



# The City of **SAN DIEGO**

HUD Program Year 2017

City Fiscal Year 2018

## Consolidated Annual Performance and Evaluation Report (CAPER)

Economic Development Department  
Community Development Division  
1200 Third Avenue, Suite 1400  
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## Table of Contents

CR-05: Goals and Outcomes (Executive Summary).....	3
CR-10: Racial and Ethnic Composition of Families Assisted .....	12
CR-15: Resources and Investments 91.520(a).....	14
CR-20: Affordable Housing 91.520(b) .....	19
CR-25: Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	21
CR-30: Public Housing 91.220(h); 91.320(j).....	27
CR-35: Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	29
CR-40: Monitoring 91.220 and 91.230 .....	35
CR-45: CDBG 91.520(c).....	39
CR-50: HOME 91.520(d).....	41
CR-55: HOPWA 91.520(e) .....	46
CR-60: ESG 91.520(g) (ESG Recipients only) .....	46
CR-65: Persons Assisted(in SAGE Report Attachment).....	51
CR-70: ESG 91.520(g) - Assistance Provided and Outcomes.....	52
CR-75: Expenditures.....	54

### Attachments:

1. Public Comments & Notices
2. IDIS Reports:
  - PR-02: Project Activities Report by Grant
  - PR-03: CDBG Activity Summary Report
  - PR-23: HOME & CDBG Summary of Accomplishments
  - PR-26: CDBG Financial Summary Report
  - PR-91: ESG Financial Summary Report
3. SAGE ESG Report
4. Fair Housing Action Plan & Section 3 Reporting
5. HOPWA CAPER

## CR-05: Goals and Outcomes (Executive Summary)

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

This fourth CAPER of the Fiscal Year 2015 - 2019 Consolidated Plan cycle covers the period of July 1, 2017, through June 30, 2018, and references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2018.

The City's Economic Development Department partnered with the San Diego Housing Commission (SDHC), the County of San Diego Housing and Community Development Services (County), and 33 nonprofits in FY 2018 to implement the programs. In FY 2018, the City continued to receive program income as outlined in the Second Substantial Amendment that led to an increase in goals and associated budgets. This has allowed for CDBG funds to benefit low to moderate-income residents lives in a multitude of ways. In FY 2018, CDBG funding has been used to make investments and substantial improvements to public facilities, nonprofit organizations and infrastructure needs. The City was also able to invest 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, microenterprise technical assistance, establishing a small business revolving loan fund and investment in a microenterprise accelerator facility. Associated accomplishments will be reported in this FY 2018 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 2018 HOME funds helped 50 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of three affordable rental housing projects with a total of 327 units, 56 of which are HOME-designated units.

In FY 2018, the SDHC and the City continued to be active members of the San Diego Regional Continuum of Care Council, which works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the region. ESG was successfully used in FY 2018 to fund shelter and rapid re-housing programs that were leveraged with CDBG, City General Fund, and other funding. ESG funds provided shelter and permanent housing for 3,877 homeless individuals in FY 2018.

As in years past, HOPWA program staff at the County worked diligently in FY 2018 with community-based organizations and government agencies, to establish adequate housing and support services for people living with HIV/AIDS. In FY 2018, the County used HOPWA-funds to provide tenant-based rental assistance to 80 households, transitional/short-term housing to 195 households, and permanent housing to 63 households. In addition, supportive services such as case management, nutrition programs, and other supports were provided to 450 households.

***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.***

The Consolidated Plan includes six high-priority goals that are the basis for the activities previously approved in the FY 2018 Annual Action Plan. These goals encompass: job readiness and economic development programs; public infrastructure needs; affordable housing; homelessness; vulnerable populations; and HIV/AIDS housing, health, and support services.

It is important to note that, while some activities could report achievements that meet multiple goals, staff selected only one goal under which to count each activity for reporting purposes.

Table 1 in the following pages presents the progress the City has made as of the end of FY 2018 in meeting its goal outcome indicator targets as stated in the Consolidated Plan. Progress on meeting those targets is measured as percentages by dividing the actually-achieved figures by the corresponding proposed target figures for each goal outcome indicator. Note that progress is measured both annually (i.e., for FY 2018 only) and cumulatively (i.e., since FY 2015).

In addition to progress, Table 1 also presents the amounts expended both annually (i.e., for FY 2018 only) and cumulatively (i.e., since FY 2015) so that comparisons can be made to the 5-year funding estimates stated in the Consolidated Plan.

Table 1 is arranged according to the six goals of the Consolidated Plan to facilitate evaluation of the City's efforts in moving towards those goals. Progress on meeting the goal outcome indicator targets for each goal helps give a sense on how the City is moving towards those six goals.

Note that Table 1 does not include goal outcome indicator figures for activities (other than HOME-funded activities) that were completed and measured in FY 2018 but were funded prior to when the FYs 2015–2019 Consolidated Plan went into effect on July 1, 2014.

Table 1 confirms significant progress has been made toward achieving the goals outlined within the Consolidated Plan with Goals 1, 4, 5, and 6 nearing full achievement and Goals 3 and 5 having gone beyond the projected outcomes. Progress toward Goal 2 is on track at 75% or higher but is slower than the other goals due to the length of time required to complete City infrastructure projects. Because these types of projects can take 18 to 24 months, outcomes for FY 2018 allocations may not be achieved until FY 2019 and beyond.

***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)***

Please see below, Table 1 – CR-05 Accomplishments – Program Year & Strategic Plan to Date.

Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Housing for Homeless added	Household Housing Unit	0	23	230%	0	23	0%
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Rental units constructed	Household Housing Unit	55	226	411%	78	56	72%
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Rental units rehabilitated	Household Housing Unit	155	33	21%	266	0	0%

Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Homeowner Housing Rehabilitated	Household Housing Unit	230	506	220%	86	95	110%
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Direct Financial Assistance to Homebuyers	Households Assisted	425	400	94%	74	99	134%
Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: HOME:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	0	0%	0	0	0%

\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$13,723,615 in HOME funds and \$ 4,660,024 in CDBG funds were not extracted from HUD's IDIS database



Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
HIV/AIDS housing, health, and support services	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	31150	60224	193%	8355	20,059	240.08%
HIV/AIDS housing, health, and support services	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	400	317	79%	140	80	57.14%
HIV/AIDS housing, health, and support services	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA:	HIV/AIDS Housing Operations	Household Housing Unit	730	937	128%	102	258	252.94%

\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$3,347,625 in HOPWA funds was not extracted from HUD's IDIS database.



Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Homelessness	Homeless	CDBG: ESG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	22942	229%	6000	7,509	125.15%
Homelessness	Homeless	CDBG: ESG:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	927	93%	140	107	76.43%
Homelessness	Homeless	CDBG: ESG:	Homeless Person Overnight Shelter	Persons Assisted	8000	12217	153%	3600	3,877	107.69%
Homelessness	Homeless	CDBG:	Other (Facilities)	Other	1	2	N/A	1	2**	200%

\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$907473 in ESG funds and \$4,118,078 in CDBG funds was not extracted from HUD's IDIS database

\*\*In Fiscal Year 2018, the City of San Diego utilized reprogrammed funds to acquire and improve two facilities in support of Goal 4.

Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Job readiness and economic development	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Businesses assisted	Businesses Assisted	650	633	97%	251	153	60.96%
Job readiness and economic development	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Jobs created/retained	Jobs	60	0	0%	60	0	0%

*\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$2,932,783 in CDBG funds was not extracted from HUD's IDIS database*

Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Public infrastructure needs	Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750000	203352	27%	145,225	51,032	35.14%
Public infrastructure needs	Non-Housing Community Development	CDBG:	Other (Facilities)	Other	31	16	52%	5	5	100%

\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$6,685,000 in CDBG funds was not extracted from HUD's IDIS database

Goal	Category	Source / Amount*	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	260137	275889	106%	75880	7535	9.93%
Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7635	10037	131%	4490	4389	97.75%
Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Other (Facilities)	Other	17	15	88%	7	4	57.14%
Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0%

\*Source amount is taken from FY 2018 Annual Action Plan. However, actual funding allocation of \$4,804,009 in CDBG funds was not extracted from HUD's IDIS database

**Table 1 – CR-05 Accomplishments – Program Year & Strategic Plan to Date**

***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 six 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 2018 Annual Action Plan.

