



FISCAL YEAR 2020 – 2024

Consolidated Plan

JUNE 2019

The City of
SAN DIEGO



PREPARED FOR:



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Economic Development Department
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TABLE OF CONTENTS

Executive Summary	4
The Process	10
Needs Assessment	19
Market Analysis	75
Strategic Plan	119
Annual Action Plan.....	168
Table of Acronyms.....	228

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Executive Summary

INTRODUCTION

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires the creation of a Consolidated Plan to assist the City of San Diego (City) in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. This document is the Consolidated Plan for the City for Fiscal Years (FY) 2020 to 2024. It also includes the Annual Action Plan which serves as the City's official application to HUD for the following federal resources:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in low-moderate income communities. The City anticipates approximately \$150 million in CDBG funds for the Consolidated Plan period.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents. The City anticipates approximately \$20 million in HOME funds for the Consolidated Plan period.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting homeless individuals and families. This includes operating shelters, providing essential services to shelter residents, offering Rapid Rehousing, and preventing homelessness. The City anticipates approximately \$4.9 million in ESG funds for the Consolidated Plan period.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The City anticipates approximately \$3.6 million in HOPWA funds for the Consolidated Plan period.

Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The City anticipates receiving \$4.1 million in HOPWA funds for the Fiscal Year 20–21. The City and the County of San Diego are currently working on an agreement to transfer the grant directly to the County contingent upon County Board of Supervisors and City Council approval.

The City is an entitlement jurisdiction, meaning it receives federal funds from HUD in proportion to its population size. All funds must assist low- to moderate-income (LMI) individuals and families. The City's anticipated allotment for the Consolidated Plan period is:

CDBG	HOME	ESG	HOPWA	Total
\$155,126,766	\$43,709,154	\$5,029,015	\$4,164,570	\$208,029,505

The FY 2020 – 2024 Consolidated Plan is the strategic plan for allocating and leveraging these entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were approved to meet these high-priority needs (in no particular order or ranking):

- **GOAL 1:** Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.

- **GOAL 2:** Enhance the City’s economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- **GOAL 3:** Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- **GOAL 4:** Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- **GOAL 5:** Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- **GOAL 6:** Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- **GOAL 7:** Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.

For year one of the Consolidated Plan, there will be an additional goal related to the HOPWA program. This one-year goal is:

- **GOAL 8 (FY 2020 only):** Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

In FY 2020 – 2024, the City will concentrate its limited resources for maximum impact within these goal areas. To achieve these goals, the City developed three guiding strategies:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE NEEDS ASSESSMENT OVERVIEW

With a population of 1.4 million, the City of San Diego ranks as the eighth largest city in the nation and the second largest in California. However, in terms of housing affordability, the San Diego metropolitan area ranks as one of the nation’s least affordable housing markets. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

Housing Needs (NA-10)

- Of all low-income renter households, 26% are cost burdened and 39% are severely cost burdened.
- Of all low-income homeowner households, nearly a quarter (22%) are cost burdened and over a third (37%) are severely cost burdened.
- There are approximately 46,000 affordable and available units in San Diego County; an additional 143,800 affordable rental units are needed to meet demand.

Public Housing (NA-35)

- The San Diego Housing Commission administers approximately 15,000 housing choice vouchers.
- The waitlist for voucher applicants contains 91,644 families as of 2018 and the expected wait for each applicant is approximately ten to twelve years.

Homeless Needs (NA-40)

- The 2018 Point-in-Time count found that 4,912 homeless persons were living in the City, representing 57.3% of all homeless people counted in the County. This represents a 6% reduction in homelessness from the previous year and a 14% reduction from the previous Consolidated Plan (5,733 individuals).
- The number of people living in hand-built structures (e.g., tents) dropped by 45% between 2017 and 2018.

Non-Homeless Special Needs (NA 45)

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017.
- Elderly households are more likely to be low-income due to living on a fixed income, with 28% of households containing at least one individual 62 years or older. Additionally, elderly households are more likely to be disabled, with 72% of the elderly ages 65 or older considered disabled, compared to 9% of the overall City population.
- Only 33% of all working-age (18-64 years) individuals with a disability are in the workforce, an 8% reduction from the previous Consolidated Plan (41%).
- Veterans constitute 9% of the City's population over the age of eighteen. Veterans have a higher education and median incomes as compared to nonveterans. However, this population experiences significant unemployment and homelessness rates as compared to the non-veteran population.
- Large households have special housing needs due to needing a higher number of bedrooms and may be at-risk of overcrowding. Approximately 9% (42,580 households) of the City's population are considered large household and are more likely to be considered low-income with 52% earn up to 80% AMI.
- Almost three-quarters of single-parent households are headed by women (72%) and disproportionately experience poverty (36%) as compared to married couples (9%).
- Approximately 486,000 individuals experience food insecurity in San Diego County, with an additional 185,000 individuals at-risk. One in five individuals are either food insecure or at-risk of being food insecure in the region.

Non-Housing Community Development Needs (NA-50)

- Smart City Initiatives
 - Water recycling
 - Optimize timing of streetlights based on traffic demand
 - Broadband internet access for community
- Public Facility and Infrastructure Needs
 - Public parks
 - Sidewalks
 - Recreation and community centers
- Community Development and Public Service
 - Employment and workforce development programs
 - Youth workforce development programs
 - Employment re-entry services (for individuals recently released from incarceration)
- Economic Development
 - Job creation and small business grants
 - Storefront improvement programs
 - Grants for small businesses

EVALUATION OF PAST PERFORMANCE

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

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

In the last Consolidated Plan (FY 2015-2019), the City continued to receive and consider recommendations of the Consolidated Plan Advisory Board (CPAB); updated City Council Policy 700-02, which governs CDBG investments in the City; and streamlined the Request for Proposals (RFP) process. These initiatives have been very successful for the City and will continue to be utilized in the FY 2020 – 2024 Consolidated Plan.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

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

A Community Needs Survey was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds. A total of 1,237 survey responses were collected in six different languages: English, Spanish, Tagalog, Vietnamese, Mandarin, and Arabic.

Eight Consolidated Plan Community Forums were conducted to introduce the City's Five-Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. The forums were held primarily in low- to moderate-income communities and sought to obtain broad input from the City's diverse communities. To promote attendance at the forums, targeted social media posts were implemented to reach a broader audience. Also, press releases and television appearances promoted the events. A total of 226 individuals participated in the forums and provided feedback on what they considered as the housing, economic, and community development priorities within the City.

SUMMARY OF PUBLIC COMMENTS

Qualitative feedback collected through the community survey, community forums, and stakeholder meetings provided insight into priority need from the entitlement grant beneficiary perspective. Top priority needs were identified as:

- Development of affordable housing
- Maintenance of owner-occupied housing
- Affordable housing access and stability
- Homelessness and supportive services
- Public services
- Public improvements and infrastructure
- Economic development
- Workforce development
- Nonprofit facility improvements
- Housing and support for individuals living with HIV/AIDS

The Citizen Participation process is described in greater detail in PR-15 Citizen Participation. Feedback received during the public comment period between April 5, 2019 and May 4, 2019 will be summarized following the closing of that period.

SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND REASONS FOR NOT ACCEPTING THEM

All comments were accepted and incorporated into Attachment A: Citizen Comments & Public Notices.



The Process

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

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

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

TABLE PR-05.1: RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency and CDBG Administrator	City of San Diego	Economic Development Department
HOPWA Administrator	County of San Diego	Housing and Community Development Services
HOME Administrator	City of San Diego	San Diego Housing Commission
ESG Administrator	City of San Diego	San Diego Housing Commission

NARRATIVE

The City of San Diego's Community Development Division (CDD) in the Economic Development Department is the lead agency and responsible for HUD entitlement grants which include the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). The Economic Development Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

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

The Housing Commission is also the subrecipient and administrator for ESG on behalf of the City. ESG supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness.

During the first year of the consolidated Plan, the County of San Diego (County) will be the subrecipient and administrator for HOPWA on behalf of the City. Pending approval by the County Board of Supervisors and City Council, the City and County anticipate entering into an agreement designating the County as the City's alternative grantee for HOPWA in years two through five of the Consolidated Plan. HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include affordable housing, rental subsidies, support services, information and referral, resource identification, technical assistance, and administration expenses.

Consolidated Plan Public Contact Information

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INTRODUCTION

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

In partnership with LeSar Development Consultants (LDC), the City launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. It also encouraged elected leaders, community planners, businesses, public agencies and departments to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in PR-15 Citizen Participation.

STAKEHOLDER MEETINGS

The City conducted comprehensive outreach to key organizations to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs. These organizations include:

- Consolidated Plan Advisory Board (CPAB)
- Regional Task Force on the Homeless
- City Heights Community and Economic Development entitlement grantees
- Downtown Community Planning Council
- San Diego Refugee Forum

The City also conducted two focus groups comprised entirely of representatives from nonprofits.

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

In January 2017, the Regional Task Force on the Homeless (RTFH) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region's Continuum of Care. The retooled RTFH is a major stakeholder in addressing homelessness throughout the region and its relationship with the City and other jurisdictions in the region is becoming more and more impactful.

