task Force on the Homeless (RTFH): 2013 Housing Inventory Count

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to compliment services targeted to homeless persons.**

A wide array of mainstream resources is used to augment the federally funded Regional Continuum of Care Council (RCCC) and locally funded homeless services. The 2013 report for RCCC-funded programs indicates that 41% of obtained mainstream benefits include one or more of the following: Supplemental Nutrition Assistance Program, Medicare, MediCal, State Children’s Health Insurance, Veterans’ benefits, Temporary Assistance to Needy Families, or Section 8. Nearly 20% of homeless individuals accessed Employment Development Department programs (unemployment, SDI, worker’s compensation), Supplemental Security Income, Social Security Assistance, or other miscellaneous benefits.

The vast majority of HUD-funded programs in the RCCC support client access to mainstream resources through providing transportation (87%), offering case management and follow-up (95%), or assisting with screening and referral. The SD HOPE project offers SOAR services in the central and north regions to expedite awards for social security disability support. These services help clients access health services and mainstream resources to increase participation for both cash and non-cash benefit programs. During the years covered by this Consolidated Plan, the following actions are projected:

- Expansion of SD HOPE (SOAR)
- Co-located benefit services
- On-line E-App registration and training
- Implementation of Housing and Income Navigator services for up to 200 persons
- Adding assessment, triage and a seasonal center

Effective planning for leveraging mainstream services will include evaluation of project-level use of mainstream services, changes in employment income, analysis of household demographic characteristics, and special needs to better target potential eligibility for mainstream supports. To complement these efforts, the RCCC will reach out to community assistance organizations such as Legal Aide attorneys, the Public Defender’s office, Health & Human Services staff, Veteran’s Affairs (VA) outreach staff, and public utilities personnel.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As per City Council Policy 700-02, the City sets aside a portion of the public service funds for the City’s homeless programs. The set aside is not to exceed \$1,318,078 to “cover the expense of operating and overseeing the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veteran’s Winter Shelter, and Connections Housing Interim Bed Program...”<sup>33</sup>

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<sup>33</sup> Housing Authority of San Diego Resolution No HA-1566, September 25, 2012

The programs funded, as a result of this policy, include emergency, interim and transitional housing. Permanent supportive housing for previously homeless persons is also a major component of the RCCC system. There are three categories of homeless shelters:<sup>34</sup>

- Emergency Shelters provide short-term, temporary overnight sleeping accommodations to persons in immediate need. Most Emergency Shelter programs house persons for up to 30 days, with a maximum stay of 90 days. There are several types of Emergency Shelter programs in the City serving specific homeless populations. They include year-round programs, seasonal winter shelters, hotel/motel voucher programs and limited over-flow solutions to temporarily increase bed capacity for high-demand periods.
- Transitional Housing programs provide longer-term shelter solutions, typically up to two years per stay. These programs are linked to social and educational services, including case management, geared at improving the client’s ability to reach self-sufficiency and move to permanent, independent housing solutions.
- Safe Havens are programs serving “hard to reach” homeless people with a severe mental illness who would otherwise be sleeping on the street primarily due to their inability or unwillingness to participate in supportive services. Safe Havens have no maximum length of stay limitation or requirements for participation in services, but can serve as an entry point to the service system.

The following is a list of the homeless facilities and housing units in the San Diego region:

**Table 70 – Homeless Facilities in the City of San Diego**

Agency/Program	Facility Name	Address
Alpha Project	Single Adults Winter Shelter(5930)	1501 NEWTON AVE SAN DIEGO CA 92113
Bread of Life	Alliance NC Winter Shelter (6102)	1919 APPLE ST OCEANSIDE CA 92054
Catholic Charities	EFSP/FEMA	349 CEDAR ST SAN DIEGO CA 92101
Catholic Charities	Hospital Voucher Program	349 CEDAR ST SAN DIEGO CA 92101
Catholic Charities	Rachel's Night Shelter (5627)	SAN DIEGO CA 92101
Center for Community Solutions	HVH Shelter Beds	ESCONDIDO CA 92025
Home Start Inc	Hotel/Motel Voucher Central (6072)	5296 UNIVESITY AVE SAN DIEGO CA 92105
Interfaith Community Services	Escondido Emergency Shelter	550 W WASHINGTON AVE ESCONDIDO CA 92025
Interfaith Community Services	Mom Hotel/Motel Voucher Program	550 W WASHINGTON AVE ESCONDIDO CA 92025
Interfaith Shelter Network of San Diego	ISN Clairemont/Kearny Mesa (6223)	4340 GENESEE AVE SAN DIEGO CA 92117

<sup>34</sup> Regional Task Force on the Homeless, 2013 *San Diego Regional Homeless Profile*, 2013

Agency/Program	Facility Name	Address
Interfaith Shelter Network of San Diego	ISN NC Inland (5941)	550 W WASHINGTON AVE ESCONDIDO CA 92025
Interfaith Shelter Network of San Diego	ISN SD Beaches (5938)	2459 MARKET ST SAN DIEGO CA 92102
Interfaith Shelter Network of San Diego	ISN SD Inland (5936)	3085 K ST SAN DIEGO CA 92102
San Diego Rescue Mission	First Step Program (6027)	120 ELM ST SAN DIEGO CA 92101
San Diego Rescue Mission	Nueva Vida Haven (5848)	120 ELM ST SAN DIEGO CA 92101
San Diego Youth Services	Storefront Night Shelter	3427 4TH AVE SAN DIEGO CA 92103
SAY San Diego Inc	Hotel/Motel Voucher Program (6099)	4340 GENESEE AVE SAN DIEGO CA 92117
Veterans Village of San Diego	Veterans Winter Shelter (5950)	2801 1/2 SPORTS ARENA BLVD SAN DIEGO CA 92110
Women's Resource Center	Emergency Shelter (1849)	OCEANSIDE CA 92051
YWCA	Becky's House Emergency Shelter (5852)	SAN DIEGO CA 92101
Amikas	Amikas House II	San Diego CA 92111
Casa de Amparo	New Directions	1904 COLLEGE BLVD OCEANSIDE CA 92056
Catholic Charities	Catholic Charities - House of Rachel & Casa Maria (5625 / 5585)	626 W MAPLE ST SAN DIEGO CA 92103
Catholic Charities	HR Independent Living (6086)	755 8TH AVE SAN DIEGO CA 92101
Catholic Charities	Leah's II	SAN DIEGO CA
Catholic Charities	Rachel's Night Shelter WCP (6057)	830 9TH AVE SAN DIEGO CA 92101
Catholic Charities	Rachel's Night Shelter- Solutions (6058)	830 9TH AVE SAN DIEGO CA 92101
Center for Community Solutions	Next Step-North	ESCONDIDO CA 92025
Eleanor's Place for Women	Eleanor's Place for Women	SAN DIEGO CA
Interfaith Community Services	CASA Transitional (5929)	1725 CROFTON LN ESCONDIDO CA 92027
Interfaith Community Services	Corinne's Cottage (5097)	417 E 17TH AVE ESCONDIDO CA 92025
Interfaith Community Services	Genesis I (1086)	1717 E WASHINGTON AVE ESCONDIDO CA 92027
Interfaith Community Services	Genesis II (1105)	507 ASTER ST ESCONDIDO CA 92027
Interfaith Community	Men's Shelter	1309 NORDAHL RD

Agency/Program	Facility Name	Address
Services		ESCONDIDO CA 92026
Interfaith Community Services	Spruce Street (1082)	401 N SPRUCE ST ESCONDIDO CA 92025
Interfaith Community Services	Tikkun (6028)	465 E 4TH AVE ESCONDIDO CA 92025
Interfaith Community Services	Veteran's Housing Escondido 360 (6161)	542 ASTER ST ESCONDIDO CA 92027
Interfaith Community Services	Vets Merle's Place 364 (6159)	550 W WASHINGTON AVE ESCONDIDO CA 92025
Interfaith Community Services	Vets Transitional Oceanside 363 (6162)	1234 DIVISION ST OCEANSIDE CA 92054
Interfaith Shelter Network of San Diego	El Nido Transitional Living Program (TLC) (5341)	SAN DIEGO CA 92105
McAlister Institute for Treatment	Sober Living Program (5851)	2824 TODD ST OCEANSIDE CA 92054
Mental Health System	Family Recovery Program (5806)	110 SPORTSFISHER DR OCEANSIDE CA 92054
Mental Health System	Next Step (5807)	505 N CLEMENTINE ST OCEANSIDE CA 92054
North County Serenity House	Serenity Village (6170)	619 E 2ND AVE ESCONDIDO CA 92025
PATH San Diego at Connections Housing	Interim Housing	1250 6TH AVE SAN DIEGO CA 92101
PATH San Diego at Connections Housing	PATHcares Special Needs Units (SRO)	1250 6TH AVE SAN DIEGO CA 92101
Salvation Army	CARS (5926)	730 F ST SAN DIEGO CA 92101
Salvation Army	Door of Hope TLC (5255)	2799 HEALTH CENTER DR SAN DIEGO CA 92123
Salvation Army	STEPS Solutions IV (5254)	825 7TH AVE SAN DIEGO CA 92101
San Diego Rescue Mission	Men's Center Recovery for Life (5862)	120 ELM ST SAN DIEGO CA 92101
San Diego Rescue Mission	Recuperative Care Unit Home Again (6211)	120 ELM ST SAN DIEGO CA 92101
San Diego Rescue Mission	Women's Center (4054)	120 ELM ST SAN DIEGO CA 92101
San Diego Youth Services	Take Wing (5841)	3655 WING ST SAN DIEGO CA 92110
San Diego Youth Services	TAY Academy	2220 BROADWAY SAN DIEGO CA 92102
San Diego Youth Services	Transitional Housing Plus	2220 BROADWAY SAN DIEGO CA 92102
Senior Community Centers	Transitional Housing (4294)	943 10TH AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Family Living	1501 IMPERIAL AVE SAN

Agency/Program	Facility Name	Address
	Center (310003)	DIEGO CA 92101
St. Vincent de Paul Village	GPD-Family Living Center	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	GPD-Joan Kroc Fresh Start	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	GPD-Men's FrshStrtBshpMhr	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	GPD-S.T.E.P. Single Women	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Joan Kroc Center Families (10016; 10054)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Joan Kroc Center Fresh Start 320002)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Josue Homes (200017)	5120 70TH ST SAN DIEGO CA 92115
St. Vincent de Paul Village	Men's FrshStrtBshpMhr (30002; 30016; 330002; 330016)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Paul Mirabile Center Mens (20014)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Paul Mirabile Center Wmns (20014)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	S.T.E.P. Single Women (320014)	1501 IMPERIAL AVE SAN DIEGO CA 92101
St. Vincent de Paul Village	Toussaint Academy Trans (50044)	1404 5TH AVE SAN DIEGO CA 92101
Stepping Stone	Enya House (1497)	106 ROBINSON AVE SAN DIEGO CA 92103
Veterans Village of San Diego	GPD - New Resolve	1540 S ESCONDIDO BLVD ESCONDIDO CA 92025
Veterans Village of San Diego	GPD-Welcome Home Family Program	5358 IMPERIAL AVE SAN DIEGO CA 92114
Veterans Village of San Diego	Mahedy House (90016)	866 24TH ST SAN DIEGO CA 92102
Veterans Village of San Diego	New Resolve (120016)	1540 S ESCONDIDO BLVD ESCONDIDO CA 92025
Veterans Village of San Diego	Rehabilitation Center (190008; 190026)	4141 PACIFIC HWY SAN DIEGO CA 92110
Veterans Village of San Diego	Veteran's On Point	3650 COUTS ST SAN DIEGO CA 92110
Veterans Village of San Diego	Welcome Home Family Program (160008; 160016)	5348 IMPERIAL AVE SAN DIEGO CA 92114
Volunteers of America	SAMI (1150)	SAN DIEGO CA

Agency/Program	Facility Name	Address
Volunteers of America	Solutions IV	SAN DIEGO CA
Women's Resource Center	City of Oceanside Transitional (5837)	OCEANSIDE CA 92054
YMCA	Mary's House	2374 AVENIDA DEL DIABLO ESCONDIDO CA 92029
YMCA	Turning Point (4441)	4145 SWIFT AVE SAN DIEGO CA 92104
YWCA	Becky's House I (5797)	SAN DIEGO CA 92108
YWCA	Becky's House II (6060)	SAN DIEGO CA 92109
YWCA	Becky's House III (6332)	SAN DIEGO CA 92107
YWCA	Becky's Transitions (6333)	SAN DIEGO CA 92101
YWCA	Cortez Hill (5833)	1449 9TH AVE SAN DIEGO CA 92101
YWCA	Passages Stabilization 5 (5811)	1012 C ST SAN DIEGO CA 92101
YWCA	Passages Supportive Independent Living (5654)	1012 C ST SAN DIEGO CA 92101
YWCA	Passages Women in Transition (5097)	1012 C ST SAN DIEGO CA 92101
Episcopal Community Services	Downtown Safe Haven - Vet (1146)	1425 C ST SAN DIEGO CA 92101
Episcopal Community Services	Downtown Safe Haven (1146)	1425 C ST SAN DIEGO CA 92101
Episcopal Community Services	Uptown Safe Haven (5429)	2822 5TH AVE SAN DIEGO CA 92103
Mental Health System	North County Safe Haven(5872)	120 W VERMONT AVE ESCONDIDO CA 92025
Alpha Project	Metro Hotel (5915)	434 13TH ST SAN DIEGO CA 92101
Catholic Charities	Ninth and F Street Apartments (5993)	798 9TH AVE SAN DIEGO CA 92101
Community Housing Works	Alabama Manor (6070)	3836 ALABAMA ST SAN DIEGO CA 92104
Community Housing Works	Las Casitas (5949)	1203 S MAPLE ST ESCONDIDO CA 92025
Community Housing Works	Marisol Apts (1149)	1119 S TREMONT ST OCEANSIDE CA 92054
Community Housing Works	Old Grove (6060)	235 VIA PELICANO OCEANSIDE CA 92057
County of San Diego	Interfaith S+C Sponsor Based Housing (5860)	550 W WASHINGTON AVE ESCONDIDO CA 92025
County of San Diego	MHS Housing Plus I	120 W VERMONT AVE

Agency/Program	Facility Name	Address
	(6205)	ESCONDIDO CA 92025
County of San Diego	MHS Housing Plus II (6206)	1019 CHESTNUT ST ESCONDIDO CA 92025
County of San Diego	MHS Housing Plus III	1342 MORNING VIEW DR ESCONDIDO CA 92026
County of San Diego	MHS Housing Plus IIIa	707 N CLEMENTINE ST OCEANSIDE CA 92054
County of San Diego	S+C Tenant Based TBRA(5967)	3989 RUFFIN RD SAN DIEGO CA 92123
Father Joe's Villages	15 and Commercial	1506 COMMERCIAL ST SAN DIEGO CA 92113
Father Joe's Villages	Boulevard Apts	3137 EL CAJON BLVD SAN DIEGO CA 92104
Home Start Inc	Maternity Shelter First Five	SAN DIEGO CA 92108
Home Start Inc	Maternity Shelter FYSB	SAN DIEGO CA 92108
Home Start Inc	Maternity Shelter Program	SAN DIEGO CA 92108
Housing Authority for the County of San Diego	HOPWA Tenant Based (5877)	3989 RUFFIN RD SAN DIEGO CA 92123
Interfaith Community Services	Raymond's Refuge II (6160)	549 ASTER ST ESCONDIDO CA 92027
PATH San Diego at Connections Housing	PATHways PSH Program	1250 6TH AVE SAN DIEGO CA 92101
San Diego Housing Commission	CRF - SBV 1	995 GATEWAY CENTER WAY SAN DIEGO CA 92102
San Diego Housing Commission	CRF - SBV 2	995 GATEWAY CENTER WAY SAN DIEGO CA 92102
San Diego Housing Commission	CRF AB2034 Project Based Section 8 (6111)	995 GATEWAY CENTER WAY SAN DIEGO CA 92102
San Diego Housing Commission	HUD VASH-SD HUD VASH-City (6323)	1122 BROADWAY SAN DIEGO CA 92101
San Diego Housing Commission	LGBT Community Center - Del Mar Grant (6335)	1640 BROADWAY SAN DIEGO CA 92101
San Diego Housing Commission	Mental Health Systems Center Shelter Plus Care Program	4248 41ST ST SAN DIEGO CA 92105
San Diego Housing Commission	Mental Health Systems Inc. Section 8 Sponsor Based V.I.	4283 EL CAJON BLVD SAN DIEGO CA 92105
San Diego Housing Commission	Merged CSSE Alpha Program Shelter+Care (6001)	5447 EL CAJON BLVD SAN DIEGO CA 92115
San Diego Housing Commission	Merged Grant Townspeople	4080 CENTRE ST SAN DIEGO CA 92103

Agency/Program	Facility Name	Address
	Gamma Grant (6318)	
San Diego Housing Commission	Merged Grant Villa Harvey Mandel SPC (SVdP)	72 17TH ST SAN DIEGO CA 92101
San Diego Housing Commission	Merged Pathfinders Delta Grant S + C (5918)	1611 30TH ST SAN DIEGO CA 92102
San Diego Housing Commission	MHS - SBV 2	4283 EL CAJON BLVD SAN DIEGO CA 92105
San Diego Housing Commission	MHS - SBV 3	4283 EL CAJON BLVD SAN DIEGO CA 92105
San Diego Housing Commission	PATH - SBV 3	1250 6TH AVE SAN DIEGO CA 92101
San Diego Housing Commission	Pathfinders Shelter + Care Streamview (1879)	5908 STREAMVIEW DR SAN DIEGO CA 92105
San Diego Housing Commission	SBCS La Posada Shelter + Care (6014)	135 AVERIL RD SAN YSIDRO CA 92173
San Diego Housing Commission	St. Vincent de Paul - SBV 3	1501 IMPERIAL AVE SAN DIEGO CA 92101
San Diego Housing Commission	St. Vincent de Paul Sponsor Based Vouchers Project 25	1501 IMPERIAL AVE SAN DIEGO CA 92101
San Diego Housing Commission	TACHS Paseo Glenn Apts (4951)	1851 TITUS ST SAN DIEGO CA 92110
San Diego Housing Commission	TACHS Rev Glenn Allison Sponsor Based (6026)	5020 FEDERAL BLVD SAN DIEGO CA 92102
San Diego Housing Commission	Townspeople 34th Street Apts Shelter Plus Care (6305)	4637 34TH ST SAN DIEGO CA 92116
San Diego Housing Commission	Village Place SPC (SVdP)	32 17TH ST SAN DIEGO CA 92101
TACHS	Reese Village (4243)	4809 70TH ST SAN DIEGO CA 92115
TACHS	The Cove Apts (6116)	5288 EL CAJON BLVD SAN DIEGO CA 92115
Townspeople	34th Street Apts (6305)	4637 34TH ST SAN DIEGO CA 92116
Townspeople	51st Street (6208)	4242 51ST ST SAN DIEGO CA 92115
Townspeople	Wilson Avenue Apartments (6209)	3845 WILSON AVE SAN DIEGO CA 92104

In addition to the individual facilities and services providers listed above, a unique year-round housing and service center “one-stop shop” is the City-sponsored Connections Housing, a residential facility that opened in 2013 designed to move homeless individuals off the street and into permanent

housing with supportive services. Connections Housing provides housing for 223 individuals, a health center, and over two dozen social services, all conveniently located within one building. Within Connections Housing are 150 Interim Housing beds which is part of a 30-90 day short-term housing program designed to move individuals off the street quickly. Also included are 89 permanent supportive studio units with a case manager assigned to each resident to assist them in accessing the on-site services.<sup>35</sup>

The Hotel Metro is Alpha Project's permanent supportive housing in Downtown San Diego. The Hotel Metro will be replaced by a six-story affordable residential mixed-use project. The project includes 201 permanent supportive living units. Additionally, Celadon at 9th & Broadway broke ground in February 2014. Celadon is a high-rise affordable rental development, also in Downtown, that will include 88 supportive housing units.

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<sup>35</sup> <http://www.sdconnections.org/>

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

HIV/AIDS continues to be an important health concern in the County. There have been a total of 14,805 individuals diagnosed and reported with AIDS. In San Diego County, 695 newly diagnosed cases of HIV (non-AIDS) were reported from January 1, 2009 to December 31, 2010. Providers of services to people with HIV/AIDS estimate that between 30 -50% of the people with HIV/AIDS are in need of housing.

Housing needs were exacerbated by housing affordability and availability limitations in contrast to the cost of living. The HOPWA grantee and HIV Health Services Planning Council work collaboratively to identify and maximize other community resources, and continue to work through the Continuum of Care Committee to strengthen relationships with HIV Prevention, County Alcohol and Drug Services, County Mental Health Services, and the City and County Housing Commissions/Departments.

### HOPWA Assistance Baseline Table

**Table 71 – HOPWA Assistance Baseline**

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant Based Rental Assistance (TBRA)	80
Permanent Housing in facilities	12
Short-term Rent, Mortgage, and Utility Assistance (STRMU)	0
Short Term or Transitional Housing facilities	134
Permanent Housing placement	0

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Table 72 – Licensed Community Care Facilities**

LCF Type	Small Family Homes	Group Homes	Adult Residential Facility	Residential Care Facility for the Elderly	Social Rehabilitation Facility	Total
Number of Beds	13	10,956	1,219	3,963	56	16,207

**Data Source:** CA State Department of Social Services, Community Care Licensing Division, 2014

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management and a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The City has a total of 16,207 supportive housing beds available for persons with health related-conditions. This includes the following licensed care facilities:

- **Small Family Homes**

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

- **Group Homes**

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

- **Adult Residential Facility**

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- **Residential Care Facilities for the Elderly**

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers

should look closely at the programs of each facility to see if the services will meet their needs.

- **Social Rehabilitation Facility**

A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.**

- Create 100 TBRA units for persons with HIV/AIDS and their families
- Assist 45 first-time homebuyers
- Make four new multifamily rental housing loans for rehabilitation or new construction of apartment units resulting in at least 100 units
- Make 20 owner-occupied rehabilitation loans for single family homes
- Provide 100 households with rental assistance
- Provide meal delivery for 375 people unable to prepare their own meals due to AIDS or cancer
- Provide emergency food boxes to 400 seniors suffering from food insecurity and malnutrition
- Provide clean syringes, harm reduction materials and information, case management, and referrals to treatment and recovery services to 1,344 persons
- Provide pre-purchase coaching and down-payment assistance qualifications, down-payment and first mortgage assistance, post-purchase coaching and workshops, and HUD-certified homebuyer classes to 83 households

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

As discussed in NA-05, the barriers to affordable housing include:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced
3. Homeownership is out of reach for the majority of residents
4. Low housing vacancy rates are contributing to higher rents
5. The cost of land is high and there is a lack of vacant land for future growth
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”)
7. Backlog of infrastructure and public facilities investment needs
8. Impediments to Fair Housing

Specifically, permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are all examples of governmental constraints that can hinder affordable housing and residential investment.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Prioritizing CDBG Public Service resources for job readiness and economic development
- Increasing wage earnings for Section 8 participants by enhancing Achievement Academy services
- Establishing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee. The fees are one portion of the Affordable Housing Fund, which leverages funds to develop and preserve housing for low-income households.
- Maintaining the linkage fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth. The fees make up the other portion of the Affordable Housing Fund.
- Maintaining a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate-income, low-income, very low-income, or senior households”<sup>36</sup>
- Providing additional incentives to developers who provide affordable housing, including an expedited permit process, reduced water and sewer fees, and multifamily bond financing
- Supporting the development of new parking regulations that more accurately reflect the parking needs for regulated affordable housing<sup>37</sup>

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<sup>36</sup> San Diego Municipal Code, Chapter 14, Article 3, Division 7, §143.0710

<sup>37</sup> Wilbur Smith Associates, *San Diego Affordable Housing Parking Study*, 2011

- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice
- Continuing to update Community Plans, which are components of the City’s General Plan and which specify the location and intensity of proposed residential development. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes<sup>38</sup>
- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas

As a sub-recipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- The Low Income Housing Tax Credit (LIHTC) is an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. It is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time LMI homebuyers, and assisting over 5,000 individuals and families in buying their first homes.<sup>39</sup>
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties including the renovation of the Hotel Churchill to provide 72 studios for homeless or low-income military veterans and individuals requiring mental health services.
- Offering incentives to affordable housing developers which include<sup>40</sup>:
  - Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
  - Technical assistance, such as help with securing tax credits;
  - Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase;
  - Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.

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<sup>38</sup> City of San Diego 2013-2020 General Plan Housing Element

<sup>39</sup> <http://sdhc.org/Real-Estate-First.aspx?id=735&terms=homebuyers>

<sup>40</sup> <http://sdhc.org/Real-Estate/Developers/>

The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

San Diego was hit hard by the recession, as were jurisdictions across the nation. Repercussions include lower levels of employment and wages, which are important factors for evaluating housing need, as housing affordability is directly related to housing costs, employment levels and median incomes. In May 2007, just before the onset of the recession, the Bureau of Labor Statistics reported a 4.1% unemployment rate for the San Diego/Carlsbad/San Marcos Metropolitan Statistical Area (MSA). By May 2010, unemployment had risen to 10.1%. Signs of recovery, while slow, are apparent, with preliminary numbers for March 2014 showing an unemployment rate of 6.9%.

A livable wage “is a wage that will enable a full-time worker to meet basic needs and avoid economic hardship.”<sup>41</sup> The Living Wage Calculator<sup>42</sup> estimates the living wage for San Diego to be \$11.65, or \$2.65 more than the current minimum wage of \$8.00 an hour. The San Diego Workforce Partnership sets a “self-sufficient” wage for San Diego County at a minimum of \$30,000 a year, equivalent to \$14.42 an hour.<sup>43</sup> The statistics are even more troubling for families, with the annual costs (housing, food, childcare, transportation, health care, taxes, and other necessities) for a family of four in the San Diego/Carlsbad/San Marcos MSA at \$71,673, which would require wages of at least \$17.23 an hour for both parents.<sup>44</sup> The wage gap between earnings and cost of living in San Diego explains why 41% of households are extremely low/moderate income, with earnings less than 80% AMI.

A less statistically visible issue is underemployment, which includes those who have not looked for employment because of too few employment opportunities and those working below their education, skill set, experience and availability. This is a common issue, as 14.1% of the US workforce and 17.8% of the workforce in California is underemployed.<sup>45</sup>

### Economic Development Market Analysis

#### Business Activity

Table 73 – Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,112	1,378	1	0	0
Arts, Entertainment, Accommodations	71,759	88,813	15	15	0
Construction	17,965	18,995	4	3	-1
Education and Health Care Services	71,377	92,605	15	16	1
Finance, Insurance, and Real Estate	33,848	42,943	7	7	0
Information	15,081	20,879	3	4	0
Manufacturing	39,947	46,549	8	8	-1
Other Services	28,727	32,802	6	6	-1

<sup>41</sup> City of San Diego Municipal Code Article 2: Division 42 § 22.4201

<sup>42</sup> <http://livingwage.mit.edu/>

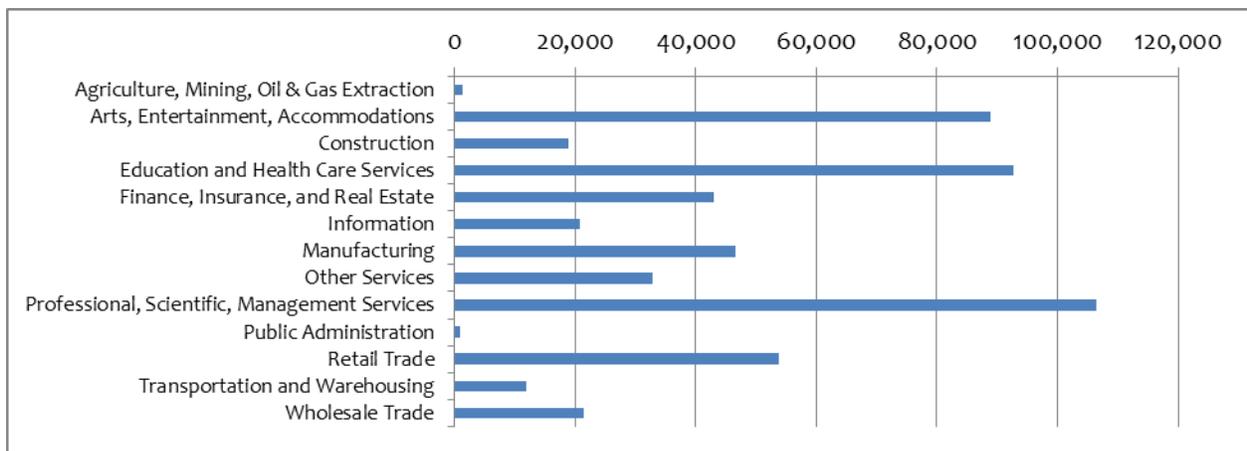
<sup>43</sup> San Diego Workforce Partnership, *Self Sufficiency Employment Report*, 2013

<sup>44</sup> Economic Policy Institute’s Family Budget Calculator, <http://www.epi.org/resources/budget/>

<sup>45</sup> Bureau of Labor Statistics, fourth quarter of 2012 - third quarter of 2013

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	74,074	106,419	16	18	2
Public Administration	2,891	1,026	1	0	0
Retail Trade	49,317	53,744	10	9	-1
Transportation and Warehousing	10,764	11,938	2	2	0
Wholesale Trade	19,251	21,455	4	4	0
<b>Total</b>	<b>438,113</b>	<b>539,546</b>	--	--	--

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)



**Exhibit 18 – Number of Jobs by Sector**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

2010-2020 Fastest Growing Occupations						Employment Development Department	
San Diego-Carlsbad-San Marcos Metropolitan Statistical Area						Labor Market Information Division	
(San Diego County)						November 28, 2012	
Occupational Title	Annual Average Employment		Employment Change	2012 First Quarter Wages [1]		Education and Training Levels [2]	
	2010	2020	Percent	Median Hourly	Median Annual	Entry Level Education	Work Experience
Biomedical Engineers	470	820	74.5	\$43.34	\$90,137	Bachelor's Degreee	None
Veterinary Technologists and Technicians	750	1,240	65.3	\$17.16	\$35,687	Associate's Degreee	None
Veterinarians	630	1,000	58.7	\$35.09	\$72,999	Doctoral or Professional Degreee	None
Home Health Aides	4,290	6,620	54.3	\$10.77	\$22,400	Less Than High School	None
Meeting, Convention, and Event Planners	1,060	1,600	50.9	\$22.81	\$47,431	Bachelor's Degreee	<1 year
Tour Guides and Escorts	640	960	50.0	\$11.73	\$24,397	High School Diploma or Equivalent	None
Market Research Analysts and Marketing Specialists	4,840	7,250	49.8	\$30.21	\$62,826	Bachelor's Degreee	None
Medical Scientists, Except Epidemiologists	5,600	7,970	42.3	\$37.74	\$78,486	Doctoral or Professional Degreee	None
Biochemists and Biophysicists	1,840	2,590	40.8	\$40.30	\$83,826	Doctoral or Professional Degreee	None
Software Developers, Systems Software	5,950	8,230	38.3	\$49.00	\$101,912	Bachelor's Degreee	None
Logisticians	1,960	2,700	37.8	\$37.93	\$78,879	Bachelor's Degreee	1-5 years
Meat, Poultry, and Fish Cutters and Trimmers	400	550	37.5	\$9.92	\$20,629	Less Than High School	None
Fitness Trainers and Aerobics Instructors	2,590	3,560	37.5	\$18.41	\$38,287	High School Diploma or Equivalent	None
Coin, Vending, and Amusement Machine Servicers and Repairers	750	1,030	37.3	\$16.43	\$34,177	High School Diploma or Equivalent	None
Insurance Sales Agents	2,480	3,370	35.9	\$31.66	\$65,868	High School Diploma or Equivalent	None
Loan Officers	2,540	3,430	35.0	\$27.77	\$57,764	High School Diploma or Equivalent	None
Database Administrators	1,060	1,430	34.9	\$36.70	\$76,348	Bachelor's Degreee	1-5 years
Physical Therapist Aides	430	580	34.9	\$11.04	\$22,972	High School Diploma or Equivalent	None
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	1,640	2,210	34.8	\$25.72	\$53,497	Post Secondary Non-Degree Award	None
Credit Analysts	490	660	34.7	\$30.71	\$63,865	Bachelor's Degreee	None

**Table 74 – Fastest Growing Occupations**

Data Source: California Employment Development Department, November 2012

## Labor Force

**Table 75 – Labor Force**

Total Population in the Civilian Labor Force	661,989
Civilian Employed Population 16 years and over	613,659
Unemployment Rate	7.30
Unemployment Rate for Ages 16-24	17.28
Unemployment Rate for Ages 25-65	4.81

Data Source: 2006-2010 ACS

**Table 76 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	191,113
Farming, fisheries and forestry occupations	27,638
Service	58,219
Sales and office	90,426
Construction, extraction, maintenance and repair	40,231
Production, transportation and material moving	24,601

Data Source: 2006-2010 ACS

**Travel Time**

**Table 77 – Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	427,207	73%
30-59 Minutes	136,340	23%
60 or More Minutes	24,136	4%
<b>Total</b>	<b>587,683</b>	<b>100%</b>

Data Source: 2006-2010 ACS

**Education**

Educational Attainment by Employment Status (Population 16 and Older)

**Table 78 – Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	49,756	5,273	30,380
High school graduate (includes equivalency)	74,438	6,586	28,117
Some college or Associate's degree	143,312	11,245	41,684
Bachelor's degree or higher	240,030	10,529	41,748

Data Source: 2006-2010 ACS

## Educational Attainment by Age

**Table 79 – Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,202	7,600	11,043	22,117	18,022
9th to 12th grade, no diploma	14,745	13,021	14,704	17,042	9,737
High school graduate, GED, or alternative	44,752	34,815	31,796	46,091	29,230
Some college, no degree	78,652	49,728	35,343	64,288	26,528
Associate's degree	7,413	17,068	13,431	24,557	8,115
Bachelor's degree	19,767	71,457	44,477	67,050	23,160
Graduate or professional degree	1,251	31,350	32,214	50,632	20,567

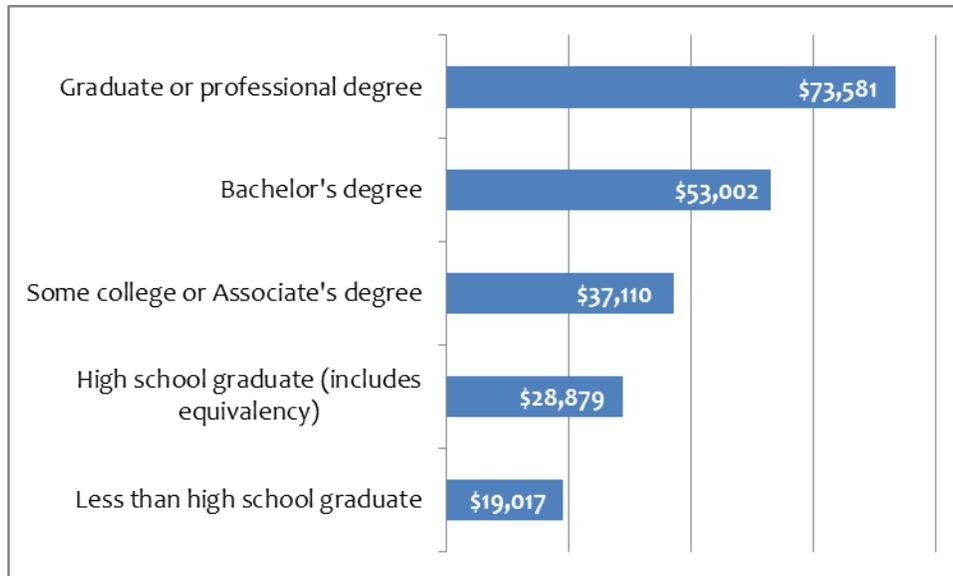
Data Source: 2006-2010 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

**Table 80 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$19,017
High school graduate (includes equivalency)	\$28,879
Some college or Associate's degree	\$37,110
Bachelor's degree	\$53,002
Graduate or professional degree	\$73,581

Data Source: 2006-2010 ACS



**Exhibit 19 – Median Income by Education Level**

**Data Source:** 2006-2010 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Table 73 shows that the Professional, Scientific, and Management sector provides the most jobs within the City, and grew by the largest percentage from 2000-2010 (from 15% to 16%). In addition, the percentage of jobs less the percentage of workers for this category shows a positive number of two (2), reflecting an undersupply of labor (more jobs than workers). The Education and Health Care Services sector contains the next largest share of jobs, and the data also reflects an undersupply of labor within this industry. The third greatest employment sector is Arts, Entertainment and Accommodations, which reflects the importance of the tourism industry within San Diego. As seen in Table 74, three of the fastest growing occupations through 2020 in San Diego County do not meet the minimum \$11.65 livable wage discussed previously.

The City of San Diego’s Economic Development Department identifies four base employment industries:<sup>46</sup>

1. **Manufacturing and Innovation** - Major manufacturing industries include bio-tech and medical, cleantech, defense and security, food and beverage manufacturing, and telecommunications.
2. **International Trade & Logistics** - Businesses in this industry group include trucking companies, freight forwarders, customs brokers, air-freight operators, third-party logistics companies (“3PLs”), maquiladora servicing companies, translators, security firms, banks, international law firms, and government agencies which inspect and authorize shipments.

<sup>46</sup> City of San Diego, *Economic Development Strategy, 2014-2016*

3. **Military**– This industry includes military research and development, repair and maintenance of naval vessels, defense contractors, and other local service economies that cater to the defense industry.
4. **Tourism** – This industry includes both private/leisure recreation and professional/business meetings. San Diego is the 5th-ranked leisure tourism destination and the 10th-ranked business destination in the United States, with the San Diego Convention Center hosting more than 200 events per year currently. The City’s ability to compete will increase when the pending convention center expansion is completed.

The data on the core industries is supported by the research of the San Diego Regional Economic Development Corporation (San Diego Regional EDC) finding that the three core economies within the San Diego region are the Innovation; Military; and Convention and Tourism economies.<sup>47</sup>

**Describe the workforce and infrastructure needs of the business community:**

In regards to workforce needs, Cleantech, in particular, is an industry to watch in San Diego. The San Diego metropolitan area has the highest concentration of cleantech employment amongst major metropolitan areas in the U.S., with more than 850 companies and approximately 2.5 times the expected employment for a region its size.<sup>48</sup>

The three most critical infrastructure needs for both exporters and non-exporters in San Diego are improvements to the airport, port, and cyber network.<sup>49</sup> These investment areas support the four base industries/three core economies. Cyber infrastructure is an important contributor to the region’s ability to maintain its innovation economy and share data across institutions. Road and infrastructure maintenance is the number one priority for the small business community.<sup>50</sup>

Prioritizing funding for infrastructure needs within the City not only keeps businesses operable and competitive, it also has the potential of creating jobs for the unemployed and underemployed.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Major infrastructure investments within the region will continue to support San Diego’s position as a major international port and tourist destination. The San Diego Regional EDC lists the following major infrastructure projects planned or in progress: <sup>51</sup>

- **San Diego International Airport Expansion**
- This is a \$1 billion project to build 10 additional gates, double Transportation Security Administration (TSA) check-in capacity, automate baggage handling systems for screening and routing luggage, and construct a dual-level roadway for arrivals and departures.

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<sup>47</sup> <http://www.sandiegobusiness.org/industry>

<sup>48</sup> <http://www.sandiegobusiness.org/industry/cleantech>

<sup>49</sup> School of International Relations and Pacific Studies, University of California, San Diego, *San Diego Metropolitan Export Initiative: Market Assessment*, 2013

<sup>50</sup> San Diego Regional Chamber of Commerce, *What San Diego Small Businesses Need to Succeed* 2012

<sup>51</sup> <http://www.sandiegobusiness.org/region/infrastructure>

- **2050 Regional Transportation Plan**

The San Diego Association of Governments' (SANDAG) plan will invest approximately \$214 billion dollars of local, state, and federal transportation funds, over the next 40 years, to enhance transportation in San Diego. The majority of the funds will support transit and highway improvements, with the remainder dedicated to local roads and streets.

- **Convention Center Expansion**

Beginning in 2014, the multi-year \$530 million expansion will add 220,150 square feet of exhibit hall space, 101,500 square feet of meeting rooms, 78,470 square feet of ballroom space, and a five acre public park for events and recreation. The project is predicted to add 6,885 new permanent jobs and \$698 million in economic impact for the region.