Each activity funded with CDBG in FY 2018 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 2018 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 because: (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 our 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, all 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 significant progress in the fourth year of the Consolidated Plan (PY 2017/FY 2018) towards meeting the goal outcome indicator targets for all goals. Several activities involving rehabilitation and infrastructure improvements funded in FY 2018 are not required to be completed by the end of FY 2018. 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 HOME funds also typically take longer to be completed. 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)**

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>
White	22,194	72	277	1,920
Black or African American	9,655	11	85	971
Asian	1,015	3	3	39
American Indian or American Native	1,081	0	5	49
Native Hawaiian or Other Pacific Islander	644	0	6	28
Other/Multiracial	2,930	15	0	213
<b>Total</b>	<b>37,887</b>	<b>103</b>	<b>376</b>	<b>3,220</b>
Hispanic	11,758	42	127	932
Not Hispanic	26,129	61	249	2,280

**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 that “Total” includes information on “other/multiracial” persons/households in CDBG which are: Asian & White-64, Black/African American & White-160, American Indian/Alaskan Native & Black/African-40, and American Indian/Alaskan Native & White-104. For ESG, the “other/multiracial” total includes 38 households who refused to report, 3 households where data was not collected and 172 who identified as multiracial. For detailed demographic data, please view Attachment 2: IDIS Reports-PR 23: CDBG Summary of Accomplishments.

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

### Identify the resources made available

Source of Funds	Source (federal, state, local)	Resources Made Available	Amount Expended During Program Year
CDBG	Public-federal	\$72,744,063	\$40,046,929
HOME	Public-federal	\$15,371,820	\$17,219,105
HOPWA	Public-federal	\$3,445,253	\$2,797,854
ESG	Public-federal	\$966,336	\$966,336

**Table 3 – Resources Made Available**

### Narrative

The CDBG resources available in FY 2018 include program income received and carryover funds from previous fiscal years.

Line item breakdown of resources made available and expenditures from drawdowns for CDBG can be seen in Attachment 2: IDIS Report PR-26: CDBG Financial Summary Report.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
-	-	-	-

**Table 4 – Identify the Geographic Distribution and Location of Investments**

The FY 2018 Annual Action Plan did not identify target areas for the geographic distribution of investments. However, activities targeted LMI areas clustered in the central and southern areas of the City in Districts 3, 4, 7, 8, and 9 and in the community planning areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista.

### 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 & Facilities: \$3,675,602
- City Infrastructure: \$ 2,240,726
- Economic Development: \$ 2,226,795

Total funds leveraged for CDBG projects is: \$8,143,123.

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 SDHC 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 2018, the HOME program used excess match from prior fiscal years 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 2018 to the City’s homeless housing and shelters (Father Joe’s Interim Shelter, Connections Housing, and Cortez Hill Family Program) that served as match. As per ESG rules, cash, in-kind services, and Veterans Affairs Supportive Housing (VASH) vouchers were used as match for the Rapid Rehousing program. Refer to Table 29 in Section CR-75 of this CAPER for additional details.

The HOPWA program leveraged a variety of public and private resources in FY 2018. HOPWA-funded agencies utilize volunteers, donated services, cash, and in-kind contributions to supplement HOPWA funds. In FY 2018, the County estimates that \$2,110,389 was committed from other public and private resources.

<b>Fiscal Year Summary - HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$20,997,784.67
2. Match contributed during current Federal fiscal year	\$13,547,167.07
3. Total match available for current Federal fiscal year (Line 1 plus Line 2) (auto)	\$34,544,951.74
4. Match liability for current Federal fiscal year	\$908,952.18
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) (auto)	\$33, 635,999.56

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

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID (IDIS)	Contribution Date	Cash (non-Federal source)	Foregone Taxes, Fees, Charge	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7175	03/15/18	\$541,540.33						\$541,540.33
7262	05/16/18	\$4,590,127.36						\$4,590,127.36
7165	03/02/18	\$62,279.30						\$62,279.30
7099	12/22/17	\$4,035,210.82						\$4,035,210.82
7100	12/15/17	\$2,760,852.99						\$2,760,852.99
7134	11/15/17	\$1,557,156.27						\$1,557,156.27

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

HOME 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 \$
\$1,258,724.82	\$11,683,671.10	\$9,547,416.55	-	\$3,394,424.93

**Table 7 - Program Income**

<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	11	-	-	-	-	11
Dollar Amount	\$67,976,204	-	-	-	-	\$67,976,204
<b>Sub-Contracts</b>						
Number	141	-	-	-	3	138
Dollar Amount	\$67,976,204	-	-	-	\$560,160	\$67,416,044
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Number	11	-	11			
Dollar Amount	\$67,976,204	-	\$67,976,204			
<b>Sub-Contracts</b>						
Number	141	<b>12</b>	<b>129</b>			
Dollar Amount	\$67,976,204	\$2,289,978	\$65,686,226			

**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		0	0	0	0	0
Dollar Amount		0	0	0	0	0

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

<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		
	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

  

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number		0	0	0	0	0
Cost		0	0	0	0	0

**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.*

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	67	23
Number of non-homeless households to be provided affordable housing units	145	83
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>212</b>	<b>106</b>

**Table 2 - Number of Households**

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	50	56
Number of households supported through the rehab of existing units	50	0
Number of households supported through the acquisition of existing units	32	50
<b>Total</b>	<b>132</b>	<b>106</b>

**Table 3 - Number of Households Supported**

The City and SDHC continue to set priorities to meet the following Consolidated Plan goal:

- Improve housing opportunities by creating and preserving affordable rental housing and homeowner housing in close 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 \$700,000 (*Source: DQNews, April 2018*), and there is a rental vacancy rate of under 4 percent. The needs far exceed the funding available for every HOME category of activities. In FY 2018, the SDHC used additional HOME funds to support affordable rental housing construction and additional down payment assistance. In FY 2018, the HOME Tenant-Based Rental Assistance (TBRA) program was not funded.

Note that the “number of households supported with rental assistance” in Table 12 includes household outcomes for the HOPWA program. In addition, 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. For example, housing support for those with HIV/AIDS and their families would fall under both the non-homeless household and special-needs household categories.

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

The SDHC continues to set priorities to meet the goals in the Consolidated Plan, shifting focus as needed to prioritize activities based on available funding. SDHC staff is in the process of evaluating the HOME TBRA and homeowner rehabilitation programs to potentially set aside funding for these activities in future years of the current Consolidated Plan cycle. 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.***

Several affordable rental housing projects using HOME funds are under construction. Please refer to section CR-50 for additional information.

***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.***

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	31	2
Low-income	23	104
Moderate-income	55	0
<b>Total</b>	<b>109</b>	<b>106</b>

**Table 4 – Number of Persons Served**

In FY 2018, CDBG funds were used for eligible housing activities, such as homeowner repair and direct financial assistance to help eligible homebuyers with closing cost and down payment assistance. For more details, please view Attachment 2: IDIS Reports-PR:23: CDBG Summary of Accomplishments.

Income distribution of households served includes all completed HOME activities in FY 2018.

## **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***

Homeless outreach is a priority in San Diego. In June 2014, a Coordinated Assessment and Housing Placement (CAHP) System was put into effect on a pilot basis. The initial pilot phase was tested in downtown San Diego with a goal of assessing and housing chronic homeless persons and homeless veterans. Outreach was focused at downtown homeless shelters and day centers, using an assessment tool designed to determine the acuity of each person, to ensure priority was given to those persons most in need. As the program moved out of the pilot phase, the assessment tool was adopted by the San Diego Regional Continuum of Care Council (RCCC) for use throughout the San Diego County to engage and prioritize all homeless individuals and families. The system has now been renamed the Coordinated Entry System (CES) for the region and is housed under the Regional Task Force on the Homeless.

Downtown businesses fund the Downtown Partnership's Clean & Safe Program and Integrated Outreach Team. 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 reach out to homeless individuals sleeping on the street with the goal of connecting them with shelter and services.