The City is an active member of the RTFH, with a City Councilmember currently serving as the RTFH Governance Board chair. The City consistently maintains its general membership voting privileges, as well, with representation from the Mayor's office, City Council offices, the Performance & Analytics Department and the Economic Development Department. The RTFH meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. During these meetings, jurisdictions consult with the RTFH to develop cooperative plans and strategies that

leverage resources to provide emergency shelter and rapid re-housing services. The City's participation in this forum ensures that the City's efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region's priorities and respond to the most critical needs.

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

Allocating Funds

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

Setting Performance Outcomes

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

Operating and Administrating Homeless Management Information System (HMIS)

The RTFH serves as the HMIS Lead Agency in San Diego. It sets policy, performs executive functions and provides strategic direction and oversight for San Diego's HMIS. It also oversees technical design, implementation and operation of the HMIS to ensure that the system is fully understood and appropriately utilized by all parties in the CoC.

RTFH staff manage day-to-day system operations, monitor and enhance functionality of the database, and provide training and technical support for all HMIS users. The HMIS enables providers to better manage client data, coordinate services, guide resource allocation and streamline service delivery. The HMIS was crucial to San Diego's implementation of a Coordinated Entry System, through which the community has been able to coordinate and streamline the process of finding housing for homeless individuals and families, with the goal of housing the most vulnerable people first.

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

TABLE PR-10.1: AGENCIES, GROUPS, AND ORGANIZATIONS

Organization	Agency/Group/Organization	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
City Heights Community and Economic Development Collaborative	Community-Based Organization	Needs Assessment and Strategic Plan	Stakeholder engagement meeting
Consolidated Plan Advisory Board (CPAB)	Board/Commission	Needs Assessment and Strategic Plan	Economic Development Department
Councilmember David Alvarez	Elected Official	Needs Assessment and Strategic Plan	Memorandum
Council President Georgette Gomez	Elected Official	Needs Assessment and Strategic Plan	Memorandum
Councilmember Monica Montgomery	Elected Official	Needs Assessment and Strategic Plan	Memorandum
Council President Myrtle Cole	Elected Official	Needs Assessment and Strategic Plan	Memorandum
Councilmember Vivian Moreno	Elected Official	Needs Assessment and Strategic Plan	Memorandum
County of San Diego	Housing and Community Development Services	Needs Assessment and Strategic Plan	“Continuous consultation on Consolidated Plan narrative”
Downtown Community Planning Council	Community Planning Group	Needs Assessment and Strategic Plan	Stakeholder engagement meeting
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment and Strategic Plan	Stakeholder engagement meeting and input on Consolidated Plan narrative
San Diego Housing Commission	Public Housing Authority	Needs Assessment and Strategic Plan	Continuous consultation on Consolidated Plan narrative
San Diego Regional Chamber of Commerce	Chamber of Commerce	Needs Assessment and Strategic Plan	Continuous consultation on Consolidated Plan narrative
San Diego Regional Economic Development Corporation	Economic Development Corporation	Needs Assessment and Strategic Plan	Continuous consultation on Consolidated Plan narrative
San Diego Refugee Forum	Nonprofit organization	Needs Assessment and Strategic Plan	Stakeholder engagement meeting

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

COMMUNITY SURVEY

A Community Needs Survey was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve LMI residents and areas. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds. A total of 1,237 survey responses were collected in six different languages: English, Spanish, Tagalog, Vietnamese, Mandarin, and Arabic.

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

The survey was distributed through several different channels in order to gather responses. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses could be submitted via smartphone, tablet, and web browsers.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City's CDBG website. (<http://www.sandiego.gov/cdbg/>)
- Approximately 1,691 entities, organizations, agencies, and persons were directly requested to share our materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and emails.
- All City Council offices were provided the link to distribute.
- The survey link was emailed to 14,400 entities/organizations/agencies/persons with a request to share the survey with their beneficiaries, partners, and contacts.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. At least 36,000 persons on Facebook and 21,000 persons on Twitter were engaged (this represents the number of "Likes" or "Followers" of each person/entity that posted a message about our survey or forum).
- At least 3,920 hardcopy surveys were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas.

COMMUNITY PARTNERS

The Consolidated Plan was informed by numerous community partners, including the County, RTFH, the Housing Commission, and many others. These organizations helped the City notify the community of the City's Consolidated Planning process and informed the Needs Assessment and Strategic Plan of the Consolidated Plan. A full list of outreach and partners is attached as 'Table PR-10.1: Agencies, Groups, and Organizations.'

COMMUNITY FORUMS

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

The forums were primarily held in low- to moderate-income communities and sought to obtain broad input from the City’s diverse communities. A total of 226 community members participated in the forums and provided feedback on their housing, economic, and community development priorities for the City. These community forums were held at the following locations:

<p>Valencia Park Malcolm X/Valencia Park Library 5148 Market Street San Diego, CA 92114 July 16, 2018, 6:00 – 7:30 PM</p>	<p>Skyline Skyline Hills Library 7900 Paradise Valley Road San Diego, CA 92114 July 25, 2018, 6:00 – 7:30 PM</p>
<p>Linda Vista Linda Vista Library 2160 Ulric Street San Diego, CA 9211 July 16, 2018, 6:00 – 7:30 PM</p>	<p>City Heights City Heights/Weingart Library Performance Annex 3795 Fairmount Avenue San Diego, CA 92105 July 31, 2018, 6:00 – 7:30 PM</p>
<p>San Ysidro San Ysidro Civic Center 212 W. Park Avenue San Diego, CA 92173 July 19, 2018, 6:00 – 7:30 PM</p>	<p>Downtown Central Library 330 Park Boulevard San Diego, CA 92101 August 1, 2018, 6:00 PM – 7:30 PM</p>
<p>Barrio Logan Woodbury School of Architecture 2212 Main St., San Diego CA 92113 July 23, 2018</p>	<p>Mountain View Mountain View Community Center 641 S. Boundary Street San Diego, CA 92113 August 29, 2018</p>

FORUM STRUCTURE

The forums engaged the community through an introductory presentation on the Consolidated Plan, how it functions, and its applicability and impact to San Diego. The presentation was followed by a series of facilitated small group discussions.

Participants in each discussion group were asked how the City can be more inclusive in programs supporting LMI residents and communities and they were also asked to describe which communities within the City are in the most need and why. They were also asked to individually complete two ranking activities, one ranking overall need categories, and another ranking the top four priorities in their communities using a “dot voting” to place stickers on their preferred goals and priorities. Categories included infrastructure, jobs, affordable housing, addressing homelessness, public service, workforce and economic development.

The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum. The forums concluded with the announcement of upcoming Consolidated Plan Advisory Board (CPAB) and City Council Meetings as opportunities to hear about the results and to further participate in the process.

OUTREACH

A total of 1,530 community members were directly engaged to share their thoughts on community development needs. Engagement included emails, surveys, community forums, and stakeholder meetings. Flyers with information about the community forums were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas. In addition, the community forums and the survey were featured by local television news media outlets, including:

- City of San Diego press release
- Times of San Diego
- Univision
- KUSI television channel
- Social media ads

Flyers were available online and offline in English, Spanish and Tagalog. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

SURVEY RESULTS

A total of 1,237 survey responses were collected in six different languages: English, Spanish, Tagalog, Vietnamese, Mandarin, and Arabic. By far, the greatest need the community identified was affordable housing. This was followed by public facilities, infrastructure and homelessness. Other top needs highlighted in the survey responses were community development, public services and economic development.

COMMUNITY FORUM AND STAKEHOLDER CONSULTATION RESULTS

By far the top concern shared by participants of the community and stakeholder forums was housing. Using the dot voting method, affordable housing received 1,111 votes for what should be the top goal of the FY 2020 – 2024 Consolidated Plan. Following affordable housing was economic development and another housing-related goal: housing and support for individuals experiencing homelessness.

The priorities within those goals also reflects the community's concerns with housing affordability. The remaining top five priorities were youth services, centralized homelessness resources, increased access to loan and grant capital for small business, and improved sidewalks and streetlights.

All materials used in marketing the Consolidated Plan can be found in Attachment B: Consolidated Plan Materials.

COMMUNITY ENGAGEMENT RECOMMENDATIONS

During the Consolidated Planning process, the City has been continually assessing the effectiveness of its outreach efforts and considering how it can improve the process in future Consolidated Planning periods. To expand its reach and garner as much participation as possible, the City is considering implementing the changes listed below to its community engagement process. Some of these changes may be reflected in future revisions to the City's Community Participation Plan.

- Develop new partnerships and strengthen existing partnerships with community-based organizations to publicize and host community consultation sessions.
- Consider modifying the community forum times and days to allow as many people as possible to attend.
- Seek locations for community forums with facilities to accommodate on-site childcare during the meeting to allow parents with young children to participate.
- Offer periodic community consultation sessions in one or more of the most common non-English languages spoken in San Diego.