- **Sunrise Powerlink**

SDG&E completed this \$1.9 billion project to construct a 117-mile, 500,000-volt transmission line that connects San Diego to the Imperial Valley and enhance electric system reliability in the county.

- **North Embarcadero Visionary Plan**

This \$28.6 million collaboration between Port of San Diego and the City plans to enhance access to San Diego Bay. It will feature new park space, a mixed use pedestrian/bicycle promenade, gardens, and an environmentally friendly storm water drainage system.

- **San Diego Central Library**

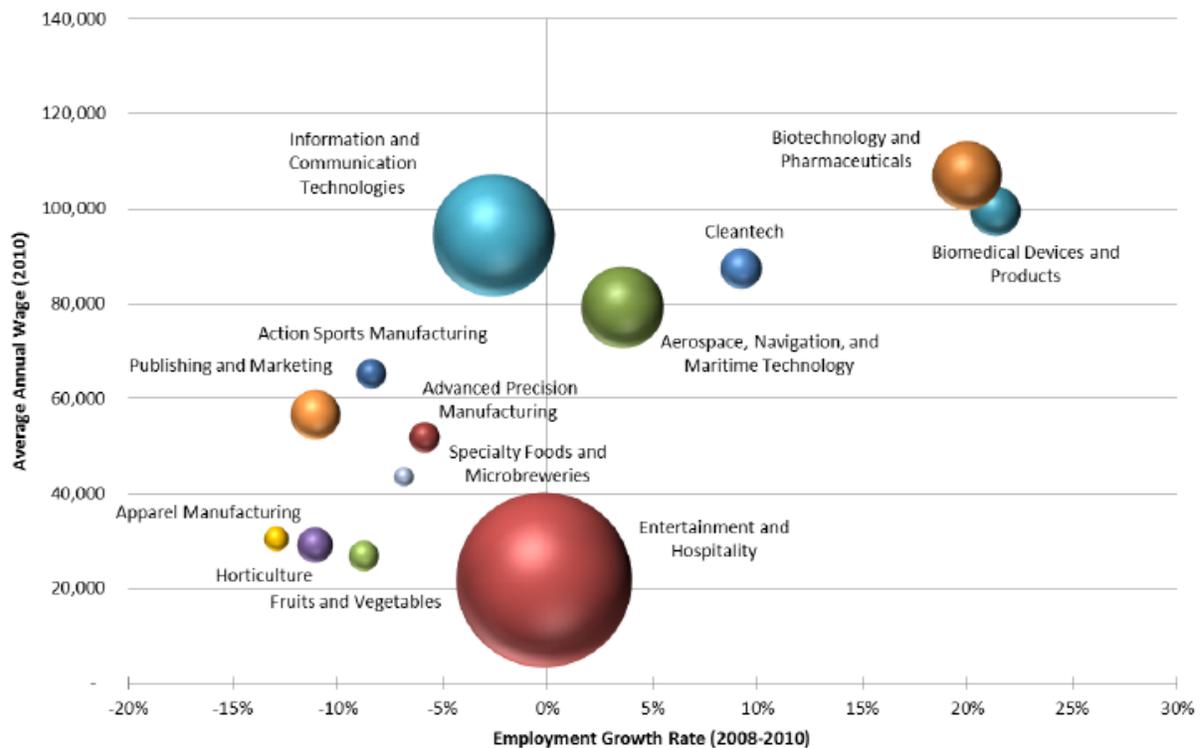
The \$184.5 million project has created a new, state of the art Central Library that serves as the hub for San Diego's 35-branch library system.

- **University of California San Diego (UC San Diego) Construction Projects**

UC San Diego is undertaking \$568 million in construction projects to build the UC San Diego Medical Center's Sulpizio Family Cardiovascular Center, the Medical Education and Telemedicine Center, and Health Services Graduate Student Housing, among others. All projects earn at least LEED "Silver" certification, and the projects are estimated to foster 16,200 new jobs.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As seen in Table 74, one-half of the occupations require at least a bachelor's degree; for the majority of those not requiring higher education, the wages earned would keep a family within the status of being low/moderate income.



*Note: Bubble size represents total industry employment*

### Exhibit 20 – Trade Industry Cluster Employment and Wages

**Data Source:** San Diego Metropolitan Export Initiative: Market Assessment, May 2013  
<http://www.sandiegobusiness.org/sites/default/files/Market%20Assesment.pdf>

Exhibit 20 above shows San Diego industries broken into clusters, with the highest-paying, fast-growing industry clusters in the top right quadrant, and the lowest-paying, slowest growing clusters in the bottom left quadrant.<sup>52</sup> As shown on the chart, the five leading employment clusters are: Biotechnology and Pharmaceuticals; Biomedical Devices and Products; Cleantech; Aerospace, Navigation, and Maritime Technology; and Information and Communication Technologies. While the top-paying cluster provides the highest average wages in San Diego at \$107,000, the largest employer by volume is the Entertainment and Hospitality cluster, which provides some of the lowest-paying jobs at approximately \$20,000 annual average – this is lower than the self-sufficiency salary of \$30,000.

<sup>52</sup> School of International Relations and Pacific Studies, University of California, San Diego, *San Diego Metropolitan Export Initiative: Market Assessment*, 2013

The large population of low-wage earners and the limited choice of middle-income jobs explain the “hourglass economy” which is one of San Diego’s biggest economic problems.<sup>53</sup> This economic stratification is more pronounced in San Diego than in the United States overall<sup>54</sup> and is exacerbated by the slower job growth forecasted for self-sufficiency occupations, which require more education. In fact, 55% of employers providing self-sufficiency wages expect applicants to have some college education and one-third expect a bachelor’s degree or higher level of education. Overall, “individuals without college degrees or certificates or significant workforce experience are unlikely to be successful in obtaining a job that pays a self-sufficient wage in San Diego.”<sup>55</sup> According to the ACS 2012 Five-year Estimates, the educational attainment for residents 25 years of age and older in the City of San Diego is as follows:

- 13% have not graduated high school
- 16% have graduated high school (including equivalency), but have not obtained further education
- 21% have some college education but no degree
- 8% have an associate’s degree
- 25% have a bachelor’s degree
- 17% have a graduate or professional degree

Overall, 87% of San Diegans have at least a high school diploma or higher, and 41% have a bachelor’s degree or higher. This means that over half of the workforce is without an advanced or professional degree, making it more difficult to compete for jobs requiring higher education and technical skills, such as scientists, engineers, and managers across multiple industries.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Diego Workforce Partnership is designated by the County and City to receive state and federal funds for subsidized job training programs throughout the region, including both adult and youth programs.

San Diego Workforce Partnership has a network of six Career Centers, located across the region, that provide one-stop access to the state’s employment-related services as well as education and training opportunities.

These efforts support the Strategic Plan’s goal to increase opportunities for job readiness, and will help meet the City’s demand for qualified workers.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

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<sup>53</sup> City of San Diego, *Economic Development Strategy*, 2014-2016

<sup>54</sup> Ibid

<sup>55</sup> San Diego Workforce Partnership, *Self Sufficiency Employment Report*, 2013

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of San Diego's Department of Planning, Neighborhoods & Economic Development has prepared a draft Economic Development Strategy (EDS) for the consideration of City Council and the Rules and Economic Development Committee. The document will be the first update since the 2002-2004 report adopted in 2001. The EDS contains a mission statement, three strategic objectives, and a set of seven Economic Indicators to help the City track its economic progress. It also lays out specific Tactical Objectives and Action Steps for the four base industries, a Neighborhood Business Strategy, and a set of four other economic development efforts.<sup>56</sup>

The City's Economic Development Mission is as follows:

*To create a wide spectrum of job opportunities for San Diego residents by expanding the City's economic base and increasing local economic activity, and to generate new tax revenues for essential public services by expanding the City's tax base.*

### **Strategic Objectives**

The City's Economic Development Mission can be translated into three strategic objectives:

1. Economic Base ("Traded Economy") Growth

Attract, retain, and expand businesses in the City's four economic base or "traded economy" sectors (innovation/manufacturing, international trade & logistics, military, and tourism), focusing especially on emerging sectors such as Cleantech & Energy Efficiency and the Food & Beverage industry clusters.

2. Middle-Income Jobs

Increase the number of middle-income jobs, especially in economic base sectors.

3. Neighborhood Businesses

Increase the amount of neighborhood business activity, especially in underserved neighborhoods.

### **Economic Indicators**

Progress toward the goals of this EDS can be tracked through the use of seven relevant economic indicators. These are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region.
2. Increase the percentage of the workforce earning middle-wage incomes.
3. Decrease the local unemployment rate.
4. Increase the local median income.

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<sup>56</sup> City of San Diego, *Economic Development Strategy, 2014-2016*

5. Decrease the percentage of people living in poverty.
6. Increase General Fund tax revenues as a percentage of GRP.
7. Increase business activity in the City's neighborhood business districts.

### **Neighborhood Business Districts**

The EDS also calls out the importance of nurturing small, locally owned neighborhood businesses, especially in older neighborhood business districts with an emphasis on historically underserved neighborhoods. Focusing efforts on such businesses has two major benefits. First, in contrast to corporate chain retail stores, locally-owned businesses retain money in the local economy to be circulated again and again. Second, the success of such businesses – especially when concentrated in business districts – can serve to revitalize the City's older neighborhoods, achieving many other goals in the process. The EDS also lays out tactical goals and action steps for locally-owned small businesses and neighborhood business districts.

### **Other Economic Development Efforts**

The EDS also lays out four other areas of City activity that should be used to support economic development efforts. These are:

1. The City's tax structure, which can be adjusted to assist base sector industries such as Manufacturing and Tourism that provide the economic foundation of the region.
2. City services and operations
3. Workforce development and education that is vital to meet the demands of a 21<sup>st</sup> century economy.
4. City relationships to external economic development organizations, whose efforts must be coordinated with the City's for maximum economic benefit.

In addition to the efforts outlined in the EDS, the City's Economic Development Department offers a variety of business development programs to assist entrepreneurs or small business owners. Programs such as the San Diego Regional Revolving Loan Fund and Small Business Micro Revolving Loan Fund offer access to capital while the Storefront Improvement Program revitalizes business facades to enhance older businesses.

The City also has an array of programs designed to boost tourism, such as the Economic Development and Tourism Support Program, and the Tourism Marketing District. The Tourism Support Program utilizes Transient Occupancy Tax funds for grants which produce services, programs and events that attract tourism and new business in the region. The Tourism Marketing District is a benefit assessment district that can be utilized by local lodging providers for marketing efforts and promotional activities.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

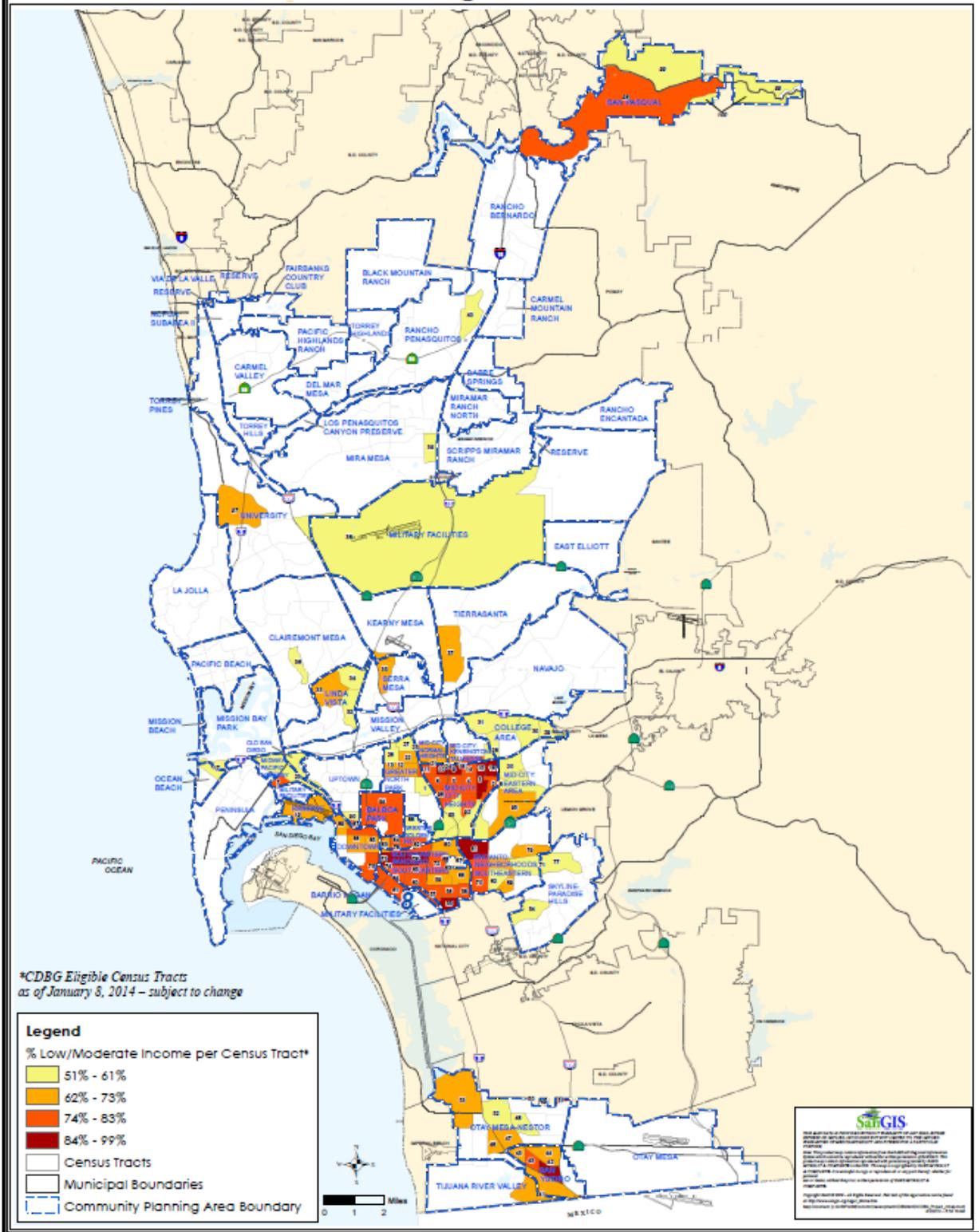
Housing problems disproportionately affect low-income and the minority populations. The CDBG Eligible Census Tracts map below shows CDBG-eligible census tracts where 50% of households or more are low/moderate income. The low/moderate census tracts fall within parts of the following communities:

- Balboa Park
- Barrio Logan
- Clairemont Mesa
- College Area
- Downtown
- Golden Hill
- Kearny Mesa
- Kensington/Talmadge
- Linda Vista
- Midway-Pacific Highway
- Mira Mesa
- Normal Heights
- North Park
- Nestor
- Ocean Beach
- Otay Mesa
- Rancho Penasquitos
- San Pasqual
- Serra Mesa
- Skyline/Paradise Hills
- Tierrasanta
- University
- Uptown

Additionally, as shown on Map 2, the lowest-income census tracts, where 84-99% census tracts are low/moderate income, fall within the following communities:

- City Heights
- Encanto Neighborhoods
- San Ysidro
- Southeastern San Diego

## MAP 2: CDBG Eligible Census Tracts\*

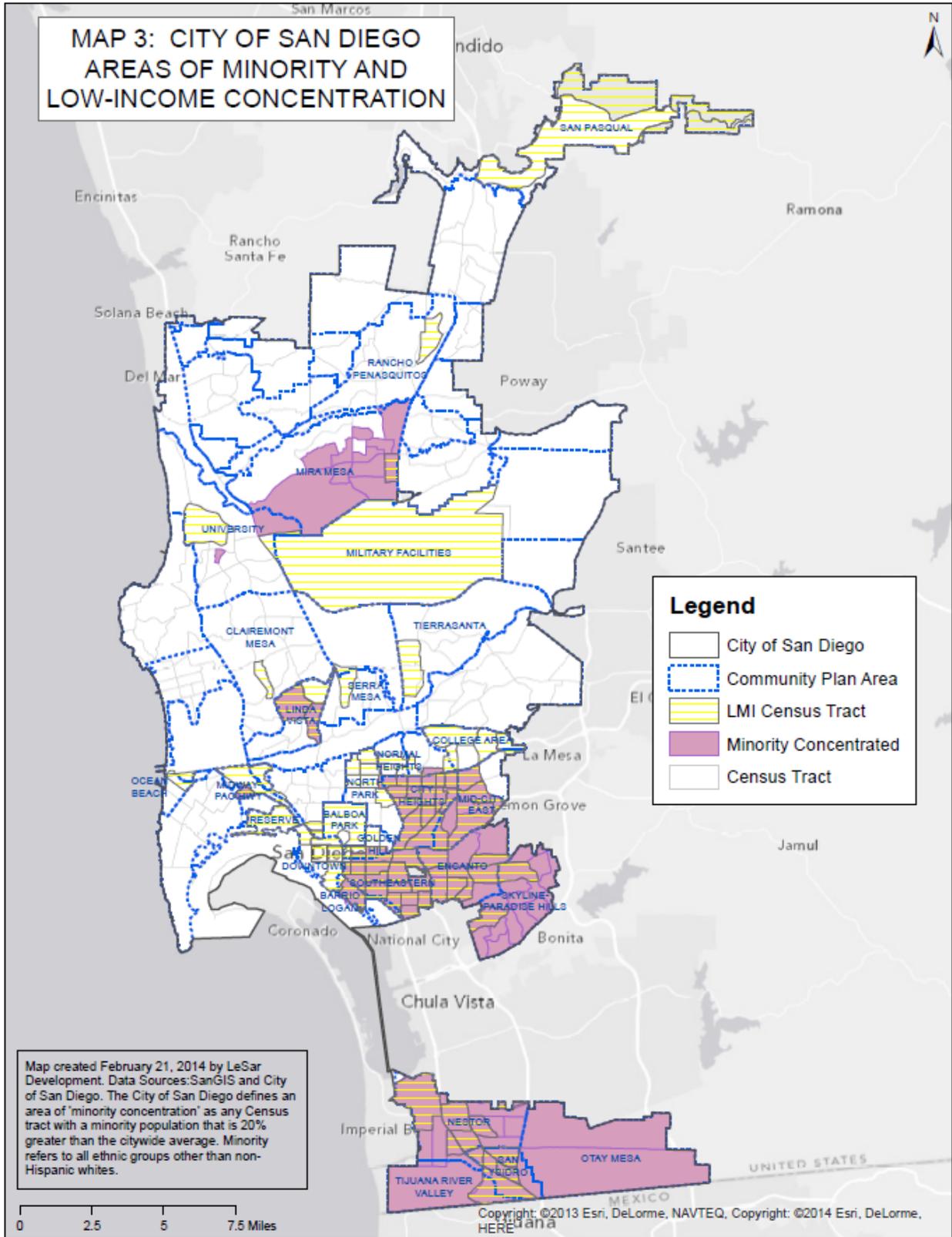


Map 1, shown in NA-30 of the Needs Assessment, displayed the communities that have a minority concentration within the City of San Diego. Minority concentration is defined as census tracts whose proportion of any one racial/ethnic group was greater than the overall City average. As discussed in NA-30, communities with a minority concentration include:

- Barrio Logan
- City Heights
- Eastern Areas
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Mira Mesa
- Midway-Pacific Highway
- Nestor
- North Park
- Otay Mesa
- Skyline-Paradise Hills
- Southeastern San Diego
- Tijuana River Valley
- University

Taken together, and as shown on Map 3, communities with both a concentration of low/moderate households and minority populations include:

- Barrio Logan
- City Heights
- Eastern Areas
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Midway-Pacific Highway
- Mira Mesa
- Nestor
- North Park
- Otay Mesa
- Southeastern San Diego
- Skyline-Paradise Hills
- San Ysidro
- Tijuana River Valley



**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Please see discussion above.

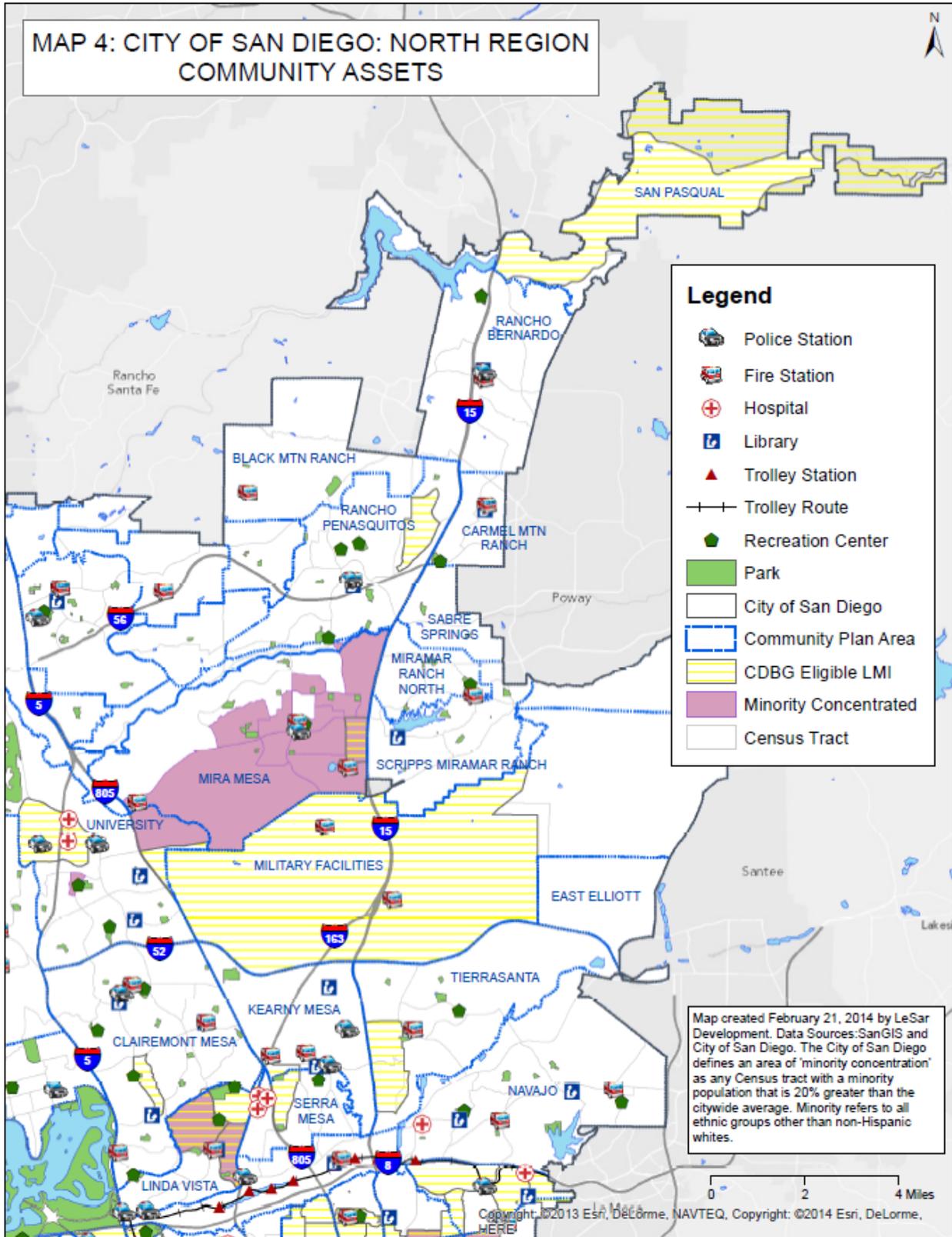
**What are the characteristics of the market in these areas/neighborhoods?**

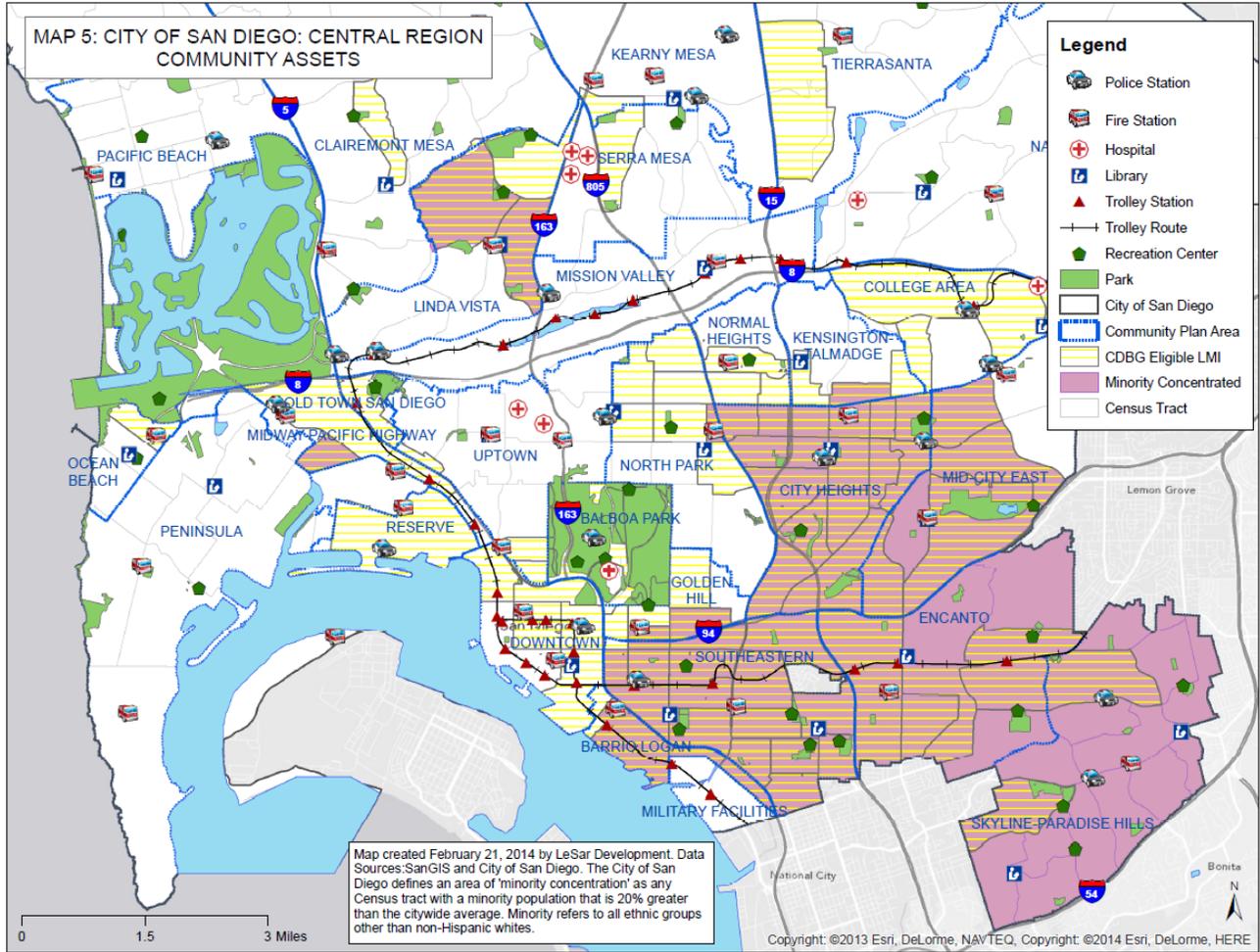
As mentioned in previous sections of the Needs Assessment and Market Assessment, a number of barriers exist for residents in these areas. With higher numbers of low/moderate income and minority households, these are often historically underserved communities facing disproportionate housing problems such as overcrowding and cost burden, greater public investment and infrastructure needs, less accessible public facilities such as parks, and a need for increased public safety services such as police and fire stations.

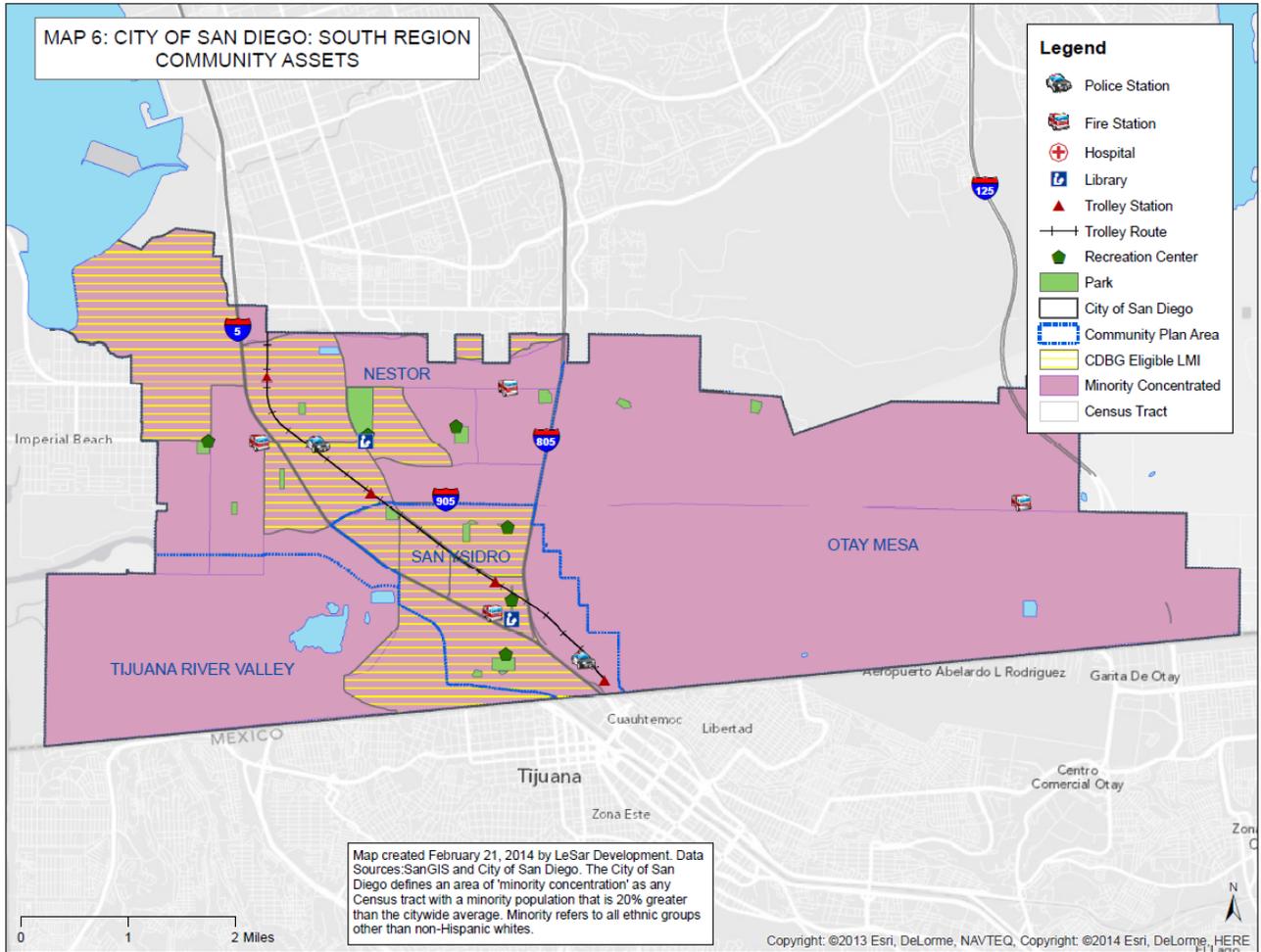
**Are there any community assets in these areas/neighborhoods?**

Map 4, Map 5, and Map 6 display a sample of community assets and amenities that represent strategic investment opportunities for these areas, including:

1. Police and fire stations
2. Public libraries
3. Recreation centers
4. Parks
5. Health facilities
6. Trolley lines and Trolley stations







**Are there other strategic opportunities in any of these areas?**

In 2006, the San Diego City Council established the Commission on Gang Prevention and Intervention to address gang-related issues in the City. In order to curb gang activity in the City, the Commission partners with the police and numerous local agencies to identify youth at risk of gang recruitment and engage in outreach efforts to prevent and suppress gang involvement. Successful efforts related to prevention have included extending hours at local recreation centers, increasing options for after-school activities, and working with agencies to coordinate summer employment for youth. Intervention and suppression efforts involve close work with the San Diego Police and local agencies, counselors and other specialists in gang issues.

More information on the Commission on Gang Prevention and Intervention's efforts can be found at: <http://www.sandiego.gov/gangcommission/>.

# Strategic Plan

## SP-05 Overview

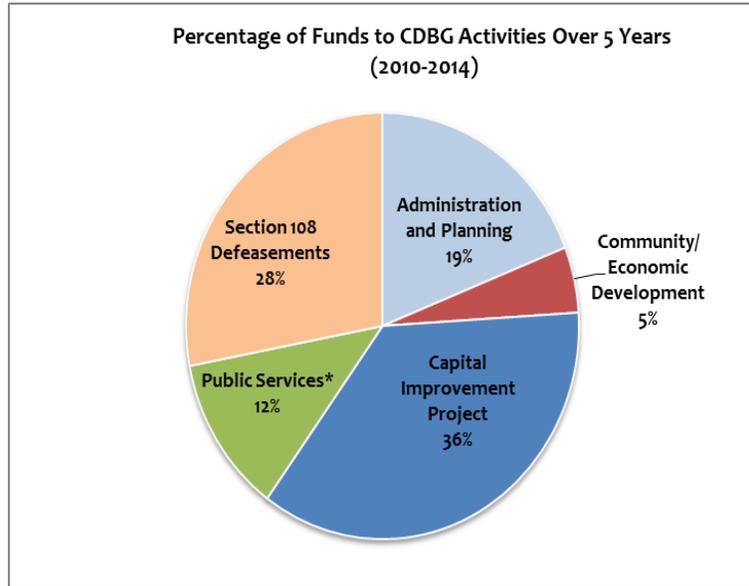
The six Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for the Strategic Actions the HPA will use to meet these needs. These goals are listed below in no particular order or ranking:

- Enhance the City’s economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City’s critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

The City’s Consolidated Plan update coincides with the development of the first year Action Plan and the annual Request for Proposal (RFP) process. As such, the first year Action Plan will continue the standard practice of allocating CDBG funds to projects based on the RFP process. The subsequent Action Plans will incorporate the **Strategic Actions** listed below:

1. Program Development, Directing Investment, and Influencing Outcomes
2. Leverage and Geographic Targeting
3. Increasing Administrative Efficiencies

1. Program Development, Directing Investment, and Influencing Outcomes - Looking Back



**Exhibit 21 – CDBG Five Year Funding History**

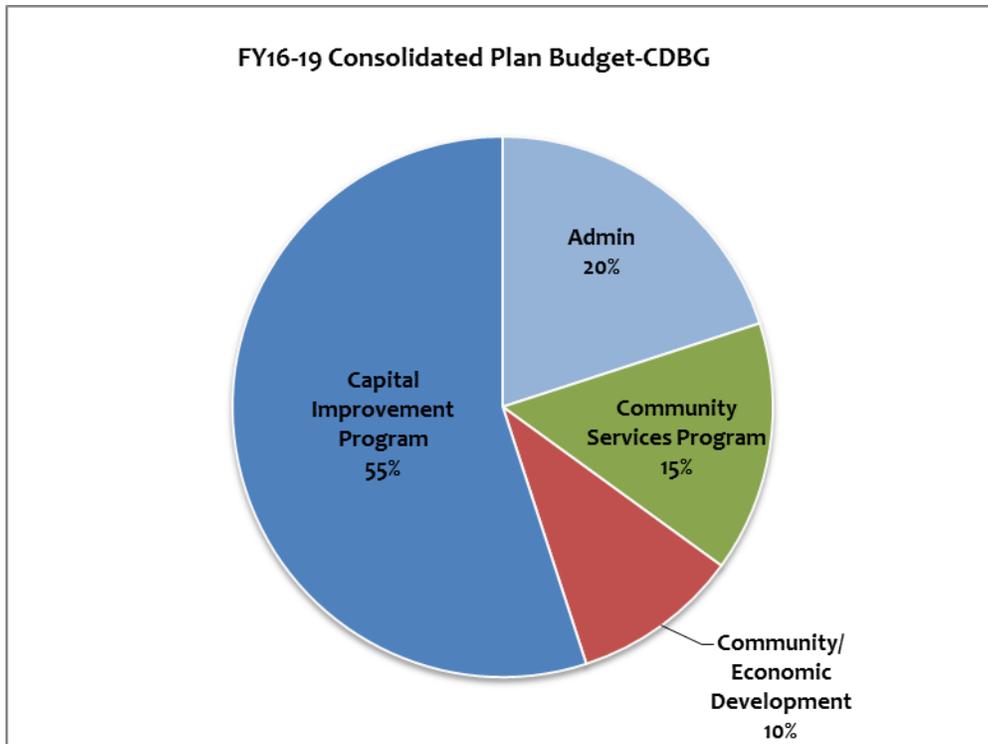
Source: Integrated Disbursement and Information System (IDIS), City of San Diego HUD Programs Office, February 2014.

\*The City of San Diego annually commits the maximum of 15% to public service projects; however some projects complete with reduced budgets, withdraw, or are cancelled due to eligibility determinations.

HUD Programs Administration staff analyzed all CDBG activities as funded in FY 10-14. Nearly 300 activities were divided among the five predominant categories of eligible activities. Section 108 Loan Defeasement refers to CDBG funds that are used to pay City debt incurred from HUD. The last year CDBG funds were allocated to this activity was fiscal year 2013.

**Table 81 – 2010-2014 CDBG Funding Averages**

Funds to CDBG Activities Over 5 YR (2010-2014)		
Administration and Planning	19%	\$17,326,737
Community/Economic Development	5%	\$4,522,082
Capital Improvement Projects	36%	\$32,613,135
Public Services	12%	\$11,250,502
Section 108 Loan Defeasements	28%	\$25,597,014
<b>Total</b>	<b>100%</b>	<b>\$91,309,470</b>
5 YR (2010-2014) Average Funding by CDBG Activities		
Community/Economic Development		\$904,416
Capital Improvement Projects		\$6,522,627
Nonprofit		\$5,271,035
City		\$1,564,490
Public Services		\$2,250,101



**Exhibit 22 – CDBG FY16-19 CDBG Budget**

\*Given the timing constraints, the Fiscal Year 2015 CDBG allocations will be based on the competitive allocation process.

**Table 82 – FY16-19 CDBG Budget Recommendations**

Fiscal Year 2016-2019 Annual Budgetary Priorities (up to %)		
*Illustrative Estimate Only	\$11,000,000	
Administration and Planning	20%	\$2,200,000
Public Services	15%	\$1,650,000
Community/Economic Development	10%	\$1,100,000
Capital Improvement Projects	55%	\$6,050,000
Nonprofit	40%	\$2,420,000
City	60%	\$3,630,000
Total	100%	*\$11,000,000

\*Fiscal Year 2014 Actual CDBG Allocation from HUD was \$11,327,381. The estimate of \$11,000,000 is for illustrative purposes only.

Currently, the majority of the City of San Diego's CDBG funds are allocated through an annual competitive application process for three CDBG categories of eligible activities: Public Services, Community/Economic Development, and Capital Improvement Projects, which includes Housing Rehabilitation. All projects within these categories are evaluated at the same time. The total number and types of projects funded in each category varies year to year based on the number and types of applications submitted annually. Consequentially the outcomes and outputs for each year also vary based on the types of applications received and subsequently funded.

In an effort to direct critical HUD resources and make demonstrable progress toward achieving the six Consolidated Plan Goals, the HPA will develop the following programs with budgetary considerations:

**Community Services:** Activities funded through this program are comprised of public services that provide direct services to help the City's most vulnerable populations. Following HUD Regulatory guidance, funds are prioritized for new services and for services that demonstrate a quantifiable increase in the level of service or access to services.

As per Council Policy 700-02, a portion of Community Services funding will be dedicated for services that assist the homeless population. Pursuant to San Diego City Council No. R-307701, adopted September 25<sup>th</sup> 2012, up to \$1,318,078 in CDBG Public Service funds are to assist in covering the cost of the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veterans Emergency Shelter and the Housing Connections (PATH) Interim Bed Program.

Allocations for FY 16-19: Annual CDBG program expenditures for public services are capped at a maximum of **15%** of annual entitlement funds.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forwarded to the Consolidated Plan Advisory Board for scoring.

**Year 1 Recommendation:** Public Service activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will continue to develop Community Service Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to nonprofits and other community organizations to better utilize the CDBG funds.

