

# The City of **SAN DIEGO**

## Consolidated Annual Performance and Evaluation Report (CAPER)

**HUD Program Year 2023 – City Fiscal Year 2024**



**Economic Development Department  
Community Development Division  
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## Attachments

1. Public Notices and Comments
2. IDIS Reports
  - a. PR-02: List of Activities Report by Grant
  - b. PR-03: CDBG Activities Summary
  - c. PR-23: CDBG Accomplishment Summary
  - d. PR-23: HOME Accomplishment Summary
  - e. PR-26: CDBG & CDBG-CV Financial Summary
  - f. PR-29: CDBG Cash on Hand Report
  - g. PR-91: ESG Financial Summary
3. ESG SAGE Report
4. Fair Housing Report
5. Section 3 Report: Economic Opportunity for Low-and Very Low-Income Persons *(will be added if required)*



## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The fifth and final Consolidated Annual Performance and Evaluation Report (CAPER) of the Fiscal Years 2020-2024 Consolidated Plan (Con Plan) cycle covers the period of July 1, 2023, through June 30, 2024, and references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2024.

The City of San Diego's (City) Economic Development Department (EDD) partnered with the San Diego Housing Commission (Housing Commission) and over 50 unique nonprofit partner organizations in FY 2024 to implement programs and services. In FY 2024, the City continued to receive program income as outlined in the Strategic Plan of the FY 2020-2024 Consolidated Plan. This has allowed for Community Development Block Grant (CDBG) funds to benefit low- to moderate-income residents in many ways. CDBG funding was used to make investments and substantial improvements to public facilities, nonprofit organizations, and infrastructure needs. The City also invested in critical public services, which provided residents with employment training opportunities, youth and senior services, health services, and facilities and support programs for those experiencing homelessness. Other investment areas included single-family and multi-family housing rehabilitation, and microenterprise technical assistance. Associated accomplishments will be reported in this FY 2024 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) and the Capital Improvements Program Review and Advisory Committee (CIPRAC) to enhance the CDBG funding allocation process.

In FY 2024, HOME Investment Partnerships Program (HOME) funds helped 18 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of four affordable rental housing projects, which totaled 449 affordable units, 64 of which are HOME-designated units.

In FY 2024, the City and the Housing Commission continued to be active members of the San Diego Regional Taskforce on Homelessness (RTFH), which acts as San Diego's Regional Continuum of Care (CoC). The RTFH works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the region. Emergency Solutions Grants (ESG) funds were successfully used in FY 2024 to support shelter and rapid rehousing programs that leveraged CDBG, City General Fund, and other funding sources. These ESG funds provided shelter and permanent housing for 1,366 homeless individuals in FY 2024.

**Community Development Block Grants CARES Act (CDBG-CV)** funds continued to support projects and programs to prevent, prepare for and respond to the COVID-19 pandemic. In FY 2024, nine CDBG-CV-funded projects were completed and these projects assisted 12,323 individuals. CDBG-CV funds were also used to support the Operation Shelter to Home program which ceased operations in FY 2021 and completed reporting requirements in FY 2024.

In response to a growing need, the City allocated \$3M of FY 2024 general funds to an **Eviction Prevention Program** (EPP). The EPP provides assistance, education, public awareness, emergency, and limited legal assistance to eligible tenants facing eviction. The San Diego Housing Commission (Housing



Commission) administers the EPP on behalf of the City, in partnership with the EPP operator, the Legal Aid Society of San Diego, Inc. (Legal Aid). The program functions as a centralized resource for renters with low incomes who face eviction. It helps address a potential increase in evictions and/or confusion about eviction protections due to the expiration of the state moratorium.

The EPP provides training and technical assistance regarding tenants' rights and eviction protections. Services include public workshops, training, published guides, a program hotline, and a webpage. The EPP also provides essential legal assistance. This includes full legal representation for eligible tenants with low income who reside in the City of San Diego and have received an Unlawful Detainer Notice and experienced financial hardship due to the pandemic. Legal Aid represents eligible households through the pre-eviction and eviction process, in settlement negotiations and at trial, if necessary. In addition, limited legal services are also made available through clinics, hotlines, and appointments. These services include assistance in completing formal responses to eviction notices, formal responses to unlawful detainers and requests for reasonable accommodations.

The program has been in place since December 1, 2021, and has assisted 1,723 unduplicated persons. Of these, 1,404 had cases that were closed on or before June 30, 2024, and the rest remain open for further services. Of the 1,404 closed cases, Legal Aid prevented the loss of housing in 139 cases, negotiated or helped facilitate a move in 216 cases, preserved access to housing in 67 cases, prevented or obtained relief from unfair or illegal landlord behavior in 79 cases, and enforced tenants' rights to safe and habitable housing in 20 cases. Legal Aid obtained a total of \$67,037 in settlements for clients, obtained \$134,403 in monthly benefits, was able to save tenants a total of \$503,076 in waivers or reductions of amounts owed, and saved tenants \$12,801 in recurring monthly charges. In addition, 34 "Know Your Rights Workshop" events were conducted, providing tenant education to an additional 180 participants. Over 120,000 City tenants were reached through canvassing and outreach and offered training, including 80 public workshops, 19 targeted training courses, and 303 public awareness events.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals are listed below.

<b>FY 20-24 Consolidated Plan Goal</b>	<b>Invest in <u>community services</u> that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households</b>			
<b>5-Year Funding CDBG Estimate</b>	<b>5<sup>th</sup> Year Total Expenditures</b>	<b>5-Year Outcome Goal: Persons Assisted (P)</b>	<b>5<sup>th</sup> Year Totals</b>	<b>Con Plan Expenditures and Outcomes to date (years 1-5):</b>
\$13,599,152 <i>(includes CDBG-CV)</i>	CDBG: \$1,634,624 CDBG-CV: \$505,574	62,605 (P)	13,765 (P)	\$11,338,860 36,054 (P): 58%
<b>FY 20-24 Consolidated Plan Goal</b>	<b>Foster individual and household resiliency by investing in <u>employment and workforce development</u> programs and improving access to job opportunities.</b>			
<b>5-Year Funding CDBG Estimate</b>	<b>5<sup>th</sup> Year Total Expenditures</b>	<b>5-Year Outcome Goal: Persons Assisted (P)</b>	<b>5<sup>th</sup> Year Total</b>	<b>Con Plan Expenditures and Outcomes to date (years 1-5):</b>
\$6,000,000	CDBG: \$783,399	2,500 (P)	163 (P)	\$7,654,727 2,100 (P):84%
<b>FY 20-24 Consolidated Plan Goal</b>	<b>Finance impactful <u>nonprofit facility improvements</u> to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.</b>			
<b>5-Year Funding CDBG Estimate</b>	<b>5<sup>th</sup> Year Total Expenditures</b>	<b>5-Year Outcome Goal: Persons Assisted (P) Other Improvements (O)</b>	<b>5<sup>th</sup> Year Total</b>	<b>Con Plan Expenditures and Outcomes to date (years 1-5):</b>
\$24,000,000	CDBG: \$1,970,619	42,000 (P) 20 (O)	8,558 (P) 2 (O)	\$21,739,082 45,380 (P): 108% 23 (O): 115%



FY 20-24 Consolidated Plan Goal	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in <u>public facilities and critical infrastructure</u>				
5-Year Funding CDBG Estimate	5 <sup>th</sup> Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P) Other Improvements (O)		5 <sup>th</sup> Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
\$22,000,000	\$522,322	50,000 (P) 30 (O)		77,735 (P) 83 (O)	\$59,066,787 116,320 (P): 233% 93 (O): 310%
FY 20-24 Consolidated Plan Goal	Increase and preserve <u>affordable rental and homeowner housing</u> to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.				
5-Year Funding CDBG & HOME Estimates	5 <sup>th</sup> Year Total Expenditures	5-Year Outcome Goal: Rental units Constructed (RC) Rental units Rehabilitated (RR) Homeowner Housing Rehabilitated (HHR) Financial Assistance to Homebuyers (FA)		5 <sup>th</sup> Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
CDBG: \$68,706,766 HOME: \$37,687,331	CDBG: \$7,830,246 HOME: \$9,082,975	700 (RC) 140 (RR)		200 (HHR) 155 (FA)  64 HOME units (RC) 13 (RR) 81 (HHR) 18 (FA)	CDBG: \$45,883,650 HOME: \$44,239,228 311 (RC): 44% 630 (RR): 450% 159 (HHR): 80% 127 (FA): 82%

FY 20-24 Consolidated Plan Goal	Assist individuals and families to gain stable housing after experiencing <u>homelessness</u> or a housing crisis by providing appropriate housing and service solutions grounded in best practices.				
5-Year Funding CDBG & ESG Estimates	5 <sup>th</sup> Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P) Tenant Based Rental Assistance (TBRA) Overnight Shelter (OS)		5 <sup>th</sup> Year Total*	Con Plan Expenditures and Outcomes to date (years 1-5):
\$16,472,892: CDBG <i>(includes CDBG-CV)</i> \$27,870,688: ESG <i>(includes ESG-CV)</i>	CDBG: \$1,383,731 CDBG-CV: \$0 ESG: \$1,696,002 ESG-CV: \$4,082,699	33,678 (P) 484 (TBRA)	12,660 (OS)	7,135 (P) 142 (TBRA) 12,250 (OS)	CDBG: \$13,401,885 ESG: \$31,527,746 30,035 (P): 89% 378 (TBRA): 78% 22,431 (OS): 177%
FY 20-24 Consolidated Plan Goal	Enhance the City's <u>economic stability</u> by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.				
5-Year Funding CDBG Estimates	5 <sup>th</sup> Year Total Expenditures	5-Year Outcome Goal: Businesses Assisted (B) Jobs Created/Retained (J) Facility Improved (O) Persons Assisted (P)		5 <sup>th</sup> Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
\$20,000,200	\$1,765,740	1,400 (B) 128 (J)		219 (B) 0 (J) 357(P)	\$10,239,995 952 (B): 68% 53 (J): 41% <i>No 5-Year Goal (P)</i>