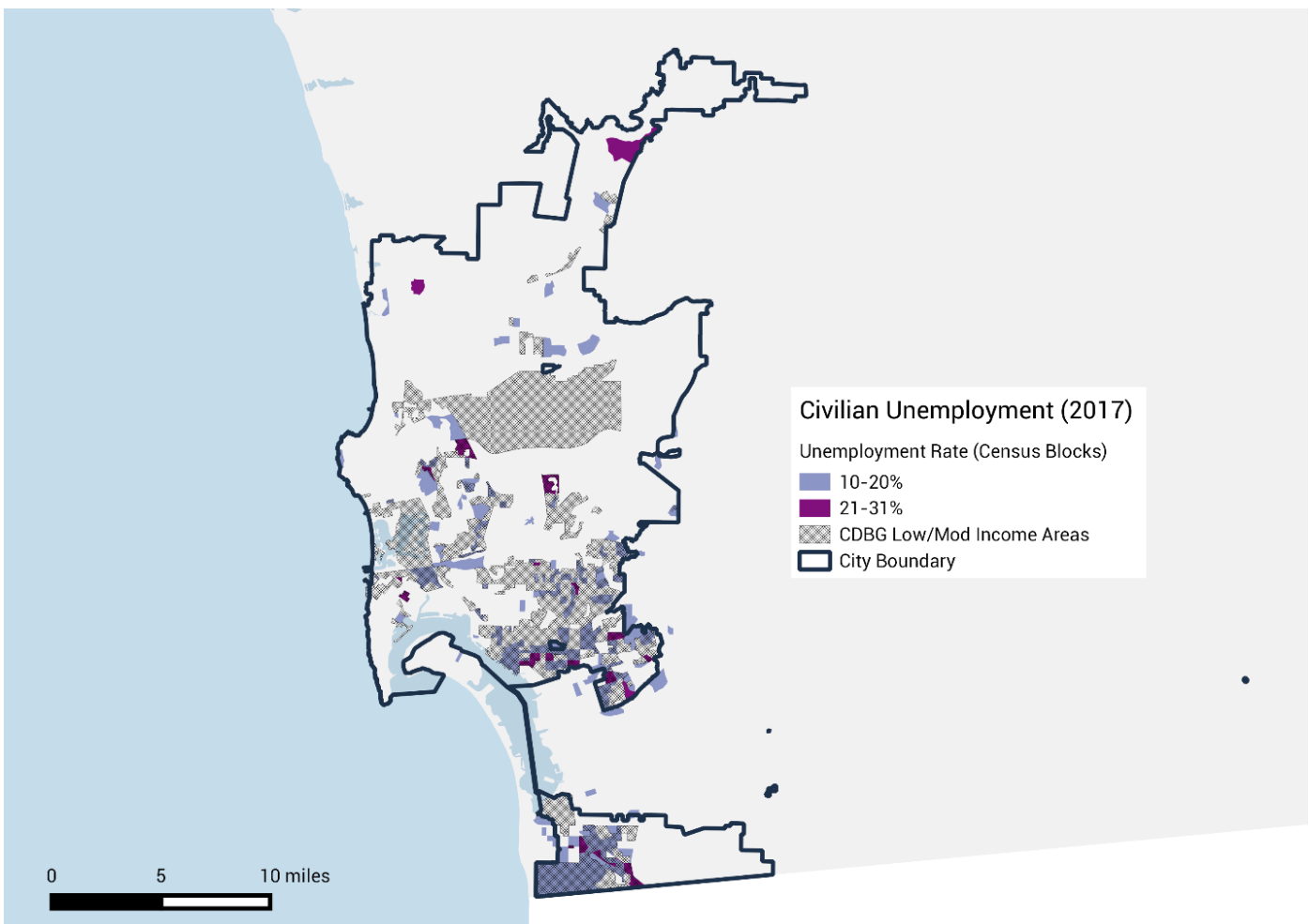
Needs Assessment

NEEDS ASSESSMENT OVERVIEW

San Diego has a population of just over 1.35 million people, making it the eighth largest city in the United States and the second most populous in California. Since 2000, San Diego has seen a population growth of over 130,000 new residents and over that same period 60,000 new housing units have been constructed. With this growth in population and housing, employment numbers have also kept pace. San Diego has seen impressive growth in the economic sectors of transportation, utilities, technology and scientific services, and healthcare, among others. This growth has been the catalyst for an unemployment rate of 3.3%, a 17-year low. The San Diego region has also seen the largest growth in wages and personal income growth at 5.4%, according to the United States Census Bureau.

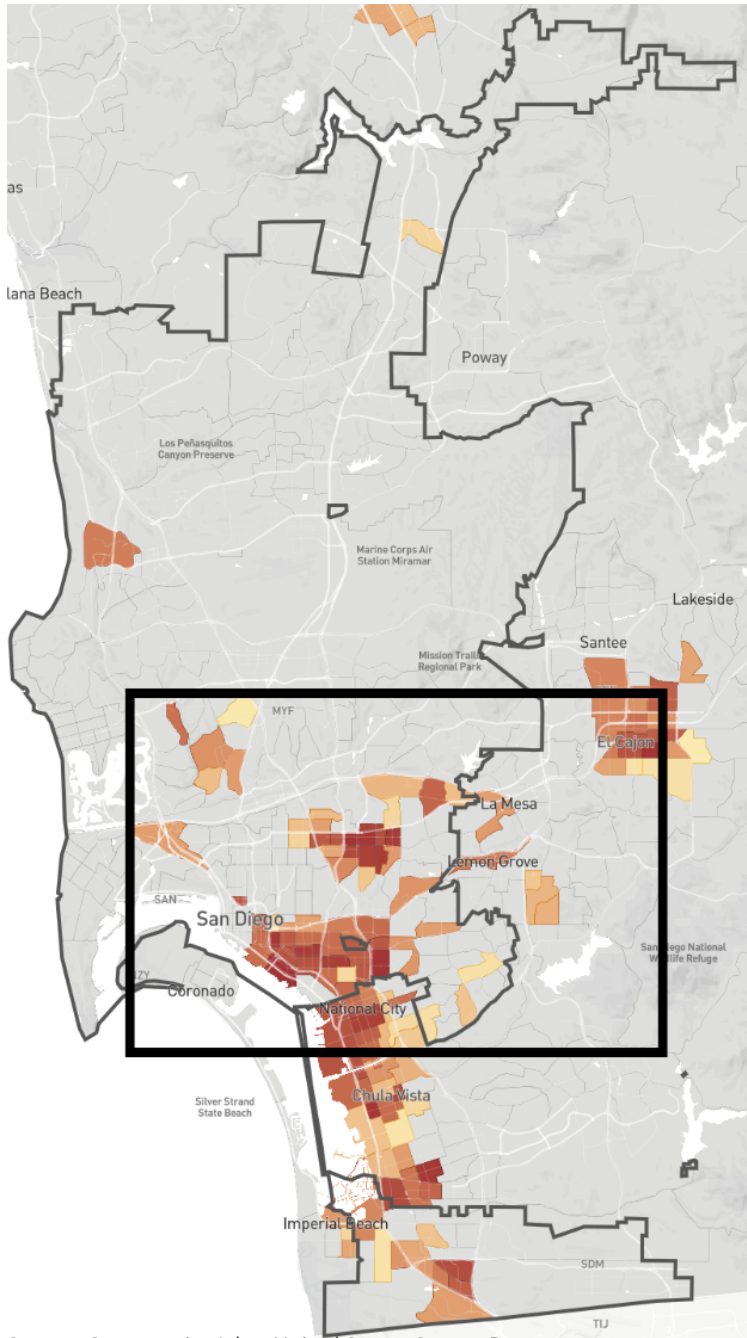
However, these economic gains have not been equitably distributed to all earners throughout San Diego. Neighborhoods with higher concentrations of census tracts with at least 51% low- and moderate- income persons — a standard for qualifying for CDBG funding — tend to have a higher concentration of high unemployment. Figure 01 depicts how civilian unemployment rates relate to low- and moderate- income census tracts (2017 ACS Data).

FIGURE 01: CIVILIAN UNEMPLOYMENT



Source: Opportunity Atlas, United States Census Bureau

FIGURE 02: SAN DIEGO CENSUS TRACTS BY MEDIAN HOUSEHOLD INCOME



Similarly, Figure NA-02 shows all census tracts in San Diego where the majority of households earn less than the area median income of \$52,000. Many of these census tracts are within the City Heights, Mountain View, Encanto, Skyline, and Logan Heights neighborhoods in the central and southeast region of the city. These communities form most of the HUD-designated [San Diego Promise Zone](#) and are outlined in Figure 02.

These neighborhoods also include a higher proportion of CDBG Low- and Moderate- Income census tracts and block groups. Household income is an excellent indicator of financial stability: higher household income is associated with better economic outcomes. This concentration of low median household income reveals that there is a geographic component to wealth and income disparities.