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 2018, HOT received funding for a triage bed program, which allows the team to immediately remove a homeless individual from the street and place the individual in a bed at a site for assessment using the new assessment tool. 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 in a more stable living situation. In the winter of 2017, the City of San Diego's Temporary Bridge Shelters were erected, these shelters serve 624 persons nightly. As part of the coordinated service approach of these shelter, and to ensure that the most vulnerable people in need to shelter are served, 3 outreach teams, consisting of 18 street-based outreach workers were funded through the Bridge

Shelter operations contracts. The outreach team leaders coordinate activities among the three Temporary Bridge Shelter teams, in collaboration with other outreach providers and with the SDPD's HOT team to ensure targeted and effective coverage across all 9 council Districts of the City.

The Serial Inebriate Program (SIP) Team, which rides along with HOT during outreach, received City General Funds for additional beds in FY 2018 to ensure they can serve more individuals 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 CDBG funding in FY 2018, is a drop-in center operated by St. Vincent de Paul Village where homeless men and women can access resources to meet basic needs and get referrals to services. The Day Center is open daily, and services include laundry, mail, phones, messages, computer access, and limited storage space. Clients at the Day Center can enter CES (Coordinated Entry System) by taking the VI-SPADT, an extensive assessment tool which helps match homeless persons with housing resources. A Housing Navigator is also available to engage clients who want assistance with housing. Outside agencies come onsite for mental health appointments, recovery services, and referrals to County of San Diego services. The Day Center served 7,509 homeless persons in FY 2018.

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

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

- **Connections Housing San Diego** (CDBG and ESG) is a continuum of housing and services for homeless single adults, providing resources that homeless persons might need to rebuild their lives: short-term shelter (interim) beds, long-term supportive housing, a primary healthcare facility, and a One-Stop Service Center where outside organizations can come onsite to engage Connections Housing clients with services. Outreach and engagement teams reach out daily to homeless persons in downtown San Diego. Services onsite include individual assessments, work readiness programs and job interviews, recovery support, clothing, and space for outside agencies to meet with clients. ESG funds support the 134-interim bed program and case management services. The interim bed program operates 24 hours, seven days a week and provides two meals daily, professionally cleaned linens, personal hygiene kits, clothing, and 24-hour security. The program offers weekly, no-cost access to onsite laundry machines, including detergent, and intensive case management services at a 20:1 ratio. The Connections Housing interim bed program served 509 single adults in FY 2017. Forty-nine (49) percent of clients left Connections Housing for a longer-term housing situation.
- **Cortez Hill Family Center** (CDBG and ESG) is a short-term 45-unit shelter providing support for homeless families (adults and children). Families at the shelter can get the support they need to move on to longer-term housing. The shelter operates 24 hours,



seven days a week and provides two meals daily, as well as clean linens, laundry facilities, and 24-hour security. Case management and services are family-centered, providing parenting classes for adults, teen counseling group sessions, and children's play and socialization group sessions. All school-age children must attend school. Families can also get work readiness training and legal services off campus at the provider's (YWCA) downtown site, within walking distance from Cortez Hill. During their stay, families develop a plan to increase their income through work and/or public resources and connect with longer-term housing opportunities. Cortez Hill served 261 families in FY 2018. Of these, seventy-four (74) percent moved on to a longer-term housing situation.

- **Permanent Interim Housing Program** (CDBG and ESG), which became fully operational in FY 2018, is operated by St. Vincent de Paul Village and provides 350 beds for single adults and veterans. 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 Permanent Interim Housing Program served 1,710 homeless individuals this fiscal year. Of these, forty-three (43) percent exited to a longer-term housing situation.

***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 SDHC administers the City's homeless programs, which include the rapid rehousing (RRH) programs. There are two RRH programs, targeting homeless individuals and families. In FY 2018, the SDHC's Security Deposit Plus program assisted 54 veteran families with security and utility deposits to gain housing using their VASH 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 2018, the RRH programs assisted 89 households enter permanent housing.

**Rapid Rehousing Programs** (San Diego Continuum of Care): The SDHC contracts with five providers to operate RRH programs funded through the San Diego Continuum of Care. Three of the five providers target transitional age youth (TAY), one targets pregnant women and women with children, and all focus on providing services to homeless families and homeless individuals, some of whom are chronically homeless. All programs assess the needs of their homeless clients to ensure they provide them with just enough assistance to gain housing and remain permanently housed. Assistance includes security and utility deposits, short/medium-term rental assistance, plus case

management to ensure clients maintain their housing. In FY 2018, the CoC funded RRH programs assisted 150 households enter permanent housing.

**Housing Our Heroes Initiative** (City General Fund): During FY 2018, SDHC launched the Housing Our Heroes initiative (formerly known as "the 1,000 Homeless Veterans Initiative") to provide housing opportunities for up to 1,000 homeless veterans in the City. As of June 30, 2018, Housing Our Heroes had helped 800 homeless veterans secure housing, and an additional 328 were looking for housing with assistance in hand. The Housing Our Heroes initiative, which is part of SDHC's strategic homelessness action plan called "HOUSING FIRST – SAN DIEGO," aims to assist: 300 chronically homeless veterans; 100 veterans, who are eligible for the HUD sponsor-based housing voucher program, with supportive services; and up to 600 additional homeless veterans who will be provided with housing opportunities through the RRH assistance program.

**HOUSING FIRST – SAN DIEGO:** On April 7, 2017, the Housing First – San Diego and SDHC strategic homelessness action plan were presented to the SDHC Board of Commissioners at an informational workshop. These new programs launched on July 1, 2017 and will create permanent housing opportunities for at least 3,000 San Diegans at risk of or experiencing homelessness over three fiscal years (FY 2018 – 2020). Over a three-year period, beginning in FY 2018, SDHC will direct nearly \$80 million in Federal and local resources to support these six programs: Landlord Engagement and Assistance Program, creation or acquisition of Permanent Supportive Housing, Moving Home – Rapid Rehousing Assistance, Moving on Rental Assistance Program, Homeless Prevention and Diversion Services and Coordinated Street Outreach for Coordinated Entry. In FY 2018, the Housing First-San Diego program created more than 2,000 housing opportunities for individuals and families who were at risk of or experiencing homelessness.

The above initiatives build on the accomplishments of the first three years of HOUSING FIRST – SAN DIEGO, which was launched on November 12, 2014, and is on target to impact the lives of close to 3,000 San Diegans experiencing homelessness — Veterans, families and individuals in the City of San Diego — which far exceeds its initial goal of 1,500 San Diegans experiencing homelessness. As an update to SDHC's Housing Our Heroes program, in Fiscal Year 2018, SDHC reached its goal of providing housing opportunities for 1,000 Veterans experiencing homelessness in the City of San Diego over an 18-month period. In addition, more than 430 individual landlords joined the Housing Our Heroes initiative, which ended September 2017.

Additionally, there are currently 230 permanent supportive housing units pending or in development. \$15,190,000 will fund redevelopment of 137 new units at Quality Inn (91) and West Park (46) while \$9,400,000 was awarded for new construction of 50 apartments at San Ysidro Village and 43 apartments at the Beacon.

**Comprehensive Homeless Systems Focus:** Based on San Diego's Regional Task Force on the Homeless Continuum of Care (CoC) goals, the CES system focuses on referring the most vulnerable

homeless individuals and families to available housing resources throughout the San Diego region. Based on the results of the comprehensive survey (VI-SPADT), which is administered to each homeless adult needing housing, the most vulnerable persons are given a housing placement first to ensure the chronically homeless who are on the streets longest and have the most severe physical and mental challenges are given priority.

**Regional Task Force on the Homeless (RTFH):** In FY 2018, the City continued to be an active member of the Regional Task Force on the Homeless (formerly the Regional Continuum of Care Council). The RTFH is a community collaborative with representatives from the 18 cities within the San Diego County, the County of San Diego itself, homeless providers, and other interested parties. Participation in this forum ensures that the City's efforts to address homelessness using ESG funds and other resources are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. Over \$18 million in 2016 CoC funds were awarded to homeless programs, including permanent supportive housing and rapid rehousing services. A listing of the 2018 CoC funded programs can be found at [www.sandiegococ.org](http://www.sandiegococ.org).