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**



*\*Please note, the County of San Diego has been designated as the Alternative Grantee for the Housing Opportunities for Persons with AIDS (HOPWA) grant. FY 2020 was the last year the City of San Diego reported on HOPWA outcomes and expenditures. Beginning in FY 2021, the County of San Diego reported outcomes and expenditures in its CAPER.*

***\*Please also note, 5-year outcome goals in the above table have been corrected to incorporate the goals listed in the 1<sup>st</sup> and 2<sup>nd</sup> Amendments to the FY 2020 – FY 2024 Consolidated Plan.***

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The seven Consolidated Plan goals of the City are all considered to be high priority and were used as the basis for the budgetary priorities outlined in the FY 2024 Annual Action Plan. Each activity funded with CDBG in FY 2024 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons and communities. [Refer to Table 1 in Section CR-05](#) for the progress the City has made as of the end of FY 2024 in meeting its 5-year goal outcome indicator targets. It is important to note that while the Consolidated Plan provides funding level estimates and presents fixed goal outcome indicator targets, over a 5-year period for each goal, meeting those funding level estimates and targets can be practically challenging due to: (1) the City uses a Request for Proposals (RFP) process to distribute a portion of its CDBG funds and (2) funding recommendations for the City's CDBG funds are based, in large part, on the scoring of the Consolidated Plan Advisory Board (CPAB) of the submitted proposals. This provides nonprofit agencies with flexibility in terms of submitting project proposals and relies upon nonprofit partners to determine the project outcomes, which can vary from the pre-determined goal outcome indicators presented in the Consolidated Plan. It is, therefore, important to remember that annual funding levels per goal and the annual goal outcome indicator targets per goal will vary each year as a function of the RFP, scoring, and (ultimately) the City Council approval processes. Together, these factors will have an impact on the City's use of its CDBG funds and its ability to address the priorities and specific objectives identified in its Annual Action Plans and Consolidated Plan. As depicted in Table 1 of Section CR-05, the City made progress in the fifth year of the Consolidated Plan (PY 2023/FY 2024) towards meeting the goal outcome indicator targets for all goals. Several activities involving rehabilitation and infrastructure improvements funded in FY 2024 are not required to be completed by the end of FY 2024. For example, Nonprofit Capital Improvement Project (NCIP) and City Neighborhood Infrastructure projects have 24 months to be completed. Rental housing rehabilitation and construction funded with



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HOME funds also typically take longer to complete. Accomplishments for these activities will be captured in future CAPERs and reported under the appropriate goals and program/fiscal years.



## CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME	ESG
White	36,723	53	730
Black or African American	11,599	19	351
Asian	3,133	2	21
American Indian / Alaskan Native	904	1	41
Native Hawaiian or Other Pacific Islander	645	0	13
Other/Multiracial*	8,036*	7	190
<b>Total</b>	<b>61,040</b>	<b>82</b>	<b>1,346</b>
<b>Ethnicity</b>			
Hispanic	22,356	24	504
Not Hispanic	38,684	58	842

Table 2 - Table of assistance to racial and ethnic populations by source of funds

### Narrative

The City of San Diego and its partner agencies identify priority needs and offer services and programs to eligible persons/households regardless of race or ethnicity. Table 2 in Section CR-10 is generated by the HUD CAPER template, and the information reported reflects demographic information provided by the persons/households. \*Please note: the "Other/Multiracial" row does not appear on the table in the IDIS system. It is included on this page for illustrative purposes [CDBG 8,036, HOME = 7, and ESG = 190]. In this illustrative table, the "Other/Multiracial Total for CDBG" includes demographic information on persons/households not listed in IDIS which are: American Indian/Alaskan Native & White-228, Asian & White-132, Black/African American & White-220, American Indian/Alaskan Native & Black/African-125 and Other Multi-Racial-7,331.



## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG <sup>1</sup>	public - federal	\$44,978,228	\$31,993,922
HOME	public - federal	\$28,367,247	\$10,239,876
ESG	public - federal	\$1,077,624	\$1,069,933
CDBG-CV Funding <sup>2</sup>	public - federal	\$19,433,956	\$4,652,543

**Table 3 - Resources Made Available**

### Narrative

<sup>1</sup>The CDBG resources available in FY 2024 include program income received and carryover funds. A line-item breakdown of resources made available and expenditures for CDBG can be seen in Attachment 2: IDIS Reports.

<sup>2</sup>The City received its first round of Coronavirus Aid, Relief, and Economic Security (CARES) Act funding on March 11, 2020, in the following amounts: CDBG-CV: \$7,223,939, ESG-CV: \$3,598,344, and HOPWA-CV: \$682,662 (please note reporting numbers for HOPWA are associated with the County of San Diego as the Alternative Grantee). On October 13, 2020, the City received another round of CARES Act funding: CDBG-CV3: \$12,210,017 and ESG-CV2: \$22,796,116. Information regarding allocations for CV-related activities can be found in the Substantial Amendments to the Consolidated Plan and the relevant Annual Action Plans. Certain CV-related activities remain active and the PR-26: CDBG-CV Financial Summary can be found in Attachment 2: IDIS Reports. Cumulative CDBG-CV expenditures to-date total \$16,735,547.

The HOME amount expended in FY 2024 does not include administrative expenses.

### Identify the geographic distribution and location of investments.

*Table 4 has been removed as the information to report is not applicable to the City of San Diego.*

### Narrative

The FY 2024 Annual Action Plan did not identify geographic target areas for the distribution of investments. However, activities prioritized LMI areas clustered in the central and southern areas of the City in Council Districts 3, 4, 7, 8, and 9, the Promise Zone, and in the Community Planning Areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. Also, activities and projects located in the San Diego Opportunity Zone were identified and tracked in IDIS.



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The federal resources that the City receives are leveraged with additional federal, state, local, and private resources. For example, CDBG projects received funds from outside sources. These leveraged funds have been listed below by Consolidated Plan goal.

- Public Services & Workforce Development: \$3,176,744.08
- CARES Act Public Services: \$2,879,019.45
- Nonprofit Facilities: \$983,628.36
- Affordable Housing: \$174,405,423.37
- City Projects and Infrastructure: \$973,332.40
- Economic Development: \$1,340,012.81
- Homelessness: \$4,607,210.02

**Total funds leveraged for projects completed in FY 2024: \$188,364,770.49**

The HOME program requires a 25 percent match for each HOME dollar invested, and excess match may be recorded for use in future years. The Housing Commission uses local Inclusionary Housing Funds, Housing Trust Funds, Coastal Funds, funds from multiple departments of the State of California, and multifamily bond proceeds as a contribution to housing pursuant to HUD requirements. In FY 2024, \$4,851,206.08 was contributed to the HOME Match. The excess match carried over to next Fiscal Year is \$40,007,919.92 which will be used to meet match requirements.

The ESG program requires a 100 percent match. Per Council Policy 700-02 of the City, CDBG funds were allocated in FY 2024 to the City's homeless housing and shelters (Father Joe's Village Interim Shelter for Single Adults, and Alpha Project's Family Shelter) that served as match. As per ESG rules, cash, and in-kind services were used as a match for the Rapid Rehousing program. Refer to Table 20 in Section CR-75 of this CAPER for additional details.



Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$35,760,814.82
2. Match contributed during current Federal fiscal year	\$4,851,506.08
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$40,612,020.90
4. Match liability for current Federal fiscal year	\$640,100.98
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$39,972,219.92

**Table 5 – Fiscal Year Summary - HOME Match Report**

Note: Match is calculated on a Federal Fiscal Year. There is no match liability for the current fiscal year due to excess match from prior year(s).

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infra.	Site Prep, Construction Material, Donated labor	Bond Financing	Total Match
7757	06/23/23	\$2,736,261.44						\$2,763,261.44
7758	06/22/23	\$1,651,284.09						\$1,651,284.09
7759	06/11/23	\$463,660.55						\$463,660.55

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME Program Income**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$17,389,603.54	\$2,470,713.73	\$6,666,911.21	\$0.00	\$13,193,406.06

**Table 7 – Program Income**

Note: The City does not currently fund a TBRA HOME program activity; therefore, no program income is earned or expended.



<b>Minority Business Enterprises and Women Business Enterprises</b> – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	3	Unknown	Unknown	Unknown	Unknown	3
Dollar Amount	Same as total subcontract	-	-	-	-	-
<b>Sub-Contracts</b>						
Number	55	Unknown	Unknown	Unknown	1	54
Dollar Amount	\$65,009,861	0	0	0	\$68,750	\$64,941,111

	Total	WBE	Male
<b>Contracts</b>			
Number	3	0	3
Dollar Amount	Same as total subcontract	Unknown	Unknown
<b>Sub-Contracts</b>			
Number	55	3	53
Dollar Amount	\$65,009,861	\$927,226	\$64,082,635

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	N/A	N/A	N/A	N/A	N/A	N/A
Dollar Amount	N/A	N/A	N/A	N/A	N/A	N/A

**Table 9 – Minority Owners of Rental Property**

*Note: This table is not applicable to FY 2024 HOME activities.*



<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
		<b>Number</b>		<b>Cost</b>		
<b>Parcels Acquired</b>		N/A		N/A		
<b>Businesses Displaced</b>		N/A		N/A		
<b>Nonprofit Organizations Displaced</b>		N/A		N/A		
<b>Households Temporarily Relocated, not Displaced</b>		N/A		N/A		
<b>Households Displaced</b>	<b>Total</b>	<b>Minority Property Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number		N/A	N/A	N/A	N/A	N/A
Cost		N/A	N/A	N/A	N/A	N/A

**Table 10 – Relocation and Real Property Acquisition**





## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	30	15
Number of Non-Homeless households to be provided affordable housing units	17	67
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	47	82

**Table 11 - Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through the Production of New Units	41	64
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	6	18
<b>Total</b>	47	82

**Table 12 - Number of Households Supported**

The City and the Housing Commission continue to set priorities to meet the following Con Plan goal:

- *Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, proximity to transit, employment, and community services.*

Affordable housing options continue to be severely limited within the City. The median purchase price of a single-family detached home in the City is estimated to be \$1,054,180 as of June 2024. (Source: California Association of Realtors at [www.car.org](http://www.car.org))

Delineating annual affordable housing goal outcome indicators by household type as

requested in Table 11 above can be problematic. Per HUD requirements, the totals for Tables 11 and 12 must match; however, the household types are not mutually exclusive.