Source: Opportunity Atlas, United States Census Bureau

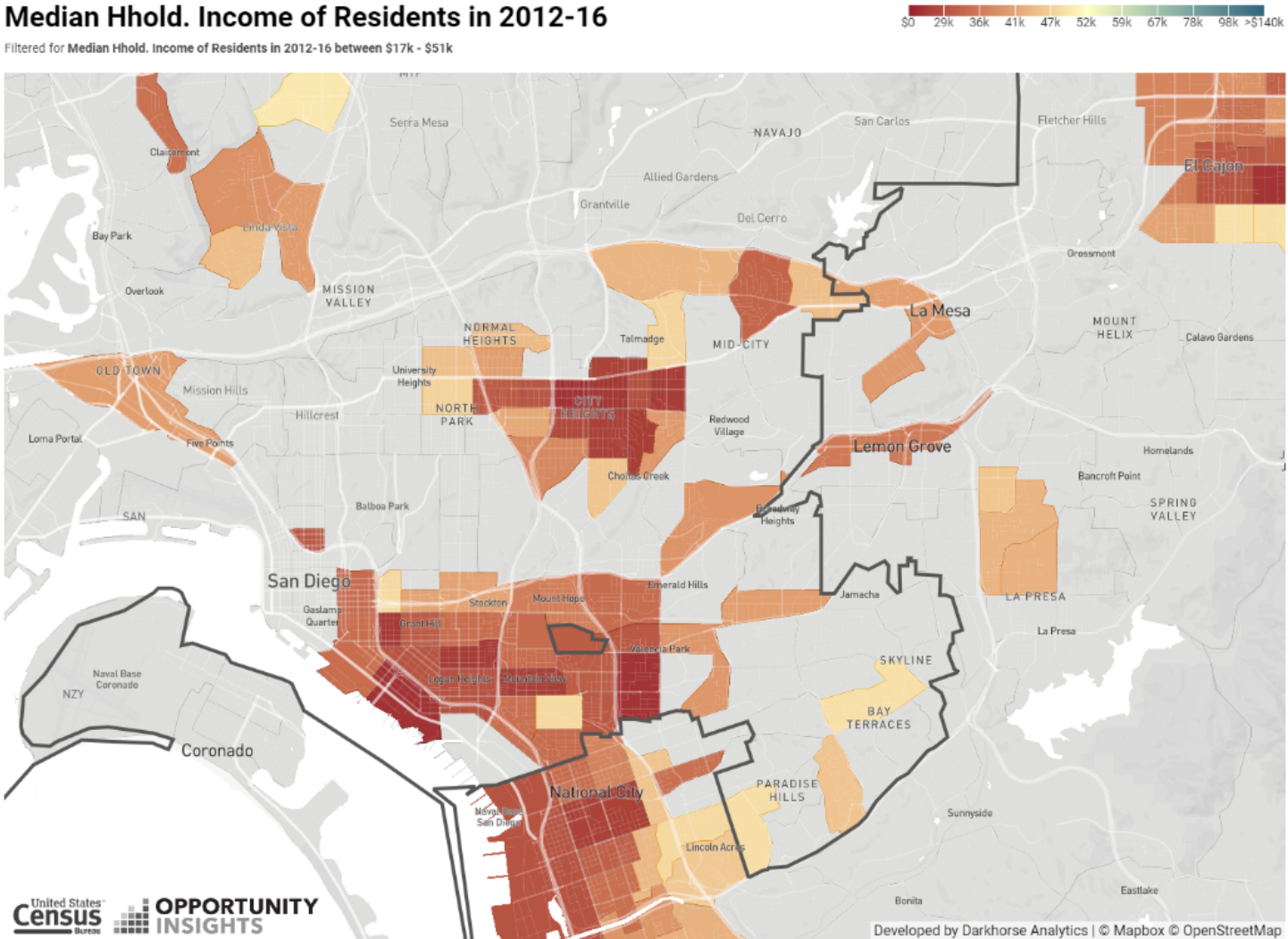


Figure 03 shows that central and Southeast San Diego are also home to census tracts with high concentrations of households that earn just 25% or less of the area median income.

FIGURE 03

Median Hhold. Income of Residents in 2012-16

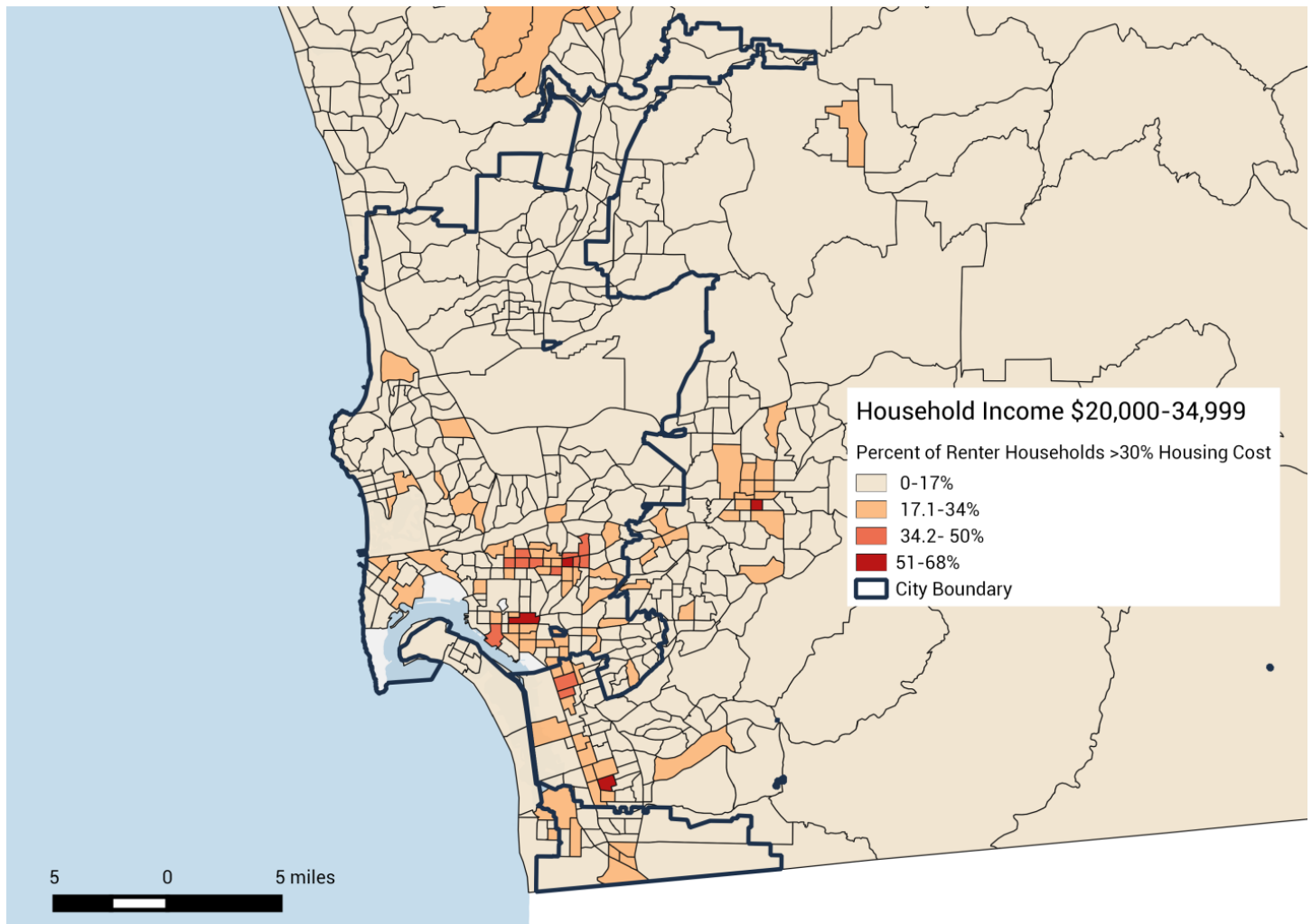
Filtered for Median Hhold. Income of Residents in 2012-16 between \$17k - \$51k



Source: United States Census Bureau

Figure 04 below displays the census tracts in San Diego that have households earning 10% or less of the area median income. Similar to Figures 01 and 02 above, this map shows poverty is concentrated in census tracts that are primarily centered in Central and Southeastern San Diego, along with San Ysidro.

FIGURE 04: HOUSING COST BURDEN



Source: United States Census Bureau

Housing costs have increased for all households since 2008, but their negative impacts are concentrated in central and Southeast San Diego, which contains many of the City’s LMI census tracts. Figure 04 depicts this geographic distribution. An updated look across income levels also reveals these areas also have a higher concentration of households spending paying beyond 30% of their income into housing, based on ACS 2012–2017 estimates. As a result, community development needs are significant, with solutions needed that are cross-cutting and complex. The City of San Diego is tasked with determining the areas of greatest need and then leveraging federal resources, such as the Promise Zone designation, to make community investment resulting in the greatest amount of impact possible. This Needs Assessment section will outline the data supporting the housing needs of the City and will be used as justification for the City’s Strategic Plan and Priority Needs discussed later in this document.