***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***

**SMART:** In FY 2018, the City provided \$98,000 to fund ten (10) beds and case management to 26 participants in a pilot program called the San Diego Misdemeanants At-Risk Track (SMART) program. The SMART program was operated by the organization Second Chance in San Diego from July 1, 2017 through December 31, 2017. Second Chance operated the new program aimed at supporting homeless persons with repeat misdemeanors avoid jail time and receive temporary housing and services. This program diverts clients from jail who are facing repeat misdemeanor offenses in the court system by providing them with temporary supportive housing and services designed to prevent recidivism. In FY 2018, the City purchased an existing hotel with the intention of renovating the facility into a transitional housing community for the SMART program and its participants. \$6.6 million of CDBG funding was invested in improvements to the facility and construction activities are still ongoing.

**Navigation Center:** The City has been seeking a facility to create a housing navigation center to provide core services to address the housing crises, and help clients access a range of mainstream services that impact housing stability. The Navigation Center would be able to connect men, women, and children who are experiencing homelessness with the appropriate and available housing options. The City was able to purchase a building in using \$7.3 million in CDBG funding. Construction activities are ongoing.

**Housing Voucher Programs:** The SDHC continues to commit vouchers to various programs designed to serve certain vulnerable populations that suffer from physical and/or mental disabilities as follows: Forty-seven (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.

Eight hundred and eighty sponsor-based housing vouchers have been committed to provide permanent supportive housing for homeless individuals in the City. Of these, 25 vouchers serve homeless individuals who are the highest users of public resources in the City.

SDHC provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies to students enrolled in the program. The students are former foster youth, homeless youth, or wards of the court. In fiscal year 2018, 73 students were served.

Twenty-five 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. In FY 2018, 21 families were housed with rental assistance

The Moving-On Program, provided twenty-five rental assistance subsidies serve formerly homeless persons transitioning out of permanent supporting 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. Implemented in January 2018, the program served four households.

In FY 2018 the SDHC had an allocation of 1,075 Veteran Affairs Supportive Housing (VASH) vouchers to assist homeless Veterans and their families find stable, affordable housing and services. Of the 1,075 VASH vouchers, 64 of them are project-based vouchers to create affordable housing option in the city of San Diego. Also, in FY 2018, SDHC administered the Family Unification Program (FUP) with an allocation of 100 vouchers. In Collaboration with Child Welfare Agencies, FUP reunifies families.

**CR-30: Public Housing 91.220(h); 91.320(j)*****Actions taken to address the needs of public housing***

The SDHC manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,233 units that are restricted to low-income renters with incomes at 80 percent of the area median income (AMI) or less. This figure represents an additional eight units compared to last year, given the acquisition of La Jolla Marine apartments from the City of San Diego in FY 2018. In addition, the SDHC operates 189 units as part of the Public Housing program. In total, 2,422 units make up the SDHC's real estate portfolio. During FY 2018, acquisitions in support of the agency's HOUSING FIRST – SAN DIEGO were done via the Housing Commission's affiliate Housing Development Partners (HDP) with the purchase of the Quality Inn and West Park Inn apartments. In FY 2019, it is anticipated that the Housing Commission will acquire additional multifamily properties in accordance with the agency's HOUSING FIRST – SAN DIEGO, SDHC's homelessness action plan.

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

In FY 2018, the SDHC continued to offer its Achievement Academy, which includes the Family Self-Sufficiency (FSS) program. For a 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 SDHC 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 will result in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program." In its 2015 Moving to Work Plan, the SDHC 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 include a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a 2-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. 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 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:

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Campaign for Grade-Level Reading
- Center for Employment Training
- Center for Healthier Communities
- Citibank
- City Heights Community Development Corporation
- Community Housing Works
- Connect 2 Careers
- Food & Beverage Association of San Diego
- Housing Opportunities Collaborative
- International Rescue Committee
- Jacobs Center for Neighborhood Innovation
- Job Corp
- Juma Ventures
- La Maestra Community Health Centers
- Loma Linda University
- Manpower
- Microsoft
- My Sister's Closet
- San Diego Futures Foundation
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Credit Union
- South Bay Community Services
- TransUnion
- Turning the Hearts Center
- Urban Corps
- US Bank
- YMCA

#### ***Actions taken to provide assistance to troubled PHAs***

Not applicable.

**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 of San Diego made progress in the following actions in FY 2018:

- The City continued to use the Geographic Targeting initiative into the scoring criteria used to evaluate FY 2018 proposals. Points were increased in the Geographic Targeting section to further emphasize agency location and services provided.
- The City and SDHC continued to enforce the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10 percent affordable housing or pay an Inclusionary Affordable Housing fee.
- The City and SDHC 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 some of the need for increased affordable housing due to employment growth. The City recently 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, 98.0608 and Appendix A).
- The City implemented policy recommendations from the 2017–2020 San Diego Regional Analysis of Impediments (AI).
- In late fiscal year 2017, the Mayor launched the Housing San Diego Plan that outlines several goals and strategies to be developed over the next year to help increase housing production in the City. The Plan focuses on streamlining processes of certain permits through a self-certification program, simplification of fee structures, improving customer service training, and new tools for developing additional housing. The first phase of the Mayor’s Housing Affordability Plan was approved by City Council in July of 2017 and efforts to further the plan are ongoing. The Mayor has also released a Housing Inventory Annual Report, which provides an overview of the progress toward goals outlined in the General Plan Housing Element (March 2013).

As a subrecipient of the City, the SDHC is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Housing Choice Voucher (Section 8) participants by enhancing Achievement Academy services.
- Using Low-Income Housing Tax Credits (LIHTC) to incentivize private developers and investors with a dollar-for-dollar reduction in their federal tax liability in exchange for

financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.

- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time low/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties.
- Offering incentives to affordable housing developers, which include:
  - o Permanent financing in the form of low-interest loans, tax-exempt bonds, and land use incentives;
  - o Technical assistance, such as help with securing tax credits; and
  - o Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase
- Implementing “HOUSING FIRST – SAN DIEGO,” SDHC’s homelessness action plan to create additional affordable housing with supportive services. Programs in the first three years of HOUSING FIRST – SAN DIEGO (2014-2017) impacted the lives of close to 3,000 homeless San Diegans. In addition, in FY 2018, SDHC completed development of the next phase of HOUSING FIRST – SAN DIEGO, which will direct \$79.7 million in federal, City of San Diego, and SDHC resources over the next three fiscal years (2018-2020) to create permanent housing opportunities for 3,000 homeless individuals and families.

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

The City’s Consolidated Plan and FY 2018 Annual Action Plan identify the following Strategic Actions as it shifts from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. Ongoing completion of the Strategic Actions contributes to the City’s efforts to address obstacles to meeting underserved needs as expressed in the six Consolidated Plan goals. In FY 2018, the City was able to complete the following activities towards its three Strategic Actions:

1. **Program Development, Directing Investment, and Influencing Outcomes:** The scoring criteria used by the CPAB to review and evaluate applications was updated and incorporated the Geographic Targeting initiative. Staff continued to work with the City’s Capital Improvement Project and Review Advisory Committee (CIPRAC) to facilitate CDBG funding for City infrastructure projects.
2. **Leverage and Geographic Targeting:** Refer to sections CR-15 and CR-35 of this CAPER for more information regarding leveraging and geographic targeting.
3. **Increasing Administrative Efficiencies:** As the number of projects staff manages has increased every year, starting in FY 2018 the Community Development Division implemented the use of ED Grants website to assist with management of all projects throughout the year. ED Grants, which is



powered by Salesforce, also encompasses the City's CDBG two step application process. Agencies can now apply to CDBG funding, execute their contracts, and submit their monthly reports all in one website.

The first step of the application process involved responding to a Request for Qualifications (RFQ). Qualified organizations were then invited to respond to a Request for Proposals (RFP) on the ED Grants system. For the FY 2018 Annual Action Plan, there were a total of 70 eligible responses to the RFQ and 76 responses to the RFP, and 73 proposals were forwarded to CPAB for their review. CPAB members met in two separate ad hoc meetings to score the applications separately but with staff present to answer any questions regarding the proposals. CPAB members also utilized the ED Grants system to directly enter their scores in the system by March 6. Scores were then ratified at the March 9, 2017 CPAB meeting and presented to the City Council for approval on April 25, 2017. A total of 33 agencies were awarded funding for FY 2018 excluding City departments awarded funds for seven CIP projects through a separate vetting process with CIPRAC.