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Housing Commission continues to set priorities to meet the goals in the Consolidated Plan, shifting focus as needed to prioritize activities based on available funding. Construction and rehabilitation of affordable housing simply takes time due to complex financial arrangements, site acquisition, and regulatory compliance. However, there are several rental housing projects using HOME funds currently under construction or rehabilitation, which will help the City assist more households and meet its goal outcome indicator targets.

**Discuss how these outcomes will impact future annual action plans.**

The Housing Commission is currently building six affordable rental housing projects that will ultimately create 665 affordable units, 96 of which will be HOME-assisted units. Completion of this project will be reported in future CAPERs. The Bridge to Home Program supported with CDBG, California Permanent Local Housing Allocation (PLHA), Low- and Moderate-Income Housing Asset Funds (LMIHAF) and HOME funds has 1,337 affordable units in the pipeline from its first three rounds of funding. Details can be found in section CR-35 of the CAPER.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual*	HOME Actual
Extremely Low-income	23	46
Low-income	30	36
Moderate-income	28	0
<b>Total</b>	81	82

**Table 13 - Number of Households Served**

**Narrative**

In FY 2024, CDBG funds were used for eligible housing activities, such as homeowner housing rehabilitation; 81 housing units were rehabilitated using CDBG funds.

The income distribution of households served includes all completed HOME activities in FY 2024.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through: *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.***

As part of the City’s ongoing efforts to foster a system-level approach to meeting the needs of individuals experiencing homelessness, the City adopted the “Community Action Plan on Homelessness” in October 2019, which provided a series of recommendations and identified three short-term goals;

- Decrease unsheltered homelessness by 50 percent
- Finish the job of ending veteran homelessness
- Prevent and end youth homelessness as outlined in the San Diego County Coordinated Plan to End Youth Homelessness.

In October 2020, the City of San Diego initiated the Coordinated Street Outreach program which leverages all City funded outreach activities and enhanced outreach services through a contract with People Assisting the Homelessness, (PATH), to foster a holistic approach for engaging individuals experiencing unsheltered homelessness.

The primary role of the program is to strategically engage individuals prioritized for housing through the regional Coordinated Entry System and to facilitate permanent housing placements as well as to provide housing-focused case management. A secondary function focuses outreach resources in identified concentrations of unsheltered individuals with an emphasis on diverting individuals from the homelessness response system and/or meeting basic needs, providing connections to bridge housing, emergency shelters and supportive services.

Two distinct yet complementary teams were created as part of the program each with a specific focus, set of duties, and outcomes:

*Mobile Homelessness Response Team:* Facilitates ongoing intensive engagement and connections to supportive services for unsheltered individuals identified as being prioritized for permanent housing resources. Staff provide street-based case management services for prioritized clients with an emphasis on fostering positive exits from homelessness to permanent and longer-term housing opportunities. Outreach services employ problem-solving practices, leveraging internal and

external resources, in an effort to quickly resolve prioritized clients' instances of homelessness as well as to lead system navigation efforts, on an as-needed basis, to address any barriers clients may be experiencing in obtaining housing.

*Rapid Response Team:* Works closely with Program Supervisor(s) and City staff to focus outreach activities in areas with high concentrations of individuals experiencing unsheltered homelessness as well as coordinating timely responses to various stakeholder referrals. This immediate response is orientated toward brief engagements and rapid housing-focused problem solving, improving the client's sense of safety and assisting in meeting basic needs.

Through this program Multidisciplinary teams consisting of peer-support specialists, outreach specialists trained in street-based case management, and clinical-level staff are leveraged to address clients' needs, emphasizing transitions from homelessness directly to safe, stable housing opportunities. Staff also actively engage community stakeholders to foster trusting relations and open lines of communication while being proactive in addressing any potential or realized community concerns.

Participating partners include eight service providers and the San Diego Police Department-Homeless Outreach Team (HOT).

Downtown businesses fund the San Diego Downtown Partnership's (Downtown Partnership) Clean & Safe Program, and the City funds the Integrated Outreach Team through State of California grants. This team engages with homeless persons on the streets of downtown San Diego, refers them to services and beds, or helps them return to their homes in other areas of the country via the Partnership's Family Reunification Program. In addition, Connections Housing San Diego (a year-round, one-stop interim residential and service center designed to reduce street homelessness by providing permanent housing to homeless San Diegans in the surrounding downtown neighborhoods) has an outreach team that coordinates with the Downtown Partnership and other community outreach in the downtown area. Other agencies (St. Vincent de Paul Village and Alpha Project) have their own outreach teams that engage homeless individuals sleeping on the street with the goal of connecting them with shelter and services.

As mentioned earlier, another resource is the San Diego Police Department's Homeless Outreach Team (HOT), which reaches out daily to homeless persons on the streets. In FY 2024, Father Joe's Village and Alpha Project continued to receive funding for a triage bed program, which allows the HOT team to refer a homeless individual from the street and place the individual in a dedicated bed operated by Father Joe's Villages and/or Alpha

Project. Once assigned a triage bed, the individual receives intensive case management to assist with immediate needs (such as health, substance abuse treatment, and income) and housing placement support.

The Coordinated Street Outreach Program leverages all City funded outreach activities (including the outreach teams funded through the Bridge Shelters) and is a critical component of the City's comprehensive approach to addressing homelessness. This innovative program aligns with national best practices and focuses outreach resources on a neighborhood-based approach, identifying concentrations of unsheltered individuals with an emphasis on diverting individuals from the homeless response system and fostering connections to permanent housing placements, while meeting basic needs and providing connections to bridge housing, emergency shelter and other supportive services.

The program marks a new approach to conducting homeless outreach in the City of San Diego by addressing gaps in the existing system and deploying outreach resources in alignment with the goals of the City's Community Action Plan on Homelessness. In FY 2024, City-funded outreach activities were coordinated through a dedicated Senior Program Manager, which provided the infrastructure necessary to direct rapid response teams and to also support ongoing neighborhood-based outreach and case management.

The City of San Diego's Shelter Programs currently have a capacity to serve up to 2,474 persons including single adults, families with minor children and transition age youth, although the operational capacity may differ as a result of varying operational considerations. The Bridge Shelter service model includes an array of onsite supportive services to promote client stability and support their transition to permanent or longer-term housing destinations. Resources include but are not limited to residential services, case management and outreach specialists. Outreach teams funded through the Bridge Shelter programs participate in the City's Coordinated Street Outreach Program, providing street-based case management and basic need services for individuals experiencing unsheltered homelessness in an assigned geographic area.

The Serial Inebriate Program (SIP) received City General Funds and Affordable Housing Funds in FY 2024 to serve at least 125 individuals annually who are serially intoxicated in public. While clients gain and maintain sobriety, SIP provides detox, program support, and transitional housing instead of jail time.

The Day Center for Single Adults (formerly the Neil Good Day Center), which received City General Funds and CDBG funding in FY 2024, is a drop-in center operated by St. Vincent de Paul Village where adult men and women experiencing homelessness can access resources



to meet basic needs and receive referrals to services. The Day Center is open daily, and services include laundry, showers, mail, phones, messages, computer access, and limited storage space. The Center serves as a critical access point to sanitation and hygiene resources, such as access to educational materials, personal protective equipment, masks and hand sanitizer, access to handwashing stations, restrooms and laundry and shower facilities, which help mitigate the spread of infectious diseases. The Day Center also serves as an access point for the Coordinated Entry System (CES). Clients at the Day Center can enter CES by undergoing assessment with the Common Assessment Tool (CAT). Agency partners come onsite to deliver an array of supportive services as well as provide referrals to other County of San Diego services. The Day Center served 5,977 unduplicated persons in FY 2024.

The Homelessness Response Center received CDBG funding in FY 2024. This intervention co-locates multiple partners at a single site to provide enhanced access to a variety of services using a client-centered approach. System navigation services coordinate housing-focused activities across City service providers and streamline access to critical services throughout the community. Case management, assessments and referrals, and coordinated shelter placement are a few examples of activities conducted at the Homelessness Response Center with the goal of creating a path to safe and affordable housing and serving people who experience homelessness in the community.

The City Council approved a direct allocation of funding from the City of San Diego General Fund to the Housing Commission for the purposes of creating and administering the Multidisciplinary Outreach Program. The Multidisciplinary Outreach Program, which is operated by PATH San Diego and Father Joe's Villages, utilizes a street-based case management and supportive services model to serve individuals who are among the most vulnerable and experiencing unsheltered homelessness. The program's target population is individuals who are considered high utilizers of the emergency medical, criminal justice and homelessness services system. By employing a multidisciplinary approach that includes healthcare and behavioral health services tailored to each participant's needs, this program endeavors to fill existing gaps in the system and stabilize the most vulnerable individuals experiencing homelessness in the City of San Diego. During Fiscal Year 2024, the program served 34 total individuals and exited 21 individuals. The program achieved an 86% positive exit rate by successfully exiting 18 of the 21 total individuals to permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**



Please note: The COVID-19 pandemic continued to impact the operation of the City's shelter programs during FY 2024 in several ways. Shelter program operational capacity and occupancy rates have fluctuated at times due to COVID positivity rates and mitigating practices prescribed by local, State and federal public health authorities. During most of FY 2024, public health guidelines (established in partnership with the Housing Commission and the County of San Diego) required that shelters restrict or temporarily suspend new intakes following an increase in positivity rates. In June 2024, these guidelines were modified and intakes into shelter are no longer restricted or suspended based on positivity rates. Regular COVID-19 testing continues at all City-funded shelters administered by the San Diego Housing Commission. Results are collected and evaluated by the Housing Commission for monitoring/reporting purposes.