Below is an overview of the Needs Assessment; more detail is included in each corresponding section:

NA-10 Housing Needs

- Of all low-income renter households, 26% are cost burdened and 39% are severely cost burdened.
- Of all low-income homeowner households, nearly a quarter (22%) are cost burdened and over a third (37%) are severely cost burdened.
- There are approximately 46,000 affordable and available units in San Diego County; an additional 143,800 affordable rental units are needed to meet demand.

NA-15 Disproportionately Greater Need: Housing Problems

- Asian/Pacific Islander households earning 0-30% AMI experience disproportionately greater housing needs as compared to those households within the same income bracket.
- 78.6% of all households earning 0-30% AMI experienced a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- There are two instances of disproportionate greater housing needs among those experiencing severe housing problems:
 - Pacific Islander households earning 30-50% AMI
 - Pacific Islander households earning 80-100% AMI

NA-25 Disproportionately Greater Need: Housing Cost Burden

- There are two instances of disproportionate greater housing needs among those households experiencing cost burden:
 - 52.7% of Black/African American households are spending more than 30% of their income on housing costs.
 - 53.07% of Hispanic households are spending more than 30% of their income on housing costs.

NA-35 Public Housing

- The San Diego Housing Commission administers approximately 15,000 housing choice vouchers.
- The waitlist for voucher applicants contains 91,644 families as of 2018 and the expected wait for each applicant is approximately ten to twelve years.

NA-40 Homeless Needs

- The 2018 Point-in-Time count found that 4,912 homeless persons were living in the City, representing 57.3% of all homeless people counted in the County. This represents a 6% reduction in homelessness from the previous year and a 14% reduction from the previous Consolidated Plan (5,733 individuals).
- The number of people living in hand-built structures (e.g., tents) dropped by 45% between 2017 and 2018.

NA 45 Non-Homeless Special Needs

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013–2017 and there were 13,876 persons living with HIV disease in the county in 2017.
- Elderly households are more likely to be low-income due to living on a fixed income, with 28% of households containing at least one individual 62 years or older. Additionally, elderly households are more likely to be disabled, with 72% of the elderly ages 65 or older considered disabled, compared to 9% of the overall City population.
- Only 33% of all working-age (18–64 years) individuals with a disability are in the workforce, an 8% reduction from the previous Consolidated Plan (41%).
- Veterans constitute 9% of the City’s population over the age of eighteen. Veterans have a higher education and median incomes as compared to nonveterans. However, this population experiences significant unemployment and homelessness rates as compared to the non-veteran population.
- Large households have special housing needs due to needing a higher number of bedrooms and may be at-risk of overcrowding. Approximately 9% (42,580 households) of the City’s population are considered large household and are more likely to be considered low-income with 52% earn up to 80% AMI.
- Almost three-quarters of single-parent households are headed by women (72%) and disproportionately experience poverty (36%) as compared to married couples (9%).
- Approximately 486,000 individuals experience food insecurity in San Diego County, with an additional 185,000 individuals at-risk. One in five individuals are either food insecure or at-risk of being food insecure in the region.

NA-50 Non-Housing Community Development Needs

- Public forums, resident surveys, and focus groups were held to gather public input in the development of community development needs and priorities.
- Common themes regarding community development needs identified with the survey were:
 - Smart City Initiatives
 - Water recycling
 - Optimize timing of streetlights based on traffic demand
 - Broadband internet access for community
 - Public Facility and Infrastructure Needs
 - Public parks
 - Sidewalks
 - Recreation and community centers
 - Community Development and Public Service
 - Employment and workforce development programs
 - Youth workforce development programs
 - Employment re-entry services (for individuals recently released from incarceration)

INTRODUCTION

Like many jurisdictions across the United States, San Diego's housing needs are significant. This was further exacerbated by the 2008 recession, which hit coastal communities especially hard. San Diego has since seen steady economic recovery in the last decade. This recovery has been met with a substantial increase in population and housing units relative to the region and the state. However, this economic growth has primarily benefitted those at higher income levels and has resulted in a shortage of affordable housing. Today, many low-to-moderate income households living in San Diego are provided limited affordable housing opportunities, which hinders economic mobility and leads to many other housing concerns.

INTRODUCTION TO DATA AND RELATED DEFINITIONS

The data throughout this document is generated from the United States Census Bureau and the Department of Housing and Urban Development (HUD). The Comprehensive Housing Affordability Strategy (Comprehensive Housing Affordability Strategy) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (American Community Survey) data. The most recent Comprehensive Housing Affordability Strategy data used in this document—the 2011–2015 5-year estimate—are determined for each jurisdiction that receives HUD funding.

The term Area Median Income (AMI) is used to explain Comprehensive Housing Affordability Strategy data derived from American Community Survey data. Because Comprehensive Housing Affordability Strategy data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two–four members

Large Family Household: A household with five or more members

Elderly: Ages 62–74

Frail Elderly or Extra Elderly: Ages 75+

Household: All people living in a housing unit. Members of a household can be related or unrelated.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

HOUSING PROBLEMS AND SEVERE HOUSING PROBLEMS

The four housing problems outlined in the data and narrative below are defined in narrow terms as follows:

1. **Substandard Housing** – Lacking complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. **Substandard Housing** – Lacking complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. **Cost Burden** – Cost burden greater than 30% of income
4. **Overcrowding** – More than one person per room

The four severe housing problems are similar, but have two distinct differences in the definitions for cost burden and overcrowding:

1. **Substandard Housing** – Lacking complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. **Substandard Housing** – Lacking complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. **Cost Burden** – Cost burden greater than 50% of income
4. **Overcrowding** – More than 1.5 persons per room

Much of the data in the Needs Assessment and Housing Market Analysis sections reference the 2011-2015 American Community Survey data. The following outlines income categories used in this report.

- Extremely Low Income = 0-30% Area Median Income (AMI)
- Very Low-Income = 30-50% AMI
- Low-Income = 50-80% AMI
- Moderate-Income = 80%-120% AMI
- Median Income = 100% AMI

Below are the income limits that correlate to the tables outlined in the Needs Assessment and Housing Market Analysis.

TABLE NA-10.1: 2018 INCOME LIMITS FOR SAN DIEGO

Household Size	Extremely Low Income	Very Low Income	Low Income	Median Income
1	\$20,450	\$34,100	\$54,500	\$57,250
2	\$23,400	\$38,950	\$62,300	\$65,450
3	\$26,300	\$43,800	\$70,100	\$73,600
4	\$29,200	\$48,650	\$77,850	\$81,800
5	\$31,550	\$52,550	\$84,100	\$88,350
6	\$33,900	\$56,450	\$90,350	\$94,900

Source: City of San Diego, CDBG Income Limits

TABLE NA-10.2: SUMMARY OF HOUSING NEEDS

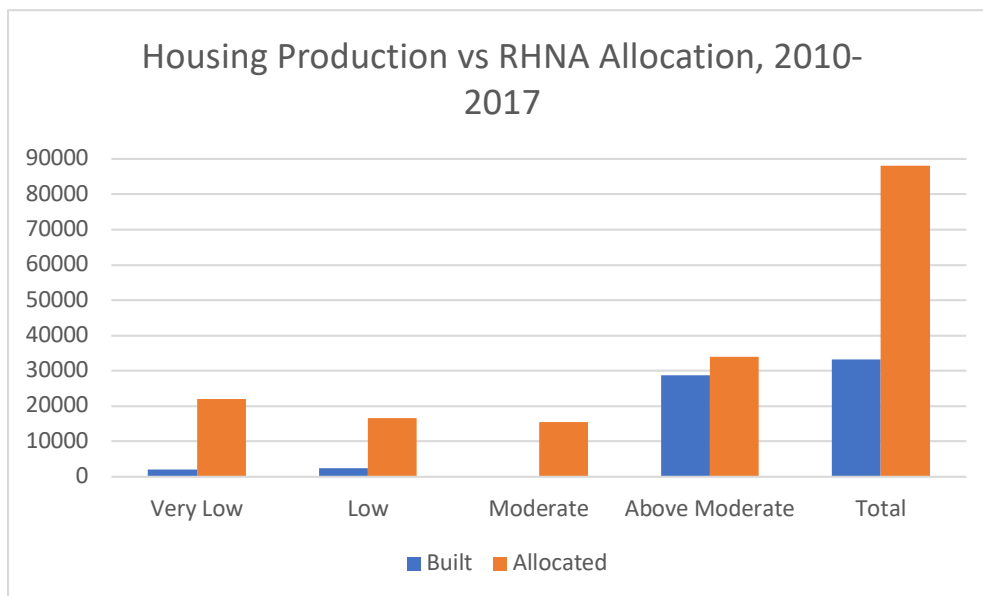
Demographics	Base Year: 2000	Most Recent Year: 2016	% Change
Population	1,223,400	1,419,516	9%
Households	450,691	490,219	8%
Median Income	\$56,300	\$71,481	21%

Source: 2000 Census (Base Year), 2011-2015 American Community Survey (Most Recent Year)

The City of San Diego is responsible for much of the County’s growth between 2000 and 2015. Of the nearly 410,000 people coming to the County during that time, 137,000 (33%) have settled in the City. Along with this population growth, the City grew by 61,419 new housing units, whereas the County added 154,345 new units – meaning San Diego accounts for about 40% of all new housing units added in San Diego County between 2000 and 2015. It is important to note here the growth in population has far outpaced the growth in new housing units. Indicative of a tight housing market this mismatch of growth trends leads to increased costs, which affect those households with the lowest income the most.