***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.

**City of San Diego's Lead Safety and Healthy Homes Program (LSHHP):** On December 31, 2018 the LSHHP concluded a 3-year, grant from HUD's Office of Lead Hazard Control and Healthy Homes funded Lead Based Hazard Control grant. During FY 2018, as part of this grant funding, the LSHHP conducted 8 lead hazard evaluations and remediated lead hazards in 50 low-income housing units.

The Lead Based Hazard Control grant also included the secondary goal of providing informational trainings and conducting public education sessions. Topics included childhood lead poisoning prevention and prevention of public exposure to lead hazards. The educational events were typically provided to community members through health fairs and presentations conducted by the program sub-grantee, the Environmental Health Coalition. These events provided an excellent forum where a health educator was able to learn about an individual's environment and could then provide educational information and materials that best suited to their needs. This included resources on the health effects of lead on children and adults, how to prevent exposure to lead hazards, encouraging parents to have their children's blood lead level tested, and currently available resources. Resources include the City's Lead Hazard Prevention and Control Code Enforcement Program, enrollment opportunities in the HUD funded Lead Hazard Control Grant, and various grants and loans administered by the San Diego Housing Commission.

In FY 2018, 160 persons visited an educational booth that was set up at Colina Del Sol Park Health Fair. In addition, a total of 74 persons attended presentations that were provided to residents at the Sherman Heights Community Center, medical students at UCSD School of Preventive Medicine, residents at the Paradise Senior Center, and to participants of a meeting held at Paradise Creek Apartments.

As a grant partner, Urban Corps of San Diego County (UCSDC) incorporated the U.S Environmental Protection Agencies (EPA) Certified Renovator Repair and Painting (RRP) training into their existing training curriculum. UCSDC is a non-profit organization working to provide low-income individuals ages 18-25 with education and training in various trades to help them gainful employment after graduation. This partnership allowed for 111 of UCSDC participants to be trained on proper lead-safe work practices in FY 2018.

This grant also funded a State Certified Lead Worker and Supervisor Training for eligible participants. The training was offered to local contractors to increase the number of certified lead workers and supervisors amongst the local workforce; this resulted in 17 persons completing the training.

Major activities conducted in FY 2018 include:

- 173 lead hazard evaluations were conducted.
- 150 low income housing units were remediated of lead hazards. 226 children less than 6 years of age lived in or frequently visited 149 these units. The average household income was \$33,600.
- 259 UCSDC participants completed the EPA Certified Renovator Repair and Painting training over 24 classes.
- 17 persons completed the State Certified Lead Worker and Supervisor Training.
- 1,432 people were educated on lead poisoning preventions through 28 outreach and education events.

### **Lead Hazard Control and Prevention Ordinance Enforcement**

In June 2002, the City enacted Municipal Code Division 10, (Section 54.1001 et seq.) making it unlawful to maintain or cause a lead hazard. The "Lead Hazard Prevention and Control Ordinance" as amended in 2008 is one of the most comprehensive local lead poisoning prevention ordinances in the nation. The LSHHP serves as the City's enforcement agency for the Lead Hazard Prevention and Control ordinance.

There were 72 active lead code enforcement cases FY 2018. 51 of these cases were closed this period including:

- 39 cases with lead hazards in residential housing, including 28 cases that were cleared of lead hazards impacting 61 residential units, 10 cases where no lead hazards were found, and 1 case in which the violation was recorded.
- 12 cases related to unsafe work practices, including 8 case which had the violations corrected and 4 cases that were closed when it was determined that no violation has taken place.

**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 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 for small business assistance and has nurtured microenterprise development. In FY 2018, 153 businesses were assisted, and 263 people were assisted.

To promote inclusive economic growth, the Economic Development released two new Notice of Funding Availability (NOFA) for a Small Business Revolving Loan (SBRL) fund and a Business Accelerator. The SBRL would provide business support services for underserved communities over multiple years. The CDC Small Business Finance was selected for the award and continue to provide services in low to moderate income areas. The Business Accelerator would support entrepreneurship, innovation, and sustainability. An initial award of \$1 million would be to cover tenant improvements and operating capital and an additional \$1.5 million over a 3-year period for other business support services. The Jacobs Center for Neighborhood Innovation was selected and will be working in coordination with CONNECT to carry out the services.

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. The minimum wage rate was increased to \$10.50, and another increase on January 1, 2017 to \$11.50 and will remain at that level for calendar year 2018. The City's minimum wage is currently above the State of California's (\$11.00.) In 2019, increases will be tied to the consumer Price Index (CPI). Employees must accrue at least one hour of earned sick leave for every thirty hours worked.

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

In conjunction with the CPAB, City staff continued to work on increasing administrative efficiencies in FY 2018, resulting in the following achievements:

- Provided 26 one-on-one technical assistance meetings during the RFQ and RFP processes, conducted four mandatory workshops, and posted 127 answers to Frequently Asked Questions (FAQs) on the ED Grants website;
- Collaborated with various City departments and the Capital Improvement Project and Review Advisory Committee (CIPRAC) to refine the review and approval process of CDBG funds for City infrastructure projects;
- Worked with an ad hoc committee of the CPAB to revise the scoring criteria for FY 2018
- The City, in partnership with the University of San Diego, held two Nonprofit Academies to increase the capacity of the City's nonprofit partners to compete for and successfully

administer grant funding. The two-day workshops have been well received and the City looks forward to having further workshops.

***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.

The City, the SDHC, and their social service partners continued in FY 2018 to participate in the San Diego Regional Task Force on the Homeless (RTFH), which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness.

In FY 2018, the City continued efforts to coordinate and plan for a Nonprofit Academy with the University of San Diego in FY 2018. The Nonprofit Academy is part of the City's commitment to diversify the nonprofits with which it contracts in order to broaden the reach of services to customers and to strengthen the organizational capacity of those nonprofits to compete for funds from the City and other sources. The Nonprofit Academy will also introduce nonprofits to the funding available from the City through its HUD entitlement allocations, boosting the coordination of social service agencies and the City. Many of the Nonprofit Academy participants are active in housing-related issues and social services.

The SDHC continued to conduct its Achievement Academy in FY 2018, 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.

In FY 2018, HOPWA program staff maintained a permanent seat on the County of San Diego's HIV Health Services Planning Council in addition to convening the Joint City/County HIV Housing Committee that address the special needs concerns of those suffering who are homeless or not homeless but require supportive housing. Providers, as well as other non-HOPWA-funded service providers that assist the HIV/AIDS population, were encouraged to attend these meetings. Technical assistance was provided to all HOPWA-funded housing/social service providers in the form informational HUD updates, billing and expense guidance, online training information, answering questions regarding eligibility, program requirements, and eligible expenses. Additionally, HOPWA providers that were awarded new funding during FY 2018 were consulted regularly to ensure the new programs met HOPWA guidelines and contract requirements. Staff frequently provided technical assistance to the information and referral services provider, at times reconciling resource lists, cross referencing contact information, and connecting them to the appropriate program staff at each agency.

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

The 2015-2020 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 during FY 2018 to address those impediments. Highlights of these actions include:

- The City continued to engage with Legal Aid Society of San Diego, Inc., to provide outreach, education, investigation, and enforcement assistance related to Fair Housing in the City;
- 5,150 multilingual informational brochures were distributed;
- 3 new editions of “Practice Fair Housing” citywide newsletter were distributed;
- 2,760 fair housing inquiries were received;
- 166 unduplicated housing discrimination complaints were received;
- 156 unduplicated investigations were implemented;
- 119 unduplicated investigations were resolved;
- 166 residents received Fair Housing legal services;
- 165 housing audit tests were completed targeting selected housing providers doing business within the City;
- 1 “Free Fair Housing Training for Housing Providers” was hosted with the SDHC to promote Housing Choice Vouchers to rental property owners; 82 people attended;
- 30 fair housing workshops were conducted for home seekers, homebuyers, and tenants; 461 people attended;
- 2 Fair Housing training sessions were conducted for non-profit agencies, as well as CDBG program staff; 72 people attended;
- City Council declared April 2018 as “Fair Housing Month,” which was featured on Facebook and Twitter;
- An educational PSA on Fair Housing was aired on City TV; and
- A Fair Housing web page with a hotline (1-844-449-3500) was maintained that citizens may call if they believe they have experienced 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. The City worked with SDRAFFH, the San Diego Housing Federation, and the University

of San Diego to hold its third annual conference: *"Charting the Course: Celebrating the 50<sup>th</sup> Anniversary of the Fair Housing Act."* The conference keynote speaker was Professor Richard Rothstein, Economic Policy Institute and the event had 165 individuals in attendance.