The City used CDBG and/or ESG funds to operate the following homeless shelters and services:

**Connections Housing San Diego (CDBG and ESG):** Operated by People Assisting the Homeless (PATH), Connections Housing is a continuum of interim housing and supportive services for single adults experiencing homelessness, providing resources that individuals might need to rebuild their lives: short-term shelter (interim) beds, long-term supportive housing, an onsite primary healthcare facility, and a One-Stop Service Center where partnering organizations provide a host of supportive services such as individual assessments, work readiness programs and job interviews, recovery support, and resources to meet basic needs, and space for outside agencies to meet with clients. ESG funds help support 30 of the 80 interim beds in the program and case management services. The interim bed program operates 24 hours, seven days a week and provides two meals daily, personal hygiene kits, clothing, showers, wash stations, restrooms, laundry facilities, belongings storages, and 24-hour security. The Connections Housing interim bed program supported by this funding served 208 single adults in FY 2024. During the reporting period, 33 percent of all client exits were to permanent or longer-term housing destinations.

**City of San Diego Family Interim Housing Program | Family Shelter Program:** A dedicated Family Shelter Program was not operational in FY 2024. The City continued its search for opportunities for family programming and continued to provide family shelter beds at its Golden Hall Bridge Shelter location. A new Family Shelter Program became operational in early FY 2024, with outcomes reported in a subsequent CAPER.



**Interim Shelter Program | Paul Mirabile Center (ESG):** The Interim Shelter, which became operational in FY 2017, is operated by St. Vincent de Paul Village and provides 350 beds for single adults and veterans experiencing homelessness. The shelter operates 24 hours, seven days a week all year and provides three meals daily, clean linens, laundry facilities, and 24-hour security. Clients have access to the many services at the St. Vincent de Paul Village campus designed to assist clients with accessing health care, mental health treatment, job readiness training, case management, and housing navigation. The Interim Shelter Program served 1,219 homeless individuals in FY 2024. Fourteen percent (14%) of clients that exited the program went to a longer-term housing situation.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

**Housing Voucher Programs:** The SDHC has committed vouchers to various programs designed to serve vulnerable populations including those that suffer from physical and/or mental disabilities or are experiencing homelessness.

In fiscal year 2024:

- 2,559 Project Based Vouchers have been committed to provide permanent supportive housing for homeless individuals in the City. These are Permanent Supportive Housing (PSH) vouchers as they combine a long-term housing subsidy with comprehensive supportive services.
- 1,025 sponsor-based housing vouchers have been committed to provide permanent supportive housing for homeless individuals in the City.
- 47 transitional vouchers provide individuals with rental assistance in short-term housing:
  - 16 vouchers are used for individuals who are homeless and medically frail at Connections Housing San Diego. Tenants can stay long enough to recover their health and move into a permanent supportive housing unit when it becomes available.



- 20 vouchers are set aside for homeless elderly individuals to enable them to leave the streets and live in a temporary housing situation until they can move to more permanent housing.
- 11 vouchers are provided for homeless individuals with psychiatric disabilities to access temporary housing and connect them to resources to address a wide array of physical and mental health challenges. Once an appropriate permanent housing solution is identified, the individuals transition out of the temporary housing.

The Housing Commission provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies to up to 100 students enrolled in the program. The students are former foster youth, homeless youth, or wards of the court.

Twenty-five (25) rental assistance subsidies were provided to Monarch School, a K-12 school in San Diego serving homeless minors. The Monarch School Housing Program provides rental assistance to families with children attending Monarch School for the duration of enrollment. The program assists families with maintaining housing stability and school attendance while the family works towards financial stability.

Fifty (50) rental assistance subsidies have been committed to the Moving-On Program to serve formerly homeless persons transitioning out of permanent supportive housing who no longer require intensive supportive services to maintain housing stability. The Moving-On Program supports tenants who are successful in their recovery to live more independently using a federal subsidy while accessing community-based resources, as needed.

Additionally, 1,385 vouchers have been awarded to SDHC from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program to house homeless veterans in the City and 185 of these vouchers are Project Based. In FY24, SDHC was awarded 75 additional VASH vouchers. SDHC received 25 VASH vouchers with an effective date of November 1, 2023, and 50 VASH vouchers with an effective date of April 1, 2024.

HUD also awarded 175 Family Unification Program vouchers to serve families involved with Child Welfare Services for whom housing is a barrier to reunification or maintaining custody or to serve former foster youth or exiting foster youth ages 18-24 who are homeless or at risk of becoming homeless. SDHC was awarded 501 Emergency Housing Vouchers from "The American Rescue Plan". These vouchers serve four eligible populations: people experiencing homelessness, people at risk of homelessness, people fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking, and people who are recently homeless and for whom providing rental assistance will prevent the family's homelessness.



or having high risk of housing instability. Finally, 258 Mainstream vouchers have been awarded to SDHC. The Mainstream Voucher Program provides tenant-based vouchers for low-income households that include a non-elderly person with disabilities. SDHC Mainstream Voucher program provides vouchers to homeless and low-income families that include a non-elderly person with a disability between the ages of 18 -61. The non-elderly person with a disability can be any household member.

**COVID-19 Housing Stability Assistance Program:** The City of San Diego COVID-19 Housing Stability Assistance Program concluded after 18 months in operation to help families with low income who experienced financial hardship due to or during the COVID-19 pandemic. The San Diego Housing Commission (SDHC), which operated and administered the program, disbursed all remaining assistance payments for qualifying households. In alignment with the provisions of SB 115, SDHC closed the HSAP application on March 31, 2022. Applications were accepted through 11:59 p.m. on March 31, 2022. The State, the County of San Diego, the City of Chula Vista and the County of Los Angeles were among other jurisdictions statewide that also closed their applications on March 31, in accordance with the terms of SB 115. HSAP concluded as of August 31, 2022. In total 18,318 unique households received \$218,621,397 in assistance payments.

The City of San Diego's COVID-19 Housing Stability Assistance Program was supported, in whole or in part, by federal award numbers ERA0302, ERAE0043 and ERAE0321, awarded to the City of San Diego by the U.S. Department of the Treasury.

In FY 2024, the HSAP expended \$5,860,855.69. Through the HSAP, the Housing Commission has made cumulative total payments totaling \$218,621,397.08 to help 18,318 qualifying households with low income.

**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.**

**Rapid Rehousing Programs (ESG):** The Housing Commission administers the City's ESG rapid rehousing (RRH) program, which targets individuals and families experiencing homelessness. The program served 33 households, of which 20 had entered or sustained permanent housing. Furthermore, the Housing Commission's Security Deposit Plus program assisted 4 households with security and utility deposits to gain housing using their vouchers. Clients in each of the programs receive housing navigation and case

management, which includes assistance with landlords, budgeting, and referrals to services to assist them to remain housed. In FY 2024, the two programs assisted 14 households to enter permanent housing.

**Rapid Rehousing Programs (San Diego Continuum of Care):** The Housing Commission operates one internal RRH program funded through the San Diego CoC under the Moving Home RRH program. The Housing Commission also contracts with four providers to operate RRH programs funded through the San Diego CoC. Three of the four providers target transition age youth (TAY). All four of the RRH programs target homeless families and homeless individuals, some of whom are chronically homeless. The program assesses the needs of its clients to ensure it provides them with the support needed to gain housing and remain permanently housed. Assistance includes security and utility deposits, short/medium-term rental assistance, and case management to ensure clients maintain their housing. In FY 2024, the CoC-funded RRH programs assisted 91 households with entering into permanent housing. Overall, 126 were provided with rental assistance since 39 households carried over from the previous fiscal year.

**HOUSING FIRST – SAN DIEGO:** HOUSING FIRST - SAN DIEGO continues to enhance and expand its programs to serve the various needs of those in our community who are at risk of or experiencing homelessness. In FY 2024, HOUSING FIRST - SAN DIEGO created housing opportunities for 849 households in the City of San Diego. HOUSING FIRST – SAN DIEGO programs fit into three major functions: Direct Client Services Programs, Development Funds and Housing Vouchers and Special Program Housing Vouchers. Direct Client Services Programs include 10 programs that directly assist individuals and families with a wide range of services and financial and rental assistance needs. These housing interventions focus on housing households quickly and then provide case management services and financial assistance to support housing stability. Development Funds and Housing Vouchers are awarded through the Housing Commission’s Notice of Funding Availability to create, rehabilitate, or acquire permanent supportive housing for individuals and families with very high service needs and ongoing financial assistance. Special Program Housing Vouchers provide ongoing rental assistance and wrap-around supportive services in collaboration with community-level nonprofits and agencies for a variety of special populations. Since HOUSING FIRST – SAN DIEGO initiatives launched on November 12, 2014, the Housing Commission has created 12,100 housing opportunities for households who are at risk of or experiencing homelessness.

**Homelessness Response Center (HRC):** The HRC provides a broad range of services to help individuals and families experiencing homelessness on their path to permanent or longer-term housing. The Housing Commission operates and administers the HRC, in

collaboration with the City of San Diego, People Assisting the Homeless (PATH), RTFH, and nine other homelessness service providers. The HRC provides two major programs on-site including System Navigation Services to coordinate all activities to move someone from homelessness to permanent or longer-term housing and onsite partner providers who work with people experiencing homelessness to connect them to community-level services to promote housing stability. The HRC also houses the Coordinated Shelter intake program, which coordinates intake across all City-funded shelters seven days a week, providing a single point of access to determine bed availability across the system and create a more accessible, person-centered intake process, matching the best available bed to meet a person's needs and preferences.

Since July 1, 2021, the HRC has recorded over 55,000 walk-in visits, averaging 72 visits per day. Onsite provider partners deliver essential services like enrollment into public benefits, obtaining documents such as photo ID, SSI/SSDI application assistance and advocacy, case management resources, and referrals to basic needs services. Veteran service providers, including the Veteran's Administration, PATH San Diego, Adjoin, and Veteran's Village of San Diego, are available five days a week to assess and refer veterans to much-needed services and resources and provide VASH intake appointments. As of June 2024, PATH has made over 1,670 direct referrals to the HRC onsite providers, highlighting the access to supportive services and resources that the HRC provides to individuals experiencing homelessness. Also, in collaboration with the coordinated shelter intake, the HRC handles 27 percent of emergency shelter referrals, making it the primary source of shelter referrals in the community.