**Community/Economic Development:** Activities funded through this program will create economic opportunities including job readiness and business/microenterprise development. The City will explore options for creating new economic development programs that complement existing incentives and support the City of San Diego's Economic Development Strategy. Examples include funding services in support of economic development activities such as technical assistance to businesses, commercial rehabilitation, infrastructure to assist businesses, and job training. CDBG assistance to these types of activities requires adherence to strict regulations pertaining to public benefit standards (on aggregate and project level) and LMI job creation and retention. Historically, the City has also funded community development activities such as direct homeownership assistance and code enforcement.

Allocations FY 16-19: Annual CDBG program investment of up to **10%** of annual entitlement funds.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forwarded to the Consolidated Plan Advisory Board for scoring and direct funding through economic development programs as applicable.

**Year 1 Recommendation:** Community/Economic Development activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will develop Community/Economic Development Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to nonprofit and other community organization to better utilize CDBG funds. Staff will work with other City Economic Development Programs, including those outlined in the City of San Diego’s Economic Development Strategy, to develop new initiatives for CDBG funding.

**Capital Improvement Program:** This program will strengthen neighborhoods by dedicating funds for:

- ❖ *Investing in the City’s critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.*

The City of San Diego’s Capital Improvements Program Review and Advisory Committee (CIPRAC) reviews proposed Capital Improvements Program (CIP) projects and develops budget and project prioritization recommendations to the Mayor. Citywide coordination of capital project planning can increase the cost effectiveness and lead to more efficient infrastructure investments.

Currently, CIPRAC is developing the inaugural five year CIP plan (FY 2015 through 2019) to assess City infrastructure needs comprehensively, identify existing and new infrastructure needs, discuss service levels, provide a financial assessment, and provide a five year list of all capital projects based on the following prioritization factors:

- Risk to health, safety and environment, and regulatory or mandated requirements
- Asset condition, annual recurring costs and asset longevity
- Community investment and economic prosperity
- Level and quality of service
- Sustainability and conservation
- Funding availability
- Project readiness
- Multiple category benefit and bundling opportunities

To capitalize on this work, a portion of CDBG funds will be allocated to projects on the CIP prioritization list in LMI CDBG eligible census tracts, particularly those census tracts identified through geographic targeting of resources to the most underserved areas.

The City’s CDBG Program annually reprograms funds from projects that complete with reduced budgets, withdraw, or are canceled due to ineligibility determinations. It is critical that these funds are redistributed to activities that can expend funds quickly, since by nature, these funds have already been through one allocation cycle. At least annually, these funds will be reinvested in the City’s CIP projects working with CIPRAC.

**Year 1 Recommendation:** HUD Programs Administration staff will work with CIPRAC to determine the most efficient and effective methods for collaboration, ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to City departments and community groups. Capital Improvement Program activities will be funded through the competitive FY 2015 CDBG application process. The current balance of reprogrammed funds will be invested in the City CIP projects working with CIPRAC. The focus will be on critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.

- ❖ *Funding critical improvements to non-profit public facilities that will improve or expand service delivery to serve the City's most vulnerable populations.*

Non-profit public facilities serve a wide range of needs for the City's most vulnerable populations. Activities include rehabilitation improvements to facilities that are owned or leased (long-term) by a non-profit and function to serve LMI City residents. In addition to improving and expanding services, capital funds are used to ensure that these facilities are accessible to all and meet health and safety standards.

**Year 1 Recommendation:** Capital Improvement Program activities for non-profit facilities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will create non-profit facilities needs assessment and establish standards for eligible expenses. Program material will be developed to ensure regulatory compliance, consistency with the Consolidated Plan Goals, and provide technical assistance and outreach to non-profit organizations.

- ❖ *Establish housing rehabilitation programs that support housing stabilization such as emergency repairs, public health and safety issues, weatherization, and energy efficiency improvements.*

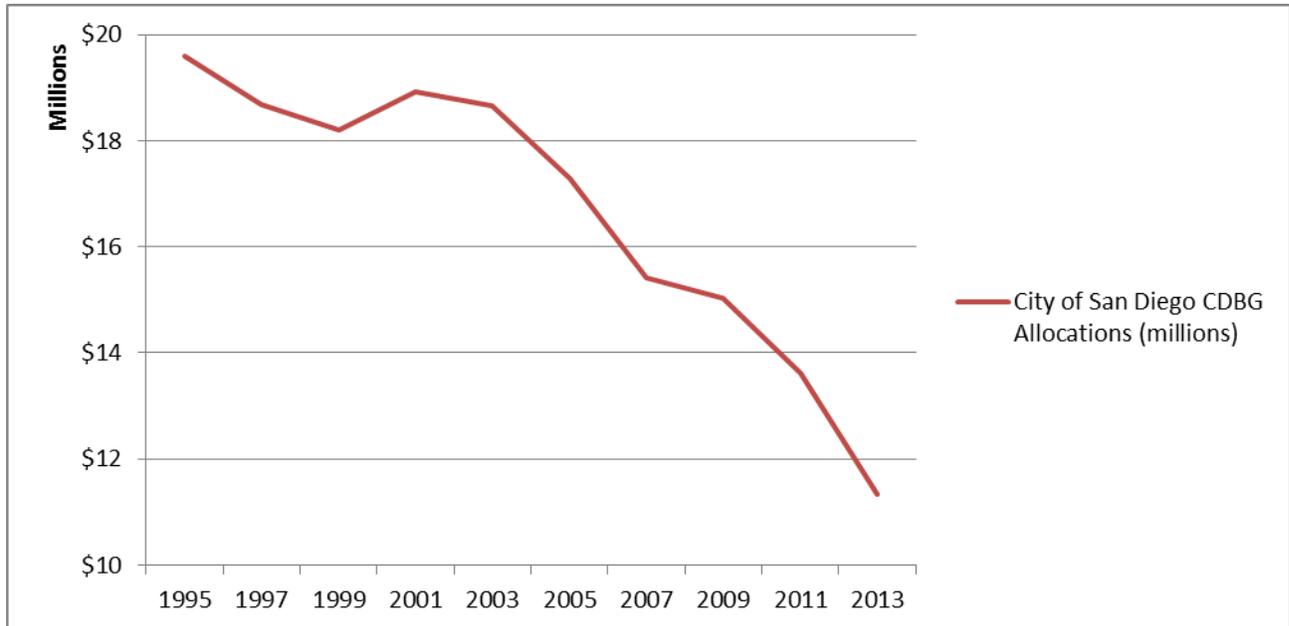
Preserving and maintaining the City's housing stock, particularly in economically disadvantaged and older neighborhoods, is critical for neighborhood stabilization. Rehabilitation for owner-occupied and rental housing that is focused on emergency repairs, aging in place modifications to increase accessibility, and improving energy efficiency will help create safe and cost effective living environments for LMI households and tenants.

**Year 1 Recommendation:** Capital Improvement Program activities for housing rehabilitation will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will create Housing Rehabilitation Program procedures, needs assessment, inspection protocols, and establish standards for eligible expenses. Staff will also create materials that ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to housing providers, contractors, and community organizations.

Allocations FY 16-19: Annual CDBG program investment of up to **55%** of annual entitlement funds. A portion of these funds (up to 60%) will be allocated to critical City infrastructure projects and a portion (up to 40%) will be dedicated to improve non-profit facilities as well as to fund housing rehabilitation programs.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forwarded to the Consolidated Plan Advisory Board for scoring and direct funding through economic development programs as applicable.

## 2. Leverage and Geographic Targeting



**Exhibit 23 – City of San Diego CDBG Annual Allocations**

Since 1995, City of San Diego’s CDBG Entitlement Allocation from HUD has decreased by 42% from roughly \$19.5 million in 1995 to \$11.4 million in 2013. Given the current environment of diminishing federal resources for HUD community development programs, it is clear the City of San Diego must make the most of its limited CDBG and HUD resources.

In 2010, the City negotiated a settlement with HUD to resolve adverse findings from a HUD Office of the Inspector General Audit report issued in December 2008 related to Section 108 and the former Redevelopment Agency. The agreement was to repay \$78.8 million dollars to the City’s CDBG Program as program income over a 10-year payment schedule. As of fiscal year 2013, the City’s CDBG Program received \$14,747,400. All future repayments from the redevelopment Successor Agency to the City CDBG program are on hold due to a recent determination made by the California Department of Finance. If the repayments resume, the HUD Programs Administration staff will develop strategies to utilize the additional CDBG program income to ensure regulatory compliance and advance the six Consolidated Plan Goals.

### Leverage

Leverage, in the context of the City’s four HUD Programs, means bringing other local, state, and federal financial resources together in order to maximize the reach and impact of the City’s HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to

demonstrate that efforts are being made to leverage other funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes of services.

Funds will be considered as “leveraged” if a financial commitment toward the costs of a project from a source, other than the originating HUD Program, are documented.

**Year 1 Recommendation:** HUD Programs staff will identify and explore leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments. Additional mechanisms to enhance the sustainability of HUD Program resources, such as establishing revolving loans, will be examined.

### **Geographic Targeting**

Geographic Targeting is a way for the City to help stabilize and improve neighborhoods in San Diego by directing HUD Program funds, including capital improvement, economic development, and community services, to specific areas identified by an analysis. These areas may experience higher unemployment, lower income levels, and other such economic and demographic indicators at rates that demonstrate a higher level of need than other areas. Such analysis would also take into account “existing conditions” like housing stock, public infrastructure, and facilities. While HUD Programs are primarily intended to serve individuals and areas that are low to moderate income as defined by HUD, the City’s Geographic Targeting strategy will use data to create impact in geographic areas with the most need.

There are numerous economic and social indicators that could be used, as well as several methodologies to identify areas. However, best practices indicate that the keys to implement a targeting system are:

- Identify accessible, readily available, and recurring data sets that focus on smaller geographic areas (such as census tracts and/or census blocks)
- Identify existing data describing existing conditions and public facilities priorities of LMI neighborhoods (such as the City’s Community Plans, Facilities Financing Plans, and Capital Improvement Plans)
- Work with those that have expertise in the pertinent fields such as geographic analysis, demography, and economics
- Provide opportunity for public participation throughout the process

HUD allows entitlement grantees to develop approaches to address economic development and housing needs within a designated neighborhood known as Neighborhood Revitalization Strategy Areas (NRSAs). NRSAs must be contiguous and located in primarily residential neighborhoods that contain a high percentage of LMI households.

**Year 1 Recommendation:** HUD Programs staff will call on practitioners with expertise in areas such as data analysis, community indicators, and geographic analysis to continue to work on methodologies for a sustainable approach to geographic targeting. Areas will be identified, mapped and publicly vetted.

### 3. Increasing Administrative Efficiencies

The HPA is responsible for ensuring the City is in compliance with all rules and regulations associated with all four HUD entitlement grants: CDBG, HOME, ESG, and HOPWA. As such, this Strategic Action is focused on ways to increase operational efficiencies of HUD Programs through enhanced coordination, technical assistance, and effective oversight.

- ❖ *Continue to refine the Request for Qualification (RFQ)/Request for Proposal (RFP) Process*

The FY 2015 CDBG application process was separated into RFQ and RFP phases in order to ease the burden on applicants and reviewers. The RFQ was largely focused on determining the capacity of an organization to spend CDBG funds in an efficient manner. The RFP was designed to ask the most pertinent questions regarding each applicant's proposed CDBG project. All categories or types of CDBG projects, such as public service, community/economic development, and capital improvements are reviewed through this singular RFP process.

**Year 1 Recommendation:** HUD Programs Administration staff will continue to refine and restructure the RFQ/RFP process and timeline in order to give applicants and reviewers more time for completion. As the Strategic Action Program Development, Directing Investment, and Influencing Outcomes are implemented, a new timeline for RFPs based on the category of CDBG will be explored.

- ❖ *Evaluating Performance and Enhanced Monitoring and Compliance of all four entitlement programs*

Starting in FY 2015, the HUD Programs Administration staff will implement a Scorecard to measure performance of all CDBG projects. The Scorecard will highlight performance in areas such as financial management, timeliness of expenditures, and outcome measures. This evaluation will occur throughout FY 2015 and be made available to reviewers for the FY 2016 RFP process. Additionally, HUD has recently refined guidance and updated regulations to better define the City of San Diego's role in administering all four entitlement programs. To ensure that the City and all subrecipients are in full compliance with each entitlement program's rules and regulations as well as with additional overarching federal and reporting requirements, the HPA will need to add additional resources to establish a Monitoring and Compliance focus.

**Year 1 Recommendation:** Programs Administration staff will work with CPAB members to develop a Scorecard to gauge performance in a number of key areas and to develop expanded staff expertise in federal requirements such as Section 3, Davis Bacon, Environmental Review, and programs like HOME, HOPWA, ESG and Continuum of Care.

#### HOME, HOPWA, and ESG Budgets

The six Consolidated Plan Goals are further reflected in the HOME, HOPWA, and ESG funding priorities.

HOME most appropriately meets the goal to improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services:

**Table 83 – FY16-19 Projected HOME Budget**

<b>HOME Projected FY16-19 Annual Budgetary Priorities (based on FY2015)</b>		
<b>FY2015 Budget</b>	<b>\$9,735,000</b>	
FY2015 Allocation	\$4,386,711	
Anticipated Program Income	\$ 2,200,000	
Prior Year Funding	\$ 3,148,289	
Rental Housing	58%	\$5,700,000
Homeownership	24%	\$2,340,000
Owner Occupied Rehab	5%	\$495,000
Tenant-based Rental Assistance	3%	\$315,000
Administration	10%	\$885,000
<b>Total</b>	<b>100%</b>	<b>\$9,735,000</b>

HOPWA most appropriately meets the goal to meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services:

**Table 84 – FY16-19 Projected HOPWA Budget**

<b>HOPWA Projected FY16-19 Annual Budgetary Priorities (based on FY2015)</b>		
<b>FY2015 Budget</b>	<b>\$2,933,928</b>	
FY2015 Allocation	\$2,837,753	
Prior Year Funding	\$ 96,175	
Tenant-based Rental Assistance	24.9%	\$732,000
Transitional Housing	24.7%	\$725,345
Supportive Services	20.1%	\$ 588,719
Licensed Residential Care Homes	12.3%	\$361,179
Emergency Housing	3.4%	\$99,761
Recovery Housing	3.3%	\$96,621

Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds	1.6%	\$48,226
Technical Assistance	0.3%	\$9,456
Administration and Planning	9.3%	\$272,621
<b>Total</b>	<b>100%</b>	<b>\$2,933,928</b>

ESG most appropriately meets the goals to assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions:

**Table 85 – FY16-19 Projected ESG Budget**

<b>ESG Projected FY16-19 Annual Budgetary Priorities (based on FY2015)</b>		
<b>FY2015 Budget</b>	<b>\$920,222</b>	
Emergency Shelter	55%	\$510,723
Rapid Rehousing	37%	\$340,483
Administration	8%	\$69,016
<b>Total</b>	<b>100%</b>	<b>\$920,222</b>

## SP-10 Geographic Priorities – 91.215 (a) (1)

### Geographic Area

#### Table 4 - Geographic Priority - Not Applicable

Year One of the Five Year Consolidated Plan allocates federal entitlement dollars according to Low to Moderate Census Tracts based on the 2000 Census without target areas.

During Year One, a City-led effort by the HPA will be undertaken to determine the most impactful place-based allocation methodology via community input. A place-based strategy will encourage larger allocations to communities with higher community development needs.

The effort will include the formation of a group of practitioners with expertise in areas such as data analysis, community indicators, and geographic analysis to work on methodologies for a sustainable approach to geographic targeting. This group will liaise with beneficiaries and stakeholders to frame the understanding of place-based solutions; educate on nexus and need; and confirm consensus on appropriate indicators such as poverty, neighborhood blight, deteriorated housing, and physical and economic distress. The HPA will report the findings and make recommendations to the CPAB and City Council.

### HUD-approved Neighborhood Revitalization Strategy Areas

HUD allows entitlement grantees to develop approaches to address economic development and housing needs within a designated neighborhood. One approach is the Neighborhood Revitalization Strategy Area (NRSA).

NRSA benefits include<sup>57</sup>:

- Job creation or retention effort focused on the selected neighborhood may be classified as meeting the LMI area benefit national objective requirements.
- Aggregation of housing units for which CDBG funds obligated during each program year and treat them as a single structure.
- Economic development activities may be excluded from the aggregate public benefit standards.
- All public services offered within the NRSA and carried out as part of qualified projects under the NRSA by a Community-Based Development Organization (CBDO) are exempt from the public services cap.

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<sup>57</sup> Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007

In order to form a NRSA “the percentage of LMI residents within the neighborhood must be equal to:

- 70 % of the total population in the selected area (if the grantee’s upper quartile is greater than 70 % LMI).
- The upper quartile percentage (if the grantee’s upper quartile is greater than 51 %, but less than 70 % LMI in the total population).
- 51 % of the total population (if the grantee’s upper quartile percentage is less than 51%).”<sup>58</sup>

Further, covered areas must be contiguous.

HUD will only approve NRSAs that seek to achieve measurable results that include the creation of meaningful economic opportunities. HUD provided examples<sup>59</sup> include:

- Create 25 new businesses.
- Achieve five percent increase in employment.
- Open two new job training centers.
- Reduce families on welfare by five percent.
- Attract new community lending institution to the neighborhood.
- Formation of a community business association.
- Offer ten training seminars to teach area residents about small business start-up.

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<sup>58</sup> Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007, Page 10-3

<sup>59</sup> Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007, Page 10-6

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

After broad community and stakeholder outreach, the City narrowed its focus to six goals - all of which are HIGH priority. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs.

**Table 86 – Priority Needs Summary**

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing and Public Services	HIGH	<p>“The rate of new HIV/AIDS cases has decreased or leveled off since 1992. However, the number of people living with AIDS continues to increase each year (although at a slower or level rate) as people with AIDS live longer. Four hundred forty-one (441) new cases were reported in San Diego County between January 1, 2011, and December 31, 2012.”<sup>60</sup></p> <p>People diagnosed with HIV/AIDS face financial hardships due to unmet medical care needs and medical costs that burden their economic stability.</p>	<ul style="list-style-type: none"> <li>Persons with HIV/AIDS</li> </ul>	Meet the needs of persons with <b>HIV/AIDS</b> and their families through the provision of housing, health, and support services	<p>After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the</p>

<sup>60</sup> Fiscal Year 2013 Fourth Program Year CDBG, HOME, HOPWA, and ESG Programs Consolidated Annual Performance and Evaluation Report, City of San Diego, September 2013, Page 63

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing	HIGH	<p>41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).</p> <p>40% of homeowners and 50% of renters paying more than 30% of their income towards housing costs. 22% of households (102,408 households) are severely cost burdened, with 61,028 renter households and 41,380 homeowners paying more than 50% of their income towards housing costs.</p> <p>The Housing Choice Voucher (Section 8) Program currently serves 14,664 extremely low and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families</p> <p>There are currently 76 public housing units in San Diego, with a waiting list of 22,980 families.</p>	<ul style="list-style-type: none"> <li>• Extremely low</li> <li>• Low</li> <li>• Moderate</li> <li>• Large Families</li> <li>• Small Families</li> <li>• Female Headed-Families</li> <li>• Elderly-Headed Families</li> <li>• Families with Children</li> <li>• Individuals</li> <li>• Chronic Homelessness</li> <li>• Public Housing Resident</li> <li>• Homeless Individuals</li> <li>• Homeless</li> <li>• Unsheltered Homeless</li> <li>• Homeless Veterans</li> <li>• Homeless Families</li> <li>• Persons with HIV/AIDS</li> <li>• Elderly</li> <li>• Persons with Disabilities</li> <li>• Veterans</li> <li>• Persons with Drug/Alcohol Addictions</li> </ul>	Improve housing opportunities by creating and preserving <b>affordable rental and homeowner housing</b> in close proximity to transit, employment, and community services	<p>basis for priority need.</p> <p>After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.</p>

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Homelessness and Public Services	HIGH	<p>Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations.</p> <p>The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City of San Diego, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation</p>	<ul style="list-style-type: none"> <li>• Victims of Domestic Violence</li> <li>• Food Insecure Households</li> <li>• Youth</li> <li>• Chronic Homelessness</li> <li>• Homeless Individuals</li> <li>• Homeless Unsheltered Homeless</li> <li>• Homeless Veterans</li> <li>• Homeless Families</li> <li>• Victims of Domestic Violence</li> </ul>	<p>Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or <b>homelessness</b> by providing client-appropriate housing and supportive service solutions</p>	<p>After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.</p>

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Public Services and Public Facilities	HIGH	<p>Elderly households are more likely to be low-income, with 49% of households containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.</p> <p>45% of households with children fall within low-, very-low, and extremely-low income households (0-80% Area Median Income (AMI)).</p> <p>34,750 households fall within extremely low-income, very low-income or low-income households (0-80% AMFI) and contain children 6 years of</p>	<ul style="list-style-type: none"> <li>Elderly</li> <li>Youth</li> <li>Food insecure households</li> </ul>	Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as <b>youth, seniors, and food insecure households</b>	After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Public Improvements and Infrastructure	HIGH	The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million the highest need and greatest backlog of funding is for street improvements.	<ul style="list-style-type: none"> <li>• Extremely low</li> <li>• Low</li> <li>• Moderate</li> <li>• Large Families</li> <li>• Small Families</li> <li>• Female Headed-Families</li> <li>• Elderly-Headed Families</li> <li>• Families with Children</li> <li>• Individuals</li> <li>• Chronic Homelessness</li> <li>• Public Housing Resident</li> <li>• Homeless Individuals</li> <li>• Homeless</li> <li>• Unsheltered Homeless</li> <li>• Homeless Veterans</li> <li>• Homeless Families</li> <li>• Persons with HIV/AIDS</li> <li>• Elderly</li> <li>• Persons with Disabilities</li> <li>• Veterans</li> <li>• Persons with Drug/Alcohol Addictions</li> <li>• Victims of Domestic Violence</li> <li>• Food Insecure Households</li> <li>• Youth</li> </ul>	Strengthen neighborhoods by investing in the City's critical <b>public infrastructure</b> needs	After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Public Services and Economic Development	HIGH	San Diego’s “hourglass economy” contributes to the large population of low-wage earners and smaller choice of middle-income jobs and this issue is exasperated by the slower job growth forecasted for self-sufficiency occupations. Employers providing self-sufficiency wages often expect applicants to have higher levels of education.	<ul style="list-style-type: none"> <li>• Extremely low</li> <li>• Low</li> <li>• Moderate</li> <li>• Large Families</li> <li>• Small Families</li> <li>• Female Headed-Families</li> <li>• Elderly-Headed Families</li> <li>• Families with Children</li> <li>• Individuals</li> <li>• Chronic Homelessness</li> <li>• Public Housing Resident</li> <li>• Homeless Individuals</li> <li>• Homeless</li> <li>• Unsheltered Homeless</li> <li>• Homeless Veterans</li> <li>• Homeless Families</li> <li>• Persons with HIV/AIDS</li> <li>• Elderly</li> <li>• Persons with Disabilities</li> <li>• Veterans</li> <li>• Persons with Drug/Alcohol Addictions</li> <li>• Victims of Domestic Violence</li> <li>• Food Insecure Households</li> <li>• Youth</li> </ul>	Enhance the City’s economic stability and prosperity by increasing opportunities for <b>job readiness</b> and investing in <b>economic development</b> programs	After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for priority need.

San Diego is the nation's eighth largest city with the second largest population in California with over 1.3 million people. The community development needs faced in San Diego are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked both with determining the areas of greatest need, as well the areas in which community investment can have the greatest impact given the limited resources available.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through surveys, forums and meetings, highlight San Diego's clear and detailed need for investment in economic development, critical public infrastructure, affordable housing, appropriate assistance for the homeless, new and increased access to services for vulnerable populations, and services for persons with HIV/AIDS and their families.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 87 – Influence of Market Conditions**

Affordable Housing Type	Market Characteristics
TBRA	As per Needs Assessment, severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	As per the Needs Assessment, state and federal budget cuts to service providers providing HIV/AIDS services in the San Diego region has resulted in staff reductions and reduced service capacity for providers. Lack of part-time employment opportunities for those re-entering the job market, as well as affordable housing resources, are just a few of the barriers that persons living with HIV/AIDS face. High housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. Similarly to the elderly, as the population of those living with HIV/AIDS ages, there will be an increase in the number of those needing services, placing further strain on the already scarce resources.
Rental New Unit Production	As per the Needs Assessment and the Market Analysis, 50% of renters are cost burdened paying more than 30% of their income towards housing costs. 22% of households (102,405 households) are severely cost burdened, with 61,030 renter households and paying more than 50% of their income towards housing costs. Further, the Section 8 waiting list consists of 37,518 families and the public housing wait list is 22,980 families. San Diego’s development landscape and the need for urban infill drive up the cost of development.
Rental Unit Acquisition/Rehabilitation/Preservation	As per the Needs Assessment and the Market Analysis, 50% of renters are cost burdened paying more than 30% of their income towards housing costs. 22% of households (102,405 households) are severely cost burdened, with 61,030 renter households and paying more than 50% of their income towards housing costs. Further, the Section 8 waiting list consists of 37,518 families and the public housing wait list is 22,980 families.

	<p>Urban infill drives up the cost of development. Finally, 61% of San Diego's housing stock was built prior to 1979.</p>
<p>Homeowner Rehabilitation</p>	<p>40% of homeowners pay more than 30% of their income towards housing costs. The highest rates of incidence occurring for those earning 50-80% AMI (16,690 households), followed by those earning 80-100% AMI (11,225 households), with those earning 0-30% and 30-50% AMI experiencing somewhat equal cost burden (10,100 and 9,725 households, respectively). This is reflective of the fact that many households find themselves overextended in order to achieve homeownership in San Diego's housing market. Further, 61% of San Diego's housing stock was built prior to 1979.</p>

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The amount of overall federal entitlement funding significantly decreased during the last Consolidated Plan term.

	FY10	FY11	FY12	FY13	FY14	Total
CDBG	\$15,027,728	\$16,324,437	\$13,6027,65	\$10,703,022	\$11,327,381	\$66,985,333
HOME	\$9,154,816	\$9,063,132	\$7,981,652	\$4,452,630	\$4,309,278	\$34,961,508
ESG	\$661,244	\$660,147	\$661,372	\$1,177,964	\$780,817	\$3,941,544
HOPWA	\$2,731,528	\$2,935,661	\$2,884,983	\$2,883,128	\$2,726,216	\$14,161,516
	\$27,575,316	\$28,983,377	\$251,307,72	\$19,216,744	\$19,143,692	\$120,049,901

**Table 88 – City Entitlement Funding Received FY10-FY14**

Therefore, the City anticipates an annual five percent reduction per program.

## Anticipated Resources

**Table 89 – Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation:	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> <li>• Supportive services</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental rehab</li> <li>• Homeless support</li> <li>• Public services</li> <li>• Non-profit facilities</li> <li>• Public improvements</li> <li>• Public facilities</li> <li>• Public infrastructure</li> </ul>	\$10,978,461	\$64,462	\$1,953,528	12,996,451	\$31,029,808	Reprogrammed balance will be used for public infrastructure needs and is estimated. Actual amounts may vary slightly due to FY2014 project completion.
HOME	Public Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• Multifamily rental rehab</li> <li>• TBRA</li> </ul>	\$4,386,711	\$2,200,000	\$3,148,289	\$9,735,000	\$17,546,844	HOME activities will continue to leverage Affordable Housing Fund dollars.
HOPWA	Public Federal	<ul style="list-style-type: none"> <li>• Housing assistance</li> <li>• Supportive services</li> <li>• Information and resources</li> </ul>	\$2,837,753	0	\$96,175	\$2,933,928	\$11,351,012	Actual prior year resources amounts may vary slightly due to FY2014 project completion.
ESG	Public Federal	<ul style="list-style-type: none"> <li>• Housing assistance</li> <li>• Rapid rehousing</li> <li>• Supportive services</li> </ul>	\$920,222	0	0	\$920,222	\$3,680,888	

Non-Entitlement Resources include:

- Section 8 funds: The Housing Commission administers the Section 8 program for the City and provides rent subsidies to about 14,000 San Diego households. The City anticipates a minimum five percent reduction annually to Section 8 funding and therefore projects approximately \$709M for the Consolidated Plan period.
- Competitive McKinney-Vento Homeless Assistance Act funds and Shelter Plus Care: In June 2011, the County of San Diego Continuum of Care and the City of San Diego Continuum of Care merged into one regional CoC. The resulting Regional Continuum of Care Council (RCCC) receives approximately \$15M annually to prevent and alleviate homelessness throughout the region. During the Consolidated Plan period, the RCCC will become HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.
- Affordable Housing Fund (AHF)<sup>61</sup>: The AHF is a permanent and annually renewable funding source to help meet the housing assistance needs of the City's very low- to moderate-income households. The AHF is comprised of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). HTF funds may be used in any manner, through loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities and the IHF priority is given to the construction of new affordable housing stock. The AHF is funded at \$7.8M in FY 2015.
- Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. The Housing Commission currently projects 1,289 units utilizing this federal source.
- New Market Tax Credits (NMTC): Created in 2000 as part of the Community Renewal Tax Relief Act. NMTCs encourage revitalization efforts of low-income and disadvantaged communities. The NMTC Program provides tax credit incentives to investors for equity investments in certified Community Development Entities, which invest in low-income communities.
- Redevelopment: After the dissolution of redevelopment, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually over a ten-year term. The City of San Diego Successor Agency to the former RDA (Successor Agency) is responsible for submitting to DoF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA every six months.

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<sup>61</sup> San Diego Affordable Housing Fund Annual Plan Fiscal Year 2014 (July 1, 2013 – June 30, 2014)  
<http://sdhc.org/uploadedFiles/Resources/Copy%20of%20Annual%20Plan%20for%20posting.pdf>

However, these payments are pending yearly state approval and the DoF has failed to recognize the CDBG Repayment Agreement between the former RDA and the City as an enforceable obligation in ROPS V. As such, the anticipated \$6,513,700 in CDBG program income will not be included in FY 2015 allocations. The remaining income for the duration of the Consolidated Plan period is also in question.

- **General Fund:** The projected city budget recommits approximately \$1.9 million money from the city's General Fund for homeless services. Funds are intended to expand homeless programs like the Homeless Outreach Team, the Serial Inebriate Program, the Check-In Center and the Neil Good Day Center.
- **Philanthropy:** Funders Together to End Homelessness San Diego is an association of local funders who believe in the power of philanthropy to prevent and end homelessness. The local group is part of a national network and includes the United Way of San Diego County, LeSar Development Consultants, Alliance Healthcare Foundation, Social Venture Partners Parker Foundation, the McCarthy Family Foundation, and business leaders. First year allocations are anticipated to be \$1,000,000.
- **Bonds:** In January 2014, the City Council approved a \$120 million Infrastructure Bond, which includes \$43 million for street repairs; \$21 million for storm drain upgrades; \$4.7 million to bring City buildings in ADA compliance; \$1 million for sidewalk improvements; \$27 million to improvements at fire stations and lifeguard buildings, including the Skyline Fire Station, design and land acquisition for the Home Avenue Fire Station, and replacing fire stations in Point Loma and Hillcrest. Also included are designs for libraries in the Skyline, San Ysidro and San Carlos neighborhoods.
- **HUD VASH:** In 2013, the Housing Commission received 185 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of San Diego. This more than doubled the agency's previous year allocation.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leverage, in the context of the City's four HUD Programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating HUD Program, are documented.

In FY2015 HUD Programs staff will identify and explore additional leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments. Additional

mechanisms to enhance the sustainability of HUD Program resources, such as establishing revolving loans, will be examined.

### **HOME-25% Match Requirement**

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

### **ESG-100% Match Requirement**

The Housing Commission uses CDBG funding set aside in Council Policy 700-02 and Housing Commission Housing Trust Funds. The Rapid Re-housing 100% match comes from: VASH vouchers, HOME TBRA, Continuum of Care funding, in-kind match from subrecipients (case management and services).

### **If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City of San Diego Real Estate Department works with community agencies like the San Diego Community Land Trust (SDCLT) to review City-owned properties and parcels for appropriateness and feasibility for affordable housing opportunities. On November 5, 2013, San Diego City Council approved a lease-purchase agreement with the SDCLT. The agreement leases 16 single family lots, located in the Nestor area of southern San Diego, for \$1 to SDCLT to prepare a development plan. Upon approval of the final development plan, the City will sell the lots to the SDCLT for \$1 each with the restriction that the lots be used to provide homes that are permanently affordable to low-income households.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 90 – Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San Diego HPA	Government	Lead Agency – HUD Entitlement Grants	Jurisdiction
City of San Diego Public Works Department	Government	Capital Improvements Program (CIP)	Jurisdiction
County of San Diego Department of Housing and Community Development	Government	PHA	Region
San Diego Housing Commission	Public Housing Authority	PHA	Jurisdiction
Regional Continuum of Care Council (RCCC)	Community Based Forum	CoC	Region

### Assessment of Strengths and Gaps in the Institutional Delivery System

The City’s HPA enjoys the benefit of partnership with the City Planning & Community Investment Economic Development Division, Office of Economic Growth Services, Office of Small Business, and Business Finance.

After an Office of Inspector General Audit in 2009, the City began strengthening and streamlining its CDBG program. Nine reforms were adopted and implemented:

- Set funding priorities in the Consolidated Plan.
- Eliminate District Allocations and discontinue the Council/Mayor split.
- Funding for Section 108 Loans to be taken "off the top."
- Funding for Administrative and Fair Housing to be taken "off the top."
- \$50,000 minimum funding levels for non-capital and economic development activities.
- \$100,000 minimum for capital improvement projects.
- Eliminate phased funding and give priority to projects where CDBG funding will complete the project.
- Open up the Public Services Category to allow agencies providing public services the ability to apply.
- Establish a CDBG Citizens Advisory Committee –now the Consolidated Plan Advisory Board – to score and recommend allocations to the City Council.

For the Consolidated Plan period years two through five, the City may elect to separate the CDBG Capital Improvement Project (CIP) funding process from that of Economic Development and Public Services. The CDBG CIP process may be coordinated with the Capital Improvements Program Review and Advisory Committee (CIPRAC).

CIPRAC is the established and successfully functioning long-range planning committee for all individual capital improvement projects and funding sources. The City's CIP portfolio is complex due to the size, volume, various funding sources, project types, and delivery methods. The City has a prioritization process that establishes clear and concise guidelines for CIP project selection. It also has an objective process for ranking projects. CIPRAC members possess the technical expertise to "identify, leverage, and optimize funding sources; streamline and improve coordination and functionality of CIP related processes; review and assess efficiency of required processes; and work with the Office of the Independent Budget Analyst to identify ways to streamline the process."<sup>62</sup> Members include department directors and senior-level officials from Public Utilities, Public Works, Transportation and Storm Water, Parks and Recreation, Environmental Services, Disability Services, Equal Opportunity Contracting, Financial Management, and Development Services.

Including CDBG CIP allocations within the purview of CIPRAC is the natural best fit for complex multi-year funding and leveraging opportunities.

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners. The County of San Diego Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County.<sup>63</sup> HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income. The Housing Commission is an award-winning Move to Work agency dedicated to preserving and increasing affordable housing. The Housing Commission has further contributed over \$1 billion in loans and bond financing to projects resulting in 14, 531 affordable rental units.<sup>64</sup>

**For HOME participating jurisdictions, address the capacity of Community Housing Development Organizations (CHDOs).**

The Housing Commission makes reasonable efforts to identify CHDOs that are capable, or can reasonably be expected to become capable, of carrying out elements of the jurisdiction's approved Consolidated Plan and to encourage such community-based organizations to do so as aligned with 24 CFR 92.300. CHDO's are required to complete the CHDO certification form annually or at the time of a new project application. In order for an agency to qualify as a CHDO, they must have paid staff with housing experience appropriate to the role they expect to play in the project (developer, sponsor, or owner).

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<sup>62</sup> <http://www.sandiego.gov/cip/about/ciprac.shtml>

<sup>63</sup> [http://www.sdcounty.ca.gov/sdhcd/aboutus/about\\_us.html](http://www.sdcounty.ca.gov/sdhcd/aboutus/about_us.html)

<sup>64</sup> <http://sdhc.org/About/>

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

The RCCC coordinates a Consolidated Application for funds from HUD. Homelessness does not follow geographic boundaries and our jurisdictional borders are porous with a mobile population. As the RCCC becomes compliant with the HEARTH Act, the level of collaboration between jurisdictions and service providers will increase as will the efficiency and impact of resources.

**Table 91 – Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The City's service delivery system will better meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) as the RCCC becomes HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

See previous response.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

As previously stated, the City has made a commitment to homeless services through Council Policy 700-02 and resulting budget allocations. The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act; adopting best practices to end chronic homelessness; and improving the system to rapidly rehouse individuals and families.

San Diego is undertaking efforts to align itself with the national efforts of the United States Interagency Council on the Homeless 2010 plan, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. This plan is "focused on four key goals:

1. Finish the job of ending chronic homelessness in five years.
2. Prevent and end homelessness among Veterans in five years.
3. Prevent and end homelessness for families, youth and children in ten years.
4. Set a path to ending all types of homelessness."<sup>65</sup>

### **The United Way of San Diego County**

The United Way of San Diego County (UWSD) and its Home Again Board are committed to ending chronic homelessness through collective impact and a Housing First Model. "United Way of San Diego County is leading the efforts to end chronic homelessness in collaboration with business & community leaders, service providers, homeless experts, housing developers, and dedicated volunteers who care about their community."<sup>66</sup>

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<sup>65</sup> Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness 2010, The United States Interagency Council on Homelessness, Page 4

<sup>66</sup> <http://homeagainsd.org/our-plan/whos-involved>

## Keys to Housing

Keys to Housing (Keys) is a regional San Diego coalition committed to ending family homelessness by 2020, in alignment with Federal plans. Keys was a 2010 initiative of the San Diego Grantmakers Homeless Working Group which created a ‘Toolbox to End Family Homelessness.’ The five keys to end family homelessness are:

- “Leadership, Policy and Advocacy
- Capacity, Data and Coordination of Services and Resources
- Permanent Affordable Housing
- Increased Economic Security and Stability, and
- Prevention”<sup>67</sup>

## The San Diego Regional Continuum of Care Council

“Since 1994, HUD has required each community to come together to submit a single comprehensive Continuum of Care (CoC) application rather than allowing applications from individual providers in a community. HUD’s intent in creating this structured application process was to stimulate community-wide planning and coordination of programs for individuals and families who are homeless.”<sup>68</sup>The San Diego Regional Continuum of Care Council (RCCC) is supported by San Diego County’s Department of Housing and Community Development (HCD) and the Housing Commission.<sup>69</sup> HCD provides regional leadership in the coordination of the federal, annual, and competitive application for homeless assistance program funding.<sup>70</sup> The Housing Commission provides financial support for RCCC regional facilitation and the annual application for funding. The RCCC consists of representatives of the 18 cities within the county to include non-profit service providers and other interested parties.<sup>71</sup>

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<sup>67</sup> A Toolbox to End Family Homelessness, Keys to Housing 2010, page 1

<sup>68</sup> Continuum of Care 101, June 2009, US Department of Housing and Urban Development Office of Community Planning and Development, Page 1

<sup>69</sup> [http://www.sdcounty.ca.gov/sdhcd/homeless/supportive\\_housing\\_program.html](http://www.sdcounty.ca.gov/sdhcd/homeless/supportive_housing_program.html)

<sup>70</sup> [http://www.sdcounty.ca.gov/sdhcd/homeless/supportive\\_housing\\_program.html](http://www.sdcounty.ca.gov/sdhcd/homeless/supportive_housing_program.html)

<sup>71</sup> [http://www.sdcounty.ca.gov/sdhcd/homeless/supportive\\_housing\\_program.html](http://www.sdcounty.ca.gov/sdhcd/homeless/supportive_housing_program.html)

## Funders Together to End Homelessness in San Diego

Funders Together to End Homelessness in San Diego is part of the only national network for grant makers working to end homelessness, and they “promote a catalytic approach to philanthropy that goes beyond effective grant-making to active civic engagement in solving homelessness.”

The leaders from Funders Together have advised that efforts to end homelessness should be “client-centered, provider informed, funder directed, and results driven,” and that community funders (public agencies, public and private non-profits, and foundations) need to work collaboratively across sectors to share data and promote systems change.