Thirteen (13) entitlement jurisdictions in the San Diego region and six (6) public housing authorities began discussions to initiate a regional approach to upcoming Assessment of Fair Housing effort. Efforts were placed on hold with HUD's January 2018 announcement delaying the due date of the Assessment for Fair Housing. The thirteen (13) entitlement jurisdictions will work together to conduct a San Diego regional Analysis of Impediments of Fair Housing Choice in the coming year.

To further increase our educational efforts, the City co-sponsored a Fair Housing Accessibility First Design & Construction Training that focus on Fair Housing Design requirements. Fifty-one (51) professionals attended including inspectors, architects, and City Planning reviewers. Fair Housing presentations were also given to the City's Consolidated Plan Advisory Board (CPAB). Presentations and staff announcements related to any updates on the new Affirmatively Furthering Fair Housing Final Rule were given to the CPAB on April 11, 2018.

## 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 (inclusive of City departments and Housing Commission staff) were required to attend a mandatory one-on-one FY 2018 CDBG Agreement Execution Process Workshop. Sessions were conducted by Community Development Division staff. The workshop included an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packet and reporting documents are discussed, hard copies are distributed, and User Guides are also emailed out to the subrecipients.
- **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 detail project scope. The project manager is also responsible for contract compliance and project management representing the City as 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 sub-recipients, staff ensures they abide by the all applicable federal, state and local standards and work with recipients 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 sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.
- **Audit Review:** As part of the year-end requirements, sub-recipients were required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during FY 2018 were required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. A Single Audit was required to be submitted for desk review by the CDBG program, regardless of whether there were findings noted in the audit pertaining to CDBG funds, since it served as an additional monitoring tool used to evaluate the fiscal accountability of sub-recipients. As part of the closeout process, subrecipients expending FY 2018 CDBG funds were required to

submit an Audited Financial Statement for desk review, if submission of a Single Audit was not applicable

**County of San Diego:** The Compliance and Monitoring team of the County's Housing and Community Development Services (HCDS) conducts an annual risk assessment prior to the start of the upcoming fiscal year for the HOPWA program. The risk assessment process reviews factors, such as a contractor's or subrecipients' newness to federal programs, key staff position turnovers, past compliance or performance problems, undertaking of multiple federally funded activities for the first time, and untimely report submissions. HCDS develops a monitoring plan per the risk assessment results, which includes a combination of desk and onsite monitoring.

HCDS ensures long-term compliance with HOPWA program requirements by providing monitoring result letters to the contractors and subrecipients. Corrective action measures are implemented with proof of satisfactory completion necessary to close out the annual monitoring process. These actions ensure overall compliance during the affordability period and/or the contract term.

**SDHC:** The Compliance Department (CD) of the SDHC ensures that HOME and ESG subrecipients comply with the terms of their agreements and follow program regulations, guidelines, and procedures. CD performs risk assessments that account for various factors (e.g., changes in staffing, expenditure rates, and performance) to determine the risk level for each program. CD collects monthly and annual reports, performs desk audits, and conducts annual site visits to audit client files and verify compliance with client eligibility, services, case management, and other contract compliance requirements.

### ***Monitoring Results and Improvements***

During FY 2018, over 975 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. A total of 538 programmatic desk audits were conducted on programmatic reports submitted. Additionally, 92 onsite visits to project locations and/or program monitoring visits were conducted by project managers and the monitoring and compliance team. These visits ensured program compliance and the provision of needed technical assistance to subrecipients. There were no findings as result of the program onsite visits or monitoring completed.

**County of San Diego:** FY 2018 monitoring of HOPWA contractors resulted in the provision of technical assistance to support program improvements and no monitoring findings.

**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). In FY 2018, a total of **194** HOME unit on-site inspections were performed to ensure properties continue to meet applicable property codes and standards. Units that failed inspections initially, were re-inspected until they passed HQS. In addition, a total of **74** active HOME loans were reviewed to ensure the long-term management and financial viability of aproperties.



**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 City's effort to provide citizens with reasonable notice and an opportunity to comment on performance as outlined in the draft FY 2018 CAPER follows the process outlined in the Citizen Participation Plan, which is part of the approved FY 2015–2019 Consolidated Plan. The Citizen Participation Plan describes the roles, responsibilities, and contact information for the responsible entities involved in administering, reviewing, or approving the activities included in the FY 2018 CAPER.

The Consolidated Plan Advisory Board (CPAB) was established by the City Council by Ordinance No. O-19963 to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs. The nine CPAB members are appointed by the Mayor and confirmed by the City Council. All CPAB meetings are open to the public and are held on the second Wednesday of each month at 9:00 a.m., unless otherwise noticed. The agenda for each CPAB meeting is posted on the City's CDBG webpage and sent to the CDBG list serve, which is comprised of anyone who has expressed interest in being notified of events related to the City's HUD programs. Each Annual Action Plan, CAPER, and 5-year Consolidated Plan are reviewed and approved by the CPAB. The CPAB takes non-agenda public comments in addition to public comments related to discussion or action items. For more information on CPAB meetings, e-mail [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov).

As outlined in the Citizen Participation Plan policies, the draft CAPER was made available online at [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg). Hard copies were also made available at the City Clerk's Office, the Economic Development Department's office (1200 Third Avenue, Floor 14, MS 56D, San Diego, CA, 92101), and at various libraries and community centers during the public comment period. The 15-day public comment period for the FY 2018 CAPER was from September 6 through September 20, 2018. Comments can be submitted via [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov) or mailed to the City's Economic Development Department address at 1200 Third Avenue, Suite 1400, MS 56D, San Diego, CA 92101. The City held two public meetings to receive public comments on the CAPER at the September 12, 2018 CPAB meeting and at the City Council meeting on September 17, 2018. The public meetings were noticed in multiple newspapers and via the CDBG program's list serve. All public comments received, and the notices published are included in Attachment 1: Public Notices & Comments of the FY 2018 CAPER.

**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 2015–2019 Consolidated Plan was amended for the second time in May 2017 because of the anticipated receipt of an additional \$18.1 million in FY 2018 CDBG program income. This additional amount is the result of an agreement negotiated between the former Redevelopment Agency and HUD to repay the City's CDBG program over the course of several years with escalating payments. The Second Substantial Amendment added additional activities and programs for FY 2018 including the Reinvestment Initiative, which expanded all of the activities under the Consolidated Plan goals.

The Second Substantial Amendment did not change the six goals in the Consolidated Plan.

***Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If yes, answer question below.***

Not applicable.

**CR-50: HOME 91.520(d)*****Include the results of onsite inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations***

The SDHC 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.

Per the schedule in CFR 92.504(d), 94 HOME-assisted units were inspected in FY 2018. Units that failed initial inspections were re-inspected, and all units ultimately passed inspections. The reasons for re-inspections varied; some examples were tenant cleanliness, closet doors off track, discoloration in kitchens and bathrooms, and torn window screens. These items for re-inspection were considered minor breaches of electrical and health and safety code standards.

***Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)*****San Diego Housing Commission (SDHC) Affirmative Furthering Fair Housing:**

SDHC 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 SDHC and to all grant-funded programs provided by SDHC. It is the policy of SDHC to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familiar status or physical/mental disability. To further affirmatively fair housing, SDHC is actively engaged in promoting fair housing plan for all its housing related programs and has taken proactive steps as follows:

- Acknowledged barriers to fair housing choice identified in the “San Diego Regional Analysis of Impediments to Fair Housing.”
- Take the necessary and appropriate actions to overcome the effects of those identified impediments.
- Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis.