The Regional Housing Needs Allocation, determined by the San Diego Association of Governments (SANDAG), sets the amount of housing each jurisdiction must plan to accommodate. Figure NA-10.1 illustrates the housing deficit in the City of San Diego.

FIGURE NA-10.1



Source: Annual Housing Inventory Report, City of San Diego

While neither the City nor the County have yet returned to prior income levels before the 2008 recession, the City has fared better than the County as a whole. In 2016, both the County and City had roughly the same median household income of \$70,824 and \$71,481, respectively. Additionally, the City of San Diego passed the Earned Sick Leave and Minimum Wage ordinance in 2016. This requires that employees working in the City receive a livable minimum wage to enable the ability to support and care for their families. This has resulted in an annual minimum wage increase from 2016 through 2019 by \$1.50 to be \$12.00. Beginning in 2019, the minimum wage will be increased by the prior year’s cost of living increase. Even with the positive changes to minimum wage and the increase in median household income wage growth has not kept pace with the demands that population growth puts on housing prices.

Because the City has fared better economically than the County in most indicators following the 2008 recession, median home values and median rent in the City of San Diego rebounded rather quickly.

ACCORDING TO ZILLOW, MEDIAN SALE PRICE HIT A LOW IN 2009 NEAR \$265,000 RISING TO OVER \$500,000 IN 2016 (BY MAY 2018, IT HAD REACHED \$623,700).

TABLE NA-10.3: NUMBER OF HOUSEHOLDS

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	Total
Total Households	73,545	56,915	79,470	46,685	228,480	485,095
Small Family Households	22,950	19,360	30,195	17,680	107,760	197,945
Large Family Households	5,945	7,095	9,135	4,620	15,785	42,580
Household contains at least one person 62-74 years of age	12,460	10,665	14,020	8,115	40,250	85,510
Household contains at least one-person age 75 or older	9,680	8,565	9,125	4,585	15,440	47,395
Households with one or more children 6 years old or younger	12,860	11,090	13,145	7,105	32,320	76,520

Source: 2011-2015 Comprehensive Housing Affordability Strategy

Most households in San Diego are small-family households, or those with two to four members. Nearly 16% of all households in San Diego have one or more children six years old or younger, while more than a quarter (28%) of San Diego households have someone 62-years old or older. Of the 485,000 households in San Diego, just under half are earning the median income or more, while 26.9% of all households in San Diego earn 50% of median income or less.

ALMOST 44% OF SAN DIEGO HOUSEHOLDS ARE CONSIDERED LOWER-INCOME, WITH INCOMES BETWEEN 0-80% AMI. OF THESE HOUSEHOLDS:

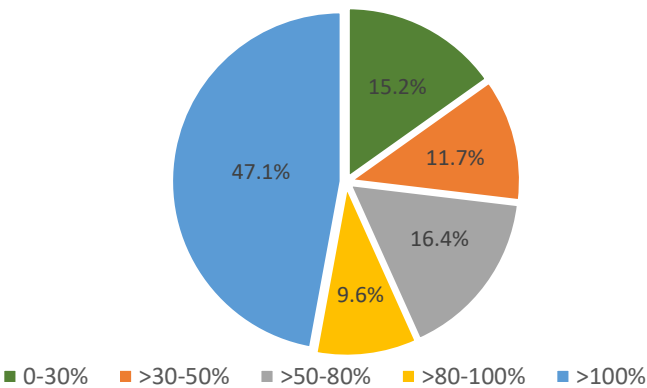
15.2%
ARE EXTREMELY LOW-INCOME

11.7%
ARE VERY LOW-INCOME

16.4%
ARE LOW-INCOME

FIGURE NA-10.2

San Diego Household AMI Brackets



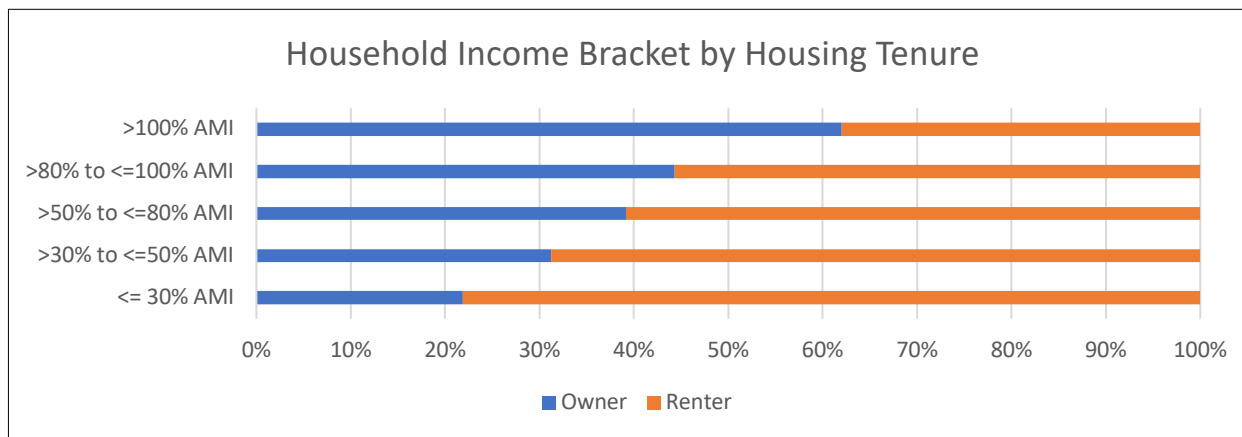
Source: 2011-2015 Comprehensive Housing Affordability Strategy

HOUSING PROBLEMS

Lower-income households have generally higher rates of housing problems, defined as houses that are: 1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) Cost burden greater than 30% (share of income devoted to housing costs); and 4) More than one person per room (overcrowding).

Like most American Metropolitan areas, San Diego trends towards a majority renter city. According to Census data, 2012 was the first year in which a majority of San Diego’s population resided in renter-occupied units. As of 2015, 53% of all households in San Diego are renter households while 47% are owner households. Of all households in San Diego, renter households are significantly more likely to be low moderate-income households. Of all households earning less than 80% AMI (\$64,800 for a family of four), 69% are renter households.

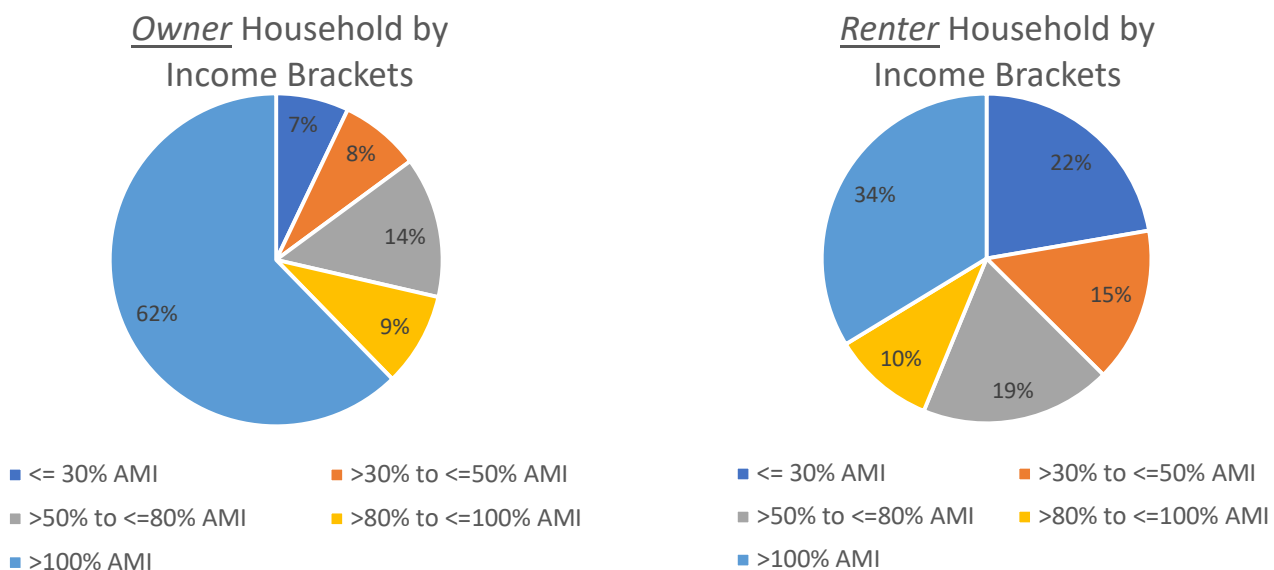
FIGURE NA-10.3



Source: 2011-2015 Comprehensive Housing Affordability Strategy

29% of owner households are considered lower- or low-income, as compared to 59% of all renter households. In contrast, 56% of all renter households are low-income. Additionally, renter households are more likely to be affected by high housing costs and experience greater housing problems, with renters account for 63% of all households reporting a housing problem.