## Downtown San Diego

In July 2010, the Centre City Development Corporation (CCDC) released its Five-Year Work Plan Toward the Goal of Ending Homelessness in Downtown San Diego (Five Year Work Plan). CCDC acknowledged that ending homelessness in downtown was “critical to the creation of a vibrant living and working environment downtown, an environment that is essential for the economic health of the entire San Diego region.”<sup>72</sup> The Five-Year Plan recommended five strategies to accomplish its mission:

1. Continue to Expand Supply of Permanent Supportive Housing Opportunities
2. Sustain and Expand Collaborations with Regional Partners and Systems
3. Strengthen Partnerships with Housing and Homelessness Services Agencies
4. Advance Policy Reforms at Federal and State Levels, and
5. Provide Appropriate Oversight and Collect and Report Data to Measure Progress, Refine Strategies, and Leverage Additional Resources<sup>73</sup>

In 2011, California Redevelopment Agencies were dissolved and CCDC became Civic San Diego with a mission of creating “a 24-hour livable downtown community by eliminating blight, providing affordable housing, improving the public realm, facilitating public and private developments, stimulating economic development and creating jobs.”<sup>74</sup>

## The Campaign to End Homelessness in Downtown San Diego

Permanent supportive housing (affordable housing partnered with essential supportive services) is a proven solution for the homeless to leave the streets, achieve housing stability, and become integrated members of San Diego’s community. The Campaign to End Homelessness in Downtown San Diego (Campaign) is a place-based strategy to end homelessness in downtown San Diego, and is a part of the National 100,000 Homes Campaign.

The Campaign’s activities are guided by a Leadership Team with more than 60 members, including downtown business leaders, elected officials, public safety, hospitals and health clinics, local

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<sup>72</sup> Five-Year Work Plan Toward Goal of Ending Homelessness In Downtown San Diego July 1, 2011 – June 30, 2016, Centre City Development Corporation, Page 8

<sup>73</sup> Ibid, Pages 69-102

<sup>74</sup> <http://civicsd.com/about-us.html>

universities, philanthropy, faith-based organizations, and experts in affordable housing, supportive services, homelessness, workforce development and advocates for veterans.

The Campaign's mission is to end homelessness downtown by moving the most vulnerable members of our community off the streets and into permanent housing and linking them with rental assistance and supportive services.

# SP-45 Goals Summary – 91.215(a)(4)

## Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
HIV/AIDS housing, health, and support services	FY15	FY19	Affordable Housing Public Services Homeless Non-Homeless Special Need	Region		HOPWA: \$14,284,940	HIV/AIDS housing operations: 730 Households assisted  Tenant-based rental assistance/Rapid rehousing: 400 Households assisted  Public service activities other than for low/moderate income housing benefit: 31,150 Persons assisted
Creating and preserving affordable rental and homeowner housing	FY15	FY19	Affordable Housing Homeless Non-Homeless Special Need	Jurisdiction		HOME: \$27,281,844	Direct financial assistance to homebuyers: 225 Households assisted  Homeowner housing rehabilitated: 100 Units  Rental units rehabilitated: 55 Units  Rental units constructed: 55 Units  Tenant-based rental assistance/Rapid rehousing: 500 Persons assisted
Homelessness	FY15	FY19	Homeless	Jurisdiction		ESG: \$4,601,110  CDBG: \$6,590,390	Homeless person overnight shelter: 8,000 Persons assisted  Public service activities other than for low/moderate income housing benefit: 10,000 Persons assisted  Tenant-based rental assistance/Rapid rehousing: 1,000 Persons assisted

Services and facilities serving highly vulnerable populations	FY15	FY19	Public Service Infrastructure	Jurisdiction		CDBG: \$16,195,807	Public service activities other than for low/moderate income housing benefit: 6,500 Persons assisted  Public facility or infrastructure activities other than for low/moderate income housing benefit: 250,000 Persons assisted 15 Facilities
Public infrastructure needs	FY15	FY19	Infrastructure Non-housing community development	Jurisdiction		CDBG: \$15,992,247	Public facility or infrastructure activities other than for low/moderate income housing benefit: 500,000 Persons assisted 30 Facilities
Job readiness and economic development	FY15	FY19	Public Services Economic Development Non-housing community development	Jurisdiction		CDBG: \$5,247,815	Businesses assisted: 450 Businesses

\*Accomplishment types may vary based on actual project and HUD requirements regarding matrix codes and national objectives.

### Goal Descriptions

1	Goal Name	HIV/AIDS housing, health, and support services
	Goal Description	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services.
2	Goal Name	Creating and preserving affordable housing
	Goal Description	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment, and community services.
3	Goal Name	Homelessness
	Goal Description	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
4	Goal Name	Services/facilities serving vulnerable population
	Goal Description	Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors, and food insecure households.
5	Goal Name	Public infrastructure needs
	Goal Description	Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
6	Goal Name	Job readiness and economic development
	Goal Description	Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

### **HOPWA - Projected total assisted: 1,130**

Direct service contracts with agencies and non-profit organizations providing direct services to low-income persons with HIV/AIDS. HOPWA funds are distributed throughout the County of San Diego to implement the following eligible activities:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing information and referral services
- Resource identification
- Housing operating cost
- Short-term supportive facilities (hotel/motel vouchers)
- Tenant based rental assistance
- Supportive services
- Technical assistance
- Short-term rent, mortgage, and utility (STRMU)

### **HOME - Projected total assisted: 435**

First time homebuyers will be offered down payment loans and closing cost assistance grants; provide gap financing to affordable housing developers to produce, rehabilitate, and/or preserve affordable housing; provide owner occupied rehabilitation loans for single family homes; and deliver rental assistance and security deposits for very low-income individuals and families.

### **HOME TBRA - Projected total assisted: 175**

Under this new program, HOME TBRA subsidies will be made available to homeless individuals who are successfully graduating from the Housing Commission's rapid re-housing program for homeless individuals and families. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to strengthen the pipeline that moves homeless individuals from homelessness, through a shelter, through a transitional housing program, and on to a successful exit to stable, independent permanent housing.

### **ESG- Projected total assisted: 9,000**

Connections Housing opened in March 2013 and will be in continuous operation in FY 15. This is an integrated service and residential community whose primary goal is to help homeless individuals living on neighborhood streets by providing them with interim shelter and services so they can rebuild their lives and find secure permanent housing. Virtually every resource an individual would need to break the cycle of homelessness is available onsite at this facility, including: individual assessments; the One-Stop Service Center; primary care health clinic; transitional/interim housing; and permanent supportive housing. ESG assists Connections with 134 nightly shelter beds and 16 special needs permanent units or approximately 500 individuals per year.

Veterans Village of San Diego operates the Veterans Shelter, which provides 150 nightly shelter beds to approximately 380 unduplicated homeless veterans during a four month period in the winter

months. In addition to basic services (shelter, food, showers, and laundry), the veterans receive medical and mental health services, substance abuse counseling, referrals to employment training, legal and housing assistance, and other supportive services.

The YWCA of San Diego operates the Cortez Hill Family Shelter provides 150 nightly shelter beds. Families can stay up to 120 days (four months) and receive services focused on helping them find work and become self-supporting. All families receive basic shelter and two meals a day for up to 120 days as well as case management services. Families are offered counseling, career assessments, medical and legal services, and follow-up services after leaving the center. The YWCA serves approximately 500 individuals (adults and children) per year.

The Housing Commission is subcontracting with local providers who applied to HUD Continuum of Care for FY 14 funding to enhance their Rapid Re-housing program in FY 14. This program will assist families and individuals exiting transitional housing programs to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and help clients to move quickly from homelessness to self-sufficiency and independent living. This program will provide households with security and utility deposits, short or medium term rental assistance. The rental assistance will be based on the financial needs of the clients and will be gradually reduced to step down the reliance on the rental assistance. Clients will also receive case management targeted to gaining employment and budgeting and financial competency. This program will serve a minimum of 25 households.

The Housing Commission will continue to operate the Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposit plus short term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission will continue to assist VASH veterans, homeless people gaining a voucher through the Sponsor Based Voucher program, and other rental assistance programs. The Housing Commission also plans to use funding to subcontract with organizations to provide case management to assist households in maintaining their housing during the first six to twelve months to help them overcome circumstances which could derail newly housed households, moving them toward self-sufficiency.

**CDBG - Projected total assisted:** N/A (used as match for ESG)

The City sets aside \$1,318,078 for the Veterans Winter Shelter, Cortez Hill Family Center, Neil Good Day Center, and Connections Housing. These shelter programs provide 434 nightly shelter beds and 16 special-needs transitional units. Please see also See MA-30 and SP-35 regarding the \$1.3M to be set aside from CDBG funds for homeless services.

The City will further support its goals to

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.

In Year One, CDBG funds will be used to assist 100 refugees and women to obtain job and self-sufficiency training; improve nine non-profit neighborhood facilities; offer microenterprise assistance to 250 persons; provide meals to 775 persons; and provide clean syringes, harm reduction materials and information, case management, and referrals to treatment and recovery services for 1,344 persons. CDBG funds for public facilities will be targeted to the installation of new sidewalks and the improvement of existing sidewalks.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Commission proposes adding 35 new scattered site public housing units during the 2015 Fiscal Year. Eighteen of these units will be fully accessible.

### **Activities to Increase Resident Involvements**

The Housing Commission’s Achievement Academy is its Family Self Sufficiency Program (FSS) open to Section 8 Head of Household recipients. The Achievement Academy and its partners provide Work Readiness Workshops, access to training, financial education and counseling, and benefit eligibility to include CalFresh and MediCal.<sup>75</sup> Benefits include the establishment of a special, interest-bearing escrow account that helps participants to meet expenses related to achieving career goals. Participants may receive additional credits to their account as they achieve their goals.<sup>76</sup>

Currently, HUD regulations restrict the Housing Commission from executing FSS contracts with family members if the head of household elects to not participate in FSS. “Further, in order for an FSS family to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration.”<sup>77</sup> In its 2015 Moving to Work Plan, the Housing Commission requests the authority to provide FSS enrollment to “all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program.”<sup>78</sup> This will result in “increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program.”<sup>79</sup>

Achievement Academy partners include:

- Manpower, a leader in the job workforce solutions industry
- KRA, a contractor from San Diego Workforce Partnership, providing One-Stop services via satellite
- The Business Initiatives Strategies (BIS) Program
- THRIVE, a partnership between the United Way, the County of San Diego, and South Bay Community Services

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<sup>75</sup> <http://sdhc.org/Rental-Assistance/SDHC-Achievement-Academy-Family-Self-Sufficiency/>

<sup>76</sup> Ibid

<sup>77</sup> Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Page 17

<sup>78</sup> Ibid

<sup>79</sup> Ibid

- Springboard, a non-profit credit management agency
- Local Initiatives Support Corporation
- Housing Opportunities Collaborative
- Citi Bank
- Nova Debt
- US Bank, and
- Community Housing Works

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to Affordable Housing – 91.215(h)**

### **Barriers to Affordable Housing**

As per the Needs Assessment, barriers to affordable housing include:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. Backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing.

Specifically, permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are all examples of governmental constraints that can hinder affordable housing and residential investment.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

As stated in the Needs Assessment and Market Analysis-40, the City of San Diego is addressing the barriers above through the following strategies:

- Prioritizing CDBG Public Service resources for job readiness and economic development.
- Increasing wage earnings for Section 8 participants by enhancing Achievement Academy services.
- Establishing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee. The fees are one portion of the Affordable Housing Fund, which leverages funds to develop and preserve housing for low-income households.
- Maintaining the linkage fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth. The fees make up the other portion of the Affordable Housing Fund.

- Maintaining a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate-income, low-income, very low-income, or senior households.”<sup>80</sup>
- Providing additional incentives to developers who provide affordable housing, including an expedited permit process, reduced water and sewer fees, and multifamily bond financing.
- Supporting the development of new parking regulations that more accurately reflect the parking needs for regulated affordable housing.<sup>81</sup>
- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.
- Continuing to update Community Plans, which are components of the City’s General Plan and which specify the location and intensity of proposed residential development. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.<sup>82</sup>
- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas.

As a subrecipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- The Low Income Housing Tax Credit (LIHTC) is an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. It is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time LMI homebuyers, and assisting over 5,000 individuals and families in buying their first homes.<sup>83</sup>
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties including the renovation of the Hotel Churchill to provide 72 studios

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<sup>80</sup> San Diego Municipal Code, Chapter 14, Article 3, Division 7, §143.0710

<sup>81</sup> Wilbur Smith Associates, *San Diego Affordable Housing Parking Study*, 2011

<sup>82</sup> City of San Diego 2013-2020 General Plan Housing Element

<sup>83</sup> <http://sdhc.org/Real-Estate-First.aspx?id=735&terms=homebuyers>

for homeless or low-income military veterans and individuals requiring mental health services.

- Offering incentives to affordable housing developers which include<sup>84</sup>:
  - Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
  - Technical assistance, such as help with securing tax credits;
  - Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase;
  - Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.

The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

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<sup>84</sup> <http://sdhc.org/Real-Estate/Developers/>

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The RCCC is building a regional system for coordinated assessment. Several delivery systems are being researched and include pilot programs launched. The RCCC has received guidance from HUD Technical Assistance and has established a working committee to complete the development of this system to ensure compliance with the HEARTH Act.

The Campaign to End Homelessness in Downtown San Diego (Campaign) follows the national 100K Homes Campaign. The Campaign's Housing First Model creates a registry of all unsheltered homeless utilizing the Vulnerability Index (<http://100khomes.org/resources/the-vulnerability-index>) to prioritize resources. With the partnership of over 60 entities and agencies, the Campaign successfully implemented two pilot programs that provided Permanent Supportive Housing to over 258 of the most vulnerable individuals in San Diego.

The Downtown San Diego Partnership's Clean & Safe Program has instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department's Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney's Office. The IOT is leading a coordinated effort to place people in beds, give them resources, and create a "flow" to permanent supportive housing. Available beds paired with case management are critical and allow for the immediate development of a transition plan.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Housing Commission subcontracts with local providers to assist families and individuals in existing transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency. Additionally, Housing Commission continues to operate the Security Deposit Plus (SD+) Program which assists homeless people with security deposits to gain permanent housing through voucher programs and other housing solutions.

The Housing Commission also offers a new HOME Tenant Based Rental Assistance (TBRA) program. Under this new program, HOME TBRA subsidies will be made available to homeless individuals who are successfully graduating from the Housing Commission's rapid re-housing program for homeless

individuals and families. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to strengthen the pipeline that moves homeless individuals from homelessness, through a shelter, through a transitional housing program, and on to a successful exit to stable, independent permanent housing. The HOME TBRA program will be modeled after the Housing Choice Voucher Program except where the HOME TBRA requirements differ.

### **Addressing the emergency and transitional housing needs of homeless persons**

As per the proposed mid-year budget, Council Policy 700-02, and the Housing Commission's Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the U.S. Interagency on Homelessness Housing First Model, reviews of the emergency and transitional housing are finding benefit too.

Emergency housing is being considered in San Diego as a Triage/Assessment Center. This is a place where homeless can reach immediate safety and receive coordinated assessment for an appropriate level of service.

The Housing Commission administers two emergency shelters on behalf of the City. The Downtown Shelter for homeless adults offers 220 beds, health care, mental health, and substance abuse counseling. The Downtown Shelter is currently operated by Alpha Project. The Veterans Shelter provides 150 beds and services including employment, housing and medical referrals. Mental health counseling is available every night. Alcoholics Anonymous and Narcotics Anonymous meetings are held every morning. The Veteran's Shelter is currently operated by Veterans' Village of San Diego (VVSD).

Connections Housing, which opened in 2013 and is operated by PATH, houses 134 homeless individuals in their interim bed program and provides them with case management and referrals to a variety of solution oriented social services provided on site at the downtown facility. Cortez Hill Family Shelter, operated by the YWCA, provides 45 units for families year round with referrals to off-site services and provision of on-site counseling programs.

The Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program adjustments to become "High Performing" Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Rehousing model.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City’s low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018.<sup>85</sup>

The Housing Commission has partnered with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. The Housing Commission provides the housing subsidy while VVSD provides the supportive services.

Sponsor-based subsidies assist individuals identified as homeless. Participants receive housing and supportive services from sponsor organizations.

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<sup>85</sup> Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Pages 15 and 16

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's Environmental Services Department administered the Lead Safety and Healthy Homes Program through CDBG funding and the Housing Commission administers the "Home Safe Home" program.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Housing Commission gives top priority to families whose homes are frequented by children under the age of six years old and outreach efforts are focused in the communities of:

- City Heights
- Linda Vista
- Logan Heights
- Sherman Heights

### **How are the actions listed above integrated into housing policies and procedures?**

As was discussed previously in section MA-20 of the Market Analysis, the City enacted a Municipal Code in June 2002 (54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. As of October 1, 2003, the City enforces SB 460 to include substandard housing and contractors creating lead hazards. The City Council further passed the Lead Hazard Prevention and Control Ordinance in 2008. The City of San Diego's Environmental Services Department runs the Lead Safety and Healthy Homes Program (LSHHP) and provides:

- Assistance in identifying lead hazards.
- Free training or identify contractors that are using lead safe work practices.
- Technical advice on how to perform abatement.
- Free equipment loans (residents only).
- Free visual and dust clearance (for income lower than \$50,000).
- Assistance in proper disposal via its household hazardous waste program.

The Housing Commission's "Home Safe Home" program protects low-income children and families in the City of San Diego from lead-based paint and other home health hazards with priority given to families whose homes are frequented by children under the age of six years old. The program provides blood tests for lead levels, as well as lead paint remediation in qualifying homes that were built before 1979. Maximum grant amounts are:

- \$10,000 for single-family structures.

- \$5,000 per unit for multi-family structures. An additional \$5,000 per project will be made available for multi-family projects to control lead hazards in common areas.”<sup>86</sup>

The tables in MA-20 reflect the extent of LBP hazards within the City’s current housing stock.

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<sup>86</sup> <http://www.sdhc.org/Real-Estate-Housing.aspx?id=3684>

## SP-70 Anti-Poverty Strategy – 91.215(j)

### How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In addition to the number of program offered by the City through the Workforce Investment Board, the Housing Commission, and the Economic Development Department, the City benefits from the regional Community Action Partnership of San Diego County.

“The Community Action Partnership (CAP) is administratively located under the Health and Human Services Agency, Office of Strategy and Innovation of the County of San Diego. CAP is the federally designated Community Action Agency and administers the Community Services Block Grant for the San Diego region.”<sup>87</sup> CAP 2014-2015 projections include, but are not limited to:

- 1,942 participants to obtain employment and increase employment income and/or benefits
- 248 participants to obtain skills/competencies required for employment
- 1,000 participants to obtain access to reliable transportation and/or a driver’s license
- 4,000 participants in tax preparation programs
- 4,000 participants assisted with emergency food
- 98 youth participants to avoid risk-taking behavior

As mentioned in MA-45 of the Market Analysis, the City’s Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce earning middle-wage incomes
3. Decrease the local unemployment rate
4. Increase the local median income
5. Decrease the percentage of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP
7. Increase the business activity in the City’s neighborhood business districts”<sup>88</sup>

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<sup>87</sup> [http://www.sdcounty.ca.gov/hhsa/programs/sd/community\\_action\\_partnership/index.html#About\\_CAP](http://www.sdcounty.ca.gov/hhsa/programs/sd/community_action_partnership/index.html#About_CAP)

<sup>88</sup> DRAFT City of San Diego Economic Development Strategy 2014-2016:  
[http://docs.sandiego.gov/councilcomm\\_agendas\\_attach/2013/Rules\\_131211\\_4.pdf](http://docs.sandiego.gov/councilcomm_agendas_attach/2013/Rules_131211_4.pdf)

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

All awarded projects and programs are monitored for compliance with San Diego City Council Policy 700-02, HUD Regulations, OMB Circulars and 24 CFR Part 84.

City programs supported with entitlement funds will be monitored to ensure compliance with the respective program requirements of the specific funding source. The City approach to monitoring is an ongoing process involving continuous communication and evaluation with grant recipients (non-profit organizations, other governmental agencies, city departments).

The HPA performs the following monitoring functions:

1. Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations);
2. Review all grant recipients' reimbursement requests through desk audits to ensure specific program requirements are being met;
3. Review and determine eligibility of all applications with specific federal funds criteria; and
4. Provide technical assistance to grant recipients in various program areas.

On an individual basis, identified deficiencies are corrected through technical assistance. In the case of serious infractions, the City may seek to impose sanctions.

Proposed goals stated in the Annual Action Plan are evaluated and reported in the CAPER.

### **CDBG**

Beginning FY 2015, the HPA will implement a Scorecard to measure performance of all CDBG projects. The Scorecard will highlight performance in areas such financial management, timeliness of expenditures, and outcome measure performance. This evaluation will occur throughout FY 2015 and made available to reviewers for the FY 2016 RFP process. Additionally, HUD has recently refined guidance and updated regulations to better define the City's role in administering all four entitlement programs. To ensure that the City and all subrecipients are in full compliance with each entitlement program's rules and regulations as well as with additional overarching federal and reporting requirements, the HPA will need to add additional resources to establish a Monitoring and Compliance focus.

## HOME

The Compliance Monitoring Department (CMD) of the Housing Commission ensures that owners of affordable housing developments comply with the affordability terms of their agreements and follow program regulations, guidelines and procedures. CMD collects annual reports and conducts annual site visits to audit tenant files and verify compliance with affordable rents, tenant income eligibility, number of affordable units etc.

### **Compliance with Section 3 and Equal Opportunity Contracting**

As a public housing agency and a subrecipient of housing and community development assistance from HUD, the Housing Commission has developed and implemented a Section 3 program that complies with Section 3 of the HUD Act of 1968 and its implementing regulations at 24CFR135.

Section 3 implementation and compliance is an agency-wide effort led by the Housing Commission Section 3 Unit. Key Housing Commission departments supporting the effort are: Real Estate Division, Procurement, Human Resources, Labor and Contract Compliance Unit, and Workforce and Economic Development. The Housing Commission Section 3 Unit monitors compliance within the Housing Commission's own operations; and with developers, contractors and subcontractors who participate on Section 3 covered contracts/projects.

The Housing Commission Section 3 Unit has developed standardized procedures, forms and tools—for internal and external users—to facilitate Section 3 compliance:

1. Section 3 Implementation Plan
2. Section 3 Administrative Guide
3. Section 3 Contractor's Guide
4. Section 3 Certification of Compliance
5. Section 3 and Equal Opportunity Contracting Project Utilization Plan

The Section 3 Implementation Plan outlines the outreach activities that the Housing Commission undertakes to offer employment and training opportunities to low-income persons; and to award contracting opportunities to businesses that employ low-income persons. Items 2 and 3 are user guides. All proposers/bidders on Section 3 covered contracts/projects are required to sign the Section 3 Certification of Compliance. The Certification of Compliance is an overview of the Section 3 requirements and monitoring procedures. The proposers/bidders are also required to complete the Section 3 and Equal Opportunity Contracting Project Utilization Plan. The Utilization Plan documents developers', contractors' and subcontractors' efforts to outreach and utilize certified Section 3 Business Concerns, Minority-Owned, Woman-Owned, and Small Businesses. The Utilization Plan includes examples of acceptable outreach efforts that comply with the following regulations:

- 24CFR135 (Appendix I and II), "Example of Efforts..."
- 24CFR85.36(e), "Contracting with Small and Minority Firms, Women's Business Enterprise and Labor Surplus Area Firms"

## **ESG**

The Compliance Monitoring Department (CMD) of the Housing Commission ensures that the subrecipients comply with the terms of their agreements and follow program regulations, guidelines and procedures. CMD collects annual reports, performs desk audits, and conducts annual site visits to audit client files and verify compliance with client eligibility, services, case management, and other contract compliance requirements.

## **HOPWA**

In addition to ensuring compliance with specific federal funds program requirements, the County HCD is advised by the Joint City/County HIV Housing Committee. The Committee is the primary means of community participation in the planning and decision making process for HOPWA. The Committee provides guidance on unmet needs and recommends service delivery improvements. The Committee includes a minimum four persons living with HIV/AIDS and other interests represented include housing finance, non-profit housing development, public housing agencies, housing for the homeless, post-incarcerated persons, communities of color, gays and lesbians, women, families and children, hemophilia, tuberculosis, alcohol and drug abuse, developmentally and physically disabled, and others.

# First Year Action Plan

## AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

The City of San Diego FY2015 entitlement amount is \$19,123,147. While HUD allocations are critical, they are not sufficient to overcome the barriers and address the community needs that low-income individuals and families face in attaining self-sufficiency. Adding to the challenge, since 1995 the City of San Diego’s CDBG entitlement allocation has decreased by 42% from roughly \$19.5 million in 1995 to \$11.4 million in 2013.

The FY2015 entitlement funding for the City of San Diego is broken as follows:

CDBG	\$10,978,461
HOME	\$4,386,711
HOPWA	\$2,837,753
ESG	\$920,222

Within each entitlement funding source, year one allocations are as follows:

**Table 93 – FY15 CDBG Budget Priorities**

CDBG Fiscal Year 2015 Annual Budgetary Priorities		
FY2015 Budget	\$10,978,461	
Administration	20%	\$2,152,202
Community Services Program	15%	\$1,593,343
Community/Economic Development Program	8%	\$847,815
Capital Improvement Program	58%	\$6,385,101
Non-Profit Public Facilities and Housing Rehabilitation	77%	\$4,912,854
City Facilities and Infrastructure Improvements	14%	\$893,500

City Facilities and Infrastructure Improvements - Unallocated	9%	\$578,747
<b>Total</b>	<b>100%</b>	<b>\$10,978,461</b>

**Table 94 – FY15 HOME Budget Priorities**

HOME Fiscal Year 2015 Annual Budgetary Priorities		
<b>FY2015 Budget</b>	<b>\$9,735,000</b>	
FY2015 Allocation	\$4,386,711	
Anticipated Program Income	\$ 2,200,000	
Prior Year Funding	\$ 3,148,289	
Administration	10%	\$885,000
Owner Occupied Rehab	5%	\$495,000
Tenant-based Rental Assistance	3%	\$315,000
Rental Housing	58%	\$5,700,000
Homeownership	24%	\$2,340,000
<b>Total</b>	<b>100%</b>	<b>\$9,735,000</b>

**Table 95 – FY15 HOPWA Budget Priorities**

<b>HOPWA Fiscal Year 2015 Annual Budgetary Priorities</b>		
<b>FY2015 Budget</b>	<b>\$2,933,928</b>	
FY2015 Allocation	\$2,837,753	
Prior Year Funding	\$ 96,175	
Administration and Planning	9.3%	\$272,621
Technical Assistance	0.3%	\$9,456
Tenant-based Rental Assistance	24.9%	\$732,000
Units Provided in Permanent Housing Facilities Developed, Leased, or Operated with HOPWA Funds	1.6%	\$48,226
Supportive Services	20.1%	\$ 588,719
Transitional Housing	24.7%	\$725,345
Recovery Housing	3.3%	\$96,621
Licensed Residential Care Homes	12.3%	\$361,179
Emergency Housing	3.4%	\$99,761
<b>Total</b>	<b>100%</b>	<b>\$2,933,928</b>

**Table 96 – FY15 ESG Budget Priorities**

ESG Fiscal Year 2015 Annual Budgetary Priorities		
<b>FY2015 Budget</b>	<b>\$920,222</b>	
Administration	8%	\$69,016
Emergency Shelter	55%	\$510,723
Rapid Rehousing	37%	\$340,483
<b>Total</b>	<b>100%</b>	<b>\$920,222</b>

**Anticipated Resources**

**Table 97 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> <li>• Supportive services</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental rehab</li> <li>• Homeless support</li> <li>• Public services</li> <li>• Non-profit facilities</li> <li>• Public improvements</li> <li>• Public facilities</li> <li>• Public infrastructure</li> </ul>	\$10,978,461	\$64,462	\$1,953,528	\$12,996,451	\$31,029,808	Reprogrammed balance will be used for public infrastructure needs and is estimated. Actual amounts may vary slightly due to FY2014 project completion.
HOME	Public Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• Multifamily rental rehab</li> </ul>	\$4,386,711	\$2,200,000	\$3,148,289	\$9,735,000	\$17,546,844	HOME activities will continue to leverage Affordable Housing Fund dollars.

		<ul style="list-style-type: none"> <li>• TBRA</li> </ul>						
HOPWA	Public Federal	<ul style="list-style-type: none"> <li>• Housing assistance</li> <li>• Supportive services</li> <li>• Information and resources</li> </ul>	\$2,837,753	0	\$96,175	\$2,933,928	\$11,351,012	
ESG	Public Federal	<ul style="list-style-type: none"> <li>• Housing assistance</li> <li>• Rapid rehousing</li> <li>• Supportive services</li> </ul>	\$920,222	0	0	\$920,222	\$3,680,888	

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Leverage, in the context of the City’s four HUD Programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City’s HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating HUD Program, are documented.

In FY2015 HUD Programs staff will identify and explore additional leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments. Additional mechanisms to enhance the sustainability of HUD Program resources, such as establishing revolving loans, will be examined.

**HOME-25% Match Requirement**

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

**ESG-100% Match Requirement**

The Housing Commission uses CDBG funding set aside in Council Policy 700-02 and Housing Commission Housing Trust Funds. The Rapid Re-housing 100% match comes from: VASH vouchers, HOME TBRA, Continuum of Care funding, and in-kind match from subrecipients (case management and services).

Non-Entitlement Resources include:

- Section 8 funds: The Housing Commission administers the Section 8 program for the City and provides rent subsidies to about 14,000 San Diego households. The City anticipates a minimum five percent reduction annually to Section 8 funding and therefore projects approximately \$709M for the Consolidated Plan period.
- Competitive McKinney-Vento Homeless Assistance Act funds and Shelter Plus Care: In June 2011, the County of San Diego Continuum of Care and the City of San Diego Continuum of Care merged into one regional CoC. The resulting Regional Continuum of Care Council (RCCC) receives approximately \$15M annually to prevent and alleviate homelessness throughout the region. During the Consolidated Plan period, the RCCC will become HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.
- Affordable Housing Fund (AHF)<sup>89</sup>: The AHF is a permanent and annually renewable funding source to help meet the housing assistance needs of the City's very low- to moderate-income households. The AHF is comprised of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). HTF funds may be used in any manner, through loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities and the IHF priority is given to the construction of new affordable housing stock. The AHF is funded at \$7.8M in FY 2015.
- Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. The Housing Commission currently projects 1289 units utilizing this federal source.
- New Market Tax Credits (NMTC): Created in 2000 as part of the Community Renewal Tax Relief Act. NMTCs encourage revitalization efforts of low-income and disadvantaged communities. The NMTC Program provides tax credit incentives to investors for equity investments in certified Community Development Entities, which invest in low-income communities.
- Redevelopment: After the dissolution of redevelopment, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually over a ten-year term. The City of San Diego

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<sup>89</sup> San Diego Affordable Housing Fund Annual Plan Fiscal Year 2014 (July 1, 2013 – June 30, 2014)  
<http://sdhc.org/uploadedFiles/Resources/Copy%20of%20Annual%20Plan%20for%20posting.pdf>

Successor Agency to the former RDA (Successor Agency) is responsible for submitting to DOF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA every six months.

However, these payments are pending yearly state approval and the DoF has failed to recognize the CDBG Repayment Agreement between the former RDA and the City as an enforceable obligation in ROPS V. As such, the anticipated \$6,513,700 in CDBG program income will not be included in FY 2015 allocations. The remaining income for the duration of the Consolidated Plan period is also in question.

- **General Fund:** The projected city budget recommits approximately \$1.9 million money from the city's General Fund for homeless services. Funds are intended to expand homeless programs like the Homeless Outreach Team, the Serial Inebriate Program, the Check-In Center and the Neil Good Day Center.

The City will hold two Mayoral elections during the Consolidated Plan period and new priorities may affect general fund allocations.

- **Philanthropy:** Funders Together to End Homelessness San Diego is an association of local funders who believe in the power of philanthropy to prevent and end homelessness. The local group is part of a national network and includes the United Way of San Diego County, LeSar Development Consultants, Alliance Healthcare Foundation, Social Venture Partners Parker Foundation, the McCarthy Family Foundation, and business leaders. First year allocations are anticipated to be \$1,000,000.
- **Bonds:** In January 2014, the City Council approved a \$120 million Infrastructure Bond, which includes \$43 million for street repairs; \$21 million for storm drain upgrades; \$4.7 million to bring City buildings in ADA compliance; \$1 million for sidewalk improvements; \$27 million to improvements at fire stations and lifeguard buildings, including the Skyline Fire Station, design and land acquisition for the Home Avenue Fire Station, and replacing fire stations in Point Loma and Hillcrest. Also included are designs for libraries in the Skyline, San Ysidro and San Carlos neighborhoods.
- **HUD VASH:** In 2013, the Housing Commission received 185 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of San Diego. This more than doubled the agency's previous year allocation.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 98 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
HIV/AIDS housing, health, and support services	FY15	FY16	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Homeless</li> <li>Non-Homeless Special Need</li> </ul>		Affordable Housing and Public Services	HOPWA: \$2,933,928	<p>HIV/AIDS housing operations: 146 Households assisted</p> <p>Tenant-based rental assistance/Rapid rehousing: 80 Households assisted</p> <p>Public service activities other than for low/moderate income housing benefit: 6,230 Persons assisted</p>
Creating and preserving affordable rental and homeowner housing	FY15	FY16	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Homeless</li> <li>Non-Homeless Special Need</li> </ul>		Affordable Housing	HOME: \$9,735,000 CDBG: \$843,486	<p>Direct financial assistance to homebuyers: 128 Households assisted</p> <p>Homeowner housing rehabilitated: 80 Units</p> <p>Rental units constructed: 11 Units</p> <p>Rental units rehabilitated: 11 Units</p> <p>Tenant-based rental assistance/Rapid rehousing: 100 Persons assisted</p>

Homelessness	FY15	FY16	• Homeless		Homelessness and Public Services	ESG: \$920,222 CDBG: \$1,639,479	Homeless person overnight shelter: 1,600 Persons assisted  Public service activities other than for low/moderate income housing benefit: 2,000 Persons assisted  Tenant-based rental assistance/Rapid rehousing: 200 Persons assisted
Services and facilities serving highly vulnerable populations	FY15	FY16	• Non-Housing Community Development		Public Services and Public Facilities	CDBG: \$4,469,610	Public service activities other than for low/moderate income housing benefit: 2,575 Persons assisted  Public facility or infrastructure activities other than for low/moderate income housing benefit: 1 LMI Census Tract 6 Facilities
Public infrastructure needs	FY15	FY16	• Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$5,300,289	Public facility or infrastructure activities other than for low/moderate income housing benefit: 11 LMI Census tracts
Job readiness and economic development	FY15	FY16	• Non-Housing Community Development		Public Services and Economic Development	CDBG: \$743,587	Businesses assisted: 176 Businesses

\* CDBG amounts listed above include a proportionate share of funds for administration. Public infrastructure includes unallocated FY 15 funds, anticipated FY 15 program income and prior year CDBG resources.

## AP-35 Projects – 91.220(d)

### Introduction

The six Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for FY2015 programs and activities. These goals are listed below in no particular order or ranking:

- Enhance the City’s economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City’s critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

The City’s Consolidated Plan update coincides with the development of the first year Action Plan and the annual Request for Proposal (RFP) process. As such, the first year Action Plan will continue the standard practice of allocating CDBG funds to projects based on the RFP process. The following recommendations are for year one:

- Public Service activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will continue to develop Community Service Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to non-profits and other community organizations to better utilize the CDBG funds.
- Community/Economic Development activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will develop Community/Economic Development Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to non-profit and other community organization to better utilize CDBG funds. Staff will work

with other City Economic Development Programs, including those outlined in the City of San Diego’s Economic Development Strategy, to develop new initiatives for CDBG funding.

- HUD Programs Administration staff will work with CIPRAC to determine the most efficient and effective methods for collaboration, ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to City departments and community groups. Capital Improvement Program activities will be funded through the competitive FY 2015 CDBG application process. The current balance of reprogrammed funds will be invested in the City CIP projects working with CIPRAC. The focus will be on critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.

**Projects**

**Table 99 - Project Information**

#	Project Name
1	Access Microenterprise Development Project
2	Being Alive San Diego – Helping hands Moving Services Program
3	Being Alive San Diego – Information and Referral Services Program
4	City Heights Pedestrian Improvement
5	City of San Diego HUD Programs Administration Office – Administration and Fair Housing Programs
6	Community Housing Works – Residential Services Coordinator
7	Connections Interim Bed Program
8	Cortez Hill Family Shelter
9	County of San Diego – Department of Purchasing and Contracting
10	County of San Diego – Resource Identification
11	County of San Diego HIV, STD, and Hepatitis Branch – Intensive Case Management Program
12	HESG15 City of San Diego

13	Fraternity House – Fraternity House
14	Fraternity House – Michelle House
15	Greater Logan Micro-enterprise program
16	Mama’s Kitchen Inc - Home-Delivered Meal Service San Diego
17	Community HousingWorks - Homeownership Promotion
18	HOPWA Program Administration
19	Housing Authority of the County of San Diego – Tenant Based Rental Assistance Program
20	Mama’s Kitchen – HOPWA Nutrition Project (HNP)
21	McColl Health Center Improvements
22	Mountain View Neighborhood Park ADA Upgrade
23	UPAC Economic Development Program
24	Neil Good Day Center
25	The ARC of San Diego - North Shores Renovations for People with Disabilities
26	Jacobs Center for Neighborhood Innovation - Northwest Village Chollas Creek Restoration
27	Regional Continuum of Care Council
28	Safe Point San Diego
29	San Diego Housing Commission – Administration
30	San Diego Housing Commission – Homeownership
31	San Diego Housing Commission – Owner occupied Rehabilitation
32	San Diego Housing Commission – Rental Housing
33	San Diego Housing Commission – Tenant-based Rental Assistance

34	GRID Alternatives - San Diego Solar Affordable Homes Program
35	Horn of Africa - San Diego-Microenterprise Project
36	Angel's Depot - Senior Emergency Meal Box Program
37	South Bay Community Services – Residential Services Coordinator
38	St. Vincent de Paul Village – Josue Homes I, II, III, IV, V
39	Stepping Stone of San Diego – Central Avenue
40	Stepping Stone of San Diego – Enya House
41	Toussaint Academy San Diego Facility Rehabilitation Project
42	Townspeople – Emergency Housing
43	Townspeople – Housing Operations
44	Urban Corps Facility Improvements
45	Veterans Homeless Emergency Winter Shelter Program
46	Villa Harvey Mandel Rehabilitation Project
47	San Diego Center for Children - Campus Security
48	Jacobs and Cushman San Diego Food Bank - Warehouse Capacity Building
49	Unobligated Balance

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Within the City of San Diego HUD entitlement funds are distributed using the following allocation priorities:

**HOME**

HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer

assistance, and new construction. The intent of the HOME program is to provide safe and affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects.

Affordable housing needs in San Diego are great, with 41% of the households in the City being low/moderate income, and 40% of homeowners and 50% of renters cost burdened. The City contains a mismatch between existing and needed housing units, yet there are many barriers to increasing the affordable housing stock, such as:

- Income and wages are not keeping pace with rising housing costs and the overall cost of living
- Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced
- Homeownership is out of reach for the majority of residents
- Low housing vacancy rates are contributing to higher rents
- The cost of land is high and there is a lack of vacant land for future growth

## **ESG**

The Housing Commission is a subrecipient to the HPA Office and administers the ESG Program. ESG funds support outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans. ESG has historically supported Connections Housing, the Veterans Shelter, and the Cortez Hill Family Shelter.

Consultations with the Regional Continuum of Care Council (RCCC), which includes over 80 community based organizations, government agencies and developers, help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources with local needs. It allows the Housing Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines.

The RCCC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RCCC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the Housing Commission is made aware of the standards that ESG funds demand as well as other best practice outcomes and is able to incorporate these goals when negotiating contacts with subrecipients.

The RCCC currently relies heavily on ESG to fund 11 Rapid Rehousing (RRH) projects. For RRH, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low income (30% AMI for ESG), with a determination of specific risk

factors. The RCCC prioritizes veterans, chronically homeless vulnerable individuals, and families needing short term transition for RRH assistance. Clients are assessed for the capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires.

The obstacles facing the homeless population closely mirror those making the provision of affordable housing difficult in San Diego, yet in many ways the need is more dire. Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations. The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation. Additionally, countywide, over 1 in 5 homeless individuals are a member of a family, comprised of both adults and children.

## **HOPWA**

The County of San Diego (County) is a subrecipient to the HPA Office and administers the Housing Opportunities for Persons with AIDS (HOPWA) Program on behalf of the City. HOPWA funds are allocated using a 3-year competitive RFP process to select project sponsors that assist local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses. The County of San Diego, on behalf of the City of San Diego, also works closely with the RCCC when seeking to establish adequate housing and support services for people living with HIV/AIDS.