**Comprehensive Homeless Systems Focus:** Since the inception of Coordinated Entry, the San Diego's Coordinated Entry System (CES) has evolved into a fair and equitable process that came together with the assistance of various providers and community leaders that make up the San Diego CoC. In 2019, the CoC established a CE working group with a representation of service providers from each region and based on the sub-population they serve. In 2021, the CE working group in collaboration with the HMIS and CES team of the RTFH, established a new CES Prioritization Tool which produces a composite score mainly based on client's enrollment data from the HMIS to ensure the new composite score prioritization process is reflective of San Diego's CoC Community Standards. With the establishment of the new CES Prioritization Tool, the VI-SPDAT score contributes only 10 percent of the overall score assigned to the client for prioritization. San Diego's Coordinated Entry System has produced this prioritization process that will focus its limited regional housing resources to households with the greatest vulnerability in a timely and consistent manner.

The San Diego CES Prioritization tool aligned with the priorities identified on the Community Standard which are households by the following four categories:

1. The longest history of experiencing homelessness and most needs

2. The longest history of experiencing homelessness
3. The most needs, particularly mental illness or substance use disorder
4. All other: non-chronically homeless individuals, youth and families

Data is compiled and entered by homeless service providers within the San Diego HMIS Trust Network and conforms with HUD's standard for Coordinated Entry implementation and data collection. RTFH continues to update the data collection requirements to be compliant as HUD changes the HMIS data standard every year.

**San Diego Regional Task Force on Homelessness (RTFH):** Under HUD's authorization, the Regional Task Force on Homelessness (RTFH) serves as the infrastructure organization and lead agency for the Regional CoC. As the lead agency, RTFH annually submits a collaborative application for HUD funding for our region to support local efforts and programs designed to serve an array of homeless persons, with a focus that is rare, brief, and non-recurring. Programs serve the holistic needs of the population through the provision of supportive services, housing solutions, and referrals to resources geared towards housing stability and self-reliance. Coordinating efforts to prioritize the most vulnerable for limited resources is critical to the homeless response system.

The RTFH's jurisdiction includes all geographies within the County of San Diego, including 18 incorporated areas and all unincorporated areas. The synergy and informed coordination occurring within this structure benefits homeless persons and those at risk of homelessness by ensuring existing resources are leveraged to maximum potential, thus providing increased opportunities to serve greater numbers of persons.

The RTFH is the regional planning body and the Homeless Management Information System (HMIS) data system administrator and the Coordinated Entry System (CES) Administrator. Providing monthly and annual reports and data to drive decisions, prioritization, and performance of the homeless crisis response system.

The CoC Council has a Memorandum of Agreement with RTFH, which identifies RTFH as the designated lead agency of the CoC and includes a scope of work. The CoC Board is a 31-member board that meets on a bi-monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue a systematic approach to addressing homelessness. The meetings are public, and the community of providers and stakeholders are welcome to attend and provide comments. The City is represented on the CoC Board and holds a "flexible seat". The City is also represented at the monthly RTFH general membership meeting by staff of the City's Economic Development Department. The CoC Board has established several committees including a committee to address homelessness among black San Diegans; the intersections of homelessness and older adults; health and

homelessness; and to address veteran and youth homelessness. Through regular attendance and participation in the RTFH meetings, the City is informed of changes in local goals, objectives and performance measures. The City consults with the RTFH to develop cooperative plans and strategies to leverage resources for the provision of emergency shelter and rapid rehousing services.

The City, the Housing Commission, and their social service partners continue to actively participate in the CoC, which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness. City staff and the Housing Commission participate in the general membership, but also serve on the Board and several committees, including the Governance Advisory Committee, Veterans Consortium, and the Health and Homelessness Committee. The City utilizes these partnerships to develop cooperative plans and strategies to effectively leverage resources that are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates.

HUD awarded San Diego CoC \$37,066,178 in CoC funds to homeless programs in San Diego, including permanent supportive housing and rapid rehousing services. A listing of the CoC funded programs can be found at:

[https://www.hud.gov/sites/dfiles/CPD/documents/CoC-2023-CA\\_Press.pdf](https://www.hud.gov/sites/dfiles/CPD/documents/CoC-2023-CA_Press.pdf)

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing.**

The Housing Commission manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,403 units that are restricted to low-income renters with incomes at 80 percent or less of the area median income (AMI) or less. The affordable housing stock total includes 189 units the Housing Commission operates as part of the Public Housing program. In FY 2025, it is anticipated that the Housing Commission will acquire additional multifamily properties in accordance with the agency's HOUSING FIRST - SAN DIEGO, the Housing Commission's homelessness action plan.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

In FY 2024, the Housing Commission continued to offer its Achievement Academy, which includes the Family Self-Sufficiency (FSS) program. For an 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. In its 2015 Moving to Work Plan, the Housing Commission requested authority from HUD 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 for the FSS family to successfully complete the program." This change resulted in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative allowed families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program." In its 2015 Moving to Work Plan, the Housing Commission also requested authority to modify the FSS program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program included a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

In addition to FSS, the Achievement Academy also began serving public housing residents more directly thanks to an award of ROSS grant funds. With the ROSS funding, a Service Coordinator was hired to assist at least 50 public housing residents increase their self-



sufficiency. As of June 2024, 163 public housing residents were enrolled in the program. The Service Coordinator facilitates access to skills training and resources available through partnerships with community-based organizations to develop pathways out of poverty and career-ladders for public housing residents.

The Service Coordinator also directs access to available community resources for family members of all ages to break the cycle of inter-generational poverty. Achievement Academy partners include:

- Accent Care Employment
- Amazon
- Center for Employment Training
- Chase Bank
- Chula Vista Elite Training Center
- Citibank
- City of San Diego
- City Heights Community Development Corporation
- Computer 2 Kids San Diego
- Credit Builders Alliance
- International Rescue Committee
- Jewish Family Service of San Diego
- San Diego Job Corp
- Local Initiatives Support Corporation (LISC)
- Marriott
- Microsoft
- San Diego City College Continuing Education
- San Diego Futures Foundation
- San Diego Hunger Coalition
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Federal Credit Union
- South Bay Community Services
- San Ysidro Health Clinic
- St Paul's Senior Center
- Target
- The Campaign for Grade-Level Reading
- TransUnion



- UCSD
- Union Bank
- Urban Corps of San Diego County
- US Bank
- Wells Fargo
- Western Medical Training Center
- YMCA

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City made progress in the following actions in FY 2024:

- The City of San Diego continued its citywide initiative called “Homes for All of Us” (). The initiative includes three components: a new community plan update framework called Blueprint San Diego (<https://www.sandiego.gov/blueprint-sd>) to help meet the City’s housing and climate action goals, the creation of a Middle-Income Housing Working Group (<https://www.sandiego.gov/planning/work/middle-income-housing>), and the Housing Action Package (<https://www.sandiego.gov/planning/work/housing-action-package>).
- The first “Housing Action Package”, signed into law in March 2022, was implemented during FY 2023. This package includes:
  - Senate Bill (SB) 9 implementation to split single-family lots into two lots and permitting up to two new homes on each lot.
  - Accessory Dwelling Unit Ordinance Amendments to make the ordinance consistent with SB 9 on privacy, landscaping, and development impact fees.
  - Affordable housing in all communities to encourage construction in communities with little to no affordable housing. Homes must be built near transit and in high resource areas.
  - Employee Housing Incentive Program to provide incentives for non-residential developments to pay into a San Diego Housing Commission fund to develop homes.
  - Live/Work flexibility to further facilitate the production of live/work units to allow for more work-from-home and telework opportunities.
  - Housing at City facilities to allow by-right affordable and middle-income housing developments on existing and new publicly owned sites.
  - Housing Accessibility Program to provide incentives to include more accessible housing for people with disabilities, with adequate space in kitchens and bathrooms and accessible routes throughout the building.
  - Housing for families by providing incentives for multifamily housing developments to build homes with three- or more bedrooms.

- The “Bridge to Home” program continued in FY 2024. The Bridge to Home Affordable Housing Program provides gap financing needed to development affordable housing communities. Through FY 2024, this gap financing has been made up of the City’s Low- and Moderate-Income Housing Asset Fund (\$20.8 million), the federal Community Development Block Grant Program (\$24 million) and the State of California Permanent Local Housing Allocation Program (\$20 million). To be eligible for a funding award, developers must construct new or rehabilitate existing affordable housing projects with long-term affordability (55 years or longer) for households earning at or below 80% area median income. There have been three funding rounds awarding \$63.6 million to 17 affordable housing developments, of which 6 were awarded CDBG funding for property acquisition. Upon construction completion, 1,337 new or rehabilitated affordable housing units will be created. A fourth funding round was launched in July 2024 and there is potential for an additional funding round in FY 2025.
- The City continued to use the Promise Zone designation into the scoring criteria used to evaluate FY 2024 proposals. The City also added the Opportunity Zone in FY 2020 to further concentrate areas of high need. Points are awarded for either services delivered, or offices located within one of these areas.
- The City and the Housing Commission continued to enforce the Inclusionary Housing Ordinance. The Inclusionary Housing Regulations apply to all developments proposing ten or more dwelling units as well as condo conversion development of two or more dwelling units. The regulations require a minimum of 10 percent of the total dwelling units to be rented to very low- or low-income households; or for-sale developments are required to provide a minimum of 10 percent of the units affordable to median-income households or 15 percent of the units affordable to moderate-income households. Projects utilizing the Affordable Housing Regulations: Density Bonus program or the Complete Communities Housing Solutions program are exempt from the Inclusionary Housing requirements or pay an Inclusionary Affordable Housing fee.
- The City and the Housing Commission maintained the Housing Trust Fund (a.k.a. “commercial linkage fee” or “Housing Impact Fees on Commercial Development”), which aims to offset the cost of affordable housing for low-wage workers and mitigate the need for increased affordable housing due to employment growth. The City updated the fee, requiring new nonresidential development to pay a fair share of costs to subsidize housing for low-, very low-, and extremely low-income households (San Diego Municipal Code Chapter 9, Article 8, Division 6, Sections 98.0601-98.0618 and Appendix A).

- The City implemented policy recommendations from the updated 2021-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI).