FIGURE NA-10.4



Source: 2011-2015 Comprehensive Housing Affordability Strategy

TABLE NA-10.4: RENTER AND OWNER HOUSING PROBLEMS

	Renters					Owners				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,230	815	680	235	2,960	120	105	170	20	415
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,580	1,805	1,780	645	6,810	185	140	575	215	1,115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,955	4,095	3,040	1,275	13,365	220	670	1,235	600	2,725
Housing cost burden greater than 50% of income (and none of the above problems)	32,640	16,620	6,955	830	57,045	9,305	7,060	7,505	2,995	26,865
Housing cost burden greater than 30% of income (and none of the above problems)	4,460	12,215	21,060	8,910	46,645	2,120	3,630	8,320	6,610	20,680
Zero/negative Income (and none of the above problems)	6,225	-	-	-	6,225	1,675	-	-	-	1,675

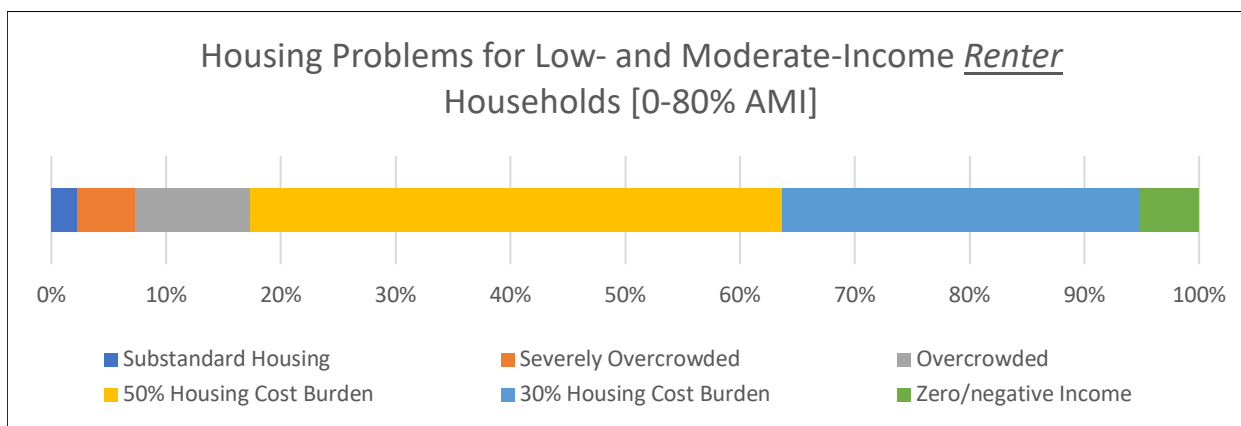
Source: 2011-2015 Comprehensive Housing Affordability Strategy

For both homeowners and renters, the most prevalent housing problems are cost burden and extreme cost burden. These rent burdens can in turn contribute to the other housing problems listed in the table above. A lack of affordability can contribute to overcrowding and less investment in the material condition of the home, leading to substandard housing.

Of all households in San Diego earning the median income or less, a large proportion is experiencing a cost burden (paying more than 30% of income on housing) or severe cost burden (paying more than 50%). Lower income renter households are disproportionately affected, 26% of these households are considered cost burdened (housing costs greater than 30% of income), while 39% are considered severely cost burdened (housing costs greater than 50% of income). A high housing cost burden itself puts financial stress on households, especially those that rent, but it also precludes households from spending on other necessities. Transportation, healthcare, and education are just a few things that cost burdened households may struggle to afford, which negatively impacts the ability to fully participate in consumer activities, including future homeownership

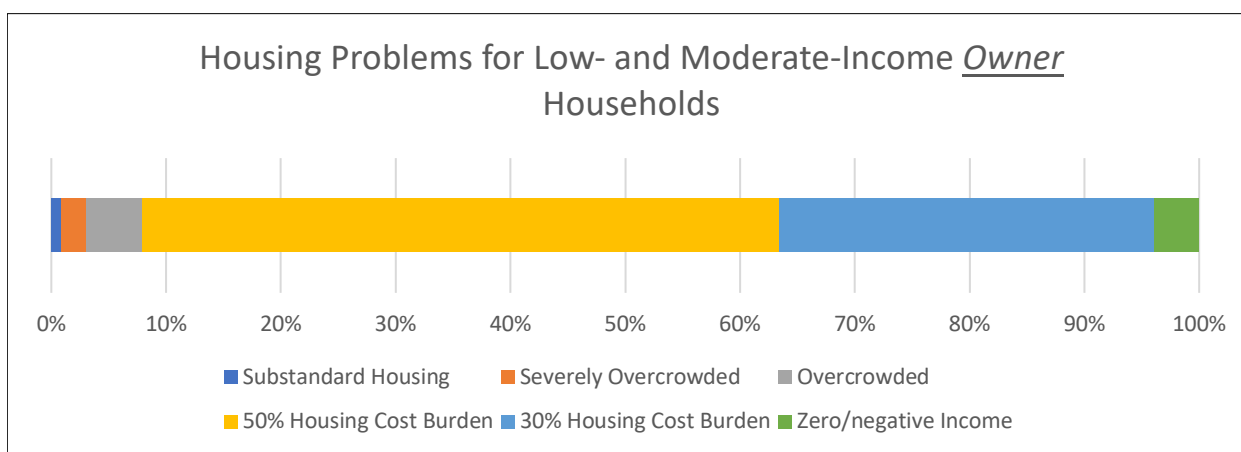
This is especially problematic within the San Diego Promise Zone (SDPZ), a HUD-designated area comprised entirely of CDBG-eligible census tracts in Southeast San Diego. In the SDPZ, 70% of households are renters, compared to about 54% for the City as a whole. The housing problems disproportionately affecting renters — cost burdens, overcrowding, and substandard housing — are even more prevalent in the SDPZ’s communities.

FIGURE NA-10.5



Source: 2011-2015 Comprehensive Housing Affordability Strategy

FIGURE NA-10.6



Source: 2011-2015 Comprehensive Housing Affordability Strategy

Low- and moderate-income owner households experience cost burden at a slightly higher rate than do renter households. Of all owner households earning 80% AMI or less, nearly a quarter (22%) are cost burdened, and over a third (37%) are severely cost burdened.

TABLE NA-10.6: SEVERE RENTER AND OWNER HOUSING PROBLEMS

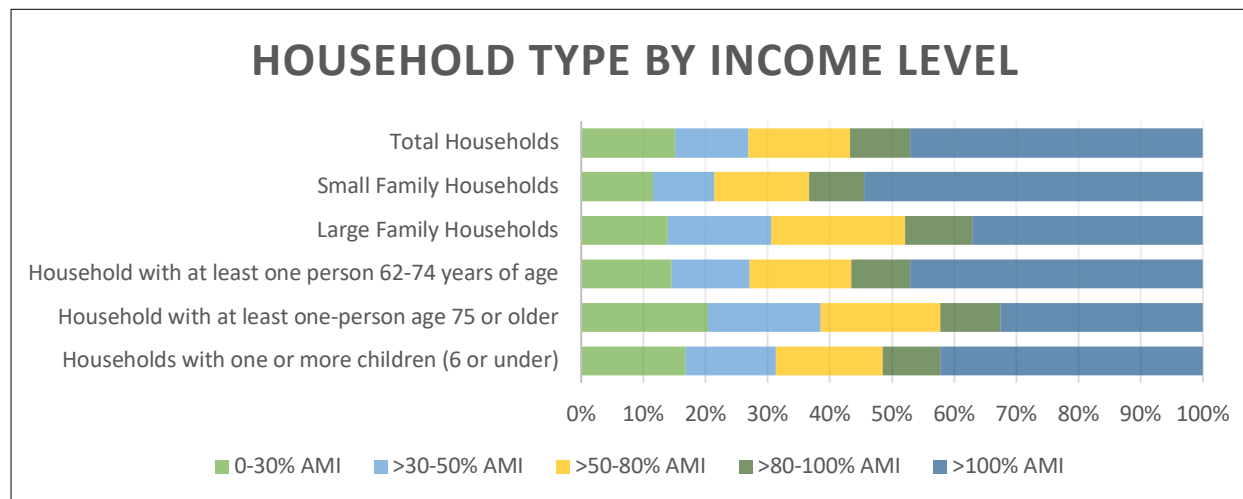
(Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renters					Owners				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	45,865	35,545	33,515	11,895	126,820	11,950	11,600	17,810	10,435	51,795
Having none of four housing problems	5,370	3,595	14,825	14,095	37,885	2,460	6,175	13,320	10,260	32,215
Household has negative income, but none of the other housing problems	6,225	-	-	-	6,225	1,675	-	-	-	1,675

Source: 2011-2015 Comprehensive Housing Affordability Strategy

Seventy percent of all households earning less than median income have one or more housing problem. Within this income range, renter households (74%) are more likely to experience housing problems than owners (60%). Almost a third (32%) of all households in the City are low- or moderate-income households with at least one housing problem. This problem is more acute among lower incomes, with 83% of all very low-income households and 79% of extremely low-income households experience a housing problem. Low-income households often have limited financial resources to pay for housing upkeep, and often forego other paying for other needs — such as healthcare or food — to maintain stable housing.