Programs funded through the HOPWA Program must be housing related and funding is prioritized as follows:<sup>90</sup>

- Activities which provide affordable housing for low-income persons living with HIV/AIDS and their families
- Activities which enable low-income persons living with HIV/AIDS and their families to become housed;
- Services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness.

State and federal budget cuts to service providers providing HIV/AIDS services in the San Diego region has resulted in staff reductions and reduced service capacity for providers. Lack of part-time employment opportunities for those re-entering the job market, as well as deficient affordable housing resources, are just a few of the barriers that persons living with HIV/AIDS face. High housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS

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<sup>90</sup> [http://www.sdcounty.ca.gov/sdhcd/organizations/about\\_hopwa.html](http://www.sdcounty.ca.gov/sdhcd/organizations/about_hopwa.html)

at a higher risk of becoming homeless. Similarly to the elderly, as the population of those living with HIV/AIDS ages, there will be an increase in the number of those needing services, placing further strain on already scarce resources.

**CDBG**

The primary objective of the CDBG Program is the development of viable communities through the provision of safe and affordable housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending includes Public Services, Community and Economic Development, Capital Improvement Projects (CIP) for Public Facilities/Infrastructure, and CIP Housing Rehabilitation.

For FY2015, CDBG funds were allocated using a competitive RFP process and the Consolidated Plan Advisory Board (CPAB) scored applications using the CDBG Scoring Matrix:

<b>Review Criteria Category</b>	<b>Maximum Points</b>
1 Relationship with the FY2015 – FY2019 Consolidated Plan Goals	10
2 Benefits to low-income residents	20
3 Project outcomes	20
4 Activity and timelines	20
5 Organizational capacity of applicant agency	15
6 Project budget and non-CDBG leverage funds	15
<b>Total</b>	<b>100</b>

Two scoring tables were created, one for Public Services applications and averaged scores, and one for Capital Improvement and Economic Development applications and averaged scores. City Staff identified the projects that could be fully funded based on the highest average scores and the estimated amount of FY2015 CDBG funds to be received from HUD. The applications with the highest average score were recommended to City Council for funding.

Additionally, as per Council Policy 700-02, a portion of Community Services funding is dedicated to services that assist the homeless population. Pursuant to San Diego City Council No. R-307701 adopted September 25<sup>th</sup> 2012, up to \$1,318,078 in CDBG Public Service funds are to assist in covering the cost of the operation of the Neil Good Day Center, the Cortez Hill Family Shelter, the Veterans Emergency Shelter, and the Connections Housing Interim Bed Program.

As discussed in AP-15, since 1995 the City of San Diego’s CDBG entitlement allocation has decreased by 42% from roughly \$19.5 million in 1995 to \$11.4 million in 2013. Additionally, the City currently distributes the majority of CDBG funds by utilizing a competitive RFP process. To address the challenge of having increasingly scarce resources, the City is moving towards a place-based allocation

methodology, in order to create the greatest impact in geographic areas with the most need. This geographic targeting methodology will be discussed in greater detail in AP-50.

## AP-38 Project Summary

### Project Summary Information

**Table 100 – Project Summary**

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Access Microenterprise Development Project		Job readiness and economic development	Public Services and Economic Development	CDBG: \$101,167
Being Alive San Diego – Helping hands Moving Services Program		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$56,320
Being Alive San Diego – Information and Referral Services Program		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$87,657
City Heights Pedestrian Improvement		Public infrastructure needs	Public Improvements and Infrastructure	CDBG: \$500,000
City of San Diego HUD Programs Administration Office – Administration and Fair Housing Programs		<p>Job readiness and economic development</p> <p>Public infrastructure needs</p> <p>Services and facilities serving highly vulnerable populations</p> <p>Homelessness</p> <p>HIV/AIDS housing, health, and support services</p> <p>Creating and preserving</p>	Public Services, Economic Development, Public Facilities, Public Improvements and Infrastructure, Affordable Housing, Homelessness	CDBG: \$2,152,202

		affordable rental and homeowner housing		
Community Housing Works – Residential Services Coordinator		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$30,315
Connections Interim Bed Program		Homelessness	Homelessness and Public Services	CDBG: \$303,575
Cortez Hill Family Shelter		Homelessness	Homelessness and Public Services	CDBG: \$205,902
County of San Diego – Department of Purchasing and Contracting		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$9,456
County of San Diego – Resource Identification		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$190,835
County of San Diego HIV, STD, and Hepatitis Branch – Intensive Case Management Program		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$238,622
HESG15 City of San Diego		Homelessness	Homelessness and Public Services	ESG: \$741,776
Fraternity House – Fraternity House		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$163,069
Fraternity House – Michelle House		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$198,110
Greater Logan Micro-enterprise program		Job readiness and economic development	Public Services and Economic Development	CDBG: \$165,500
Mama’s Kitchen - Home-Delivered Meal Service - San Diego		HIV/AIDS housing, health, and support services	Public Services and Public Facilities	CDBG: \$100,000
Community HousingWorks - Homeownership Promotion		Creating and preserving affordable rental and homeowner	Affordable Housing	CDBG: \$250,000

		housing		
HOPWA Program Administration		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$81,786
Housing Authority of the County of San Diego – Tenant Based Rental Assistance Program		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$732,000
Mama’s Kitchen – HOPWA Nutrition Project (HNP)		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$150,823
McColl Health Center Improvements		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$573,834
Mountain View Neighborhood Park ADA Upgrade		Services and facilities serving highly vulnerable populations	Public Improvements and Infrastructure	CDBG: \$393,500
UPAC Economic Development Program		Job readiness and economic development	Public Services and Economic Development	CDBG: \$128,894
Neil Good Day Center		Homelessness	Homelessness and Public Services	CDBG: \$550,000
The ARC of San Diego - North Shores Renovations for People with Disabilities		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$241,860
Jacobs Center for Neighborhood Innovation - Northwest Village Chollas Creek Restoration		Public infrastructure needs	Public Improvements and Infrastructure	CDBG: \$1,560,095
Regional Continuum of Care Council		Homelessness	Homelessness and Public Services	Competitive McKinney-Vento Homeless Assistance: \$16,000,000
Safe Point San Diego		Services and facilities serving	Public Services and Public Facilities	CDBG: \$75,265

		highly vulnerable populations		
San Diego Housing Commission – Administration		Creating and preserving affordable rental and homeowner housing	Affordable Housing	HOME: \$885,000
San Diego Housing Commission – Homeownership		Creating and preserving affordable rental and homeowner housing	Affordable Housing	HOME: \$2,340,000
San Diego Housing Commission – Owner occupied Rehabilitation		Creating and preserving affordable rental and homeowner housing	Affordable Housing	HOME: \$495,000
San Diego Housing Commission – Rental Housing		Creating and preserving affordable rental and homeowner housing	Affordable Housing	HOME: \$5,700,000
San Diego Housing Commission – Tenant-based Rental Assistance		Creating and preserving affordable rental and homeowner housing	Affordable Housing	HOME: \$315,000
GRID Alternatives - San Diego Solar Affordable Homes Program		Creating and preserving affordable rental and homeowner housing	Affordable Housing	CDBG: \$257,040
Horn of Africa - Microenterprise Project		Job readiness and economic development	Public Services and Economic Development	CDBG: \$202,254
Angel's Depot - Senior Emergency Meal Box Program		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$100,000
South Bay Community Services – Residential Services Coordinator		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$24,982

St. Vincent de Paul Village – Josue Homes I, II, III, IV, V		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$566,430
Stepping Stone of San Diego – Central Avenue		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$96,621
Stepping Stone of San Diego – Enya House		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$158,915
Toussaint Academy San Diego Facility Rehabilitation Project		Homelessness  Services and facilities serving highly vulnerable populations	Public Services and Public Facilities, Homelessness and Public Services	CDBG: \$501,584
Townspople – Emergency Housing		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$99,761
Townspople – Housing Operations		HIV/AIDS housing, health, and support services	Affordable Housing and Public Services	HOPWA: \$48,226
Urban Corps Facility Improvements		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$499,851
Veterans Homeless Emergency Winter Shelter Program		Homelessness	Homelessness and Public Services	CDBG: \$258,601
Villa Harvey Mandel Rehabilitation Project		Creating and preserving affordable rental and homeowner housing	Affordable Housing	CDBG: \$171,090
San Diego Center for Children - Campus Security Improvements		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$107,500
Jacobs and Cushman San Diego Food Bank - Warehouse Capacity Building		Services and facilities serving highly vulnerable populations	Public Services and Public Facilities	CDBG: \$1,000,000
Unobligated Balance				CDBG: \$2,596,737

**AP-50 Geographic Distribution – 91.220(f)**

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not applicable.

**Geographic Distribution**

Table 101 - Geographic Distribution

Target Area	Percentage of Funds
Not applicable	Not applicable

**Rationale for the priorities for allocating investments geographically**

Not applicable.

**Discussion**

Please see discussion above.

## AP-55 Affordable Housing – 91.220(g)

### Introduction

It is not possible to delineate annual affordable housing goals by population type as requested in Table 102 below. Per HUD requirements, the total for Table 102 must match Table 103, yet Table 102 program types do not capture all relevant activities. For example, homeless population housing needs are supported through overnight shelters, but that program type is not listed as an option in Table 103.

Additionally, the population types are not mutually exclusive. For example, housing supporting those with HIV/AIDS and their families would fall under both Non-Homeless and Special-Needs.

A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City of San Diego is provided in AP-20, with the number of households to be assisted itemized by funding source.

**Table 102 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

**Table 103 - One Year Goals for Affordable Housing by Support Type**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	180
The Production of New Units	11
Rehab of Existing Units	181
Acquisition of Existing Units	128
Total	500

### Discussion

Please see discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Commission manages the public housing inventory, affordable housing units, and the Section 8 program within the City. In September 2007, HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by the Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 75 units as public housing.

### **Actions planned during the next year to address the needs of public housing residents.**

The Housing Commission proposes adding 35 new scattered site public housing units during FY2015. Eighteen of these units will be fully accessible.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

In order for a Family Self Sufficiency (FSS) program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration.<sup>91</sup> In its 2015 Moving to Work Plan, the Housing Commission requested the authority to provide FSS enrollment to “all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program.”<sup>92</sup> This will result in “increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program.”<sup>93</sup> Achievement Academy partners include:

- Manpower, a leader in the job workforce solutions industry
- KRA, a contractor from San Diego Workforce Partnership, providing One-Stop services via satellite
- The Business Initiatives Strategies (BIS) Program
- THRIVE, a partnership between the United Way, the County of San Diego, and South Bay Community Services
- Springboard, a non-profit credit management agency

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<sup>91</sup> Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Page 17

<sup>92</sup> Ibid

<sup>93</sup> Ibid

- Local Initiatives Support Corporation
- Housing Opportunities Collaborative
- Citi Bank
- Nova Debt
- US Bank
- Community Housing Works

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable

**Discussion**

Please see discussions above.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The RCCC has approximately 80 members that comprise a broad spectrum of the community, including providers of services, government agencies, and the private sector. The City is represented on the RCCC by staff of the City’s Economic Development Division. The RCCC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to addressing homelessness. During these meetings, the jurisdiction consults with the RCCC to develop cooperative plans and strategies that leverage resources to provide emergency shelter, and rapid re-housing services. The Housing Commission is made aware of changes in local goals and objectives, along with new RCCC performance measures through regular attendance at meetings.

In its 15-year history, the RCCC has brought over \$162 million in resources to the region. The RCCC coordinates the development of an annual Consolidated Application for funds from HUD and has been successful in the award of over \$15 million in annual federal funds directed to programs and services for homeless San Diegans. The Housing Commission has acted as the lead applicant for the City of San Diego and administers CoC grants that provide rental assistance, combined with services, for disabled homeless individuals and families. As discussed in AP-35, the City has made an additional commitment to homeless services through Council Policy 700-02 and resulting annual CDBG allocations.

Further, ESG jurisdictions, including the City, created an RCCC ESG Policy and Operations Guide which lays out federal, state and local standards, policies, and regulations for ESG. Additionally, the RCCC received guidance from HUD Technical Assistance and has established a working committee to ensure compliance with the HEARTH Act.

The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end chronic homelessness, and improving the system to rapidly rehouse individuals and families.

During the Consolidated Plan period, the RCCC will become HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the national efforts of the United States Interagency Council on the Homeless (USICH) 2010 plan, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. This plan is focused on four key goals:

1. Finish the job of ending chronic homelessness in five years,
2. Prevent and end homelessness among Veterans in five years,
3. Prevent and end homelessness for families, youth and children in ten years, and
4. Set a path to ending all types of homelessness.<sup>94</sup>

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<sup>94</sup> Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness 2010, The United States Interagency Council on Homelessness, Page 4

## **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As discussed in AP- 20, the City has a variety of 1-year actions planned to address Goal 3: *Assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services.* These actions include the allocation of ESG and CDBG funds totaling \$2,238,300 (as shown on Table 98:Goal Summary), which will assist homeless households via the Veterans Winter Shelter, the Neil Good Day Center, Cortez Hill Family Center, Connections Housing, and the Housing Commission’s Rapid Re-housing and Security Deposit Plus (SD+) Programs.

In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the RCCC, the Campaign to End Homelessness in Downtown San Diego, and the Downtown San Diego Partnership.

The RCCC is building a regional system for coordinated assessment. Several delivery systems are being researched and will include the launch of pilot programs. The RCCC has received guidance from HUD Technical Assistance and has established a working committee to complete the development of this system to ensure compliance with the HEARTH Act.

The Campaign to End Homelessness in Downtown San Diego (Campaign) follows the model of the national 100,000 Homes Campaign. The Campaign’s Housing First Model creates a registry of all unsheltered homeless, and utilizes the Vulnerability Index<sup>95</sup> to prioritize resources. With the partnership of over 60 entities and agencies, the Campaign successfully implemented two pilot programs that provided Permanent Supportive Housing to over 258 of the most vulnerable individuals in San Diego.

The Downtown San Diego Partnership’s Clean & Safe Program has instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department’s Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney’s Office. The IOT is leading a coordinated effort to place people in beds, give them resources, and create a “flow” to permanent supportive housing. Available case management beds are critical and allow for the immediate development of a transition plan.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As per the Mayor’s proposed budget, Council Policy 700-02, and the Housing Commission’s Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the USICH Housing First Model, helping homeless individuals and families

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<sup>95</sup> <http://100khomes.org/resources/the-vulnerability-index>

quickly and easily access and sustain permanent housing, emergency and transitional housing programs are finding benefit too.

Emergency housing is considered in San Diego as a Triage/Assessment Center. This is a place where homeless can reach immediate safety and receive coordinated assessment for an appropriate level of service. The Housing Commission administers two emergency shelters on behalf of the City: the Downtown Shelter, operated by Alpha Project, offers 220 beds, health care, mental health, and substance abuse counseling; and the Veterans' Shelter, operated by Veterans' Village of San Diego, provides 150 beds and services that include employment, housing, and medical referrals.

Connections Housing, which opened in 2013 and is operated by PATH, houses 134 homeless individuals in their interim bed program and provides case management and referrals to a variety of solution oriented social services provided on site at the downtown facility. Cortez Hill Family Shelter, operated by the YWCA, provides 45 units for families year round with referrals to off-site services and provision of on-site counseling programs.

Additionally, the Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program adjustments to become "High Performing" Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Rehousing model.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

As a subrecipient to the City, the Housing Commission subcontracts with local providers to assist families and individuals in existing transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency. Additionally, the Housing Commission continues to operate the Security Deposit Plus (SD+) Program.

The Housing Commission also offers a new HOME Tenant Based Rental Assistance (TBRA) program. Under this new program, HOME TBRA subsidies will be made available to homeless individuals who are successfully graduating from the Housing Commission's Rapid Re-Housing Program for homeless individuals and families. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to strengthen the pipeline that moves homeless individuals from homelessness, through a shelter, through a

transitional housing program, and on to a successful exit to stable, independent permanent housing. The HOME TBRA program will be modeled after the Housing Choice Voucher Program, except where the HOME TBRA requirements differ.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018.<sup>96</sup>

The Housing Commission has partnered with Veterans' Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. The Housing Commission provides the housing subsidy while VVSD provides the supportive services. Sponsor-based subsidies also assists individuals identified as homeless. Participants receive housing and supportive services from sponsor organizations.

## **Discussion**

Please see discussions above.

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<sup>96</sup> Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Pages 15 and 16

## AP-70 HOPWA Goals– 91.220 (1)(3)

Table 104 - One Year Goals for HOPWA

One Year Goals for the Number of Households to be Provided Housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	80
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	12
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	134
Total	226

### Discussion

As discussed in AP-35, the County of San Diego is a subrecipient to the HPA Office and administers the HOPWA Program on behalf of the City. HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses. Detailed information on FY2015 HOPWA-funded projects is listed in AP-38.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction:**

As discussed in AP-35, a variety of barriers exist which make increasing the affordable housing stock in San Diego difficult:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. Backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As stated in previous chapters, the City of San Diego is addressing the barriers to affordable housing through:

- The prioritization of job readiness and economic development as a Five-year Consolidated Plan Goal.
- Forming a working group of practitioners in FY2015 to develop and implement a place-based, geographically targeted allocation process that prioritizes the lowest income areas needing the most investment.
- Enforcing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee.
- Maintaining the linkage fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth.

- Offering a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate-income, low-income, very low-income, or senior households.”<sup>97</sup>
- Allowing additional incentives to developers who provide affordable housing; including an expedited permit process, reduced water and sewer fees, and multifamily bond financing
- Enforcing parking regulations that more accurately reflect the parking needs for regulated affordable housing.<sup>98</sup>
- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.
- Continuing to update Community Plans, which are components of the City’s General Plan and which specify the location and intensity of proposed residential development. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.<sup>99</sup>
- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas.

As a subrecipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Section 8 participants by enhancing Achievement Academy services.
- Providing Low Income Housing Tax Credits (LIHTC) as an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. This is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time low/moderate-income homebuyers.<sup>100</sup>
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties including the renovation of the Hotel Churchill to provide 72 studios for homeless or low-income military veterans and individuals who need mental health services.
- Offering incentives to affordable housing developers which include<sup>101</sup>:

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<sup>97</sup> San Diego Municipal Code, Chapter 14, Article 3, Division 7, §143.0710

<sup>98</sup> Wilbur Smith Associates, *San Diego Affordable Housing Parking Study*, 2011

<sup>99</sup> City of San Diego 2013-2020 General Plan Housing Element

<sup>100</sup> <http://sdhc.org/Real-Estate-First.aspx?id=735&terms=homebuyers>

<sup>101</sup> <http://sdhc.org/Real-Estate/Developers/>

- Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives
- Technical assistance, such as help with securing tax credits
- Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase

NOTE - Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions. The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

**Discussion:**

Please see discussions above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The City is shifting from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. Three Strategic Actions are proposed in the Consolidated Plan.

They are:

1. Program development, directing investment, and influencing outcomes,
2. Leverage and geographic targeting, and
3. Increasing administrative efficiencies.

These first two actions allow and promote more focused applications and ensure that projects compete with appropriate and similar applications. They require a high degree of collaboration among local partners to promote collaboration, leverage of resources, and to dis-incentivize duplication of efforts.

They also lead to the creation and implementation of a geographic targeting process as a way to help stabilize and improve neighborhoods by directing the investment of HUD resources.

### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing include the Strategies to Remove or Ameliorate the Barriers to Affordable Housing listed in AP-55.

### **Actions planned to reduce lead-based paint hazards**

As was discussed in section MA-20, the City enacted a Municipal Code in June 2002 (54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. As of October 1, 2003, the City enforces SB 460 to include substandard housing and contractors creating lead hazards. The City Council further passed the Lead Hazard Prevention and Control Ordinance in 2008. The City's Environmental Services Department administers the Lead Safety and Healthy Homes Program, which includes the Safe and Healthy Homes Project, and was developed through CDBG funding. The Lead Safety and Healthy Homes Program will continue in FY2015 and provides:

- Assistance in identifying lead hazards
- Free training or identify contractors that are using lead safe work practices
- Technical advice on how to perform abatement

- Free equipment loans (residents only)
- Free visual and dust clearance (for income lower than \$50,000)
- Assistance in proper disposal via its household hazardous waste program

Additionally, the Housing Commission’s “Home Safe Home” program protects low-income children and families in the City of San Diego from lead-based paint and other home health hazards, with priority given to families whose homes are frequented by children under the age of six years old. The program provides blood tests for lead levels, as well as lead paint remediation in qualifying homes that were built before 1979. Maximum grant amounts are:

- \$10,000 for single-family structures.
- \$5,000 per unit for multi-family structures. An additional \$5,000 per project will be made available for multi-family projects to control lead hazards in common areas.”<sup>102</sup>

### **Actions planned to reduce the number of poverty-level families**

Through its CDBG allocations, the City of San Diego funds a variety of projects under Goal 6: *Enhancing the City’s economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.* The majority of these projects are microenterprise activities that provide training in business development and technical assistance both individually and in a classroom setting.

Additionally, as mentioned in MA-45 of the Market Analysis, the City’s Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce earning middle-wage incomes
3. Decrease the local unemployment rate
4. Increase the local median income
5. Decrease the percentage of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP
7. Increase the business activity in the City’s neighborhood business districts<sup>103</sup>

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<sup>102</sup> <http://www.sdhc.org/Real-Estate-Housing.aspx?id=3684>

<sup>103</sup> DRAFT City of San Diego Economic Development Strategy 2014-2016:  
[http://docs.sandiego.gov/councilcomm\\_agendas\\_attach/2013/Rules\\_131211\\_4.pdf](http://docs.sandiego.gov/councilcomm_agendas_attach/2013/Rules_131211_4.pdf)

## **Actions planned to develop institutional structure**

As previously stated, the City is shifting from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. Three Strategic Actions are proposed in the Consolidated Plan. They are:

1. Program development, directing investment, and influencing outcomes
2. Leverage and geographic targeting
3. Increasing administrative efficiencies

The third strategic action will assist in developing institutional structure and is consistent with previous reforms, priorities, and opportunities, and budget priorities. Activities include:

- Ensuring regulatory compliance.
- Providing technical assistance and outreach to community organizations and City departments to better utilize funds.
- Working with City departments to determine the most efficient and effective methods for collaboration.
- Creating procedures, needs assessments, inspection protocols, and establish standards for eligible expenses.
- Identifying and exploring leveraging opportunities.
- Calling on practitioners to continue to work on methodologies for a sustainable approach to geographic targeting.
- Refining and restructuring the RFQ/RFP process and timeline.
- Working with CPAB members to develop a scorecard to gauge performance in a number of key areas.

Additionally, and as discussed in SP-40, the City's service delivery system will better meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) as the RCCC becomes HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County, RCCC, and the Housing Commission. The County's Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County.<sup>104</sup> HCD leverages the City's HOPWA program funds with the

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<sup>104</sup> [http://www.sdcounty.ca.gov/sdhcd/aboutus/about\\_us.html](http://www.sdcounty.ca.gov/sdhcd/aboutus/about_us.html)

County's Health and Human Services Agency and its own housing program income. The RCCC has approximately 80 members comprised of a broad spectrum of the community, including providers of services, government agencies, and the private sector.

**Discussion:**

Please see discussions above.

**AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$55,432.56
The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan.	0
The amount of surplus funds from urban renewal settlements	0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$9,030.38 returned from CDBG-R funds
The amount of income from float-funded activities	0
<b>Total Program Income</b>	<b>\$64,462.94</b>

**Other CDBG Requirements**

The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	95%
Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	FY2015 – FY2017

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City of San Diego does not use HOME funds in any other manner than those described in Section 92.205

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

SDHC will recapture that portion of HOME program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether

recapture is affected through foreclosure or no foreclosure action). Net proceeds recovered will be used to: (1) Reimburse the HOME program (approved activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME program (administration) for “holding costs” or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal/BPO costs, etc.) If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME program and all HOME program requirements would be considered to have been satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by SDHC, the balance of net proceeds recaptured will inure to SDHC.

**A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

For those cases where the affordability requirements are violated as a result of the death of the HOME beneficiary and there is an eligible person who qualified and is desirous of assuming the HOME assistance invested in the property, SDHC will permit sale of the HOME-assisted unit to the qualifying, eligible person, contingent upon SDHC’s prior review and approval. The subsequent owner will be required to adhere to all applicable affordability requirements for the unexpired term of the original affordability period.

**Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

For acquisition/rehabilitation of existing rental units, the Commission provides refinancing with below market-rate, deferred payment junior mortgages. Acquisition/rehabilitation developments must have at least 20 percent of the units affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive preference. Proposed projects from impacted census tracts must demonstrate community support. Proposals may not result in a significant displacement of moderate-income households.

## HOPWA

### **Identify the method of selecting project sponsors and describe the one-year goals for HOPWA-funded projects:**

Similar to the City of San Diego's CDBG funding process, as a subrecipient of the City, the County of San Diego uses a 3-year competitive RFP process to select project sponsors for HOPWA funds.

### **Short-term rent, mortgage and utility assistance to prevent individual or family homelessness**

HOPWA dollars are not currently funding projects in this category.

### **Tenant-based rental assistance**

The one-year goal is to provide tenant-based rental assistance to 80 households in FY2015.

### **Units provided in housing facilities that are being developed, leased, or operated**

The one-year goal is to provide 146 units in FY2015.

### **Discussion:**

For more information on HOPWA funding goals, please see AP-35. For more information on HOPWA-funded projects, please see AP-38.

## **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

### **Include written standards for providing ESG assistance (may include as attachment)**

The Housing Commission adopted performance standards in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. SDHC also requires that programs use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

### **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The San Diego Regional Continuum of Care is in the process of developing a coordinated assessment system as proscribed by HUD. The CoC has received guidance from HUD TA, and has established a working committee to complete the development of this system to ensure compliance with the HEARTH Act.

**Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The Housing Commission conducts an open and competitive Request for Proposal process for making sub-awards.

**If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The Housing Commission does not have homeless or formerly homeless people on its Board of Commissioners nor does the City Council, which is the final approval authority for the SDHC. However, the SDHC does consult with the Continuum of Care which has formerly homeless individuals as members. Subcontractors who run the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

**Describe performance standards for evaluating ESG.**

The Housing Commission has adopted performance standards for Rapid Re-housing that are in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. SDHC also requires that programs use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

**Discussion:**

Please see discussion above.

# Citizen Participation Plan

The City of San Diego (City) is an entitlement jurisdiction and, as such, receives entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD).

The federal entitlement grant funds include:

- HOME Investment Partnerships Program;
- Housing Opportunities for Persons with AIDS (HOPWA);
- Emergency Solutions Grant (ESG); and
- Community Development Block Grants (CDBG).

As an entitlement jurisdiction, the City is required to prepare:

- A Five Year Consolidated Plan (Consolidated Plan);
- A Consolidated Annual Action Plan (Action Plan); and
- A Consolidated Annual Performance Evaluation Report (CAPER)

In addition, as required by The Housing and Urban Development (HUD) Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) setting forth the City’s policies and procedures for citizen participation. This CPP establishes standards for the City to provide for and encourage citizens and entitlement grant beneficiaries to participate in the planning, execution, and evaluation of the Consolidated Plan, the Annual Action Plans and the CAPERs.

## DEFINITIONS

**Amendment, Substantial:** A change to a previously adopted Five-Year Plan or Annual Plan that:

- Increases or decreases by 25% the amount allocated to a category of funding within the City’s entitlement grant programs (as listed below); or

CDBG	ESG	HOME	HOPWA
Administration	Administration	Administration	Administration
Capital Improvements	Street Outreach/Shelters	Homebuyer Assistance	Tenant based rental assistance
Economic Development	Rapid Re-housing	Rental Housing	Short-term rent, mortgage, security deposit and utility assistance
Public Services	Homeless Management Information Systems	Owner-occupied Rehab	Information/support services
		Tenant Based Rental Assistance	

- Makes a significant change to an activity's proposed beneficiaries or persons served; or
- Funds a new activity not previously described in the Action Plan.

**Amendment, Minor:** A change to a previously adopted Five-Year Consolidated Plan or Annual Action Plan that does not meet the thresholds to qualify as a Substantial Amendment. A minor amendment may include monetary changes or shifts, regardless of size that are: (1) necessary for substantially preserving all the programs and activities identified in a Plan; and (2) necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification to the City.

**Annual Action Plan (Annual Plan):** The Action Plan describes the activities to be undertaken in the upcoming Fiscal Year (FY) that meet the goals in the approved Consolidated Plan and utilize the annual funding provided to the City by HUD.

**Citizen Participation Plan (CPP):** The CCP provides standards by which citizens and entitlement grant beneficiaries are encouraged to participate in the development, planning, execution, and evaluation of the Consolidated Plan, any substantial amendments to the Consolidated Plan, the Annual Action Plans, and the CAPERs.

**Community Development Block Grant (CDBG):** The CDBG program provides communities with resources to address a wide range of housing and community development needs that benefit very low- and low- income persons through decent housing, suitable living environments, and expanded economic opportunities.

**Consolidated Annual Performance Evaluation Report (CAPER):** HUD requires the City to prepare a CAPER at the end of each fiscal year. The CAPER assesses the City's annual achievements relative to the goals in the Consolidated Plan and the proposed activities in the Action Plan.

**Department Of Housing And Urban Development (HUD):** HUD is the government agency that creates and manages programs pertaining to federal home ownership, affordable housing, fair housing, homelessness, and community and housing development.

**Displacement:** Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.

**Eligible Activity:** Activities that are allowable uses of the four federal funds (CDBG, ESG, HOME, and HOPWA) covered by the Citizen Participation Plan as defined in the Code of Federal Regulations Title 24 for the Department of Housing and Urban Development.

**Emergency Solutions Grant (ESG):** The ESG program provides resources to assist individuals and families in quickly regaining stability in permanent housing after experiencing a housing crisis or homelessness.

**Five-Year Consolidated Plan (Consolidated Plan):** HUD requires entitlement jurisdictions to prepare a Consolidated Plan every five years. The Consolidated Plan identifies housing, economic, and community development needs and prioritizes funding to meet those needs.

**Home Investment Partnerships Program (HOME):** HOME is designed exclusively to create affordable housing for low-income households. Activities include those that build, buy, and/or rehabilitate affordable rental or homeownership housing, or provide direct rental assistance to low-income people.

**Housing Opportunities for Persons with AIDS (HOPWA):** HOPWA provides housing assistance and related supportive services to low-income persons medically diagnosed with HIV/AIDS and their families.

**Low to Moderate Income (LMI):** LMI is 0-80% of Area Median Income (AMI) for a jurisdiction as defined annually by HUD. In addition, this includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers).

**Public Hearing:** Public hearings provide the public, specifically LMI individuals and families, to make public testimony or comment. Public hearings are to be advertised in local newspapers and made accessible to persons who do not speak English or who have a disability.

## **ROLE, RESPONSIBILITIES, AND CONTACT INFORMATION**

The City of San Diego is the recipient of all the federal entitlement grant funds listed above. Through contractual arrangements with the City, the San Diego Housing Commission is the sub-recipient for the ESG and HOME programs and the County of San Diego is the sub-recipient for the HOPWA program.

### **San Diego City Council**

The San Diego City Council is the elected legislative body governing the City of San Diego. It is responsible for approving the City's 5-Year Consolidated Plan, the Annual Action Plans, amendments to the Plans, and the CAPER, prior to the submission of those approved documents to HUD.

City Council meetings are generally held each Monday beginning at 2 pm and each Tuesday beginning at 10 am and, occasionally, held in the evening. The meetings are held at the City of San Diego – City Hall, Council Chambers at 202 'C' Street, 12<sup>th</sup> Floor, San Diego, CA 92101. All City Council meetings are held in facilities that are accessible to persons with disabilities.

### **Consolidated Plan Advisory Board**

The Consolidated Plan Advisory Board (CPAB) was established by the City Council via Ordinance No. O-19963 (codified in Sections 26.2101–26.2113 of the Municipal Code) to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs discussed in the City's 5-Year Consolidated Plan. The nine (9) CPAB members are appointed by the Mayor and confirmed by the San Diego City Council.

CPAB meetings are generally held the second Wednesday of each month beginning at 9am. The meetings are generally held at the City of San Diego Community Concourse, North Terrace Rooms 207-208, 202 'C' Street, San Diego, CA 92101. All CPAB meetings are held in facilities that are accessible to persons with disabilities.

### **San Diego Housing Commission**

The San Diego Housing Commission (SDHC) is the City of San Diego's public housing authority. Through contractual arrangements with the City, the SDHC administers the HOME and ESG programs on behalf of the City. The SDHC Board of Commissioners is composed of seven members, each appointed by the Mayor and confirmed by the City Council. The Board reviews proposed changes to housing policy, property acquisitions and other financial commitments.

The SDHC Board meetings are generally held on a monthly basis and are public noticed. The meetings are generally held at the offices of the SDHC, Smart Corner, 1122 Broadway, 4<sup>th</sup> Floor Conference Room, San Diego, CA 92101. All SDHC Board meetings are held in facilities that are accessible to persons with disabilities.

### **County of San Diego**

Through a contractual arrangement with the City, the County of San Diego administers the HOPWA program on the City's behalf. The five (5) County of San Diego Board of Supervisors are elected to office, with the County's Housing and Community Development (HCD) Department serving as the point of contact for the HOPWA program.

The planning process for the HOPWA Program encourages community participation and input through consumer and provider surveys, focus groups and one-to-one interviews. The community also has the opportunity to participate through the HIV Housing Committee, where serves as an advisory body to HCD. The HIV Housing Committee meetings are generally held on the first Wednesday of every other month, beginning at 10 am. The meetings are held at 3851 Rosecrans, San Diego, CA 92110. All HIV Housing Committee meetings are held in facilities that are accessible to persons with disabilities.

The General Contact Information for the City of San Diego's HUD Entitlement Programs is:

City of San Diego  
Planning, Neighborhoods & Economic Development Division  
HUD Grant Programs Administration  
1200 Third Avenue, Suite 1400  
San Diego, CA 92101  
(619) 236-6700  
[CDBG@sandiego.gov](mailto:CDBG@sandiego.gov)  
[www.sandiego.gov/CDBG](http://www.sandiego.gov/CDBG)

## **CITIZEN PARTICIPATION POLICIES**

### **Availability of Draft and Approved Documents**

The draft and final versions of the Consolidated Plan, Annual Plan, CAPER, and all related amendments will be available online at the City's Planning, Neighborhoods & Economic Development Department website: <http://www.sandiego.gov>. Hard copies of all documents will be available at the City of San Diego, 1200 Third Avenue Suite 1400, San Diego, CA 92101 on the 14<sup>th</sup> Floor. Hard copies may also be obtained by contacting the HUD Grant Programs Administration office at (619) 236-6700 or [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov).

The draft Consolidated Plan, draft Action Plan, and draft substantial amendments will be made available for public review and comment for a minimum of 30 days prior to their submission to HUD. The draft CAPER will be available for public review and comment for a minimum of 15 days prior to its final submission to HUD. Previously approved plans and amendments will be available to residents, public agencies, and other interested parties.

### **PUBLIC HEARINGS**

The City will hold a minimum of three (3) public hearings for the Consolidated Plan and a minimum of two (2) public hearings for the Annual Action Plan, CAPER, substantial amendments, and amendments to the CPP.

The Consolidated Plan hearings will include at a minimum:

- At least one (1) hearing before the Consolidated Plan Advisory Board (CPAB);
- At least one (1) hearing before the San Diego City Council's Public Safety and Livable Neighborhoods Committee; and
- At least one (1) hearing before the City Council prior to adoption.

The Annual Action Plan, CAPER, substantial amendments, and amendments to the CPP hearings will include at a minimum:

- At least one (1) hearing before the Consolidated Plan Advisory Board (CPAB),
- At least one (1) hearing before the City Council prior to adoption

Public hearings will be held at accessible locations within the City. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, with at least three (3) business days prior notification to the City Clerk.

## NOTICE OF HEARINGS AND REVIEW PERIODS

A public review period of not less than thirty (30) days will be provided for each Consolidated Plan, Annual Plan, and substantial amendment to enable the public to provide comments prior to submission of the approved document to HUD.

The City will establish a public review period of not less than fifteen (15) days for each CAPER or CPP to allow for public comments prior to submission of the approved document to HUD.

The City will provide residents, public agencies and other interested parties with notice of their opportunity to comment via e-mail, U.S. mail or in person at public hearings on the Consolidated Plan, Annual Plan, CAPER, Substantial Amendments, and CPP.

To ensure that all residents, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will provide the following:

Notice of applicable public review period and public hearings using an email distribution list maintained by the City for those parties expressing interest in receiving information and updates related to the City's 5-Year Consolidated Plan, Annual Action Plan, CAPER, Substantial Amendments and CPP. To be added to this email distribution list, please submit a request to: [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov).

- Notices via a wide variety of distribution services such as e-mail, websites, social media, and newspaper postings.
- Public notices will announce the availability of relevant draft documents for public review and will include an introduction of the document, its contents, and purpose. The notices will describe how to obtain a copy of the document for review and clearly list all scheduled hearings with dates, times and locations. The notices will include information on how to access staff report and related documents online and list locations where hard copies will be available.
- Notices of the availability of draft documents and the review periods will be distributed, published, and posted on the Planning, Neighborhoods & Economic Development Department's website at [www.sandiego.gov](http://www.sandiego.gov). Notices will be distributed and published at least fourteen (14) days before the final public hearing and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- Newspaper postings of the notices for the Consolidated Plan, Annual Action Plan, CAPER, substantial amendments and amendments to the CPP will be provided in the San Diego Daily Transcript and in at least two additional local ethnic newspapers for at least one day.

- Notices will be sent to an e-mail distribution list maintained by the Planning, Neighborhoods & Economic Development Department. Members of the public may be added to this distribution list by contacting the HUD Grants Program Administration office at (619) 236-6700 or [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov). Although the City will prioritize the use of email to distribute the public notices to residents, it will continue to send hard copies via U.S. Postal Service to residents with no email access, upon request.

It has been the practice of the City to combine notices complying with several individual requirements into one document for dissemination and publication. The City is receptive to suggestions for ways to improve its process for notifying the public of hearing and the availability of draft documents for public review.

The City will consider comments and views expressed by residents, public agencies, and other interested parties either in writing or orally at public meetings. In each 5-Year Consolidated Plan, Annual Action Plan, CAPER, substantial amendment or CPP submitted to the U.S. Department of Housing and Urban Development (HUD), the City will provide as an attachment all written communications received and a summary of each oral comment during the applicable 30-day or 15-day public review period; the City's subsequent action; and the reasons for non-action, if none was taken. This information will also be made available to the public as part of the final document.

#### **NOTICE OF HEARINGS – MINOR AMENDMENTS**

Minor amendments to the Consolidated Plan or Annual Plan require no public notifications, public hearings, and public body approvals as specified in this CPP. However, the City's municipal code may dictate that minor amendments need to adhere to noticing and/or public approvals outside the scope of this CPP. In those cases, posting of recommended minor amendments on the agenda websites for the City Council (at least 72 hours prior to the meeting) will constitute adequate notice to the public for the purposes of this CPP.

#### **DISPLACEMENT POLICY**

As part of the CPP, the City must maintain a displacement policy. Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will continue to use existing federal and State relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower-income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- A rent subsidy for another unit
- A cash payment to be used for rent or a down payment on the purchase of a dwelling unit
- Moving and related expenses

The City's rehabilitation programs may also deal with relocations issues when they provide minor additions to existing dwellings in order to address overcrowding. Any temporary relocation costs are included in the rehabilitation loan package offered to clients.

#### **AVAILABILITY OF AND ACCESS TO RECORDS**

Information on the City's Consolidated Plans, including records or documents over the previous Consolidated Plans, CPPs, the current Consolidated Plan, Annual Action Plans, CAPERs, and program regulations will be posted on the Planning, Neighborhoods & Economic Development Department's website at [www.sandiego.gov](http://www.sandiego.gov), and will be made available for citizen review during normal working hours at the City of San Diego, 1200 Third Avenue Suite 1400, San Diego, CA 92101, and upon written or oral request addressed to HUD Grant Programs Administration (619) 236-6700 or [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov). If the City is unable to provide immediate access to the documents requested, the City will make every effort to provide the documents and reports within ten (10) days from the receipt of the request. These documents are also posted on City's Planning, Neighborhoods & Economic Development Department website: <http://www.sandiego.gov>.