As a subrecipient of the City, the Housing Commission creates and preserves affordable housing opportunities through the following strategies:

- Providing opportunities for Section 8 Housing Choice Voucher rental assistance participants to become more financially self-reliant through the SDHC Achievement Academy, offering programs in career planning, job skills, job placement, and personal financial education.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time homebuyers with low- or moderate-income.
- Owning and/or managing more than 4,300 affordable rental housing units.
- Collaborating with affordable housing developers, to create and preserve affordable housing units, including:
  - Permanent financing in the form of low-interest loans from SDHC and/or tax-exempt Multifamily Housing Revenue Bonds authorized by SDHC with the approval of the Housing Authority of the City of San Diego;
  - Technical assistance, such as help with securing low-income tax credits.
  - Offering predevelopment assistance loans and grants to help nonprofit developers during the preconstruction phase; and
  - Collaborating with the California Housing Finance Agency (CalHFA) to recycle previously allocated Multifamily Housing Revenue Bonds, which allows for the re-use of previously allocated bond capacity that is normally lost, and recycles private activity bonds into a new project, without the use of limited low-income housing tax credits.
- Fostering the preservation of deed-restricted affordable housing as well as “naturally occurring affordable housing” (NOAH) units through strategies that are included in the Housing Commission report “Preserving Affordable Housing in the City of San Diego.”
- Serving as one of the lead agencies for the Community Action Plan on Homelessness for the City of San Diego, a 10-year plan the City Council accepted in 2019, with an update completed in November 2023. The Community Action Plan established short-term achievable goals, key principles and foundational strategies that provide a guide for long-term success in addressing homelessness.
- Implementing “HOUSING FIRST – SAN DIEGO,” the Housing Commission’s homelessness action plan to create additional affordable housing with supportive services for San Diegans experiencing homelessness. HOUSING FIRST – SAN DIEGO has created more than 11,700 housing solutions since its launch on November 12, 2014, for San Diegans experiencing homelessness, or at risk of homelessness.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City's updated FY 2020-2024 Consolidated Plan identified the following guiding strategies.

1. **Inclusive Economic Growth:** The importance of connecting San Diegans to opportunities that exist in the job market are vital to strengthening the local economy. By creating a new Consolidated Plan Goal focusing on workforce development and emphasizing our Economic Development goal to develop and strengthen small businesses and support local entrepreneurs, the City has placed a high importance on Inclusive Economic Growth initiatives.
2. **Economic Resiliency and Sustainability:** With the effects of the COVID-19 pandemic, it is critical for small businesses to withstand and recover quickly from the economic shock. CDBG funds continued to support small businesses economically impacted by pandemic-related closures, adaptations, and social distancing protocols.
3. **Catalytic Community Investment:** The City is scheduled to receive a substantial amount of Program Income throughout the FY 2020-2024 Consolidated Plan period, and the City can employ catalytic community investment, putting larger investments toward greater, more impactful projects.

The City also continued a two-phase application process for CDBG funding: a Request for Qualifications (RFQ) phase and a Request for Proposal (RFP) phase. The Community Development Division (CDD) has expanded its outreach efforts to invite a diverse applicant pool, including conducting workshops throughout the community, video tutorials on how to apply, technical assistance appointments to answer questions regarding proposals, various handbooks with instructions on how to apply, and other resources. With the social guidelines put in place, staff were able to conduct all training and provide resources in a virtual setting online so the information would be accessible to the public.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City's Lead Safety and Healthy Homes Program (LSHHP), in partnership with various other community organizations, has been working since 2002 with the goal of improving the quality of life of its citizens through the elimination of lead paint hazards. The LSHHP uses a comprehensive blend of strategies to prevent lead poisoning, including education, outreach, training, home remediation, and code enforcement.

The LSHHP is the agency responsible for enforcing the Lead Hazard Prevention and Control Ordinance (Municipal Code Division 10, (Section 54.1001 et seq.)). This ordinance, which

took effect in June of 2002, makes it unlawful to maintain or cause a lead hazard. As amended in 2008, this ordinance is one of the most comprehensive local lead poisoning prevention ordinances in the nation.

During this year, there were 124 active lead code enforcement cases. Specific activities conducted by LSHHP Code Enforcement Officers included:

- Responding to 12 complaints related to substandard housing including 8 with lead poisoned children
- Responding to 17 complaints related to unsafe work practices
- Issuing 69 Notice of Violations for unsafe work practices in response to 654 unannounced visits to permitted construction job sites
- Issuing 26 Notice to Comply letters (Voluntary compliance for deteriorated paint)
- Issuing 7 Abatement Notice and Orders related housing conditions
- Issuing 5 Notice of Violations related to housing conditions
- Conducting 12 Lead Risk Assessments

#### Public Education

The LSHHP utilizes a case management system which has tools used to educate contractors on the need to utilize lead safe work practices and make them aware of the related regulatory requirements. The LSHHP staff utilizes this system to send educational information to individuals who have registered with the City Construction and Demolition Debris Deposit Program. This registration is required for individuals to obtain permits for construction, demolition, and remodeling projects. Key elements of this educational information include:

- Disturbing lead-based paint can create hazards that are a serious threat to the health of children and adult occupants, workers, and their families
- Key elements of the City's Lead Hazard Prevention and Control Ordinance
- Key elements of the EPA Renovate, Repair and Painting Rule
- A notification that a City Compliance Officer may visit the project site to determine if lead-safe work practices are being implemented

During this period, this educational information was sent to 1,545 individuals by email or mail.

#### The Lead Lawsuit

In December 2013, the Santa Clara County Superior Court issued a judgment in the case of the People of the State of California v. Atlantic Richfield Co, et al. that three paint

manufacturers had actively promoted the use of lead-based paint as safe for the use in the interior of homes. This case was settled on July 17, 2019, when a motion for Judgment of Dismissal was issued after both parties agreed to a settlement. Within the terms of this agreement, the defendants agreed to pay a total amount of \$239,859,229 to 10 California Jurisdictions over a period of seven years, with the City of San Diego's portion being \$15,014,623. During this period, program staff have worked on developing a relocation scope of services specification to conduct temporary relocation of residents during lead hazard reduction activities in their homes. Additionally, program staff have executed a contract with a consultant to conduct lead hazard evaluations and provide project monitoring services and have developed a scope of service specification for abatement of identified lead hazards. A non-profit agreement was executed with Environmental Health Coalition (EHC) where EHC will provide outreach, enrollment, property owner and resident education, and child blood lead testing services. EHC is a community based social and environmental justice organization dedicated to protecting human health and the environment.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of San Diego funds a variety of projects under the Consolidated Plan goal of enhancing the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs. One of the efforts taken by the City to reduce the number of persons living below the poverty level is through community and economic development activities. Using CDBG funds, the City has provided small business assistance and has nurtured microenterprise development. In FY 2024, 219 businesses were assisted, and 357 individuals were assisted. To promote inclusive economic growth, the Economic Development Department continued to support CONNECT ALL @ the Jacobs Center business accelerator. The Business Accelerator supports entrepreneurship, innovation, and sustainability. Jobs created by this accelerator will be reported in future CAPERs.

On July 11, 2016, the City of San Diego's Earned Sick Leave and Minimum Wage Ordinance (SDMC Chapter 3, Article 9, Division 1) became effective. The ordinance is applicable to all businesses within the City and employees are eligible if they have at least two hours of work in one or more calendar weeks of the year. Additionally, the City approved salary increases (up to 21%) for many of its job classifications in FY 2023 through FY 2025. The City's minimum wage of \$16.50/hour is for all employers, regardless of how many employees they currently have. The State of California's minimum wage is also \$15.50/hour

for all employers, regardless of size.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In conjunction with the City's Consolidated Plan Advisory Board (CPAB), City staff continued to work on increasing administrative efficiencies in FY 2024, resulting in the following achievements:

- Provided 40 one-on-one technical assistance meetings during the RFQ and RFP processes, and conducted virtual and in-person voluntary and mandatory workshops;
- Collaborated with various City departments and the Capital Improvement Program and Review Advisory Committee (CIPRAC) to refine the review and approval process of CDBG funds for City infrastructure projects;
- Worked with ad-hoc committees of the CPAB to revise the scoring criteria for FY 2024.
- Sought and received City Council approval of amendments to City Council Policy 700-02 for increased administrative efficiency in the allocation and award of CDBG funds.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City creates strategic partnerships to enhance the availability of resources and leverage services provided to low- and moderate-income residents and neighborhoods.

During FY 2024, the City, the Housing Commission, and social service partners continued to actively participate in the CoC, which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness. City staff and the Housing Commission participate in the general membership, but also serve on the Board and several committees, including the Governance Advisory Commission, Veterans Consortium, and the Health and Homelessness Committee.

During FY 2024, the City sponsored training on issues and topics of interest including compliance with technical federal, state, and local affordable housing regulations.

The Housing Commission continued to conduct its Achievement Academy in FY 2024, which connects families receiving Housing Choice Vouchers (Section 8) or living in public housing properties with the training and resources they need to become job ready and financially literate. The Academy enhances coordination among social service agencies, community groups, and financial organizations in serving families receiving housing assistance. Refer



to Section CR-30 of this CAPER for additional information on the academy.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a)**

The 2021-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) identified constraints to reducing discrimination based on: race, color, national origin, religion, sex, familial status (presence of children in the home), physical or mental disability, sexual orientation, source of income, marital status, age, ancestry, medical condition, genetic information, gender identity, gender expression, or any other arbitrary factor. Refer to the attached Fair Housing Action Plan for more details on the impediments identified and the actions taken by the City of San Diego to address those impediments during FY 2024. The City of San Diego continued to engage with Legal Aid Society of San Diego, Inc. (Legal Aid), to provide outreach, education, investigation, and enforcement assistance related to Fair Housing in the City of San Diego. Legal Aid has a working relationship with several organizations that serve protective groups and provides these organizations with regular scheduled trainings on a variety of topics including fair housing. Trainings continues to be provided online. Paired testing continues to be limited due to a reduced number of rentals on the market and the quick pace of the rentals becoming unavailable.

Highlights of these actions include:

- 9,499 multilingual informational brochures were distributed as follows:
  - English: 4835
  - Spanish: 4664
- 2,025 fair housing inquiries were received;
- 146 unduplicated investigations were implemented;
- 124 unduplicated investigations were resolved. 69 are still pending resolution;
- 52 paired housing tests were completed;
- 35 fair housing trainings were conducted for home seekers, homebuyers, and tenants; 729 people attended trainings. Workshop highlights include:
  - Fair housing education workshops were conducted for Housing Choice voucher recipients. Conducted in English and Spanish.
  - Monthly Fair Housing webinars were held for residents.
  - “Free Fair Housing Training for Housing Providers” was provided virtually to

rental property owners and managers; 63 people attended, and;

- Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 90 people attended.