Through partnerships with Legal Aid Society, Housing Opportunity Collaborative, San Diego Regional Alliance for Fair Housing and collaboration with other public and nonprofit agencies and organizations, SDHC continues to foster residential responsibility, respect, and self-sufficiency in the full spirit of all civil rights and has implemented these Affirmative Marketing Plan strategies:

1. Included HUD-approved "Equal Housing Opportunity" logo in solicitation and advertising the availability of Housing Programs and forms;
2. Verified that all property management, rental offices and project sites have the Fair Housing Posters prominently displayed and included in printed materials used in connections with sales or rentals.
3. Analyzed demographic data of housing activities and identified potential tenants and homebuyers who are least likely to apply to rent or purchase housing.
4. Conducted outreach and contacted organizations whose membership and clientele consists primarily of diverse populations.
5. Publicized the availability of housing opportunities to minorities by utilizing the types of media normally accessed by minorities, including advertisement in newspapers, public service announcements, distribution of fair housing brochures at relevant events, community-based presentations, and other outreach activities designed to inform the public about fair housing rights and responsibilities.
6. Housing questions and complaints were referred to fair housing providers that provide advice on federal, state and local fair housing laws.
7. Provided on-going training on local, state and federal fair housing laws to all employees involved in sales and rentals of the project.
8. Fair housing policies, practices, and procedures for Renters and Homebuyers are posted on the SDHC website Fair Housing site.
9. Maintained a nondiscrimination hiring policy for all staff engaged in property management functions;
10. Collected, analyzed and reported information of the race and ethnicity of the individuals who have applied to purchase or rent units at the project, to determine the results of the affirmative marketing efforts.

**Rental Housing:**

The SDHC has adopted affirmative marketing requirements for all housing with five or more HOME-assisted units. Any entity applying for HOME program funds for rental housing-related activities must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submits 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. Affirmative marketing requirements include:

1. A description of what owners and/or the program administrator will do to affirmatively market housing assisted with HOME program funds;
2. A description of what owners and/or the program administrator will do to inform persons least likely to apply for housing without special outreach;
3. Maintenance of records to document actions taken to affirmatively market HOME-assisted units and to assess marketing effectiveness; and
4. A description of how efforts will be assessed and what corrective actions will be taken when requirements are not met.

**First-Time Homebuyer Program (FTHB):** A detailed Affirmative Marketing Plan for the FTHB program is included in the SDHC's HOME Procedures Manual. SDHC makes every possible good faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2018 FTHB activities included: conducted FTHB program workshops and trained 39 lenders, loan officers, and real estate licensed professionals, as part of their yearly training; attended a Pacific Southwest Association of Realtors workshop to provide information on the FTHB programs to approximately 45 Realtors, distributing informational materials with the "Equal Housing Opportunity" logo, slogan, and statement; analyzing housing activity demographics to evaluate the success of the Affirmative Fair Housing Marketing Program; and attending training on Fair Housing laws and HOME program regulations.

**Grant Compliance Fair Housing Monitoring and Training:** The SDHC's Grant Compliance and Special Programs Team conducts subrecipient monitoring visits on an annual basis. A number of the subrecipients' client files selected for review included HOME affordable housing units. The site visits were conducted to monitor the overall performance related to Fair Housing and nondiscrimination and to ensure Fair Housing compliance is being carried out in accordance to the required provisions. A sampling of the FY 2018 activities includes: reviewing written Fair Housing, nondiscrimination, and reasonable accommodation policies and procedures; reviewing program participants are provided with information on grievance procedures applicable under the fair housing laws, distributing informational materials; training property management and rental activity staff; and inquiring about Fair Housing complaints and their resolutions. SDHC participated in the planning of Fair Housing trainings in FY 2018, including the San Diego Regional Alliance for Fair Housing that focused on the 50th anniversary of the Fair Housing Act and National Fair Housing Month in April 2018, hosted by fair housing practitioners, policy makers, housing advocates and developers, community leaders, and top experts in discussing and exploring fair housing discrimination critical fair housing issues that are impacting San Diego County today and its diverse communities.

**Minority/Women Outreach:** In addition to following its HOME Program Affirmative Marketing Policy, SDHC staff completed the following outreach activities to increase training and contracting opportunities for diverse businesses in FY 2018:

- Utilized the Onvia Demand Star and PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the SDHC's existing database;
- Advertised all major bids in news publications;
- Conducted pre-bid/pre-proposal meetings; Established a database and registration process for diverse business interested in doing business with SDHC;
- Participated in diverse business outreach events with local agencies as a member of the Public Agency Consortium; and
- Regularly notified diverse businesses of business workshops and conferences to increase business network and improve management and financial capacity.
- Worked with Inner City Capital Connections to identify diverse businesses to participate in its free capacity-development executive training program.

***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 \$11,683,671.10 in program income. This includes \$644,958 in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2019 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 2018, the SDHC expended \$9,547,416.55 in program income. HOME-funded activities in FY 2018 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 SDHC administers the Section 8 program for the City and provides rent subsidies to about 15,000 San Diego households. The City spent approximately \$143 million in federal Housing Choice Voucher funding for FY 2018.

**Low-Income Housing Tax Credits (LIHTC):** The federal 4 percent and 9 percent LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They

are a dollar-for-dollar credit against federal tax liability. In FY 2018, approximately 455 units under construction utilize this federal source.

**HUD VASH:** In FY 2018, the SDHC received 75 new federal housing vouchers from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program for their efforts to house homeless veterans in the City, increasing the SDHC's allocation to 1,075 vouchers.

**CR-55: HOPWA 91.520(e)**

*Identify the number of individuals assisted and the types of assistance provided*

*Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.*

<b>Number of Households Served Through:</b>	<b>One-Year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	80	80
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	56	195
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	52	63
<b>Total</b>	<b>188</b>	<b>338</b>

**Table 5 – HOPWA Number of Households Served**

**Narrative**

The County of San Diego on behalf of the City of San Diego has worked closely with the Regional Task Force on the Homeless (RTFH), our region’s CoC, that includes over 50 community-based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. Program staff convenes the Joint City/County HIV Housing Committee that addresses special needs concerns for HIV/AIDS consumers. The HIV Housing committee includes members of other HIV planning groups, affordable housing developers, service providers and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for person living with HIV/AIDS. The HIV Housing Committee serves as an advisory body to the Director of the County of San Diego Housing and Community Development Services regarding priorities and needs of the community affected by HIV/AIDS and housing.

The HOPWA program leverages an array of funding from public and private resources that help address the needs of persons with HIV/AIDS. During FY 2018, volunteers provided a substantial amount of service hours at many HOPWA-funded agencies. Volunteers are typically recruited from volunteer fairs, may be participants of HOPWA-funded programs, local church congregations, colleges and universities, or local HIV service organizations. Volunteers come with the desire to



contribute to the program and clientele by providing services such as: prepare, pack and deliver meals to clients, tutoring, residential support, facility upkeep, and general administrative support.

Many agencies also received in-kind contributions and cash donations. HOPWA-funded agencies took a proactive approach to increasing program revenue and implemented annual fundraising plans to increase income received from private donations, foundations, and grants. A total of \$2,110,389 in committed leveraged funds from other public and private resources helped address the needs identified in the plan.

HOPWA-funded agencies also partnered with non-HOPWA funded agencies such as health care providers and community based agencies to offer a broader scope of services including, but not limited to: Christie's Place, UCSD Mother-Child-Adolescent HIV Program (MCAHP), VA Department of Veteran Affairs Special Infectious Disease Program (SIDP), Family Health Centers of San Diego (FHCS), San Ysidro Health Center (SYHC), Moonlight Cultural Foundation, North County Action Network, North County LGBTQ Center, San Diego County Food Bank, San Diego Futures Foundation, San Diego LGBT Center, and Vista Community Clinic.

Service providers continued to encounter barriers in the administration of the HOPWA program during FY 2018. Lack of affordable housing options in the San Diego region, rising rental costs and long waiting lists for rental assistance, continued to be the most prevalent barrier, especially for households who operate on a fixed income. HOPWA clients are especially impacted by housing scarcity due to the negative health outcomes associated with individuals who are homeless and diagnosed with HIV/AIDS. These individuals are living on extremely low or no income and often are dealing with significant health, mental health and substance abuse issues. An affordable housing development is currently under construction with anticipated completion in the Fall of 2018 that will alleviate some of this need. The development includes 38 units of permanent supportive housing targeted to individuals and families living with HIV/AIDS including 26 units targeted to veterans.