#### **TECHNICAL ASSISTANCE**

The City will, to the extent practicable, respond to requests for technical assistance by groups representing persons of low and moderate income developing funding proposals for any program covered by the Consolidated Plan in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. "Technical assistance," as used here, does not include the provision of funds to groups requesting such assistance.

Assistance will also be provided by the City's Planning, Neighborhoods & Economic Development Department to interested individuals and citizens' groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

#### **COMMENTS/COMPLAINTS**

Comments or complaints from residents, public agencies and other interested parties regarding the Consolidated Plan or related amendments and performance reports may be submitted in writing to the City's Planning, Neighborhoods & Economic Development Department at City of San Diego, 1200 Third Avenue Suite 1400, San Diego, CA 92101. Written comments or complaints will be referred to appropriate City staff for consideration and response. The City will provide substantive, written responses to all comments or complaints within fifteen (15) business days of receipt.

## Table of Acronyms

ACS	American Community Survey
ADA	Americans with Disabilities Act
AI	Analysis of Impediments
AIDS	Acquired Immune Deficiency Syndrome
AMI	Area Median Income
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grant
CDBG-R	Community Development Block Grant–Recovery
CDC	Community Development Corporation
CFR	Code of Federal Regulations
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CIP	Capital Improvement Project
CoC	Continuum of Care
Con Plan	Consolidated Plan
CPAB	Consolidated Plan Advisory Board
CPD	Community Planning and Development
EDS	Economic Development Strategy
EMSA	Eligible Metropolitan Statistical Area
ER	Emergency Room
ESG	Emergency Solutions Grants
FY	Fiscal Year
HCD	San Diego County Housing and Community Development Department
HCV	Housing Choice Voucher
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act
HH	Household
HIV	Human Immunodeficiency Virus
HMIS	Homeless Management Information Systems
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HOT	Homeless Outreach Team
HTF	Housing Trust Fund
HUD	United States Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
LMA	Low/Moderate-Income Area Benefit
LMC	Low/Moderate-Income Clientele Benefit
LMCMC	Low/Moderate-Income Clientele, Microenterprise
LMH	Low/Moderate-Income Housing Benefit
LMI	Low/Moderate Income
LIHTC	Low-Income Housing Tax Credits
LU&H	Land Use & Housing Committee of the San Diego City Council
MCC	Mortgage Credit Certificate
MOU	Memorandum of Understanding
NGDC	Neil Good Day Center
NMTC	New Markets Tax Credit

NOFA	Notice of Funding Availability
NRSA	Neighborhood Revitalization Strategy Area
NSP	Neighborhood Stabilization Program
OMB	Office of Management and Budget
PATH	People Assisting the Homeless
PERT	Psychiatric Emergency Response Team
PJ	Participating Jurisdiction
PROW	Public Right-of-Way
PS&LN	Public Safety & Livable Neighborhoods Committee of the San Diego City Council
RCCC	Regional Continuum of Care Council
RFP	Request for Proposals
RTFH	Regional Task Force on the Homeless
SAMI	Substance Abusing Mentally Ill
SBMRLF	Small Business Micro Revolving Loan Fund
SD	San Diego
SDHC	San Diego Housing Commission
SDREZ	San Diego Regional Enterprise Zone
SDRRLF	San Diego Regional Revolving Loan Fund
SHHP	Safe and Healthy Home Project
SHP	Supportive Housing Program
SIP	Serial Inebriate Program
SRO	Single-Room Occupancy
SSI	Supplemental Security Income
STRMU	Short-Term Rent, Mortgage & Utility Assistance
TACHS	The Association for Community Housing Solutions
TBD	To Be Determined
TBRA	Tenant-Based Rental Assistance
TH	Transitional Housing
TOD	Transit-Oriented Development
VASH	Veterans Affairs Supportive Housing
VVSD	Vietnam Veterans of San Diego

## **Public Comments**

**Public Comment Period  
April 1, 2014 – April 30, 2014**

**FY 2015- FY 2019 Consolidated Plan and  
FY 2015 Annual Action Plan**

**Public Comments**

Following are the questions and comments received on the Draft Fiscal Year 2015 – Fiscal Year 2019 Consolidated Plan and Fiscal Year 2015 Annual Action Plan and the responses provided by staff, when warranted. The Draft Con Plan and Annual Action Plan was available for public review and comment from April 1 through April 30, 2014.

The Plan was posted online for viewing at the City of San Diego’s CDBG Program website:  
<http://www.sandiego.gov/cdbg/general/consolidatedplanmaterials.shtml>

Hard copies were made available for viewing at the following locations:

- **City Clerk’s Office** (202 ‘C’ Street, 2nd Floor, San Diego, CA 92101)
- **CDBG Program Office** (1200 Third Avenue, 14th Floor, San Diego, CA 92101)
- **Central Library** (330 Park Blvd., San Diego, CA 92101)
- **Malcolm X Library** (5148 Market Street, San Diego, CA 92114)
- **San Ysidro Branch Library** (101 West San Ysidro Boulevard, San Diego, CA 92173)
- **Logan Heights Branch Library** (567 South 28th Street, San Diego, CA 92113)
- **City Heights/Weingart Branch Library** (3795 Fairmount Avenue, San Diego, CA 92105)
- **Linda Vista Branch Library** (2160 Ulric Street, San Diego, CA 92111)
- **Jacobs Center for Neighborhood Innovation** (404 Euclid Avenue, San Diego, CA 92114)
- **Bayside Community Center** (2202 Comstock Street, San Diego, CA 92111)
- **San Diego Housing Commission (1122 Broadway, Suite 300, San Diego, CA 92101)**

In addition, the public was provided the opportunity to send comments via U.S. Mail or hand-delivery to: **City of San Diego/Con Plan Comments | 1200 Third Avenue, Suite 1400 | San Diego, CA 92101** or via email to: [ConPlanComments@sandiego.gov](mailto:ConPlanComments@sandiego.gov) .

Following are the oral comments provided by members of the public, the City Council and the Consolidated Plan Advisory Board (CPAB) during the public hearings for the Draft FY 2015 – FY 2019 Consolidated Plan and FY 15 Annual Action Plan. Where warranted, the staff response follows the comment.

#### **APRIL 28, 2014 – CITY COUNCIL MEETING**

##### **Theresa Quiroz**

- Stated this was the best plan she has read.
- Stated she has an issue with the reduction in CDBG funds made available to non-profits for CIP projects because it may limit the ability of the non-profits to leverage non-federal funds.
- Indicated the City risks its ability to leverage funds by reducing the funds it provides to non-profits for CIPs and estimated the City could lose \$11 million annually in outside leveraged funds.

##### **Rev. Jonathan Mitchell**

- Confirmed that he attended the last CPAB meeting in April.
- Stated the change in the percentages of the CDBG CIP funds shared between the City and non-profit organizations seemed to come as a surprise to several CPAB members.
- Stated that, as a matter of principal, the City should look at other sources of funding for the City CIPs.
- Encouraged the City Council to continue the application-based CDBG allocation process should continue and reject the consolidated plan.

##### **Jon Derryberry**

- Stated the shift in budgetary priorities for CDBG CIP projects from 80%-20% to 40%-60% is a significant loss to non-profits.
- Stated that the lists of priorities identified in the Con Plan include “infrastructure” further down the list than “housing”.
- Indicated reprogrammed funds would also no longer be available to non-profits according to the plan.

##### **Christian Ahmed Bell?**

- Asked if anyone knows what it is like to be poor.
- Stated that we need non-profit funds more than we need sidewalks and streetlights.
- Stated politicians should not lose touch with the people they serve.

##### **Vicky Granowitz**

- Summarized the April 9<sup>th</sup> CPAB meeting where 5 members voted to support the Con Plan as written and 4 members supported no change to the existing application process.

- Stated the current process could result in low-scoring projects being funded or no projects from certain categories.
- Stated the application process will continue to be refined; non-profits will have simpler, clearer goals.
- Indicated non-profits will continue to receive millions of dollars a year.
- Urged support for the Con Plan as presented

#### **Ken Malbrough**

- Requested support for the Con Plan as written.
- Stated that, as a kid, he used the services of non-profits and public facilities and parks and walking on the sidewalks, even back then, was not a safe way to travel.
- Stated the City needs to improve upon its infrastructure, especially in the City's underserved communities.
- Confirmed that, as a CPAB member, he will work hard to ensure the process is fair and transparent.

#### **Robert McNamara**

- Stated the locally-based consultant improved the community outreach process.
- Stated sidewalks, streets and lighting were identified as critical needs and the new goal to improve infrastructure is a result of those needs.
- Supported the recommendation for 60% of CDBG CIP funds to go to City infrastructure projects.
- Recommend an addition to page 203-204 of the Con Plan to address the RDA repayments to CDBG. If the repayments continued, the budget priorities should be applied to the repayments as well.
  - Staff response is included below – see comments from Councilmember Kersey.

#### **Kaye Kelly**

- Confirmed she works with non-profit homeless services providers.
- Stated the City is generous in allocating its CDBG funds to non-profits because many cities in and out of the state have kept all, if not the majority, of CDBG funds for Park and Rec programs.
- Requested the City be mindful of the loss of these funds and use its general funds to give back to the non-profit community.

#### **Joe LaCava**

- Stated he is the Chair of Community Planners Committee and confirmed the committee's vote of 21-2 to support the staff recommendation.
- Stated communities recognize the impact of infrastructure on quality of life, morale and economic development.
- Indicated the CIP prioritization policy has been revised – added an economic prosperity indicator.

### **Katheryn Rhodes**

- Requested approval of the Con Plan as written.
- Suggested using the 2014 Point in Time Count for homeless.
- Reminded the Council of her ongoing position regarding the use of former Redevelopment Agency funds to end homelessness.

### **Councilmember Kersey**

- Thanked staff, CPAB and consultant team.
- Asked staff to describe the outreach process.
  - Staff Response: The City held three community outreach meetings in LMI neighborhoods; a stakeholders session with the non-profits applying for these funds; conducted a public survey (online and hard copy) with over 1,300 responses
- Asked what other jurisdictions do.
  - Staff Response: We have yet to find another jurisdiction that gives such a high percentage of its CDBG entitlement to non-profits through an RFP or NOFA.
- Asked if it would be possible to add the language requested by Mr. McNamara.
  - Staff Response: If redevelopment comes back, it would be such a large amount that we would need to initiate a substantial amendment to our action plan and would consider adding the language at that time.
- Stated improved infrastructure will bring transformative change to our neighborhoods: safer neighborhoods to attract small business to attract jobs, kids can walk to the park and to school safely.
- Stated the Plan aligns with Council's commitment to rebuild the City.
- Made the motion to approve the Con Plan.

### **Councilmember Cole**

- Thanked staff, CPAB, the community and the consultant – complimented a much improved CDBG program and process.
- Stated the FY 2015 CDBG allocation approval in March was the smoothest process to date.
- Stated that improved community infrastructure will attract more business investment, bring more local jobs and boost our local economic development efforts.
- Seconded the motion to approve the Con Plan.

### **Councilmember Alvarez**

- Thanked staff, CPAB, the community and the consultant.
- Mentioned his concern with the recommended CDBG budget for non-profits CIPs.
- Asked for an explanation of slide #13 in the presentation
  - Staff Response: The 2010-2014 percentage is a cumulative total based on historic expenditures and these percentages were then calculated on an estimated \$11 million annual entitlement; overall there is a 7% reduction to the non-profit

- Stated the City should not be using CDBG funds that have leveraged so well in the past on projects that the City should be paying for with its general funds.
- Asked if staff has decided which CDBG CIPs projects will be awarded funds.
  - Staff Response: No, the budgetary priorities are for FY 2016.
- Asked if staff has decided if CIPRAC will be a public meeting.
  - Staff Response: CPAB will still make recommendations on projects.
- Requested the City keep CIP percentages the same as historical levels and requested an amendment to the original motion, which was denied by the original maker of the motion.

#### **Councilmember Harris**

- Thanked staff for going to the planning groups
- Asked for clarification on the 20% Administrative fee
  - Staff Response: The 20% cap comes from HUD. There were years in the 2010-2014 time period where, due to staff vacancies, we did not use the entire amount.
- Expressed his concerns with the loss of funds to non-profits, but appreciated that they are less than originally represented.
- Expressed appreciation to staff for presenting this to the planning groups and hearing from them, as that is very important to him.

#### **Councilmember Lightner**

- Asked a question regarding the votes taken at CPAB.
  - CPAB and Staff Response: The initial vote to approve the Con Plan as presented, failed on a 4-5 vote. There was an attempt to craft language that would keep the Con Plan but change the CDBG allocations back to an application based process, which failed on a 4-5 vote. The new member of the CPAB board explained that, during the course of the discussion, she changed her position on the original vote. The CPAB returned to the original motion to approve the Con Plan as written, which passed 5-4.
- Stated she would prefer to see a board come together with closer to a unanimous vote, but this year will prove an interesting track record on how the City will spend the funds.

#### **Council President Gloria**

- Thanked staff, CPAB, the community and the consultant.
- Stated this would be the Council that would do something about Infrastructure.
- Indicated the biggest issue facing the City is infrastructure needs.
- Stated he was not exactly happy with the process of how we got here – referring to the last minute switch in budgetary priorities for CDBG CIP projects – but confirmed it was done in response to citizen recommendations.
- Stated the reforms we have put in place are tangible and are working. Confirmed this Con Plan is another step in that direction.

- Indicated non-profits should not be using CDBG funds as a part of their annual budget. Congress is not protecting this funding and it may not be around in the future.
- Reminded the public that these dollars must be spent in poor communities and this Con Plan will make it more likely that these funds will be spent in these communities.
- Indicated other cities do not give non-profits anything.
- Stated the City keeps building on improvements and reforms.
- Requested additional suggestions from the Mayor's office on infrastructure funds in the future.

#### **APRIL 9, 2014 – CONSOLIDATED PLAN ADVISORY BOARD MEETING**

##### **Anne Bernstein**

- Asked if the City has completed payments on the Section 108 loans and indicated that, if it had, it would somewhat balance the funds going into CIPs.
  - Staff Response: Yes, there are no more direct CDBG allocations going to pay Section 108 loans and those funds are going back into the entire portion available.
- Asked if the City would consider a 50-50 split of the CIP budget line item for CDBG funds?
  - Staff Response: That is not something that can be considered at this meeting.

##### **Krista Stellmacher**

- Asked how the 40% dedicated to non-profit CIPs from the CDBG budget would be allocated among non-profits and if the RFQ/RFP process for 2016 would remain competitive for non-profits.
  - Yes, the RFQ/RFP process will remain competitive for the non-profit CIP awards in 2016.

##### **Erin Grassi**

##### **Representing: Justice Overcoming Boundaries**

- Stated that affordable housing is a top priority for the leaders of her organization.
- Concerned there was not enough public input
  - Staff Response: Please review the Community Outreach section of the Con Plan which details the outreach and qualitative/quantitative analysis that occurred.
- Indicated that families are leaving San Diego because they have been on the Section 8 waitlist for eight years and students are sleeping in labs and on sidewalks.
- Asked the CPAB not to vote in support of the 60% (City)-40% (non-profit) split of the CDBG CIP funds and to keep the funding at historic levels.
- Stated that CDBG funds should be used to create new affordable housing
  - Staff Response: CDBG cannot be used to create new affordable housing units; but there are some housing activities that can be funded by CDBG.

### **Christina Griffith**

#### **Representing: Senior Community Centers**

- Asked why the City is dictating a budgetary percentage for its CDBG CIP expenditures?
  - Staff Response: This recommendation is based upon best practices of other cities, the needs of the City and the identified budgetary priorities.
- Stated there are so few opportunities for non-profits to receive funds
- Indicated that, if you are scoring applications with letters of support, leveraging, etc...a City project should be supported by the community and could compete with non-profits.

### **Rev. Jonathan Mitchell**

#### **Representing: Justice Overcoming Boundaries**

- Concerned about the recent flip in the budgetary percentages for CDBG CIP expenditures
- Stated that housing affordability is a critical need; for example, a retired teacher in the congregation spends half of his income on rent.
- Stated infrastructure improvements are important but they should not be made at the expense of non-profits

### **Jon Derryberry**

#### **Representing: Townspeople**

- Stated Townspeople has been a recipient of every one of these federal grant funds and has produced 66 affordable housing units with acquisition/rehabilitation.
- Expressed that he was in favor of the Consolidated Plan in general
- Strongly opposes the 60% (City) – 40% (non-profit) split of CDBG CIP funds in the Strategic Plan.
- Indicated this reduces funds available to mission-driven organizations that provide services to the City and the City General Fund should be used for City CIPs.

### **Robert McNamara**

- Supported the Consolidated Plan as presented.
- Asked whether or not the San Diego Housing Commission and/or Civic San Diego would be considered a 60% (City) CIP or 40% (non-profit) CIP.
  - Staff Response: This depends upon the nature of the project. If the Housing Commission or Civic San Diego were proposing a CIP project and it was on City property or in the public-right-of-way, then most likely would be considered a “City” CIP. If the Housing Commission or Civic SD was proposing a CIP to its own private non-profit facility, then it would most likely be considered a “non-profit” CIP.
- Indicated that a section should be added to the Con Plan to address the expenditure of the repayment of CDBG funds by the former Redevelopment Agency, in the event the decision of the California Department of Justice is overturned. He suggested the City

adhere to the same budgetary priorities in the event these funds are repaid to the CDBG program.

**Joyce Abrams, CPAB Member**

- Stated there is a huge difference between 81% of CIP funds and 40% of CIP funds for non-profits.
- Stated non-profits represent the voiceless and we should not be reducing the funds available to them.

**Maruta Gardner, CPAB Member**

- Asked what the reasoning was for flipping the split of CDBG CIP funds.
  - Staff response: To align with the community, mayoral and council priorities of geographically targeted infrastructure, primarily for public safety, sidewalks and street lighting.
- Confirmed the meeting on March 12<sup>th</sup> presented the split as 40% (City) and 60% (non-profits).
- Asked when the change occurred? I am befuddled and surprised.
  - After the March 12<sup>th</sup> meeting, staff received additional policy direction to make the change to 60% (City) and 40% (non-profits). Staff provided the CPAB with an email outlining the new policy direction on March 13, 2014 and updated the draft Con Plan available on-line at the time as well.
- Stated the City has great needs, as do the non-profits. She is hoping we are all working toward the same things.

**Earl Wong, CPAB Member**

- Requested input from another CPAB member, Ken Malbrough.

**Valerie Brown, CPAB Member**

- Asked how this proposal will tie-in with non-profits working in City-owned facilities.

**Nohelia Patel, CPAB Member**

- Opposed splitting the CDBG CIP budget 60% (City) and 40% (non-profits)
- Indicated that, although there is a need for infrastructure, affordable housing is a priority.

**Aaron Friberg, CPAB Member**

- Indicated the strongest projects come out on top in the current process.
- Stated the current process makes sense – if the CPAB wants to fund streetlights, sidewalks, etc. then those projects can apply and, if they score well, they will be funded.
- Stated that when applications are evaluated, the CPAB needs to consider “what is the benefit to the City”?

**Richard Thesing, CPAB Member**

- Indicated he was initially caught off-guard by the percentage allocated to the City for infrastructure projects, but understands the need to funds to fight crime and public safety.

**Vicki Granowitz, CPAB Member**

- Stated that the idea behind the Con Plan is to direct City CIP funds to specific communities in the most need.
- Indicated these should be transformative projects, because there isn't enough money to fund all desired projects.

**March 19, 2014 – Public Safety and Livable Neighborhoods Committee****Vicki Granowitz****Representing: Consolidated Plan Advisory Board and a private citizen**

- Discussed the FY 2015 CDBG Application process [CPAB member]
- Supported the 60% (City) and 40% (non-profit) CDBG CIP split [as a private citizen]
- Stated the City is being generous with non-profits. Other municipalities use the entire CDBG entitlement allocation for City infrastructure.

**Todd Kapriellian****Representing: St. Paul's Senior Homes**

- Stated fundraising is a critical element of what we do. Increased costs to non-profits will need to be passed along to our service beneficiaries.
- Indicated the CDBG CIP split of 60% (City) and 40% (non-profit) is gut-wrenching and is taking away an important means for non-profits to generate funds. Non-profits leverage these funds for CIP projects.
- Stated non-profits fund the "less than sexy" projects with federal funds.
- Stated this is a massive policy change that will create a hostile environment for non-profits in San Diego.

**Ben Avey****Representing: Family Health Centers**

- Opposed the CDBG CIP set-aside of 60% (City) and 40% (non-profit).
- Stated many non-profits use the CDBG funds for CIP projects – the City invests, the non-profit leverages and the community benefits.
- Provided the example of a project in which a \$1 million CDBG investment turned into a \$10 million health center and there are more facilities like this needed.
- Stated his organization cannot leverage additional funds if we do not have CDBG funds.
- Asked why not set aside 20% of the CDBG CIP for City projects?

### **Jay Powell**

- Suggested that, if this is just another way to back-fill the deficiencies the City has in infrastructure, it is a bad way to go.
- Stated that, in the past, the rules changed from allowing the City Heights Community Development Corporation from applying for funds as a CBDO.
- Disagreed with the approach of categorizing CDBG application in the categories before the committee.
- Stated federal funds are designated for poor people to help them get out of poverty.

### **Susan Hall**

#### **Representing: Angel's Depot**

- Described the services of Angel's Depot.
- Thanked everyone for the professional FY 2015 CDBG application process.
- Indicated the Consolidated Plan is impressive and well done.
- Stated that the decision regarding the CDBG CIP set-aside should be left up to the City Council – their job is protect the citizens of San Diego.

### **James Flores**

#### **Representing: San Diego Food Bank**

- Stated that cutting the CDBG CIP funding to non-profits so quickly is drastic and requested a more modest approach.

### **Robert McNamara**

- Stated that the public outreach on the Con Plan was a vast improvement over the past 5-Year Plan.
- Stated the second section of the Con Plan suffers from duplication of information, which is the result of the HUD template.
- Confirmed the CDBG CIP set-aside was requested by the CPAB 2 years ago; and suggested the City should leave money on the table by capping it.
- Supported the use of the reprogrammed funds to go to infrastructure.
- Suggested a glossary of acronyms be added to the Con Plan.
- Requested the sections of the Con Plan regarding redevelopment of neighborhoods address gangs and gang prevention should be addressed in the strategic plan.
- Stated page 202 needs a lead-in statement to the bullet points.

### **Leah Heally**

#### **Representing: Urban Corps**

- Stated appreciation for LeSar Development Consultants and City staff for their work on the Con Plan.
- Concerned about 60-40 split
- Stated funding is extremely competitive and will limit services where they are needed most.

## **Elizabeth Boustos**

### **Representing: San Ysidro Health Center**

- Opposed the 60-40 split
- Confirmed CDBG funding has been essential to the success of the San Ysidro Health Center.
- Urged reconsideration of the plan and inclusivity of non-profits in the discussion.

## **Councilmember Cole**

- Stated this guiding document will ensure we allocate CDBG funds effectively.
- Requested elaboration on geographic targeting
  - Staff Response: Year 1 – a group of practitioners will be convened in order to determine indicators and public vetting of these indicators and potential geographic areas. Resulting in more collaboration and leverage.
- Asked what types of City CIP projects can be funded, in addition to those mentioned already?
  - Staff Response: Some costs associated with fire stations and public facilities are eligible, some are not. It will really depend upon the details of the project. Typically – site improvements, street and sidewalk improvements near public facilities could be eligible if they are within low- and moderate-income census tracts. Best choice to utilize the funds will be on sidewalks, etc.

## **Councilmember Kersey**

- Impressed with the outreach conducted: public surveys, three community meetings, one stakeholder meeting.
- Stated CDBG has a role in funding the community infrastructure improvements that have been requested by those communities.
- Indicated communities are weighing in on parks, sidewalks, lighting etc. – these improvements create safe neighborhoods and the City must invest in our neighborhoods.

## **Councilmember Zapf**

- Requested an explanation of the CDBG CIP split.
  - Staff Response: Staff examined the past 5-years of CDBG expenditures, as well as the results of the community outreach, needs assessment, and Council priorities – and we found a high prioritization for neighborhood enhancements such as sidewalks and streetlights. One of the principles of the plan is leverage. There is an opportunity to have a win-win with the CIP budgetary recommendation. All of these neighborhood improvements can be documented in non-profit applications for federal funds and offer leveraging and expansion of funds.
- Stated CDBG allocations to cities are on the decline.
- Pleased with the new goals in the plan.

### **Councilmember Emerald**

- Stated the City is faced with the task of allocating dwindling funds.
- Indicated that, this time last year, we were looking at the possibility of forming a NRSA and the process required and the Con Plan seems like a good alternative to the NRSA.
- Stated streetlights and sidewalks have a huge impact on public safety and crime prevention. If you light a street, you can cut crime by 50%.
- Asked what is happening nationally?
  - Staff Response: It is not uncommon for cities to spend funds on City infrastructure directly. Sidewalks are a popular project for cities. We took a look at other cities: San Jose, Phoenix, Los Angeles, Seattle, Chicago, Atlanta. CDBG is not used to supplant general funds, but expand general infrastructure.
- Confirmed these are not funds that should be built into non-profit budgets; these are competitively awarded.
- Stated the City is faced with decisions re: how can we make the greatest impact with these funds; help people live safely and create economic opportunities for those communities left behind.
- Noted a need for a strategic plan on gangs and gang activities.

### **March 12, 2014 – Consolidated Plan Advisory Board Meeting**

#### **Jim Varnadore**

- Spoke in favor of the FY 15 CDBG allocation to the Colina Park Project in City Heights

#### **Ben Avey**

##### **Representing: Family Health Centers of San Diego**

- Thanked the CPAB for their time in reviewing the FY 15 CDBG applications and noted his support for the CPAB rankings and scores of the applications submitted.

#### **Michele Montes and Heather Arculeo**

##### **Representing: Christie's Place**

- Spoke in support of the positive impact to the community realized by the services provided by Christie's Place.

#### **Susan Hall**

##### **Representing: The Angel's Depot**

- Noted her appreciation for the work and the time devoted to the FY 15 CDBG allocation process by CPAB members and City staff.
- Noted her support for the CPAB rankings and scores of the FY 15 applications.

#### **Krista Stellmacher**

##### **Representing: Community Housing Works**

- Noted her appreciation for the continued improvements being made to the application and allocation process by CPAB members and City staff.

**Ken Malbrough, CPAB Member**

- Noted there were many outstanding proposals but the lack of funding limited how many projects would be approved.
- Stated that he is pleased the Safe Way San Diego project was identified as a priority for funding but that the County of San Diego should fund similar programs.
- Stated the importance of working with the City's Capital Improvements Program Review and Advisory Committee (CIPRAC) for CIP projects in the future.

**Richard Thesing, CPAB Member**

- Stated his appreciation for the support and guidance given to the Board during the FY 2015 CDBG application process.
- Mentioned that some agencies could have scored better but their FY 2015 applications needed more information about the projects proposed.

**Earl Wong, CPAB Member**

- Complimented the applicants for taking the time to complete the FY 2015 CDBG applications in order to fund worthy projects.

**Aaron Friberg, CPAB Member**

- Noted the CDBG application process has been evolving and improving based on his experience.
- Noted he was unsure about how the 60/40 division CIP split was determined for the Con Plan and asked if this was guidance from the City Council.
  - Staff Response: The budget priorities would be for FY 16-19 and it was based on input provided during the Con Plan outreach process from the public, Independent Budget Analyst Report (No. 14-03) and City Council priorities.
- Asked for further information about the CPAB relationship with CIPRAC. He asked whether CIPRAC would determine how CDBG funds were spent and/or whether CPAB would still be involved in the decision making process.
  - Staff Response: Staff has yet to determine how the process will work in FY 16 through FY 19, but that the CPAB would continue to participate given their purview.

**Vicki Granowitz, CPAB member**

- Stated it is important to dedicate some CDBG monies to fund City infrastructure improvement projects.
- Requested the board be provided information on CIPRAC and Neighborhood Revitalization Strategy Areas(NRSAs).
  - Staff Response: This information will be provided to the CPAB at a future meeting.

**Nohelia Patel, CPAB Member**

- Asked if research has been done in identifying areas in San Diego that are lacking in adequate infrastructure.
  - Staff Response: CIPRAC is currently identifying sidewalk improvement areas.

The following are the written comments or questions received during the 30-day public review period (April 1, 2014 – April 30, 2014) for the FY 2015 – FY 2019 Consolidated Plan and FY 2015 Annual Action Plan. Where warranted, the staff response follows the comment.

## **Written Comments – Received April 1, 2014 – April 30, 2014**

### **EMAILS**

**From:** Jennifer Guthrie [mailto:Jennifer.Guthrie@neighbor.org]

**Sent:** Wednesday, April 30, 2014 1:56 PM

**To:** PN & ED ConPlanComments

**Subject:** Public Comment: FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan

To whom it may concern:

The draft Consolidated Plan recommends a specific funding allocation related to City of San Diego Community Development Block Grant (CDBG) funding for Capital Improvement Projects (CIPs) (see pages 180-185 of the draft plan). Under the proposed methodology, 60% of City of San Diego CDBG CIP funding will be allocated for City projects and 40% for nonprofit projects. The proposed recommendation represents a significant decrease (some projections estimate a 2 million decrease) in capital funding available to nonprofit agencies. Funding has been utilized in the past to rehabilitate permanent housing and homeless facilities, support senior centers, and improve health facilities; all of which were identified as critical needs through the public process used to develop the draft consolidated plan and action plan. We feel that the process of recommending the new allocations was hasty and lacked transparency. Further, public comment related to the draft Consolidated Plan and Action Plan closes Wednesday, April 30<sup>th</sup> yet the City Council planned to vote on the spending plan in advance of receiving all public comments on April 28<sup>th</sup>.

**Jennifer Guthrie, MPA, MSG**

Director of Grants and Foundation Development

Father Joe's Villages

619.446.2106

3350 E Street

San Diego, CA 92102-3332

[www.neighbor.org](http://www.neighbor.org)

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**P Save a tree. Please do not print this e-mail unless it's really necessary.**

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**From:** PN & ED ConPlanComments  
**Sent:** Thursday, May 01, 2014 9:48 AM  
**To:** 'Jennifer Guthrie'  
**Subject:** RE: Public Comment: FY 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan

Jennifer:

Thank you for your comments. Your email will be included in the final draft of the Consolidated Plan.

**Michele Marano**  
Fair Housing and Special Programs Coordinator

**City of San Diego**  
Planning, Neighborhoods & Economic Development Department  
1200 Third Avenue, Suite 1400, MS 56D  
San Diego, CA 92101  
619.236.6381 phone  
[MMarano@sandiego.gov](mailto:MMarano@sandiego.gov)  
[www.sandiego.gov/cdbg/fairhousing/](http://www.sandiego.gov/cdbg/fairhousing/)

Disclosure: Correspondents should assume all communication to and from this email address is recorded and may be reviewed by third parties.

-----Original Message-----

From: rhodes@laplayaheritage.com [mailto:rhodes@laplayaheritage.com]  
Sent: Sunday, April 27, 2014 7:08 PM  
To: PN & ED ConPlanComments; CLK City Clerk; Councilmember Todd Gloria; Mayor Kevin Faulconer; Councilmember Ed Harris; Councilmember Sherri Lightner; CouncilMember David Alvarez; CouncilMember Marti Emerald; CouncilMember Lorie Zapf; Councilmember Mark Kersey; Councilmember Scott Sherman; Councilmember Myrtle Cole; Fulton, Bill; Matt Packard; keryna@lesardevelopment.com; jennifer@lesardevelopment.com  
Subject: April 28, 2014 - Item 151 FY-2015 to FY-2019 Consolidated Plan and FY-2015 Annual Action Plan (AAP) Public Comments

Hello City of San Diego

Please see the attached document for our public comments on the April 28, 2014 City Council Agenda as Item 151 FY-2015 to FY-2019 Consolidated Plan and FY-2015 Annual Action Plan (AAP).

Regards,

Katheryn Rhodes

(Attachment begins next page)

Mayor Kevin Faulconer and City Council  
City of San Diego, 202 C Street,  
San Diego, California 92101  
[ConPlanComments@sandiego.gov](mailto:ConPlanComments@sandiego.gov)

Subject: [ITEM-151: FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan for the City of San Diego HUD Entitlement Programs. \(Citywide.\)](#)  
City Council Hearing of Monday April 28, 2014.

References: <http://tinyurl.com/20140428> Agenda (pages 1-326), Civic San Diego and City Attorney Memorandums (pages 327-342), and Appendices (pages 343-444).

Dear City of San Diego.

Please approve Item 151: FY-2015 to FY-2019 the Federal Housing and Urban Development (HUD) Consolidated Plan (CP), and FY-2015 Annual Action Plan (AAP) after Updates and Amendments are made to the report using just released 2014 Point-In-Item (PIT) numbers from the Regional Continuum of Care Council (RCCC), instead of 2013 data.

We are claiming that the City of San Diego is in violation of the Fair Housing Act and HEARTH Act, due to a lack of identified funding to end Veterans and Chronic Homelessness by 2015, and all Homeless by 2020. We are recommending that the City of San Diego specifically request our State Attorney General Kamala Harris and Federal HUD Officials analyze and provide official written Legal Analysis of State Health and Safety Code as it related to funding Homeless Emergency Shelter solutions and associated Social Services using the annual @ \$180+ Million in Tax Increment (TI) of the Successor Agency (SA) to the former Redevelopment Agency (RDA) deposited in the Redevelopment Property Tax Trust Fund (RPTTF); the annual @ \$20 million in other revenue sources including leases, parking revenue, and agreements; an unknown amounts of SA Reserves, and existing and future SA Unencumbered Bond Proceed distributions. Other potential homeless revenue includes the new \$1.63 million Bankruptcy Settlement into the Low Moderate Income Housing Asset Fund (LMIHAF) approved on March 25, 2014, as Item S-503, for the release of 52 SRO units from the Downtown Armed Forces YMCA.

The attached Appendix A includes the April 3, 2014 Civic San Diego Memorandum, and the March 3, 2014 City Attorney Memorandum that states: *"The Community Redevelopment Law does not allow for the use of Former Redevelopment Agency Funds for social service programs or operations of homeless shelters."* Both Memorandums outlaw the use of RDA Tax Increment for Homeless Emergency shelters and associated Social Services, and state that only the City AND County of San Francisco are allowed to use RDA TI for Homeless solutions.

We are claiming that the City Attorney purposefully misinterpreted RDA laws for the benefit of the rich by ignoring the 1992 Agreement for Cooperation between the CCDC RDA and the County, the 1993 Social Issues Strategy Report, and previous appropriations of RDA TI Hotel/Motel Vouchers for homeless seniors. In general CCDC RDA appropriated an annual @ \$100,000 [2010] to \$287,000 [2008] in Tax Increment for senior homeless Hotel/Motel vouchers through a contract between the San Diego Housing Commission (SDHC), and the County of San Diego. We were told that our evidence that the City of San Diego outlawed the use of RDA TI for Homeless Shelters and Social Services was a *"Contributing Factor"* to the end of Redevelopment statewide. We have also spoken with State Controller John Chiang, Lt. Governor Gavin Newsome, and several other State Officials that disagree with the City Attorney's purposeful misinterpretation, but we have yet to see anything in writing.

Further, the Civic San Diego Memorandum claims that @ \$56 million in unspent Housing bond proceeds have all been used for current Affordable Housing projects in various stages of construction. Table 1 from ROPS-6 shows Affordable Housing Line Items totaling \$29,178,503 for the 6-month period. Therefore, in theory @ \$26 million in Unencumbered Housing Bond Proceeds are still available for distribution.

**TABLE 1 – ROPS-6 APPROVED LINE ITEMS using LMIHAF and/or Unencumbered Bond Proceeds**

LINE ITEM	PROJECT NAME	Total Outstanding Debt or Obligation.
174	COMM 22	\$ 4,580,587
180	Ninth and Broadway	\$12,615,941
555	Atmosphere	\$10,235,374
570	Veterans Village Phase V	\$ 1,746,601
<b>Affordable Housing Totals</b>		<b>\$29,178,503</b>
Line Item 556. Alpha Square (formerly Hotel Metro) paid during ROPS-5		\$15,910,000

Table 2 shows annual @ \$180 million in Tax Increment (TI) Deposits into the Redevelopment Property Tax Trust Fund (RPTTF), Pass-Through Payments, Enforceable Obligation (EO), and Residual Distributions. Table 2 also documents the current 14.7% rate for the County of San Diego Tax Sharing Payments of \$18,897,653 [FY-2012] and \$21,523,196 [FY-2013].

The May 5, 1992 Agreement for Cooperation between the CCDC RDA and the County of San Diego for facilities, programs, and Social service funding using Tax Increment (TI) has yet to be enforced. The Tax Increment was to fund facilities and programs for children, mental health, alcohol and drug rehabilitation, counseling, education and training for light felons, courtroom and justice, and health and welfare of seniors. Please include a discussion on the annual @ \$18 to \$20 million in County Tax Sharing Payments, and the lack of enforcement of the 1992 Agreement.

On June 21, 2010, the City Council as the Redevelopment Agency (RDA) approve Item 203, the Community Development Block Grant (CDBG) Repayment Agreement that documented outstanding CDBG and HUD Section 108 Debt owed to the City from the Redevelopment Agency in the total amount of \$228,432,499. The City was to use the \$229 million Repayment as additional CDBG program income. Subitem A the Repayment Agreement for \$78,787,000 over 10 years was approved by the City Council. Subitem B the erasing of the \$144,214, 499, the \$5,431,000 NTC Section 108 Loan Repayment, and stopping the accrual of interest was taken off the City Council’s Agenda by former Mayor Jerry Sanders. [www.tinyurl.com/20100621](http://www.tinyurl.com/20100621) A subsequent repayment agreement for the missing \$144 million to the poor and Homeless was to be brought forward for City Council approval in 2010, but never happened.

The State of California Department of Finance (DOF) denied Line Items for the HUD Repayment Agreement for the \$78,787,000 over 10 years in CDBG, due to a lack of official loan documentation that does not exist for the legal settlement over misappropriation of HUD funds. Due to the denial by the DOF, the City of San Diego has failed to Repay CDBG funds of \$4,392,400 for FY-2014 and \$6,519,700 for FY-2015. Therefore the June 21, 2010 Federal HUD Repayment Agreement is Null and Void, and should be amended to include the full outstanding \$213,585,099 debt as an Enforceable Obligation to be paid from the RPTTF distributions, instead of Reserves. \$213,585,099 = \$228,432,499 – [FY-2010 \$3,633,800] – [FY-2011 \$3,294,500] – [FY-2012 \$3,942,200] – [FY-2013 \$3,976,900].

In summary, please approve Item 151 after inclusion of the 2014 PIT data. Also please confirm that the Federal and State deadlines are 2015 for Ending Veterans and Chronic Homeless, and 2020 for all Homeless. Instead of using 5 and 10 years from the 2010 base year. Plus a discussion on how the Federal and State deadlines will not be met, due to lack of identified funding solutions, and failure to approve increases to the Linkage Fee for the Housing Trust Fund (HTF) under control of the SDHC.

Also please request an independent Legal Opinion from the State Attorney General on the City Attorney's 2010 Legal Memorandum outlawing the use of former RDA TI for Homeless Emergency Shelters, and associated Social Services. In addition, please include a discussion of the annual @ \$180 million in Tax Increment, the @ \$20 million in other revenue, and the annual \$18.9 to \$21.5 million in Tax Sharing Payments with the County of San Diego through the 1992 Agreement for Cooperation that has yet to be enforced.

Regards,

Katheryn Rhodes  
 371 San Fernando Street, San Diego, California 92106.  
[rhodes@laplayaheritage.com](mailto:rhodes@laplayaheritage.com) 619-523-4350.