Additionally, a Fair Housing web page and hotline (1-844-449-3500) was maintained for residents to call if they believed to experience housing discrimination.

The City continues to support the San Diego Regional Alliance for Fair Housing (SDRAFFH). The mission of the SDRAFFH is to be the leading fair housing advocate in the San Diego region. The organization works to eliminate housing discrimination and ensure equal housing opportunity for all people through leadership, education, outreach, public policy initiatives, advocacy, and enforcement.

In FY2024, both the City and the Housing Commission, were instrumental in providing leadership for the planning and successful delivery of the San Diego Regional Alliance for Fair Housing's annual fair housing conference. The 2024 theme, *"Fair Housing: Leveling the Playing Field"*, included in-depth presentations from nationally recognized subject matter experts regarding the inequities in lending, tenant protections and junk fees, violence against women, and overcoming challenges of a criminal history. The conference was again held in a virtual format and featured Kim Desmond, Chief of Race & Equity, City of San Diego Department of Race and Equity, as the keynote speaker. One hundred twenty (120) community members, non-profit organizations, and affordable housing developers attended. The conference received outstanding evaluations from attendees that received critical information and practical suggestions/recommendations on how to address the housing discrimination issues facing the San Diego region. One attendee remarked the conference "gave me more insight to the issues we are dealing with as a city and as a county."

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

City of San Diego: Using the ED Grants system, the CDBG program's monitoring function consists of four components:

- **Project Implementation:** Prior to implementation of CDBG activities, all subrecipients (including City departments and Housing Commission staff) are required to attend a mandatory CDBG Agreement Execution Workshop. The session is conducted by Community Development Division staff. The workshop includes an overview of CDBG requirements, a discussion of the ED Grants system, other federal requirements, City contracting requirements, and a discussion of specific budget and scope of work details. Contract packets and reporting documents are discussed. User Guides are emailed out to the subrecipients, and the workshop material and recording are posted online.
- **Contract Management:** All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state, and local requirements and include a detailed project scope. The project manager is also responsible for contract compliance and project management, representing the City as the grantee. Ongoing technical assistance from project managers is provided throughout the contract period.
- **Monitoring Compliance:** The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. Through regular monitoring of its subrecipients, staff monitors compliance with all applicable federal, state, and local standards and works with subrecipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff works with subrecipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.
- **Audit Review:** As part of the year-end requirements, subrecipients are required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during a fiscal year are required to submit a copy of a Single Audit to the City to adhere to OMB Circular

A-133 requirements. Submission of a Single Audit is required for desk review by the CDBG program, regardless of whether there are findings noted in the audit pertaining to CDBG funds, since it serves as an additional monitoring tool used to evaluate the fiscal accountability of subrecipients. As part of the closeout process, subrecipients are required to submit an Audited Financial Statement for desk review, if submission of a Single Audit is not applicable.

**City of San Diego:** During FY 2024, over 604 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. Over 590 programmatic desk audits were also conducted on the programmatic reports that were submitted. For CDBG-funded construction projects, desk reviews of bid documents and construction contract documents were conducted to ensure compliance with prevailing wages, Section 3, and Minority Business Enterprise (MBE) requirements. Section 3 and MBE certifications were obtained and maintained on file. Project managers also conducted desk audits of weekly certified payroll reports to ensure appropriate prevailing wages were paid, prior to approving reimbursement requests. A total of 12 certified payroll reports were reviewed during the FY 2024 period, representing seven construction projects. Remote program monitoring reviews, remote fiscal monitoring reviews, and national objectives verifications were conducted on 50 projects awarded with CDBG funds. Additionally, construction project managers completed 31 onsite visits to project locations to participate in pre-bid meetings (2), observe bid openings (7), participate in pre-construction meetings (2), conduct worker interviews to comply with federal requirements (16), verify construction progress (1) and conduct post-construction inspections/meetings (3). Construction project managers also conducted or participated in 30 virtual meetings that included pre-construction meetings (7), a post-construction meeting (1), and technical assistance meetings to discuss agreement requirements (22). The site visits and alternative monitoring efforts ensured program compliance throughout the construction period.

**San Diego Housing Commission's Affordable Housing Compliance Team:** In FY 2024, a total of 70 desk audits and annual site visits were conducted at projects with HOME units, to verify compliance with rent amounts, income calculations, lease reviews, client eligibility, services, and case management.

**San Diego Housing Commission's- Homeless Services and Programs:** A total of 6 program monitoring meetings were conducted for programs that received ESG and/or CDBG funding in FY 2024. The meetings ensured program compliance and the provision of needed technical assistance to subrecipients. There were no findings as a result of the program meetings completed.

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**Physical Inspections/Management & Financial Viability:** As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted rental units as affordable housing and in compliance with Housing Quality Standards (HQS) and or Uniform Physical Condition Standards (UPCS). In FY 2024, a total of 196 HOME unit on-site inspections were performed to ensure properties continue to meet applicable property codes and standards.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Draft FY 2024 CAPER was posted on the CDBG website for public review on September 3, 2024, and was available for public comment until September 18. The public could provide a comment through the [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov) mailbox and at one of the three public meetings:

- September 4, 2024: Economic Development & Intergovernmental Relations Council Committee
- September 11, 2024: CPAB Meeting
- September 17, 2024: City Council Hearing

All comments received regarding the Draft FY 2024 CAPER have been included and can be found in Attachment 1: Public Comments and Notices

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## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The 2020–2024 Consolidated Plan was amended in October of 2020 because of the additional funding from the CARES Act. The additional funding encompasses Public Service activities focused on the following areas:

- Healthcare Services
- Education/Digital Divide
- Childcare Services
- Meal Delivery
- Senior Services
- Rental Assistance

In addition, an additional (ROUND 2) CARES Act Public Services NOFA was made available in the summer of 2021. Activities are tied to COVID-19 related supportive services.

Pursuant to City Council Resolution R-314092, dated May 9, 2022, all CDBG fund balances resulting from completed, declined or ineligible projects are authorized for reprogramming to the Bridge to Home NOFA to increase the inventory of affordable housing.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

Not applicable

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

The Housing Commission conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects from five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually. In FY 2024, a total of 14 HOME-assisted units were inspected.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The San Diego Housing Commission, as the City's HOME subrecipient, is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of San Diego. This commitment extends to all housing programs managed or owned by the Housing Commission and to all grant-funded programs provided by the Housing Commission. It is the policy of the Housing Commission to provide services without regard to race, color, religion, national origin, sex, marital status, age, sexual orientation, and disability.

To affirmatively further fair housing, the Housing Commission is actively engaged in promoting fair housing for all of its housing-related programs and has taken proactive steps to:

- Acknowledge barriers to fair housing choice identified in the "San Diego Regional Analysis of Impediments to Fair Housing Choice";
- Promote and take actions to overcome the effects of identified impediments; and
- Document the analysis and actions taken to address the identified impediments.

Through collaborative partnerships with the Legal Aid Society of San Diego and the San Diego Regional Alliance for Fair Housing, the Housing Commission continues to foster residential responsibility, respect, and self-sufficiency.

The Housing Commission has implemented the following Affirmative Marketing strategies:

1. Require HUD-approved "Equal Housing Opportunity" signage and logos are

- 
- prominent in solicitation and advertising the availability of housing programs;
2. Require property management, rental offices and project sites prominently display the Fair Housing materials;
  3. Analyze and document demographic data of potential applicants for housing programs to identify persons who are least likely to apply to rent or purchase housing;
  4. Foster ongoing collaboration and contact with service organizations whose membership and/or clientele consists of diverse populations that are least likely to apply for housing and services;
  5. Publicize the availability of housing opportunities utilizing a variety of public announcement platforms designed to outreach and provide education for the public and minorities regarding fair housing rights and responsibilities;
  6. Provide information and referral to contracted Fair Housing education organizations that assist and advise clients regarding federal, state and local Fair Housing laws;
  7. Provide on-going training on local, state and federal fair housing laws to all employees involved in administering housing programs;
  8. Prominently display Fair Housing information and resources on the Housing Commission website;
  9. Maintain a nondiscrimination hiring policy for all staff engaged in property management and housing program-related functions; and
  10. Conduct preliminary reviews of Affirmatively Furthering Fair Housing Marketing Plans for all new multi-family housing developments funded with HOME and/or Project Based Vouchers by the Housing Commission to ensure compliance with federal Fair Housing requirements prior to submission to HUD.

**Rental Housing:** The Housing Commission has adopted affirmative marketing requirements for all housing with five or more HOME-assisted units. Any entity applying for any federal funding source through the Housing Commission, including HOME program funds for rental housing-related activities, must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submit for review the Affirmative Marketing Plan with the HOME program applications. An approved Affirmative Marketing Plan and compliance with HOME-assisted housing requirements must be in place prior to



any HOME program fund disbursement to a development.

The Housing Commission requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A for review by Housing Commission prior to submittal to HUD. The review ensures that planned activities related to marketing/advertising offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The review helps entities receiving funds to market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy.

In FY24 the Housing Commission completed the required four (4) factor analysis necessary to comprehensively update its currently posted Language Access Plan. The updated plan will include expanded efforts to provide written translation of vital documents for the languages other than English most spoken by persons with Limited English proficiency (LEP) in the City of San Diego.

**First-Time Homebuyer Program (FTHB):** A detailed Affirmative Marketing Plan for the FTHB program is included in the Housing Commission 's HOME Procedures Manual. The Housing Commission makes every possible good-faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2024, FTHB activities included:

- Five virtual lender trainings with a total of 205 attendees;
- FTHB Program presentations at the following events:
  - FTHB byer/Realtor workshops hosted by Guild Mortgage – 40 attendees;
  - Down Payment Assistance Townhall – NAREB – 50 attendees;
  - San Diego Association of Realtors (SDAR) Presentation – 40 plus attendees;
  - Federal Deposit Insurance Corp (FDIC) Presentation – 40 plus attendees;
  - FTHB/Black Ownership – Grossmont College Students – 50 plus attendees;
  - AB78 Housing Webinar – 43 attendees;
  - FTHB Byer/Realtor workshop hosted by Western Capital Mortgage – 100 plus attendees;
  - FTHB – Grossmont College staff and faculty – 12 attendees

The City and the Housing Commission are an integral part of regional leadership dedicated to promoting Fair Housing education to a wide variety of housing practitioners including housing developers, community leaders, educators, policy makers, nonprofit partners, housing advocates and the community at large.