Coordinating with low income housing developers as well as advocating for additional units for HIV/AIDS+ clients provides a few (very limited) opportunities for clients to get into these newly developed units. Maintaining relationships with management companies that provide low-income and subsidized housing units and disseminating information to clients searching for housing (i.e., who takes section 8, who has low-income apartment units they would qualify for, allows pets, who has current availability, etc.) Community outreach at housing and case management meetings as well as participation at community health fairs and community forums regularly.

HOPWA providers report that mental health and substance abuse issues present unique challenges when serving clients. Collaboration with health centers and clinics and provision of specialized programs and services aim to provide comprehensive services to address this need. Transportation is another common barrier for HOPWA providers. Bus passes are sometimes available and utilizing services near the HOPWA provider's place of business are some of the solutions used. Lastly, there are the inherent challenges associated with the HIV/AIDS population such as unique

health/medication needs and negative stigma that can make certain aspects of life more difficult for clients. HOPWA providers are specialized and experienced in terms of dealing with these barriers and continue to provide high quality services. Need for services typically outweighs resources, and accordingly many providers use waitlists to fairly offer services. Waitlist maintenance is consistent across programs and involves a chronological list of applicants that staff tries to keep current to facilitate contacting the next person on the list when services are available.

Services that operate in silos continued to be one trend during the past fiscal year. This will be an area of improvement going forward. Another trend identified is an increase in referrals for undocumented clients. Due to this trend, income and permanent housing outcomes are negatively affected for these clients as they have more barriers towards obtaining employment and housing because of their immigration status. Case Managers continue working with these clients to resolve their immigration status; however, this can often be a lengthy and costly process.

Another provider reported that today, clients can survive and live long lives, impacting the number of clients served. We also face a new generation of aging HIV positive persons who were among early HIV/AIDS patients, for whom anti-retroviral came after already succumbing to years of symptoms and ailments. While the anti-retroviral can halt the disease, they do not reverse the damage already done. As this generation ages, we will see more individuals with multiple complications that become difficult to manage with age, requiring assistance with their care and maintaining un-detectability.

Better integration and coordination between service providers (HOPWA and non-HOPWA) will allow more effective and efficient service delivery. This can be achieved at forums such as the Joint City/County HIV/AIDS Housing Committee, where providers can collaborate and work on solutions. Funding remained relatively stable going into FY 2018, and with changes to the HOPWA formula for grantees the region appears to be well situated going forward. Additionally, HOPWA providers are resourceful in leveraging other funding to support programs.

To further understand the HOPWA program and the updates to the Housing Opportunity Through Modernization Act (HOTMA), City and County staff attended the HOPWA Institute in July of 2017. The HOPWA Institute focused on the formula modernization, financial management, monitoring, indirect costs, rental assistance, and best practices for the HOPWA program.

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

### ESG Supplement to the CAPER in SAGE For Paperwork Reduction Act

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

##### Basic Grant Information

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

##### ESG Contact Name

<b>Prefix</b>	0
<b>First Name</b>	Stephen
<b>Middle Name</b>	0
<b>Last Name</b>	Maduli-Williams
<b>Suffix</b>	0
<b>Title</b>	Program Manager

##### ESG Contact Address

<b>Street Address 1</b>	1200 Third Avenue
<b>Street Address 2</b>	0
<b>City</b>	San Diego
<b>State</b>	CA
<b>ZIP Code</b>	92101-
<b>Phone Number</b>	(619) 533-6510
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	smaduliwilli@sandiego.gov

##### ESG Secondary Contact

<b>Prefix</b>	0
<b>First Name</b>	Lisa
<b>Last Name</b>	Jones
<b>Suffix</b>	0
<b>Title</b>	Vice President
<b>Phone Number</b>	(619) 578-7696
<b>Extension</b>	0

<b>Email Address</b>	Lisaj@sdhc.org
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**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2017
<b>Program Year End Date</b>	06/30/2018

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

<b>Subrecipient or Contractor Name</b>	San Diego Housing Commission
<b>City</b>	San Diego
<b>State</b>	CA
<b>Zip Code</b>	92101
<b>DUNS Number</b>	0414812760000
<b>Is subrecipient a victim services provider</b>	N
<b>Subrecipient Organization Type</b>	Unit of Government
<b>ESG Subgrant or Contract Award Amount</b>	\$992,604

## **CR-65: Persons Assisted with ESG**

This section has been replaced and demographic information can be found in the final version of the FY 2018 CAPER in Attachment 3: ESG SAGE Report.

**CR-70: ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed - nights available	233,600
Total Number of bed - nights provided	231,999
Capacity Utilization	99%

**Table 6 - Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

The SDHC used performance measures in their contracts with providers that were similar to RTFH goals. The performance measures in the following supplemental tables were used to assess the ESG programs administered by the SDHC.

Shelter Programs	Households exiting to stable housing (Permanent Housing or Longer-Term Housing) Goal: 65%	Persons who exited with any type of income Goal: 50%	Prioritizing Persons From the Streets, Emergency Shelter, or Safe Havens Goal: 100%	
Cortez Hill Family Program	74%	80%	84%	
Connections Housing	49%	50%	84%	
Single Adults Interim Shelter Program	43%	37%	88%	
Rapid Rehousing Programs	Prioritizing Persons from the Streets, Emergency Shelter, or Safe Havens Goal: 100%	Persons are stably housed Goal: 90%	Persons are rapidly housed within 60 days Goal: 90%	Adults Employed at Exit Goal: 65%
ISN RRH	100%	97%	100%	38%
PATH RRH	86%	100%	66%	39%

Supplemental Table 3S - ESG-Funded Rapid Re-Housing Programs Performance Measures

## CR-75: Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	PY 2015	PY 2016	PY 2017
Expenditures for Rental Assistance	N/A	N/A	N/A
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	N/A	N/A	N/A
Expenditures for Housing Relocation & Stabilization Services - Services	N/A	N/A	N/A
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	N/A	N/A	N/A
<b>Subtotal Homelessness Prevention</b>	-	-	-

**Table 7 – ESG Expenditures for Homelessness Prevention**

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	PY 2015	PY 2016	PY 2017
Expenditures for Rental Assistance	\$84,872	\$101,405	\$106,770
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$145,346	\$146,811	\$48,480
Expenditures for Housing Relocation & Stabilization Services - Services	\$126,332	\$106,550	\$78,710
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$356,550</b>	<b>\$354,766</b>	<b>\$233,960</b>

**Table 8 – ESG Expenditures for Rapid Re-Housing**

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	PY 2015	PY 2016	PY 2017
Essential Services	\$357,100	0	0
Operations	\$186,013	\$543,113	\$919,419
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>\$543,113</b>	<b>\$543,113</b>	<b>\$919,419</b>

**Table 9 – ESG Expenditures for Emergency Shelter**



**11d. Other Grant Expenditures**

Expenditure Type	Dollar Amount of Expenditures in Program Year		
	PY 2015	PY 2016	PY 2017
Street Outreach	N/A	N/A	N/A
HMIS	N/A	N/A	N/A
Administration	\$58,715	\$58,715	\$58,863

**Table 10 - Other Grant Expenditures**
**11e. Total ESG Grant Funds**

Total ESG Funds Expended	PY 2015	PY 2016	PY 2017
	\$958,378	\$956,594	\$1,212,242

**Table 11 - Total ESG Funds Expended**
**11f. Match Source**

Source	PY 2015	PY 2016	PY 2017
Other Non-ESG HUD Funds	\$810,458	\$956,594	\$1,318,078
Other Federal Funds	-	-	
State Government			
Local Government			
Private Funds		\$270,332	
Other	-	-	
Fees	-	-	
Program Income	-	-	
<b>Total Match Amount</b>	<b>\$810,458</b>	<b>\$1,226,926</b>	<b>\$1,318,078</b>

**Table 12 - Other Funds Expended on Eligible ESG Activities**
**11g. Total**

Total Amount of Funds Expended on ESG Activities	PY 2015	PY 2016	PY 2017
	\$1,768,836	\$2,183,520	\$2,530,230

**Table 13 - Total Amount of Funds Expended on ESG Activities**