**TABLE 2 - City of San Diego Redevelopment Property Tax Trust Fund (RPTTF)  
 Payments, Allocations and Distributions 2012-2013.**

	<b>June 1, 2012</b>	<b>July 16, 2012</b>	<b>January 2, 2013</b>	<b>June 3, 2013</b>
<b>RPTTF TAX INCREMENT DEPOSITS</b>	<b>\$68,909,205</b>	<b>\$93,074,879</b>	<b>\$75,221,876</b>	<b>\$105,711,396</b>
RPTTF Tax Sharing Distributions				
City of San Diego Administration	\$2,171,537	\$131,460	\$1,259,384	\$1,179,499
City of San Diego GF Pass Through	\$2,432,511	-	\$1,313,975	\$2,354,075
County Pass Through	\$18,897,652	-	\$9,022,746	\$12,500,450
Special Districts	\$45,432	-	\$18,102	\$18,634
K-12 Schools	\$19,220,163	-	\$9,025,674	\$12,442,792
Community College	\$2,861,360	-	\$1,235,230	\$1,578,266
County Office of Education COE	\$719,106	-	\$339,218	\$463,896
<b>CITY ENFORCEABLE OBLIGATIONS</b>	<b>\$10,933,842</b>	<b>\$3,298,968</b>	<b>\$30,049,613</b>	<b>\$58,296,611</b>
<b>TOTAL RPTTF DISTRIBUTIONS</b>	<b>\$57,281,603</b>	<b>\$3,430,428</b>	<b>\$52,263,942</b>	<b>\$88,935,072</b>
<b>RESIDUAL BALANCE</b>	<b>\$11,627,602</b>	<b>\$89,644,451</b>	<b>\$22,957,934</b>	<b>\$16,776,325</b>
RESIDUAL Distributions				
City General Fund (GF)	\$2,426,997	\$18,711,526	\$4,873,823	\$3,574,818
County General Fund (GF)	\$3,031,344	\$23,370,688	\$5,959,801	\$4,251,845
Special Districts	\$19,819	\$152,555	\$39,023	\$28,376
K-12 Schools	\$5,217,097	\$40,222,298	\$10,250,512	\$7,481,693
Community College	\$746,540	\$5,754,905	\$1,469,949	\$1,073,381
County Office of Education COE	\$185,805	\$1,432,479	\$364,927	\$266,212
<b>TOTAL RESIDUAL DISTRIBUTION</b>	<b>\$11,627,602</b>	<b>\$89,644,451</b>	<b>\$22,957,934</b>	<b>\$16,776,325</b>

FY-2009 \$191,365,874 Gross Property Tax Incremental Revenue.  
 FY-2010 \$181,011,718 Gross Property Tax Incremental Revenue.



## MEMORANDUM

### Via Electronic Mail

DATE: April 4, 2014

TO: Honorable City Council Members

FROM: Andrew Phillips, Interim President, CFO & COO  
Civic San Diego

SUBJECT: **March 18, 2014 Council meeting and public question regarding Unencumbered Successor Agency Bond Proceeds**

At the March 18, 2014 City Council meeting during a Housing Authority item to consider authorization of the issuance of up to \$10,000,000 of multifamily housing revenue bonds for the Willie James Jones Apartment Project, a member of the public, Katheryn Rhodes, commented that there was over \$122 million of unencumbered redevelopment bond proceeds, which could be used for the Willie James Jones Apartments project. Ms. Rhodes based her comments on information presented in the sixth Recognized Obligation Payment Schedule for the 14-15A period (ROPS 14-15A) covering the time frame of July 1, 2014 to December 31, 2014.

In response to Mr. Rhodes' comments, Councilmember Zapf inquired whether it was true that there are unencumbered redevelopment bond proceeds which could be used for this project and for other purposes as well.

ROPS 14-15A did list approximately \$120 million of Tax Exempt and Taxable Bonds. Of the \$120 million, approximately \$56 million are Housing Bonds. The remaining bond proceeds are Non-Housing Bond proceeds. **Bond proceeds must be spent in accordance with the bond covenants contained in each bond's offering documents which were made available to bond purchasers upon issuance of the bonds.** These bond covenants typically impose limitations on the eligible use and the geographic project area in which the bonds may be spent. For instance, the bond covenants for non-housing redevelopment bonds typically impose a limitation that the bond proceeds can be used only for capital improvements, such as street improvements or similar projects, within a specific redevelopment project area.

Consistent with the protocol established by the Department of Finance, the ROPS labeled line items 481 and 539 as unencumbered bond proceeds. **These line items could be labeled alternatively as unspent bond proceeds, which would be more descriptive of their current status.** Much of the \$120 million has either been committed by the City Council on projects, or is associated with enforceable obligations on the ROPS, but in future ROPS periods. Unfortunately

**Specifically how much of the \$123 million has been committed by the City City on Projects. How much is associated with enforceable obligation on the ROPS? What are these Projects?**

in the eyes of the Department of Finance, no funds beyond the current six-month ROPS period are considered encumbered, even though the City Council has approved agreements that are multi-year in nature and would consume much of the bond proceeds. For instance, of the \$56 million of Housing bond proceeds, all but approximately \$2 million have been committed to projects including the COMM22 affordable housing project, Ninth & Broadway affordable housing project, Alpha Square affordable housing project, Atmosphere affordable housing project and Veterans Village Phase V affordable housing project. The remaining \$2 million has been earmarked for the Hotel Churchill project which would add approximately 60 affordable Single Room Occupancy units. All of these projects are consistent with the City Council approved Affordable Housing Master plan.

The City Council adopted the Affordable Housing Master Plan on May 13, 2013 which outlined the guiding principles for expenditures of Low- and Moderate-Income Housing assets including the unexpended housing bond proceeds. The Affordable Housing Master Plan can be found at the following link: [http://www.civicsd.com/images/stories/downloads/programs/affordable-housing/Affordable\\_Housing\\_Master\\_Plan\\_-\\_CC\\_Staff\\_Rpt\\_and\\_Attachments.pdf](http://www.civicsd.com/images/stories/downloads/programs/affordable-housing/Affordable_Housing_Master_Plan_-_CC_Staff_Rpt_and_Attachments.pdf).

That plan called for the production of more than 1,000 additional affordable housing units and approximately 390 homeless units to be produced with the remaining Low- and Moderate-Income Housing assets. To date the City Council has approved the Alpha Square and Atmosphere affordable housing projects realizing 408 of the 1,000 affordable units and 117 of the 390 homeless units called for in the plan. Veterans Village Phase V is slated to be heard by the City Council in April 2014 which would add an additional 20 affordable units and 18 homeless units.

Finally, Ms. Rhodes advanced the idea of utilizing Housing or Non-Housing bond proceeds to pay for the ongoing operational cost for homeless services. The City Attorney's Office issued a memo on March 21, 2014 and May 21, 2010 stating that the Community Redevelopment Law does not allow for the use of Former Redevelopment Agency funds to pay for social service programs or operations of homeless shelters. Attachment A is the memo from the City Attorney dated March 21, 2014.

Attachment: City Attorney Memo Date March 21, 2014 regarding Unencumbered Bond Proceeds

cc: Scott Chadwick, Chief Operating Officer, City of San Diego  
Ron Villa, Deputy Chief Operating Officer, Neighborhood Services, City of San Diego  
Bill Fulton, Director, Neighborhoods & Economic Development Department, City of San Diego  
Kevin Reisch, Deputy City Attorney, City of San Diego  
Bret Bartolotta, Deputy City Attorney, City of San Diego  
Andrea Tevlin, Independent Budget Analyst, City of San Diego  
Erin Noel, Fiscal & Policy Analyst, Office of the Independent Budget Analyst, City of San Diego

Office of  
The City Attorney  
City of San Diego

MEMORANDUM  
MS 59

(619)-236-6220

DATE: March 21, 2014  
TO: City Councilmembers  
FROM: City Attorney  
SUBJECT: Unencumbered Bond Proceeds

---

At the March 18, 2014 meeting of the Housing Authority to consider authorization of the issuance of up to \$10,000,000 of multifamily housing revenue bonds (Bonds) for Willie James Jones Apartments (Project), a member of the public, Katheryn Rhodes, alleged that there were over \$122 million in unencumbered redevelopment bond proceeds, which proceeds should be used for the Project (and possibly others) before any additional bonds were issued. Ms. Rhodes' basis for her contention of the existence and availability of such funds was a document she created from a portion of Recognized Obligation Payments Schedule (ROPS) 6. A copy of Ms. Rhodes' document is attached as Exhibit A for your reference.

Prompted by Ms. Rhodes' allegation, Councilmember Zapf inquired whether it was true that unencumbered redevelopment bond proceeds could be used to fund the Project and for other purposes, as well. The Community Redevelopment Law does not allow for the use of Former Redevelopment Agency Funds for social service programs or operations of homeless shelters. Attached as Exhibit B is a copy of a Memorandum from our Office dated May 21, 2010 providing an analysis of this issue. Staff will be providing a direct response to Councilmember Zapf's question as to whether any such bond proceeds are unencumbered or not yet allocated.

Please let us know if you have further questions.

Answered the homeless question with no.  
Did not answer the "other purpose".

JAN I. GOLDSMITH, CITY ATTORNEY

By



Bret A. Bartolotta  
Deputy City Attorney

City Councilmembers  
March 21, 2014  
Page 2

BAB:sc

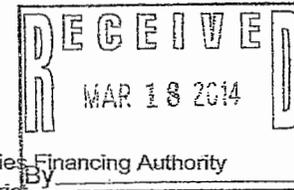
Attachments:

Exhibit A: Recognized Obligation Payments Schedule (ROPS) 6

Exhibit B: Memorandum to the Redevelopment Agency of the City of San Diego  
dated May 21, 2010

cc: Scott Chadwick, Chief Operating Officer  
Andrea Tevlin, Independent Budget Analyst

Doc. No.: 752208



CC = Centre City LM = Low Moderate Housing PFFA = Public Facilities Financing Authority  
 CH = City Heights MH = Mount Hope PRKG = Parking District  
 CR = Crossroads NB = North Bay SY = San Ysidro  
 HP = Horton Plaza NTC = Naval Training Center TAB = Tax Allocation Bonds  
 HSA = Housing Set-Aside NP = North Park GW = Gateway

ROPS-6. July 1 to December 31 2014.

**\$122,865,614**

Item #	Project Name / Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation
481	NP-LM LOC SDNB 2007 PROCEEDS	<b>Bonds Issued On or Before 12/31/10</b>	6/26/2007	1/9/2030	TBD	<b>Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484</b>	Multiple PA	\$52,914
482	CI-LM PFFA 2007A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2037	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$35,435
484	CI-LM PFFA 2007B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2037	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Southeastern SD	\$976,901
485	NB-LM LOC SDNB 2007 PROCEEDS	Bonds Issued On or Before 12/31/10	6/26/2007	1/9/2030	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	North Bay	\$114,020
486	SC-LM TAB 2007B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2032	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$209,091
487	NB-LM TAB 2000 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	9/19/2000	1/9/2030	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	North Bay	\$311,220
488	CH-LM TAB 2003B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	11/18/2003	1/9/2040	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$7,312
489	NP-LM TAB 2000 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	9/19/2000	1/9/2030	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	North Park	\$144,738
490	NP-LM TAB 2003A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	11/18/2003	1/9/2027	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$161,736
491	CC-LM TAB 2006B PROCEEDS	Bonds Issued On or Before 12/31/10	6/22/2006	1/10/2031	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Centre City	\$6,389,727
492	HP-LM TAB 2003C (T) PROCEEDS	Bonds Issued On or Before 12/31/10	9/7/2003	1/10/2021	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$259,802
493	CC-LM TAB 2004D (T) PROCEEDS	Bonds Issued On or Before 12/31/10	7/28/2004	1/10/2029	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$242,064
494	CC-LM TAB 2004C (T) PROCEEDS	Bonds Issued On or Before 12/31/10	7/29/2004	1/10/2029	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$873,292

EXHIBIT A

496	SC-LM TAB 2007A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2032	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$398,350
497	CH 2003A(T) BONDS HTF OPER	Bonds Issued On or Before 12/31/10	11/18/2003	1/9/2033	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$39,597
498	CC-LM TAB 2008A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	5/6/2008	1/10/2020	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$27,000,663
499	NB-LM CALHEA LOANS PROCEEDS	Bonds Issued On or Before 12/31/10	10/16/2006	10/16/2016	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$6,564
500	POOL HSG FD 2010 A	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Multiple PA	\$13,895,073
501	CC-LM TAB 2006B PROCEEDS	Bonds Issued On or Before 12/31/10	9/19/2000	1/10/2031	TBD	Unencumbered Low and Moderate Bond Proceeds reserved for future projects per Assembly Bill 1484	Centre City	\$27,029
502	CH-TAB 1999A (TE) PROCEEDS	<b>Bonds Issued On or Before 12/31/10</b>	8/12/1998	1/9/2028	TBD	<b>Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.</b>	Multiple PA	\$19,111
503	SC-PFFA LOANS 2007B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2032	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$3,097,412
504	NB-TAB 2000 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	9/19/2000	1/9/2030	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$309,534
505	NP-TAB 2003A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	11/18/2003	1/9/2027	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$305,484
506	SC-PFFA LOANS 2007A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2032	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$3,182,471
507	NP-TAB 2003B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	11/18/2003	1/9/2033	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$213,000
508	NP-LOC BOA 2006 (T) PROCEEDS	Bonds Issued On or Before 12/31/10	2/6/2006	1/9/2027	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$51,927
509	NP-LOC BOA 2006 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	2/6/2006	1/9/2027	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$265,216
512	CI-PFFA LOANS 2007B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2037	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$908,133
515	CC-PKG REVENUE 1999A (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	1/2/1999	1/10/2018	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Centre City	\$611,857
516	CC-PKG REVENUE 2003B (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	9/1/2003	1/10/2028	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Centre City	\$4,556,912
517	CC-TAB 2001A (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	7/12/2001	1/10/2026	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Centre City	\$285,085

519	HP-TAB 1996 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	1/5/1996	1/10/2021	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$0
520	CI-PFFA LOANS 2007A (T) PROCEEDS	Bonds Issued On or Before 12/31/10	6/27/2007	1/10/2037	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Southeastern SD	\$19,477
521	HP-TAB 2000 (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	1/11/2000	1/10/2021	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$0
525	CC-TAB 2006A (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/22/2006	1/10/2032	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$24,872,928
526	NTC-LINE OF CREDIT SDNB 2007	Bonds Issued On or Before 12/31/10	6/26/2007	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$20
528	CC-TAB 1999B (T) PROCEEDS	Bonds Issued On or Before 12/31/10	1/2/1999	1/10/2018	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$1,937,962
529	CC-TAB 2004A (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	7/28/2004	1/10/2029	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Centre City	\$2,408,003
530	CH- LOC SDNB 2007 PROCEEDS	Bonds Issued On or Before 12/31/10	6/26/2007	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	City Heights	\$0
532	GW-CITY LOANS SALES TX PROCEEDS	Bonds Issued On or Before 12/31/10	5/30/2008	6/30/2015	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$0
533	NP-TAB 2009A (TE) PROCEEDS	Bonds Issued On or Before 12/31/10	6/23/2009	1/11/2039	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$4,037,841
534	CH-TAB 2010A (TE)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$8,754,693
535	CH-TAB 2010 B (T)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$3,078,202
536	CR-TAB 2010 A (TE)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$6,982,355
537	NTC -TAB 2010A (TE)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$1,980,433
538	SY-TAB 2010 A (TE)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$2,565,373
539	SY-TAB 2010 B (T)	Bonds Issued On or Before 12/31/10	3/8/2010	1/9/2040	TBD	Unencumbered Non-Housing Bond Proceeds reserved for future projects per AB 1484.	Multiple PA	\$1,276,657

TOTAL \$122,865,614

CC = Centre City  
 CH = City Heights  
 CR = Crossroads  
 HP = Horton Plaza  
 HSA = Housing Set-Aside  
 LM = Low Moderate Housing  
 MH = Mount Hope  
 NB = North Bay  
 NTC = Naval Training Center  
 NP = North Park  
 PFFA = Public Facilities Financing Authority  
 PRKG = Parking District  
 SY = San Ysidro  
 TAB = Tax Allocation Bonds  
 GW = Gateway

Office of  
The City Attorney  
City of San Diego

MEMORANDUM  
MS 59

(619) 533-5800

**DATE:** May 21, 2010

**TO:** Executive Director and the Board of Directors of the Redevelopment Agency of the City of San Diego

**FROM:** City Attorney

**SUBJECT:** Use of Redevelopment Agency Funds for Social Services Programs or Operations of Homeless Shelters

---

**INTRODUCTION**

The Redevelopment Agency of the City of San Diego (Agency) has funded capital improvements and other allowable costs associated with increasing, improving, and preserving homeless shelters and transitional housing serving the homeless within the City of San Diego (City). Agency staff is considering expanding its financial assistance to include funding social service programs and operations of homeless shelters within the City. Agency staff has asked this Office to provide a legal opinion on the use of Agency funds for social service programs and operations of homeless shelters.

**QUESTION PRESENTED**

May the Agency use Agency funds for social service programs or operations of homeless shelters?

**SHORT ANSWER**

No. The Agency may not use Agency funds for social service programs or operations of homeless shelters.

## ANALYSIS

### I. REDEVELOPMENT IS FINANCED BY TAX INCREMENT FUNDS

The Agency is a public body, corporate and politic, that exercises governmental functions and has the powers prescribed to it in the California Community Redevelopment Law (Community Redevelopment Law). Cal. Health & Safety Code §§ 33100, 33122.

The Community Redevelopment Law is set forth at California Health and Safety Code sections 33000 et seq. Since the Agency is a creature of statute, the Agency's authority to act and spend funds must be provided in the Community Redevelopment Law. The legal justification for use of the extraordinary public powers authorized by the Community Redevelopment Law is the elimination of blight. *Berman v. Parker*, 348 U.S. 26 (1954).

The primary funding source relied on by the Agency to finance its activities under the Community Redevelopment Law is tax increment revenue. Tax increment revenue is the Agency's ability to receive and spend a portion of property tax revenues from the increase in assessed value of real property that has occurred after adoption of a redevelopment plan for a project area. Cal. Health & Safety Code §§ 33670, 33678. Tax increment revenue is used "to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the redevelopment agency to finance or refinance, in whole or in part, the redevelopment project." Cal. Health & Safety Code § 33670(b); Cal. Const. art. XVI, § 16.

### II. TAX INCREMENT FUNDS MUST BE SPENT ON REDEVELOPMENT ACTIVITY

Tax increment revenue must be spent on redevelopment activity, which includes redevelopment as prescribed in California Health and Safety Code sections 33020 and 33021 that primarily benefits the project area. Cal. Health & Safety Code § 33678(a) and (b).

Redevelopment is defined, in part, as the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them. Cal. Health & Safety Code § 33020.

Additionally, redevelopment is defined to include: (a) the alteration, improvement, modernization, reconstruction, or rehabilitation, or any combination of these of existing structures in a project area; (b) the provision for open-space types of use, such as streets and other public grounds, space around buildings, public or private buildings, structures and improvements, and improvements of public or private recreation areas and other public grounds; and (c) the replanning or redesign or original development of undeveloped areas that are stagnant

or improperly utilized or that require replanning and land assembly for reclamation or development in the interest of the general welfare. Cal. Health & Safety Code § 33021.

Neither section 33020 nor section 33021 of the California Health and Safety Code provide that redevelopment includes the provision of social service programs or operations of a homeless shelter or any other such facility or the provision of any similar type of services.

### **III. LOW AND MODERATE INCOME HOUSING FUNDS MUST BE USED TO INCREASE, IMPROVE, AND PRESERVE AFFORDABLE HOUSING**

Not less than 20 percent of all taxes allocated to the Agency pursuant to California Health and Safety Code section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of low- and moderate- income housing available at affordable housing cost. Cal. Health & Safety Code § 33334.2(a).

Funds required to be used for affordable housing pursuant to California Health and Safety Code section 33334.2 "shall be held in a separate Low and Moderate Income Housing Fund until used." Cal. Health & Safety Code § 33334.3(a). These restricted funds are commonly referred to as the "Housing Funds," while the remaining tax increment funds received by the Agency are commonly referred to as the "Non-Housing Funds."

"In carrying out the purposes of this section, the agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low- and moderate-income persons or families . . ." Cal. Health & Safety Code § 33334.2(e). California Health and Safety Code Section 33334.2(e) lists specific purposes by which the Agency may use Housing Funds to increase, improve, and preserve affordable housing in the City which include, without limitation, acquiring or improving real property, rehabilitating building or structures, constructing buildings or structures, acquiring buildings or structures, providing subsidies to, or for the benefit of, extremely low, very low, low- and moderate- income persons, families, or households, and preserving the availability to lower income households of affordable housing in housing developments. Section 33334.2(e) does not, however, identify social service programs or operations as an appropriate use of Housing Funds.

Further, the Community Redevelopment Law allows for limited expenditures of Housing Funds toward planning and general administrative activities associated with the development, improvement, and preservation of affordable housing to the extent such expenses are not disproportionate to the amount actually spent by the Agency for the costs of production, improvement, or preservation of that housing. Cal. Health & Safety Code § 33334.3(d). The Agency is required by California Health and Safety Code section 33334.3(d) to determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate- income housing.

The planning and general administrative costs which may be paid using Housing Funds are those expenses incurred by the Agency which are directly related to the programs and activities authorized under subdivision (e) of California Health and Safety Code section 33334.2 and are limited to the following: (a) costs incurred for salaries, wages, and related costs of the Agency's staff or for services provided through interagency agreements, and agreements with contractors, including usual indirect costs related thereto; and (b) costs incurred by a nonprofit corporation which are not directly attributable to a specific project. Cal. Health & Safety Code § 33334.3(e).

In accordance with California Health and Safety Code section 33334.3(e), planning and general administrative activities appropriately funded using Housing Funds are related to those activities conducted by the Agency itself or on behalf of the Agency and directly related to the Agency's programs and activities that increase, improve, and preserve the City's affordable housing. Section 33334.3(e) does not identify planning and general administrative activities related to third party social service programs or operations as an appropriate use of Housing Funds.

The Community Redevelopment Law's intent to limit the Agency's authority to use tax increment funds for administrative expenses is further evidenced in California Health and Safety Code section 33678 which specifically prohibits the Agency from using tax increment revenue for the purpose of paying for employee or contractual services of any local governmental agency unless those services are directly related to redevelopment as defined in California Health and Safety Code sections 33020 and 33021 and the powers established in the Community Redevelopment Law. Cal. Health & Safety Code § 33678(b).

The Agency has used Housing Funds for the construction of transitional housing serving the homeless, homeless shelters and other allowable costs for the purposes of increasing, improving, and preserving affordable housing. The Community Redevelopment Law as codified, however, has created some confusion on a redevelopment agency's authority to use Housing Funds toward increasing, improving, and preserving affordable housing in the form of homeless shelters. Specifically, the codified version of a portion of special legislation set forth of California Health and Safety Code section 33021.1 states:

In a city and county, redevelopment includes improving, increasing, or preserving emergency shelters for homeless persons or households. These shelters may be located within or outside of established redevelopment project areas. Notwithstanding any other provision of law, only redevelopment funds other than those available pursuant to Section 33334.3 may be used to finance these activities.

California Health and Safety Code section 33021.1 was enacted pursuant to Senate Bill No. 1026 (SB 1026) in part at the request of the Redevelopment Agency of the City and County of San Francisco, which is a redevelopment agency serving jointly the City and County of San

Francisco. When section 33021.1 was codified into the Community Redevelopment Law, an important portion of SB 1026 was not codified, namely Section 3 which states:

However, nothing in this act or Section 33201.1 of the Health and Safety Code shall be deemed to authorize or limit, or in any way modify any authority of a redevelopment agency, other than a redevelopment agency in a city and county, to improve, increase, or preserve emergency shelters for homeless persons or households, either inside or outside a project area, from funds available pursuant to Section 33334.3 of the California Health and Safety Code or any other source.

Therefore, Section 33021.1 does not apply to redevelopment agencies established by a city only, like the Agency, as opposed to a redevelopment agency established jointly by a city and a county. As such, the Agency is authorized to use Housing Funds for the construction, rehabilitation, or preservation of homeless shelters provided that the homeless shelters serve to increase, improve, and preserve affordable housing.

In addition to California Health and Safety Code section 33334.2, California Health and Safety Code section 33449 provides that:

[N]otwithstanding Section 33440, or any other provision of law, an agency may, inside or outside any project area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income, as defined in Section 41056, and very low income households, as defined in Section 41067, and may provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the community . . . . nothing in this section shall empower an agency to operate a rental housing development beyond such period as is reasonably necessary to sell or lease the housing development.

Thus, although California Health and Safety Code section 33449 allows the Agency to acquire land, improve sites, construct or rehabilitate structures, or provide subsidies in order to provide affordable housing, section 33449 does not include the authority for the Agency to fund social service programs and operations of homeless shelters. In fact, section 33449 specifically limits the Agency's ability to operate a rental housing that the Agency owns itself for so long as necessary to sell or lease the housing development. Cal. Health & Safety Code § 33449.

From a review of the Community Redevelopment Law and the Agency's authority in connection with affordable housing, it is clear that, except for directly related administrative expenses, such authority involves either physical construction or rehabilitation of affordable housing or direct

action to increase available affordable units by providing subsidies or purchasing covenants. None of the Agency's authority includes, or can be interpreted to include, social service programs or operations of a homeless shelter.

#### **IV. NON-HOUSING FUNDS MAY NOT BE USED TO FUND SOCIAL SERVICE PROGRAMS OR OPERATE HOMELESS SHELTERS**

California Health and Safety Code section 33334.2(a) requires not less than 20 percent of all taxes allocated to the Agency pursuant to California Health and Safety Code section 33670 be deposited into the Agency's Low and Moderate Income Housing Fund. Thus, the Agency is permitted to deposit more than 20 percent of tax increment revenue, including portions of its Non-Housing Funds, into the Low and Moderate Income Housing Fund. If so deposited by the Agency, the Agency must treat these funds as Housing Funds and comply with the provisions set forth in the Community Redevelopment Law pertaining to the use of Housing Funds.

The Community Redevelopment Law provides certain authority for the Agency to assist with the construction or rehabilitation of residential and commercial buildings using Non-Housing Funds. Specifically, the Agency may fund the construction or rehabilitation of publicly owned buildings pursuant to California Health and Safety Code sections 33445 and 33679, provide commercial rehabilitation loans pursuant to California Health and Safety Code section 33444.5, provide residential construction and rehabilitation loans pursuant to California Health and Safety Code section 33750 et seq., and construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings used for residential, commercial, industrial, or other uses contemplated by the redevelopment plan pursuant to California Health and Safety Code section 33440.

From a review of the Community Redevelopment Law and the Agency's authority in connection with the construction and rehabilitation of structures using Non-Housing Funds, it is clear the authority relates to physical work to the structure. None of the Agency's authority includes, or can be interpreted to include, social service programs or operations of a homeless shelter.

#### **V. TAX INCREMENT FUNDS MUST BE USED TO PRIMARILY BENEFIT THE PROJECT AREA**

Tax increment revenue must be spent on redevelopment activity that primarily benefits the project area. Cal. Health & Safety Code § 33678(b).

The requirement that the use of tax increment funds shall primarily benefit the project area serves to preclude a redevelopment agency from spending tax increment funds for many community facilities that solely provide a general community benefit and do not primarily benefit the project area from which the tax increment is generated. The issue of homelessness is a community-wide concern. Thus, without the specific authority in the Community Redevelopment Law for the Agency to provide for social service programs or operations of

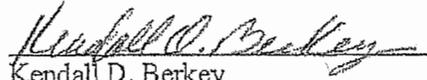
homeless shelters, the use of tax increment for these purposes may be considered contrary to the requirements set forth in California Health and Safety Code section 33678(b) in that such expenditure would provide a broad community benefit rather than a benefit primary to the project area.

#### CONCLUSION

Since the Agency is a creature of statute, the Agency's authority to act and spend funds must be provided in the Community Redevelopment Law. The Community Redevelopment Law does not provide the requisite authority for the Agency to use Agency funds for social service programs and operations of homeless shelters.

JAN I. GOLDSMITH, General Counsel,  
Redevelopment Agency of the City of San Diego

By

  
Kendall D. Berkey  
Deputy General Counsel

KDB:nda  
MS-2010-5

cc: William Anderson, Assistant Executive Director  
Janice L. Weinrick, Deputy Executive Director

January 27, 2014

APPENDIX B. Page B-1

City of San Diego  
Civic San Diego  
San Diego Housing Commission (SDHC)  
Downtown Community Planning Council (DCPC) the former CCAC  
San Diego Oversight Board <http://www.sandiegooversightboard.com>

Subject: Solutions to Fund Both Homeless Emergency Shelter Tents and End Homelessness in San Diego through Successor Agency's (SA) Low and Moderate Income Housing Asset Fund (LMIHAF), Private Purpose Trust Fund (PPTF), Tax Sharing Payments with the County of San Diego, and directed HUD/CDBG Inter-Agency Loan Repayments.

Dear City of San Diego:

Former Mayor Filner championed the use of Successor Agency (SA) assets, Tax Sharing Payments with the County of San Diego, and directed HUD/CDBG RDA Repayments to keep both Winter Tents opened Year-Round. Due to a lack of identified funding by Civic San Diego and the San Diego Housing Commission (SDHC), the two winter tents are set to close on March 31, 2014. The 200-bed Single Adult Homeless Emergency Shelter Tent is located in downtown San Diego and is operated by the Alpha Project. The 150-bed Veterans Shelter Tent is located in the Midway area and is operated by Veterans Village of San Diego (VVSD). The average cost per bed night is \$21.56. A total of \$686,686 needs to be identified and approved by the San Diego Housing Commission to keep both Homeless Emergency Shelter tents operational until the end of the Fiscal Year on June 30, 2014. [ 91 days x 350-beds x \$21.56 = \$686,686 ]

### **FUNDING SOLUTIONS TO KEEP BOTH WINTER TENT OPEN YEAR-ROUND.**

Solution 1: Have the Civic San Diego's Board of Directors approve an appropriation of \$686,686 from the \$32,871,000 in unencumbered cash and bond proceed in the Successor Agency (SA) Low and Moderate Income Housing Asset Fund (LMIHAF) managed by Civic San Diego. This solution was available to the City of San Diego after the Housing DDR payment was made on May 13, 2013.

Solution 2: Move the Low and Moderate Income Housing Asset Fund (LMIHAF) balance including \$32,871,000 in unencumbered cash and bond proceeds into the San Diego Housing Trust Fund (HTF) under control of the San Diego Housing Commission (SDHC). This solution is also an alternative to the Workforce Housing Linkage Fee increases.

Solution 3: Repayment of \$232.1 million in Inter-Agency loans (Successor Agency debt) by placement of new Line Items in future Recognized Obligation Payment Schedule (ROPS).

Solution 4: Part of the annual approximate \$18 million in Tax Sharing Payments to the County of San Diego can be directed to pay for the remaining three months to keep both Homeless Emergency Shelter tents opened. Approval by the County Board of Supervisors is required through the 1992 Agreement for Cooperation between the former Redevelopment Agency and the County of San Diego.

The City of San Diego created the Successor Agency (SA) to wind down the former CCDC Redevelopment Agency (RDA) functions. The two approved Due Diligence Reports (DDR) documented as of June 30, 2012 the City of San Diego Successor Agency (SA) had \$908,752,423 in assets [\$292,851,855 Housing Assets + \$615,900,568 Non-Housing Other Assets] including cash, bond proceeds, and property.

Due Diligence Review (DDR) Payments have been made by the Successor Agency to the County-Auditor-Controller (CAC) for the Taxing Entities (Schools, County, City) in the amount of \$13,244,908 for Housing Assets, and \$167,248,935 for Non-Housing Other Assets. The State Department of Finance (DOF) issued the Notice of Completion (NOC) on December 2, 2013. The NOC allows the Successor Agency to add Inter-Agency loan repayments totaling \$232.1 million onto future ROPS spreadsheets with the approval of the Oversight Board.

Instead of incorporating the \$293 million in Housing Assets into the Housing Trust Fund (HTF) controlled by the San Diego Housing Commission (SDHC), Civic San Diego created a new Low and Moderate Income Housing Asset Fund (LMIHAF) that has yet to be accessed for Homeless solutions.

Instead of incorporating the \$616 million in Non-Housing Other Assets into the City's General Fund as recommended by the State, Civic San Diego created a new Private Purpose Trust Fund (PPTF), outside of the General Fund.

The 2011 Affordable Housing Best Practices Task Force Recommendations (LUH 11-010) dated November 16, 2011 identified many alternatives to increasing the Affordable Housing Commercial Linkage Fees by approximately 375 to 750 percent. Solutions brought forward by the San Diego business community include moving the former RDA housing assets into the Housing Trust Fund (HTF), and directed Repayments of HUD/CDBG debt into the HTF. Affordable Housing Task Force members include Civic San Diego, San Diego Housing Commission (SDHC), Regional Chamber of Commerce, Building Industry Association (BIA), and Affordable Housing advocates.

<http://www.stopthejobstax.org/myth-vs-fact.html>

*"The business community developed over 20 alternative recommendations to help provide a stable and substantial source of revenue for subsidized housing. Over the last approximately two years, the alternative proposals were brought forward primarily through the "affordable housing task force", which was convened upon the direction of then-Council President Tony Young. The business community insisted that these recommendations be brought to the Council, and on November 16, 2011, 18 of these alternative funding options and policy reforms were presented to the Land Use and Housing Committee. Unfortunately, none of the alternatives were given consideration and none were forwarded to the full Council for discussion or action by the city council committee members present. Despite the Council's rejection, the business community continued to bring forward alternative. On April 3, 2013, additional alternative funding sources and policy reforms were brought before the San Diego Housing Commission, but the Commission staff failed to bring them to the Council for discussion or action. Rather, the Housing Commission focused solely on increasing the jobs tax."*

Regards,

Katheryn Rhodes  
371 San Fernando Street, San Diego, California 92106  
619-523-4350 [rhodes@laplayaheritage.com](mailto:rhodes@laplayaheritage.com)

Attachment: Back Up Documentation and Evidence of Homeless Funding Available from SA Assets.

The Number 1 alternative solution brought forward by the Chamber, BIA, and the Affordable Housing Taskforce members, was to move the RDA funds and Repayment of CDBG fund into the HTF. Council Policy 600-13.



SAN DIEGO  
HOUSING  
COMMISSION

(Policy 7). "It is further the intent of Council to provide for the contribution of the San Diego Redevelopment Agency housing setaside funds in addressing the affordable housing issue in San Diego and to require the Redevelopment Agency to coordinate with the Housing Commission to ensure the effective and timely use of these funds."

## LAND USE & HOUSING REPORT

**DATE ISSUED:** November 9, 2011

**REPORT NO:** LUH11-010

**ATTENTION:** Chair and Members of the Land Use & Housing Committee  
For the Agenda of November 16, 2011

APPENDIX B. Page B-3

**SUBJECT:** 2011 Best Practices Task Force Recommendations

**COUNCIL DISTRICT:** Citywide Attachment Package includes Back Up Documentation and Evidence of Homeless Emergency Shelter Funding Available from Successor Agency (SA) Assets.

**REQUESTED ACTION:**

Land Use & Housing Committee recommend the City Council adopt the recommendations contained in the Affordable Housing Master Plan, as further described in this report.

**STAFF RECOMMENDATION:**

Land Use & Housing Committee recommend for adoption by the City Council:

1. A three year Affordable Housing Master Plan ("Master Plan"), as further described in this report, that will create a broad-based sustainable revenue stream dedicated to affordable housing and implement regulatory strategies and tools that will streamline and incentivize the delivery of new affordable housing units;
2. Provide a procedure for follow-up on the Master Plan that includes tracking the progress of the Master Plan in the Housing Element Annual Report; ongoing quarterly or as needed meetings of the 2011 Affordable Housing Best Practices Task Force ("Task Force") to continue discussions of new ideas and to adjust goals and targets when necessary.

**SUMMARY:**

The proposed three-year Master Plan, (January 2012 – December 31, 2014) provides a strategy for increasing affordable housing production within the City of San Diego. The Master Plan combines recommendations on policy and regulatory changes that were reported to the Land Use & Housing Committee ("LU&H") on July 20, 2011 (LUH 11-008), as well as recommendations to create new affordable housing revenue sources that are based on a report presented to LU&H on October 26, 2011 (LUH 11-009).

The first part of the plan involves the implementation of concepts and changes to regulatory procedures that will support production of affordable housing. Improving the delivery system requires streamlining the development regulations to shorten approval timelines and provide more certainty in the approval process. Incentives are needed to engage more developers in the production of affordable housing.

The second part of the Master Plan includes an analysis of citywide affordable housing production, local revenues that are dedicated to affordable housing, and how much revenue is needed to have a significant impact on meeting future affordable housing needs. New revenue sources are presented that could be

## 2011 Affordable Housing Task Force Recommendations

November 8, 2011

## POTENTIAL REVENUE SOURCES

Approved by Chamber and BIA.

SOURCE	PRO's	CON's	IMPLEMENTATION REQUIREMENTS	POT. REV. AMT.	TIME-FRAME
<b>No Voter Approval Required</b>					
1 Redevelopment Agency Repayments of CDBG Funds  Successor Agency	Dedicate repayment to HTF; more immediate than voter initiative	CDBG Program Income parameters apply; not a permanent source	Budgetary considerations; loan repayments are in year 3; ea. Year funds go through an allocation process based on goals in the Consolidated Plan.	Up to \$78 mil.	Council/RDA apprvl, budget cycle
2 Reallocation of TOT	Was once part of HTF; best nexus to affordable housing	Large part goes to General Fund	Dedicate what was originally intended for HTF	\$13.6 mil for ea. 1%	Council budget cycle
3 Reallocation of Rental Unit Business Tax to AH	Strong nexus; could support Infrastructure Bond.	Not broad based; Revenue goes to General Fund	Sliding scale based on number of units, and whether hotel or non-hotel rental.	FY12 \$5.2 Mil.	Council budget cycle
4 Reallocation of Business Tax	Could support infrastructure bond	Currently goes to General Fund; of the \$5.9 mil, \$1.8 is dedicated to the Small Business Enhancement Pgm. per Council Pol 900-15	Presently flat \$34 for business w/12 or fewer emp; \$125 + \$5/employ. for business w/13+ emp.	\$5.9 mil annually	Council budget cycle
5 Increase Redevelopment Set-Aside  Successor Agency	Precedent/supported in other jurisdictions (but typically when they are at the end of the RDA's life).	Is presently in a state of flux; would impact ability to grow tax increment because for every \$1 reinvested downtown, \$7 of private investment is achieved.	Presently 20% of gross tax increment  Annually only 1 to 12% of TI went to Affordable Housing.  Since 1990 only 2 years into HTF, then hoarded by Civic San Diego	\$8.5 mil. For ea. Addit. 5% set-aside.	Council/RDA apprvl, budget cycle
<b>Voter Approval Required, Longer Term (2 - 4 Years)</b>					
6 Infrastructure Bond that includes affordable housing	Can be leveraged with other items; better chance at regulatory reform; would establish Affordable Hsg as necessary infrastructure.	Need to identify revenue source to support	Will need to combine with other infrastructure items to get adopted.	Rev. source TBD	Nov. 2012 or 2014

AGREEMENT FOR COOPERATION BETWEEN  
REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO  
AND THE COUNTY OF SAN DIEGO  
(CENTRE CITY REDEVELOPMENT PROJECT)

1. PARTIES AND DATE

1.1 This Agreement is entered into in the City of San Diego, County of San Diego, State of California, this 04 day of May 1992, between the REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, a public body, corporate and politic ("Agency"), having its principal place of business located at 202 C Street, San Diego, California 92101, and the COUNTY OF SAN DIEGO, a public body ("County"), having its principal place of business located at 1600 Pacific Highway, San Diego, California 92101.

3.3 Use of Funds.

A minimum of forty percent (40%) of the amount paid to County each fiscal year under Section 3.1, (calculated independently of any payments or credits made under the penultimate paragraph of this Section 3.3), together with any interest earned on such allocation prior to expenditure, shall be retained in the County Fund and restricted and used by County to pay all or part of the value of the land for and the cost of the installation, construction, reconstruction, rehabilitation, provision of equipment and apparatus, and maintenance of justice, health, social and other facilities, and to provide justice, health, social and other programs, located within the Project Area or directly serving the residents and employees of the Project Area and the immediate neighborhood in which the Project Area is located.

Priority for the use of monies paid to County and retained in the County Fund pursuant to the first paragraph of this Section 3.3, shall be for justice, health, social and other facilities and programs referred to in the Redevelopment Plan and any new facilities and programs needed within the Project Area, and then for facilities and programs directly serving the residents and employees of the Project Area as referred to in Agency's Report to City Council and the Final Master Environmental Impact Report pertaining to the Project, such as:

Courtroom and justice facilities and programs

Counseling, educational and training facilities and programs for, among others, misdemeanants and light felons

Mental health facilities and programs

Alcohol and drug rehabilitation facilities and programs

Children's service facilities and programs

Health and welfare facilities and programs

and then for other justice, health, social and other facilities and programs meeting the criteria set forth above in this Section 3.3.