**Minority/Women Outreach:** In addition to following its HOME Program Affirmative Marketing Policy, Housing Commission staff completed the following outreach activities to

increase training and contracting opportunities to diverse businesses in FY 2024:

- Utilized PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the Housing Commission’s existing database;
- Conducted pre-bid/pre-proposal meetings;
- Added diverse businesses interested in doing with the Housing Commission to the database;
- Participated in “How to Do Business with the Housing Commission” event; and
- Participated in diverse business outreach events with local agencies as a member of the Public Agency Consortium.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

The HOME program received \$2,407,713.73 in program income. This includes \$350,400.72 in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2024 for program activities. A majority of the program income received was the result of shared equity and amortizing loan principal payoffs associated with previous HOME-funded projects and the collection of current interest payments.

During FY 2024, the Housing Commission expended \$7,751,884.21 in program income. HOME-funded activities in FY 2024 included rental housing and homeowner acquisition. The total reported number of projects and owner and tenant characteristics are combined with the totals as reported in all other sections of the CAPER.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

**Section 8 Funds:** The Housing Commission administers the Section 8 Housing Choice Voucher Program for the City and provides rent subsidies to over 17,000 San Diego households. The City spent approximately \$283 million in federal Housing Choice Voucher funding for FY 2024.

**Incremental “Fair Share” Vouchers:** Sixty-nine Incremental vouchers were awarded to the Housing Commission in FY 2024. The Incremental Vouchers were part of a fair share allocation under the Housing Choice Voucher program to assist low-income families.

**NOFA Awards for Affordable Housing:** The Housing Commission awards development funds and Project Based Vouchers to affordable housing projects that serve low-income residents, including those experiencing homelessness, through a competitive NOFA.

**Landlord Partnership Program:** To further its focus on landlord outreach and engagement with the creation of the Landlord Services Unit, the Housing Commission has composed seven specialized staff that provide quality customer service to landlords and tenants participating in the HCV program. Along with this service, the Housing Commission also launched its Landlord Partnership Program that focuses on expanding rental opportunities for HCV Program participants by providing both financial and supporting incentives to landlords who rent to HCV Program participants within the City of San Diego. Incentives available to landlords participating in the program now include leasing incentive payments, move flexibility allowance payments, and access to a landlord assurance fund. To increase housing opportunities and to continue to assist as many low-income families as possible, the Housing Commission also continues to assist families through the Mobility Counseling Program. The Mobility Counseling Program provides services including Housing Search Assistance, Security Deposits, along with Pre- and Post-Move Counseling. These program services have succeeded to help participants prepare to enter the housing rental market and find suitable housing.

- In FY24, the Landlord Partnership Program paid \$659,000 to landlords in leasing incentives to secure 1,318 units for HCV households. \$43,228 was paid to landlords from the Landlord Assurance Fund, and \$6,423 was paid to landlords from the Move Flexibility Fund.
- In FY24, Mobility Counselors assisted 824 households. Through the Mobility Counseling Program, 353 families received a total of \$622,773 in Security Deposit Loan Assistance.
- In FY24, 2,217 HCV households moved to Choice or Enterprise communities under the Choice Communities Initiative.

There will be 96 HOME-designated units completed within the next few years, contributing to the overall creation of 665 new affordable rental units.



## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	SAN DIEGO
Organizational DUNS Number	138735407
EIN/TIN Number	956000776
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Diego CoC

##### ESG Contact Name

Prefix	Mrs.
First Name	Christina
Middle Name	0
Last Name	Bibler
Suffix	0
Title	Department Director

##### ESG Contact Address

Street Address 1	1200 Third Avenue
Street Address 2	Suite 1400
City	San Diego
State	CA
ZIP Code	92101-
Phone Number	6192366421
Extension	0
Fax Number	0
Email Address	cbibler@sandiego.gov

##### ESG Secondary Contact

Prefix	0
First Name	Casey
Last Name	Snell
Suffix	0



---

<b>Title</b>	Interim Senior Vice President, Homelessness Initiatives
<b>Phone Number</b>	6195787691
<b>Extension</b>	0
<b>Email Address</b>	caseys@sdhc.org

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date**                      07/01/2023  
**Program Year End Date**                        06/30/2024

### 3a. Subrecipient Form - Complete one form for each subrecipient

<b>Subrecipient or Contractor Name</b>	<b>San Diego Housing Commission</b>
<b>City</b>	<b>San Diego</b>
<b>State</b>	<b>CA</b>
<b>Zip Code</b>	<b>92101</b>
<b>DUNS Number</b>	<b>0414812760000</b>
<b>Is subrecipient a victim services provider</b>	<b>N</b>
<b>Subrecipient Organization Type</b>	<b>Unit of Government</b>
<b>ESG Subgrant or Contract Award Amount</b>	<b>\$1,077,624</b>



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## **CR-65 - Persons Assisted**

This section has been replaced by the SAGE HMIS report and can be found in Attachment 3: ESG SAGE Report of the final version of the CAPER.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 4. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	157,380
Total Number of bed - nights provided	152,389
Capacity Utilization	97%

**Table 14 – Shelter Capacity**

Please note: The COVID-19 pandemic impacted the operation of the City’s shelter programs during FY 2024 in several ways. Shelter program operational capacity and occupancy rates have fluctuated at times due to COVID positivity rates and mitigating practices prescribed by local, State and federal public health authorities. During most of FY 2024, public health guidelines (established in partnership with the Housing Commission and the County of San Diego) required that shelters restrict or temporarily suspend new intakes following an increase in positivity rates. In June 2024, these guidelines were modified and intakes into shelter are no longer restricted or suspended based on positivity rates. Regular COVID-19 testing continues at all City-funded shelters administered by the San Diego Housing Commission. Results are collected and evaluated by the Housing Commission for monitoring/reporting purposes.

### 5. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s):

The Housing Commission used performance measures in their contracts with providers that are in alignment with adopted CoC Community Standards. The performance measures in the following supplemental tables were used to assess the ESG programs administered by the Housing Commission.

<b>Shelter Programs</b>	<b>Households exiting to Permanent Housing</b> <b>Goal: 26%</b>	<b>Prioritizing Persons From the Streets, Emergency Shelter, or Safe Havens</b> <b>Goal: 100%</b>	
<b>Connections Housing</b>	32%	100%	
<b>Single Adults Interim Shelter Program</b>	13%	100%	
<b>Rapid Rehousing Programs</b>	<b>Persons are stably housed</b>	<b>Persons are rapidly housed within 90 days</b> <b>Goal: 75%</b>	<b>Adults Employed at Exit</b> <b>Goal: 32%</b>
<b>PATH RRH</b>	66%	50%	27%

**Supplemental Table 3S – ESG-Funded Rapid Rehousing Programs Performance Measures**

*(Note: In FY 2024, the “Returns to Homelessness” goal was no longer required by community standards and no longer tracked in HMIS.)*



## CR-75 – Expenditures

### 6. Expenditures

#### 6a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year			
	2020	2021	2022	2023
Expenditures for Rental Assistance	\$0	\$0	\$0	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0	\$0
<b>Subtotal Homelessness Prevention</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Table 15 – ESG Expenditures for Homelessness Prevention**

Note: Homelessness Prevention activities were not allocated ESG funding in FY 2023.

#### 6b. ESG Expenditures for Rapid Rehousing

	Dollar Amount of Expenditures in Program Year			
	2020	2021	2022	2023
Expenditures for Rental Assistance	\$165,526	\$95,380	\$135,694	\$237,111
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$93,565	\$114,845	\$95,195	\$15,895
Expenditures for Housing Relocation & Stabilization Services - Services	\$3,565	\$78,402	\$122,207	\$126,982
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$80,052	\$0	\$0	\$0
<b>Subtotal Rapid Rehousing</b>	<b>\$342,708</b>	<b>\$288,627</b>	<b>\$353,096</b>	<b>\$379,988</b>

**Table 16 – ESG Expenditures for Rapid Rehousing**



### 6c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year			
	2020	2021	2022	2023
Essential Services	\$0	\$0	\$0	\$0
Operations	\$626,110	\$405,108	\$884,312	\$627,223
Renovation	\$0	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0	\$0
Conversion	\$	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$626,110</b>	<b>\$405,108</b>	<b>\$884,312</b>	<b>\$627,223</b>

Table 17 - ESG Expenditures for Emergency Shelter

### 6d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year			
	2020	2021	2022	2023
Street Outreach	\$0	\$0	\$0	\$0
HMIS	\$0	\$0	\$0	\$0
Administration	\$65,615	\$52,852	\$62,938	\$62,722

Table 18 - Other Grant Expenditures

### 6e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022	2023
	\$1,034,433	\$746,587	\$1,300,346	\$1,069,933

Table 19 - Total ESG Funds Expended

### 6f. Match Source

	2020	2021	2022	2023
Other Non-ESG HUD Funds	\$687,436	\$678,870	\$245,477	\$245,477
Other Federal Funds	\$187,000	\$0	\$0	\$0
State Government	\$0	\$0	\$0	\$0
Local Government	\$2,130,848	\$1,802,929	\$2,485,847	\$2,873,919
Private Funds	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0
Fees	\$0	\$0	\$0	\$0
Program Income	\$0	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$3,005,284</b>	<b>\$2,481,799</b>	<b>\$2,731,324</b>	<b>\$3,119,396</b>

Table 20 - Other Funds Expended on Eligible ESG Activities

**6g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	<b>\$4,039,717</b>	<b>\$3,228,386</b>	<b>\$4,031,670</b>	<b>\$4,189,329</b>

**Table 21 - Total Amount of Funds Expended on ESG Activities**