Since the 1992 Agreement, CCDC has paid the County of San Diego a total of \$49,786,707 in Pass Through Redevelopment Tax Increment Payments. No one knows what service programs were funded with the \$49 million

**Increasing Tax Sharing Percentages and Payments to the County of San Diego in Fiscal Year 2012.**

Table I is a breakdown and extrapolation of Percentages and Payments from Page 3 of the May 22, 1992 Agreement for Cooperation between the Redevelopment Agency of the City of San Diego AND the County of San Diego, and the Report of the Fiscal Consultant dated May 2008 by Katz Hollis. The 1992 Agreement identified the two triggers (a) and (b) that need to be met before the Percentages of Tax Increment Funding is increased from the current 13.10 percent, to 30.58 percent. For modeling purposes, we are using the Fiscal Year 2009-2010 Tax Increment of \$119,956,541 for the total Centre City Redevelopment Project Area. The Four Identified 1992 Tax Sharing Entities of CCDC's Centre City Project Area, include the County of San Diego, San Diego Community College District, San Diego Unified School District, and the San Diego County Office of Education.

APPENDIX B. Page B-6

**Table I – Summary of CCDC's Tax Sharing Formulas for the Centre City Project Area to the Four Tax Sharing Entities; with Associated Agency Payments Based Upon the Fiscal Year 2009-2010 Centre City Redevelopment Project Area Tax Increment Annual Total of \$119 Million.**

Triggering Provision	Payment as a Percentage of Property Tax Revenue to San Diego Tax Sharing Entities per the 1992 Agreement				
	County	Community College District	Unified School District	County Office of Education	Total
Beginning the first fiscal year after annual Property Tax Revenues allocated and paid to Agency equals \$27 Million.	7.00 % \$8,396,958	1.65 % \$1,979,283	4.00 % \$4,798,262	0.45% \$539,804	13.10% \$15,714,307
Beginning the First Fiscal Year after (a) Annual Property Tax Revenues Allocated to the Project Area equal \$114 Million; and (b) Cumulative Property Tax Revenues allocated and Paid to the Agency attributable to the Columbia, Marina and Gaslamp Sub Areas equal \$630 Million.	14.70% Current Rate \$17,633,612	1.78 % \$2,135,227	13.60 % \$16,314,089	0.50% \$599,783	30.58% \$36,682,711
Payment Change for Fiscal Year 2011 or 2012, Due to Meeting Both Triggers in Fiscal Year 2010 or 2011.	\$9,236,654	\$155,944	\$11,515,827	\$59,979	\$20,968,404

For Fiscal Year 2009-2010 and as used in this example, the Tax Increment for the total Centre City Redevelopment Project Area was \$119,956,541. For Fiscal Year 2009-2010, the historic Cumulative Tax Increment for the Columbia, Marina and Gaslamp Sub Areas equal \$609,214,818, which is less than the \$630 Million dollar Trigger (b) threshold.

Trigger (a) \$114 Million was met in 2008. The second threshold, Trigger (b) a Cumulative \$630 Million, will be reached during Fiscal Year 2011. The trigger for the higher percentages of tax sharing will occur in the year following the year the threshold is met, Fiscal Year 2012, starting on July 1, 2011.

As seen on Table I, currently the County of San Diego Tax Sharing Percentage is 7.00% for a total of \$8,396,958 a year. Per the 1992 Agreement, this income can also be used as a source of funding for many social services including Counseling, Educational, Training, Mental Health, Alcohol and Drug Rehabilitation, Children's Services, and Health and Welfare Facilities and Programs. In Fiscal Year 2012 the Tax Sharing Percentage with the County of San Diego will increase from 7.0 percent (%) to 14.70 percent to approximately \$17,633,612, which is an increase of an additional \$9,236,654. It would be in the best interest of the City AND County of San Diego to make sure the increase Tax Sharing funding starting in Fiscal Year 2012 is used specifically for the Health and Safety of the Homeless, Mentally Ill, children, seniors, and Veterans sleeping on our public streets and alleys in downtown San Diego, public parks, and along the San Diego River.



NO AUDIT WAS CONDUCTED  
NO ACTION WAS EVER TAKEN.  
THE SOLUTIONS WERE IGNORED by  
Civic San Diego the former CCDC.

City of San Diego

APPENDIX B. Page B-7

**CARL DEMAIO**  
CITY COUNCILMEMBER – DISTRICT 5

**DONNA FRYE**  
CITY COUNCILMEMBER – DISTRICT 6

**MEMORANDUM**

DATE: September 17, 2010

TO: Mayor and City Council

FROM: Councilmember Donna Frye

Councilmember Carl DeMaio

*Donna Frye*  
*Carl DeMaio*

RE: City-County Redevelopment Area (CCDC) Tax Sharing Agreement

The County of San Diego has the lead governmental obligation for public health and welfare through social services.

The City of San Diego will soon take up the issue of providing a downtown service center the homeless population. While the significance of a brick and mortar location cannot be downplayed, providing social services to complement sleeping accommodations is also important.

We believe that the County should be a more active participant and source of funding for these services to the homeless population. To this point, a long-standing contractual agreement between CCDC and the County may also lay the foundation for an increased level of County involvement that at the very least should be explored.

**Requested Action #1: Conduct an Audit of County Compliance with Cooperative Agreement**

California Redevelopment Law allows for the diversion of property tax increment generated within a project area from local government entities to the respective redevelopment agency overseeing a project area.

In 1992, the Redevelopment Agency of the City of San Diego and the County of San Diego entered into an "Agreement for Cooperation" (Agreement) that spells out the sharing of property tax revenue generated within the downtown project area.<sup>1</sup>

The terms of the cooperative agreement specifically earmark "40% of the amount paid to the County each fiscal year" for construction and/or maintenance expenses associated with "justice, health, social and other facilities," as well as "justice, health, social and other programs, located within the Project Area or directly serving the residents and employees of the Project Area..."

The Agreement calls for the first \$800,000 of restricted funds paid to the County annually to go toward debt service on the Hall of Justice, with a "carry forward" amount accumulating in each year where the court payment exceeds these restricted funds. These funds appear to have only been used for debt service for the court building, with approximately \$2.5 million in cumulative payments to the County that exceed annual debt service.

Importantly, the estimated values of shared property tax revenues laid out in the Agreement project a sharp increase (nominal and proportional) in the amount of property tax revenue going to the County within the next five fiscal years. For example, the County share of property tax revenues is projected to increase from \$8 million in FY 15, to \$18 million in FY 2016. Further, a new and/or expanded Agreement will have to be negotiated as part of any effort to increase the CCDC tax increment Cap.

Given the extensive period of time that has elapsed under the current agreement and the projected increase in tax sharing payments, we request that the City's Audit Committee docket the consideration of adding an audit of the historical compliance of the Agreement at an upcoming meeting.

Recognizing the limited resources available, as well as the process already in place for determining the composition of the City Auditor's work plan, we request that CCDC present options for providing the City Auditor with supplemental funds from the CCDC budget at the same meeting.

### **Requested Action #2: Review Annual Reports and Proposals**

The Agreement also calls for providing the City with an annual report "describing the expenditures made, and the facilities or programs for which they were made, by [the] County from monies paid to County" under the Agreement. Along these lines, the Agreement states that the City "shall be given the opportunity to review and comment on the proposed facilities or programs," and "shall have the right to propose...from time

<sup>1</sup> See "Agreement for Cooperation Between Redevelopment Agency of the City of San Diego and the County of San Diego (Centre City Redevelopment Project)." Document No. 1911, County Contract No. 72681-R. May 22, 1992.

to time, facilities and programs to be financed with monies made available under this Agreement.”

As part of the audit process, we request that the compliance of the County with providing the annual reports be examined, as well as the historical funding requests made by the City pursuant to the Agreement.

**Requested Action #3: Monthly Report to the City Council by CCDC on Current Negotiations with County**

**No negotiations were ever conducted by CCDC staff.**

In order to provide policy direction, we request that CCDC provide the City Council (acting as the Redevelopment Agency) with a report on the status of negotiations with the County for funding services in the downtown project area. Further, projected property tax revenues under a new tax sharing agreement with the County, and their proposed uses, must be approved by the City Council in the event that the Tax Increment Cap is increased.

The proposed audit and review of tax revenue projections will provide the City with increased awareness of opportunities that may be available to tackle expenses in the Centre City Redevelopment Area that cannot be directly funded through CCDC, namely the ongoing costs associated with homeless prevention programs at a downtown homeless shelter. Further, the exploration of this possibility is pertinent to the ongoing study of increasing the CCDC tax increment Cap.

CC: CCDC Board of Directors  
San Diego County Board of Supervisors  
City Auditor Eduardo Luna  
Audit Committee Members  
City Attorney Jan Goldsmith

**California State Law on Emergency Shelters using Redevelopment Tax Increment Funds.**

Appendix C shows excerpts from the State of California Health and Safety Code Sections 33020, 33021, 33070, 33071, 50001, 50003, 50005, 50010, and 50801, including the following:

- Section 33021.1. **In a city AND county, redevelopment includes improving, increasing, or preserving Emergency Shelters for Homeless persons or households.** These shelters may be located within or outside of established redevelopment project areas.
- Section 50003.3. The Legislature also finds and declares that in order to remedy the Emergency Shelter shortages, it is necessary to implement a public program incorporating ALL of the following elements and goals: **(c) Maximum utilization of tax increment moneys generated by city AND county Redevelopment programs for the construction and maintenance of decent, safe, and sanitary Emergency Shelters.**
- Section 50801. As used in this chapter: (e) "Emergency Shelter" means housing with minimal supportive services for Homeless persons that is limited to occupancy of six months or less by a Homeless person. **No individual or household may be denied Emergency Shelter because of an inability to pay.**

**1992 Agreement between the City AND County of San Diego.**

We agree that California Redevelopment law requires both the City AND County to come to a written agreement on the requisite authority to funds social service programs and construct facilities for the Homeless including Emergency Shelter.

However, we are claiming that Page 5 of Appendix A, of the May 22, 1992 *Agreement for Cooperation between the Redevelopment Agency of the City of San Diego AND the County of San Diego*, specifically authorizes and allows CCDC, the Redevelopment Agency, and the City AND County of San Diego to use the 80 percent of Non-Housing Redevelopment Tax Increment funding in CCDC's Centre City Project Area for the following Acceptable Uses, Social Services, Facilities, and Programs as part of the joint City AND County of San Diego Regional Continuum of Care (CoC) program required by the Federal Department of Housing and Urban Development (HUD). Acceptable Uses for Redevelopment Funds in the 1992 Agreement include:

- Counseling, Educational, and Training Facilities and Programs for, amongst others misdemeanants and light felons.
- Mental Health Facilities and Programs.
- Alcohol and Drug Rehabilitation Facilities and Programs.
- Children's Service Facilities and Programs.
- Health and Welfare Facilities and Programs.
- Courtroom and Justice Facilities and Programs.

According to the 1992 Agreement between the City AND County of San Diego, the 80 percent Non-Housing Redevelopment Tax Increment funds can be used for new Facilities and Programs to reintegrate our Homeless citizens back into society.

**Historical CCDC Tax Increment and Funding Sources to solve San Diego's Homeless Problem.**

Appendix D shows the Historical Tax Increment and Cumulative Totals for the Centre City Redevelopment Project Area broken down by the Columbia, Marina, Gaslamp, and Expansion Sub Areas to June 30, 2010. As shown in Appendix D for the Fiscal Year 2009-2010 Tax Basis, the annual Tax Increment generated in the Project Area totaled \$119,958,541, with a Cumulative Tax Increment Total of \$912,520,270.

Therefore for Fiscal Year 2009-2010, the 20 percent of Housing Funds based on the \$119,958,541 total annual Tax Increment generated in the Centre City Project Area calculates to \$23,991,708 for the Fiscal Year ending on June 30, 2010. The 80 percent of Non-Housing funds for Fiscal Year 2009-2010 calculate to \$95,966,833. The Redevelopment Tax Increment funds to pay the County of San Diego for the 1992 Tax Sharing Agreement can financially support Counseling, Educational, Training, Mental Health, Alcohol and Drug Rehabilitation, Children's Service, Health, and Welfare Facilities and Programs, and are required to come from the 80 percent of Non-Housing funds.

Currently in San Diego, the majority of funding for the Homeless comes from the United States Department of Housing and Urban Development (HUD). HUD provides many sources of funding for San Diego's Continuum of Care (CoC) system including Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), and Housing Choice Voucher Program (Section 8). HUD also funds many programs including the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act, the Homelessness Prevention and Rapid Re-Housing Program (HPRP), and the Homeless Management Information System (HMIS) Guidance. Federal law states that in addition to Federal funds for the Continuum of Care (CoC), local funding sources are needed including maximum use of Redevelopment Tax Increment, State Grants, and private funding sources.

To solve downtown San Diego Homeless problem, CCDC's 1992 Social Issues Strategy Report and Topical Focus Plan Working Strategy includes funding of service programs for the Homeless and states the following:

*"The Redevelopment Agency would be involved in funding the programs and with the help of appropriate agencies... Redevelopment Agency funds to implement this Strategy may be spent within or outside the Redevelopment Project Area... CCDC, would initiate operating agreements with the County's Health and Social Services Departments, as well as the Veterans Administration and the Housing Commission among others... Operating agreement between the Redevelopment Agency and County entities would allow request for proposals to be prepared by either the County or the Redevelopment Agency... Where Redevelopment Agency funds are used, preference for housing or services would be given to persons displaced by Centre City revitalization activities, or persons described in the Strategy [Homeless, Veterans, Mentally Ill, Women and Children, Runaway/Homeless Youth, and the Elderly]."*

We can see how a lawyer might interpret that the 1992 Agreement between the City AND County only allows the 80 percent of Non-Housing Redevelopment Tax Increment funds specifically for the Tax Sharing Payments to the County of San Diego to be used for the Counseling, Educational, Mental Health, Alcohol and Drug, Children's Service, Health and Welfare, and Courtroom and Justice Facilities and Programs. We are claiming that the City Attorney's Memorandum MS-59 misinterprets California Redevelopment Law by implying that the use of Redevelopment Tax Increment funding to solve our Homeless problem is illegal under State of California law. We are claiming that the City Attorney's narrow interpretation that a legal loophole exists to disallow using Redevelopment Tax Increment funds

for social services, programs, and operations of Emergency Shelter for the Homeless within the City of San Diego is not in conformance with newer (post-1992) State and Federal laws and strategies for solving Homelessness, which mandates and encourages multi-agency cooperation and funding from the local to Federal levels. The post-1992 Strategy specifically includes maximum use of local Redevelopment Tax Increment funds to solve our dire Homeless problem. If a clarification is warranted, all that would be needed a telephone call to the State of California, Housing Policy Development, Deputy Director Cathy Creswell at (916) 323-3177, John Shirey, Executive Director of the California Redevelopment Association, or the Federal Office of Inspector General for HUD. To make the issue of the use of Redevelopment Tax Increment funds to solve our Homeless problem bulletproof, a Memorandum of Understanding (MOU) should be made between the City AND County of San Diego allowing with findings, the full 80 percent of Non-Housing funds, which includes the County of San Diego Tax Sharing Payments, to be available to help our most vulnerable citizens, while eliminating blight and urban decay.

By accepting Federal HUD funds such as Section 8, CDBG, Emergency Shelter Grants (ESG), and HUD loans, the San Diego City Council is required to provide any Homeless person Emergency Shelter. In San Diego, as part of Federal HUD reporting requirements, the Federal permanent Supportive Housing Program (SHP) includes a local to Federal Regional Continuum of Care (CoC) strategy that includes the maximum use of local Redevelopment Tax Increment funds from the City of San Diego Redevelopment Agency, and State and Federal government agencies. All these government agencies are to work with the local Non-Profits, and the faith based communities to solve our blight and slum producing Homeless problem.

In San Diego County's Regional Consolidated Plan required by HUD, a City AND County of San Diego collaboration to solve our Emergency Shelter and Homeless problem using local Redevelopment tax increment, and Federal HUD and CDBG funding already exists and includes the City AND County of San Diego, the San Diego Regional Task Force on the Homeless (RTFH) <http://www.rtfhsd.org/>, the San Diego Housing Commission (SDHC) <http://sdhc.org/>; and the Regional Continuum of Care Council (RCCC).

[http://www.sdcountry.ca.gov/sdhcd/homeless/supportive\\_housing\\_program.html](http://www.sdcountry.ca.gov/sdhcd/homeless/supportive_housing_program.html) ,

*“The RCCC is a large cooperative community group consisting of representatives of the 18 cities within the county, nonprofit service providers and other interested parties. The RCCC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systemic approach to addressing homelessness.”*

Therefore for Fiscal Year 2009-2010, a total of \$95,966,833 in Non-Housing Tax Increment funds from CCDC's Centre City Project Area, could in theory be used to solve the City of San Diego's citywide Homeless problem immediately; so that seniors, Veterans, and children can have Emergency Shelter instead of sleeping on downtown San Diego sidewalks, alleys, public parks, and streets.

If the City of San Diego still believes a legal loophole exists in order to disallow the use of Redevelopment Tax Increment funding to solve our Homeless problem, a MOU between the City AND County should be written to fully fund and resolve our Homeless problem, without any more excuses. If an MOU is not enough Legal Authority, as an alternative San Diego can follow the example of the Los Angeles City AND County which formed a Joint Powers Authority (JPA) called the Los Angeles Homeless Services Authority (LAHSA) which can be used as a template and legal structure. The LAHSA model includes examples of regional cooperation and local funding mechanisms using the 80 percent of Non-Housing City of Los Angeles tax increment revenue.

-----Original Message-----

From: Nohelia Patel [<mailto:npatel@midcitycan.org>]

Sent: Thursday, April 03, 2014 5:45 PM

To: Barreiros, Eliana

Subject: Questions about the fy2015 Con Plan

\* Hi Eliana,

I am reviewing the FY 2015 Con Plan and would like to ask you to explain how the percentages (below) were designated. Is it federal or city policy?

Dedicate eligible infrastructure investment at up to 40%\* to improve non-profit facilities and fund housing rehabilitation programs and up to 60%\* to critical City infrastructure projects.

Thank you for your time.

Nohelia

IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system.

-----Original Message-----

From: Thakkar, Sima

Sent: Friday, April 04, 2014 9:01 AM

To: Barreiros, Eliana; Nohelia Patel

Cc: Marano, Michele

Subject: RE: Questions about the fy2015 Con Plan

Hi Nohelia,

The budgetary priorities for FY16-19 for Administrative and Planning (20%) and Public Services (15%) are maximum amounts capped by CDBG regulations. The percentages for CED (10%) and CIP 55% (of which 40% to nonprofit facilities and 60% to critical City infrastructure) are City policy based on the 6 Con Plan Goals.

Please let us know if you have any other questions.

Thanks,

Sima

---

**From:** Abdur-Rahim Hameed [<mailto:nationalbca@aol.com>]

**Sent:** Friday, April 04, 2014 4:52 PM

**To:** PN & ED ConPlanComments

**Subject:** Consolidated - Action Plan

Still under review by the National Black Contractors Association board of directors for comments, as micro business enterprise and Sec 3 jobs support needs our main concerns.

Abdur-Rahim Hameed  
President - National Black Contractors Association  
6125 Imperial Ave. San Diego, CA 92114  
(619) 263-9791 cell (619) 865-9057 f. (619) 263-6865  
e-mail [nationalbca@aol.com](mailto:nationalbca@aol.com)  
Web site [www.bcasd.org](http://www.bcasd.org)

Become a Member [www.bcasd.org](http://www.bcasd.org)

BCA YouTube <http://www.youtube.com/watch?v=r1TOMFvVuiQ>

**From:** PN & ED ConPlanComments  
**Sent:** Tuesday, April 29, 2014 12:03 PM  
**To:** 'Abdur-Rahim Hameed'  
**Subject:** RE: Consolidated - Action Plan

Please allow this email to confirm the close of the public comment period for the FY 2015-FY2019 Consolidated Plan and FY 2015 Annual Action Plan is 5:00 pm on April 30, 2014. Please forward any final comments by that time. Thank you.

**Michele Marano**  
Fair Housing and Special Programs Coordinator

**City of San Diego**  
Planning, Neighborhoods & Economic Development Department  
1200 Third Avenue, Suite 1400, MS 56D  
San Diego, CA 92101  
619.236.6381 phone  
[MMarano@sandiego.gov](mailto:MMarano@sandiego.gov)  
[www.sandiego.gov/cdbg/fairhousing/](http://www.sandiego.gov/cdbg/fairhousing/)

Disclosure: Correspondents should assume all communication to and from this email address is recorded and may be reviewed by third parties.

## **LETTERS**

Anne Marie Strayer  
Received April 23, 2014  
Letter covered multiple topics, generally expressing dissatisfaction with government assistance programs.

# **Certificates of Publication**

**Public Comment Period  
April 1, 2014 – April 30, 2014**

**San Diego Daily Transcript  
CERTIFICATE OF PUBLICATION**

Rosalia Hernandez  
City of San Diego/Economic Development  
1200 Third Avenue, MS 56D  
Suite 1400  
San Diego CA 92101

**IN THE MATTER OF**

**CASE NO.**

**PO #4500044434/FY15 Con Plan**

**City of San Diego**

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Pub Mar 31 thru April 30 -00119173

I, C Davis, am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except on Saturdays and Sundays, in the City of San Diego, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

**Public Notice**

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

**March 31, April 1, 2, 3, 4, 7, 8, 9, 10,  
11, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25,  
I certify under penalty of perjury that the forgoing is true and  
correct. 28, 29, 30**

Dated at San Diego, California this April 30, 2014

  
\_\_\_\_\_  
Signature

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contact Korey Car 6397

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) 277-6397

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8) 277-6397

## City of San Diego Notice of Fiscal Year 2015-2019 Consolidated Plan and 2015 Annual Action Plan

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**LEGAL NOTICES**

**NOTICE OF FISCAL YEAR**

3/20, 3/27, 4/3, 4/10

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**LEGAL NOTICES**

4/3, 4/10, 4/17, 4/24

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# Classifieds / Legal Notification

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**ANUNCIO DE LA CIUDAD de SAN DIEGO.  
Plan Consolidado de Cinco Años de los  
años fiscales 2015 al 2019, Borrador  
Plan Anual de Acción para el año  
fiscal 2015, Borrador**

La Ciudad de San Diego invita al público a participar en la preparación del Plan Consolidado de Cinco Años de los años fiscales 2015 al 2019 y el Plan Anual de Acción del año fiscal 2015.

El Plan Consolidado de Cinco Años (Consolidated Plan en inglés) cubre el período del 1 de Julio del 2014 al 30 de Junio del 2019 con objetivos enfocados en el desarrollo de las comunidades de bajos recursos, el acceso a las viviendas dignas y la ampliación de oportunidades económicas para personas y familias de bajos ingresos. El Plan Consolidado delinea las prioridades de la Ciudad de San Diego en las áreas de vivienda y desarrollo comunitario. Una vez ratificado por el ayuntamiento de la ciudad y aprobado por el Departamento Federal de Vivienda y Desarrollo Urbano (HUD por sus siglas en inglés), el Plan Consolidado guía el uso de ciertos fondos asignados por el gobierno federal de Estados Unidos a la Ciudad de San Diego.

El Plan Anual de Acción para el año fiscal 2015 identifica los programas y proyectos que la Ciudad de San Diego propone completar durante el año fiscal 2015 con aproximadamente \$18 millones de dólares asignados por el Gobierno Federal de Estados Unidos a la Ciudad de San Diego. Una vez ratificado por el ayuntamiento de la ciudad, el Plan Anual de Acción actúa como la solicitud de estos fondos al Departamento Federal de Vivienda y Desarrollo Urbano (HUD por sus siglas en inglés).

La Ciudad está solicitando comentarios públicos sobre ambos documentos durante un período de 30 días. El Plan Consolidado y el Plan de Acción estarán disponibles para revisión desde el martes 1 de abril del 2014 hasta el miércoles 30 de abril del 2014 en ciertas bibliotecas y centros comunitarios de la ciudad de San Diego o visitando el sitio de internet [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg) donde estarán disponibles copias digitales de ambos documentos, así como una lista de los lugares donde los documentos estarán a la disposición del público. El período de revisión pública ofrece una oportunidad para que los residentes de San Diego ofrezcan sus opiniones y recomendaciones a la Ciudad de San Diego.

Note que ambos documentos serán discutidos durante una audiencia pública de la junta consejera del Plan Consolidado que se devota a estos programas el miércoles 9 de abril del 2014 a las 9:00 de la mañana. Esta audiencia ocurrirá en el San Diego Civic Concourse, North Terrace Room, 202 C Street, San Diego, CA 92101. Tentativamente, el ayuntamiento de la Ciudad de San Diego discutirá ambos documentos públicamente durante la sesión del lunes 28 de abril del 2014 que comienza a las 2:00 de la tarde en City Hall, 202 C Street, 12th Floor, San Diego, CA 92101.

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**ANUNCIO DE LA CIUDAD DE SAN DIEGO.  
Plan Consolidado de Cinco Años de los  
años fiscales 2015 al 2019, Borrador  
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La Ciudad está solicitando comentarios públicos sobre ambos documentos durante un período de 30 días. El Plan Consolidado y el Plan de Acción estarán disponibles para revisión desde el martes 1 de abril del 2014 hasta el miércoles 30 de abril del 2014 en ciertas bibliotecas y centros comunitarios de la ciudad de San Diego o visitando el sitio de Internet [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg) donde estarán disponibles copias digitales de ambos documentos, así como una lista de los lugares donde los documentos estarán a la disposición del público. El período de revisión pública ofrece una oportunidad para que los residentes de San Diego ofrezcan sus opiniones y recomendaciones a la Ciudad de San Diego.

Note que ambos documentos serán discutidos durante una audiencia pública de la junta consejera del Plan Consolidado que se devota a estos programas el miércoles 9 de abril del 2014 a las 9:00 de la mañana. Esta audiencia ocurrirá en el San Diego Civic Concourse, North Terrace Room, 202 C Street, San Diego, CA 92101. Tentativamente, el ayuntamiento de la Ciudad de San Diego discutirá ambos documentos públicamente durante la sesión del lunes 28 de abril del 2014 que comienza a las 2:00 de la tarde en City Hall, 202 C Street, 12th Floor, San Diego, CA 92101.

Comentarios o preguntas pueden ser dirigidos a [ConPlanComments@sandiego.gov](mailto:ConPlanComments@sandiego.gov) o por correo a: HUD Programs Administration, ATTN: Con Plan Comentarios, 1200 Third Avenue, Suite 1400, San Diego, CA 92101. Las personas con impedimentos de la vista, el oído o con cualquier otro tipo de discapacidad, o personas que necesitan servicios de traducción, pueden comunicarse con la ciudad llamando al (619) 533-6510 con para solicitar servicios razonables para que puedan participar en este proceso. Publicado en Periódico El Latino 4/4/2014.

**ANUNCIO DE LA CIUDAD DE SAN DIEGO.  
Plan Consolidado de Cinco Años de los  
años fiscales 2015 al 2019, Borrador  
Plan Anual de Acción para el año  
fiscal 2015, Borrador**

La Ciudad de San Diego invita al público a participar en la preparación del Plan Consolidado de Cinco Años de los años fiscales 2015 al 2019 y el Plan Anual de Acción del año fiscal 2015.

El Plan Consolidado de Cinco Años (Consolidated Plan en inglés) cubre el período del 1 de Julio del 2014 al 30 de Junio del 2019 con objetivos enfocados en el desarrollo de las comunidades de bajos recursos, el acceso a las viviendas dignas y la ampliación de oportunidades económicas para personas y familias de bajos ingresos. El Plan Consolidado delinea las prioridades de la Ciudad de San Diego en las áreas de vivienda y desarrollo comunitario. Una vez ratificado por el ayuntamiento de la ciudad y aprobado por el Departamento Federal de Vivienda y Desarrollo Urbano (HUD por sus siglas en inglés), el Plan Consolidado guía el uso de ciertos fondos asignados por el gobierno federal de Estados Unidos a la Ciudad de San Diego.

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**ANUNCIO DE LA CIUDAD DE SAN DIEGO.  
Plan Consolidado de Cinco Años de los  
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Plan Anual de Acción para el año  
fiscal 2015, Borrador**

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**ANUNCIO DE LA CIUDAD DE SAN DIEGO.  
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[www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg) donde estarán disponibles copias digitales de ambos documentos, así como una lista de los lugares donde los documentos estarán a la disposición del público. El período de revisión pública ofrece una oportunidad para que los residentes de San Diego ofrezcan sus opiniones y recomendaciones a la Ciudad de San Diego.

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# **Certifications**

**FY 2015 – FY 2019 Consolidated Plan**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

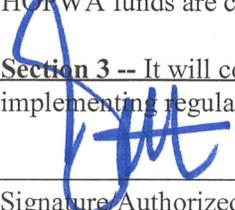
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HORWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature Authorized Official

Date 

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~FY15 to FY17~~ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

6 MAY 14  
Date

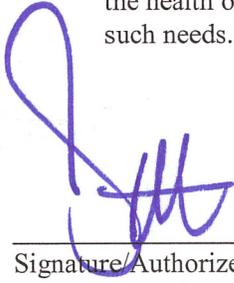
**Chief Operating Officer**  
Title



**OPTIONAL CERTIFICATION  
CDBG**

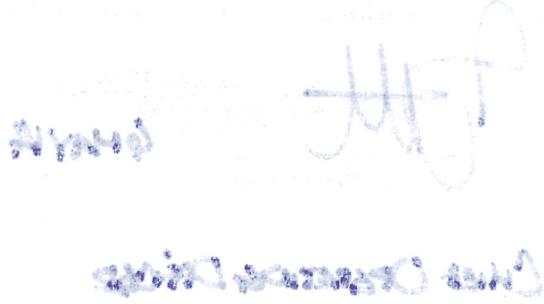
Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



\_\_\_\_\_  
Signature/Authorized Official

6 MAY 14  
\_\_\_\_\_  
Date



CDD  
\_\_\_\_\_  
Title

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



\_\_\_\_\_  
Signature/Authorized Official

6/14/14

\_\_\_\_\_  
Date

CDD

\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

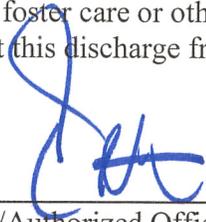
**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



\_\_\_\_\_  
Signature/Authorized Official



\_\_\_\_\_  
Date



\_\_\_\_\_  
Title



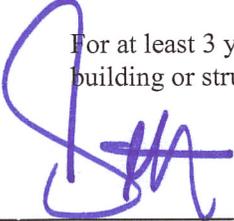
## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature/Authorized Official

6 MAY 14  
Date

  
\_\_\_\_\_  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s):  * Other (Specify)
--	--	--

*3. Date Received:	4. Application Identifier:
--------------------	----------------------------

5a. Federal Entity Identifier:	*5b. Federal Award Identifier: B-14-MC060542
--------------------------------	---

**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
----------------------------	----------------------------------

**8. APPLICANT INFORMATION:**

* a. Legal Name: City of San Diego	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-60000776	*c. Organizational DUNS: 138735407

**d. Address:**

\*Street1: 202 C Street  
 Street 2: ATTN: HUD/CDBG Program Office  
 \*City: San Diego  
 County:  
 \*State: CA  
 Province:  
 Country: U.S.A. \*Zip/ Postal Code: 92101

**e. Organizational Unit:**

Department Name: Planning, Neighborhoods & Economic Development	Division Name: Economic Development
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: First Name: Sima  
 Middle Name:  
 \*Last Name: Thakkar  
 Suffix:  
 Title: HUD Program Manager  
 Organizational Affiliation:  
 N/A

*Telephone Number: (619) 236-5902	Fax Number: N/A
*Email: SThakkar@sandiego.gov	

**Application for Federal Assistance SF-424**

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

\*Other (specify):

\*10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218 Entitlement Grant

CFDA Title:

Community Development Block Grant

\*12. Funding Opportunity Number: FY 14 Program Formula Allocations

\*Title: Community Planning and Development Program Formula Allocations for FY 2014

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of San Diego

\*15. Descriptive Title of Applicant's Project:

Fiscal Year 2014-2015 Annual Action Plan: CDBG Program consisting of the provision of public services, community facilities, public improvements, affordable housing, economic development and other related programs.

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424**

Version 02

16. Congressional Districts Of: 49,50,51,52,53

\*a. Applicant City of San Diego \*b. Program/Project: (see FY 2014/15 Action Plan)

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\*a. Start Date: 7/1/2014 \*b. End Date: 6/30/2015

**18. Estimated Funding (\$):**

*a. Federal	\$10,978,461.00
*b. Applicant	
*c. State	
*d. Local	
*e. Other	\$1,953,528.00
*f. Program Income	\$64,462.00
*g. TOTAL	\$12,996,451.00

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\*I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: \*First Name: Scott

Middle Name:

\*Last Name: Chadwick

Suffix:

\*Title: Chief Operating Officer

\*Telephone Number:

Fax Number:

\*Email: schadwick@sandiego.gov

\*Signature of Authorized Representative: 

Date Signed: 6 MAY 14

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

01/20/12

**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s):  * Other (Specify)
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*3. Date Received:	4. Application Identifier:
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5a. Federal Entity Identifier:	*5b. Federal Award Identifier: M-14-MC060533
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**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
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**8. APPLICANT INFORMATION:**

* a. Legal Name: City of San Diego	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-60000776	*c. Organizational DUNS: 138735407

**d. Address:**

\*Street1: 202 C Street  
 Street 2: ATTN: HUD/CDBG Program Office  
 \*City: San Diego  
 County:  
 \*State: CA  
 Province:  
 Country: U.S.A. \*Zip/ Postal Code: 92101

**e. Organizational Unit:**

Department Name: Planning, Neighborhoods & Economic Development	Division Name: Economic Development
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:	First Name: Sima
Middle Name:	
*Last Name: Thakkar	
Suffix:	

Title: HUD Program Manager

Organizational Affiliation:  
N/A

*Telephone Number: (619) 236-5902	Fax Number: N/A
*Email: SThakkar@sandiego.gov	

**Application for Federal Assistance SF-424**

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

\*Other (specify):

\*10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239 Entitlement Grant

CFDA Title:

HOME Investment Partnerships Program

\*12. Funding Opportunity Number: FY 14 Program Formula Allocations

\*Title: Community Planning and Development Program Formula Allocations for FY 2014

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of San Diego

\*15. Descriptive Title of Applicant's Project:

Fiscal Year 2014-2015 Annual Action Plan: HOME Program consisting of the provision of tenant-based rental assistance, owner-occupied rehabilitation, affordable rental housing, affordable home ownership and other related programs.

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424**

Version 02

16. Congressional Districts Of: 49,50,51,52,53

\*a. Applicant City of San Diego \*b. Program/Project: (see FY 2014/15 Action Plan)

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\*a. Start Date: 7/1/2014 \*b. End Date: 6/30/2015

**18. Estimated Funding (\$):**

*a. Federal	\$4,386,711.00
*b. Applicant	
*c. State	
*d. Local	
*e. Other	\$3,148,289.00
*f. Program Income	\$2,200,000.00
*g. TOTAL	\$9,735,000.00

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\*I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: \*First Name: Scott

Middle Name:

\*Last Name: Chadwick

Suffix:

\*Title: Chief Operating Officer

\*Telephone Number: Fax Number:

\*Email: schadwick@sandiego.gov

\*Signature of Authorized Representative: Date Signed: 6 MAY 14

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

N/A

*[Handwritten signature]*

*[Handwritten signature]*

**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s):  * Other (Specify)
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*3. Date Received:	4. Application Identifier:
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5a. Federal Entity Identifier:	*5b. Federal Award Identifier: CAH-14-F008
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**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
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**8. APPLICANT INFORMATION:**

\* a. Legal Name: City of San Diego

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-60000776	*c. Organizational DUNS: 138735407
--	---------------------------------------

**d. Address:**

\*Street1: 202 C Street  
 Street 2: ATTN: HUD/CDBG Program Office  
 \*City: San Diego  
 County:  
 \*State: CA  
 Province:  
 Country: U.S.A. \*Zip/ Postal Code: 92101

**e. Organizational Unit:**

Department Name: Planning, Neighborhoods & Economic Development	Division Name: Economic Development
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: First Name: Sima  
 Middle Name:  
 \*Last Name: Thakkar  
 Suffix:

Title: HUD Program Manager

Organizational Affiliation:  
N/A

\*Telephone Number: (619) 236-5902 Fax Number: N/A

\*Email: SThakkar@sandiego.gov

**Application for Federal Assistance SF-424**

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

\*Other (specify):

\*10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.241Entitlement Grant

CFDA Title:

Housing Opportunities for Persons with Aids

\*12. Funding Opportunity Number: FY 14 Program Formula Allocations

\*Title: Community Planning and Development Program Formula Allocations for FY 2014

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of San Diego

\*15. Descriptive Title of Applicant's Project:

Fiscal Year 2014-2015 Annual Action Plan: HOPWA Program consisting of the provision of tenant based rental assistance, supportive services, transitional housing, recovery housing, licensed residential care facilities, emergency housing and other related programs.

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424**

Version 02

16. Congressional Districts Of: 49,50,51,52,53

\*a. Applicant City of San Diego \*b. Program/Project: (see FY 2014/15 Action Plan)

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\*a. Start Date: 7/1/2014 \*b. End Date: 6/30/2015

**18. Estimated Funding (\$):**

\*a. Federal \$2,837,753.00  
\*b. Applicant  
\*c. State  
\*d. Local  
\*e. Other \$96,175.00  
\*f. Program Income  
\*g. TOTAL \$2,933,928.00

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes  No

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\*I AGREE

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**Authorized Representative:**

Prefix: \*First Name: Scott

Middle Name:

\*Last Name: Chadwick

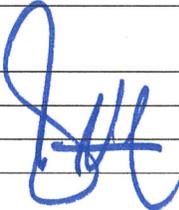
Suffix:

\*Title: Chief Operating Officer

\*Telephone Number:

Fax Number:

\*Email: schadwick@sandiego.gov

\*Signature of Authorized Representative: 

Date Signed: 10/24/14

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

N/A

2012/04/30

**Application for Federal Assistance SF-424**

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s):  * Other (Specify)
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*3. Date Received:	4. Application Identifier:
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5a. Federal Entity Identifier:	*5b. Federal Award Identifier: E-14-MC060542
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**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
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**8. APPLICANT INFORMATION:**

* a. Legal Name: City of San Diego	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-60000776	*c. Organizational DUNS: 138735407

**d. Address:**

\*Street1: 202 C Street  
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 \*City: San Diego  
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 \*State: CA  
 Province:  
 Country: U.S.A. \*Zip/ Postal Code: 92101

**e. Organizational Unit:**

Department Name: Planning, Neighborhoods & Economic Development	Division Name: Economic Development
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

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Middle Name:	
*Last Name: Thakkar	
Suffix:	

Title: HUD Program Manager

Organizational Affiliation:  
N/A

*Telephone Number: (619) 236-5902	Fax Number: N/A
*Email: SThakkar@sandiego.gov	

**Application for Federal Assistance SF-424**

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

\*Other (specify):

\*10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231Entitlement Grant

CFDA Title:

Emergency Solutions Grants

\*12. Funding Opportunity Number: FY 14 Program Formula Allocations

\*Title: Community Planning and Development Program Formula Allocations for FY 2014

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of San Diego

\*15. Descriptive Title of Applicant's Project:

Fiscal Year 2014-2015 Annual Action Plan: ESG Program consisting of the provision of emergency shelters, rapid rehousing and other related programs.

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424**

Version 02

16. Congressional Districts Of: 49,50,51,52,53

\*a. Applicant City of San Diego \*b. Program/Project: (see FY 2014/15 Action Plan)

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\*a. Start Date: 7/1/2014 \*b. End Date: 6/30/2015

**18. Estimated Funding (\$):**

\*a. Federal \$920,222.00  
\*b. Applicant  
\*c. State  
\*d. Local  
\*e. Other  
\*f. Program Income  
\*g. TOTAL \$920,222.00

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

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Yes  No

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**Authorized Representative:**

Prefix: \*First Name: Scott

Middle Name:

\*Last Name: Chadwick

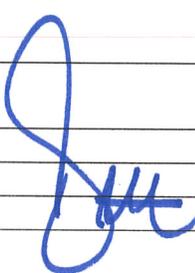
Suffix:

\*Title: Chief Operating Officer

\*Telephone Number:

Fax Number:

\*Email: schadwick@sandiego.gov

\*Signature of Authorized Representative: 

Date Signed: 10/24/14

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

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N/A

10/24/11