FIGURE NA-10.7



Source: 2011-2015 Comprehensive Housing Affordability Strategy

Of all San Diego households, 41% are small family households (two to four members), while 28% of households have an elderly (62+) occupant. Over half (61%) of all households earning 0-30% AMI are small family households or those households with an elderly occupant. Also, within the 0-30% AMI bracket, 17% households have one or more children aged six or under. Of all households with children six or under, 48% are within households earning 50% AMI or less.

TABLE NA-10.8: RENTER AND OWNER COST BURDEN > 30%

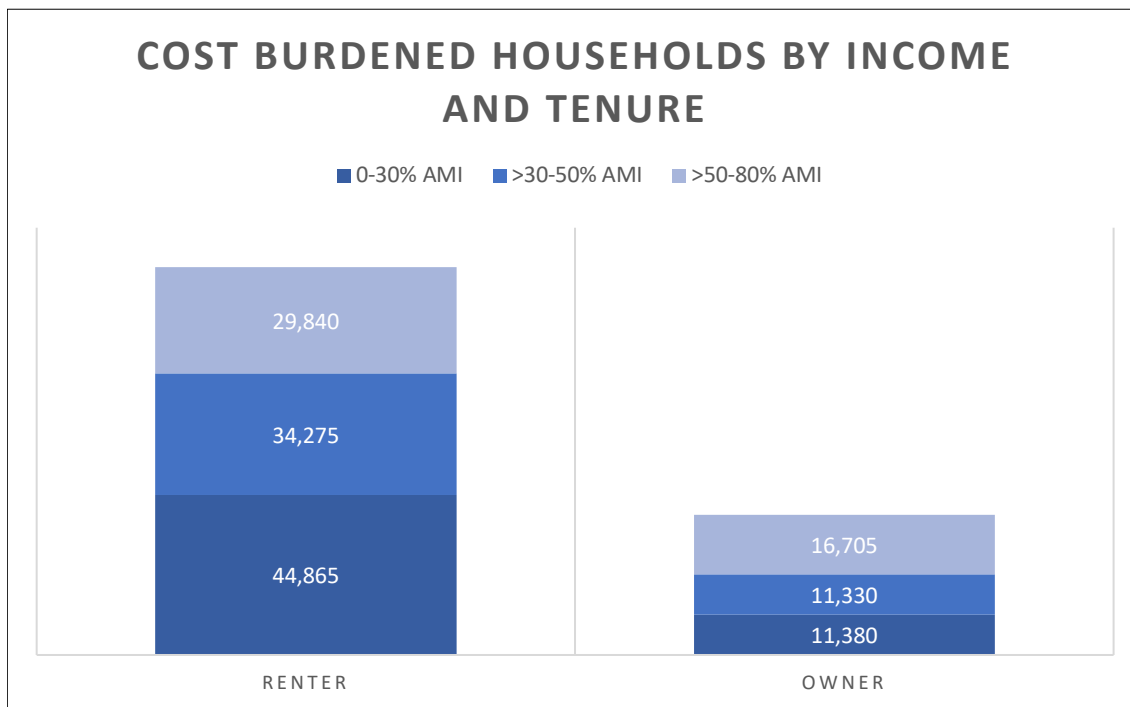
	Renters				Owners			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	16,495	12,955	12,100	41,550	2,915	3,340	6,580	12,835
Large Related	5,255	4,345	2,600	12,200	165	1,385	2,210	3,760
Elderly	8,125	5,000	2,650	15,775	5,595	4,855	4,895	15,345
Other	14,990	11,975	12,490	39,455	2,705	1,750	3,020	7,475
Total need by income	44,865	34,275	29,840	108,980	11,380	11,330	16,705	39,415

Source: 2011-2015 Comprehensive Housing Affordability Strategy

Those households with income less than 80% AMI are more likely to rent than own; however, the rate at which households in both tenure types experience housing problems is relatively similar. Cost burden is overwhelmingly the most common housing problem experienced by both renter and owner households. Because this problem is inextricably linked to a household’s financial situation, it is understandable that the less income a household has, the more likely it is to experience a housing cost burden.

Most of the cost burdened households are low- or moderate-income (LMI) households. Of all renter households that are cost burdened, 85% are LMI households; and of all owner households that are cost burdened, 52% are LMI households. The graph below outlines the number of households in San Diego experiencing cost burden at the 30% level. There are nearly three times as many renter households earning less than 80% AMI experiencing cost burden than there are owner households of the same income range. LMI renters therefore have a limited ability to fully participate in the broader economy, ultimately hindering their future economic mobility. In addition, cost-burdened households have little flexibility in affording healthcare, transportation, childcare, education, and a number of other basic because of this burden.

FIGURE NA-10.8



Source: 2011-2015 Comprehensive Housing Affordability Strategy

TABLE NA-10.9: SEVERE RENTER AND OWNER COST BURDEN > 50%

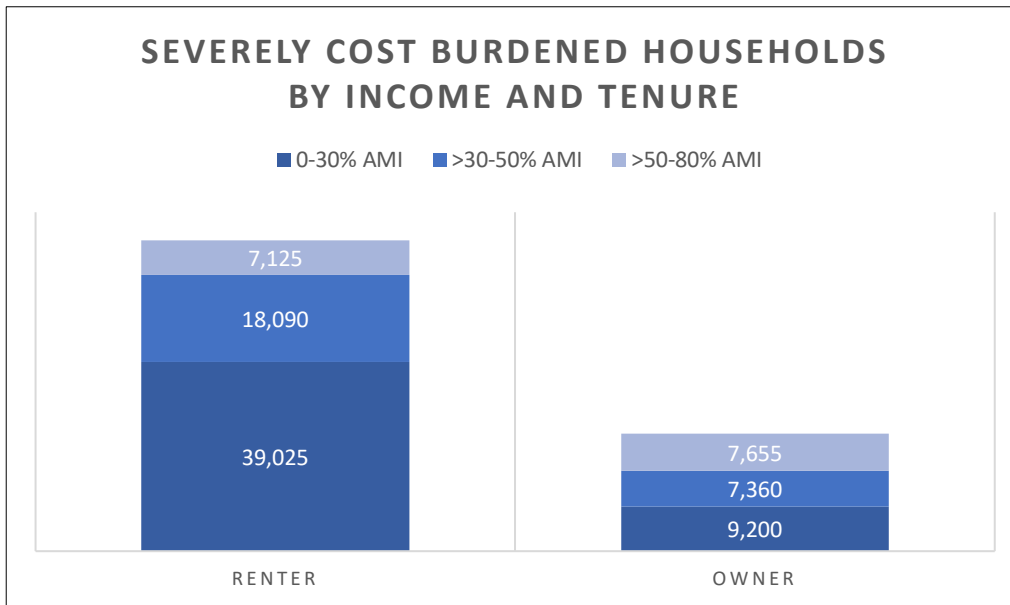
	Renters				Owners			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	14,420	5,995	2,850	23,265	2,470	2,340	3,045	7,855
Large Related	4,425	1,500	290	6,215	85	845	415	1,345
Elderly	5,990	2,880	920	9,790	4,245	2,825	2,365	9,435
Other	14,190	7,715	3,065	24,970	2,400	1,350	1,830	5,580
Total need by income	39,025	18,090	7,125	64,240	9,200	7,360	7,655	24,215

Source: 2011-2015 Comprehensive Housing Affordability Strategy

Like those households experiencing 30% cost burden, lower income households are more likely to experience a severe cost burden as well. Similarly, the 50% cost burden is most felt by those renters, and even more specifically those renters with the least amount of income. As noted above this creates a dilemma for financially vulnerable families who may need to choose between making a rent payment rather than seeking medical attention, buying groceries, and numerous other needs.

Senior households make up a significant proportion of those owner households that experience cost burden. While senior households make up 14.5% of all renter households that experience cost burden, they make up 39% of all owner households that experience cost burden. Similarly, of those renter households experiencing severe cost burden, senior households make up 15%. The senior population especially faces higher rates of cost burden amongst homeowners because they are often on fixed incomes due to retirement.

FIGURE NA-10.9



Source: 2011-2015 Comprehensive Housing Affordability Strategy

TABLE NA-10.10: RENTER AND OWNER CROWDING (MORE THAN ONE PERSON PER ROOM)

	Renters					Owners				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	6,430	4,650	3,740	1,250	16,070	230	485	1,050	465	2,230
Multiple, unrelated family households	805	1,050	940	370	3,165	120	315	755	345	1,535
Other, non-family households	480	240	250	320	1,290	60	4	35	0	99
Total	7,715	5,940	4,930	1,940	20,525	410	804	1,840	810	3,864

Source: 2011-2015 Comprehensive Housing Affordability Strategy

While cost burden is overwhelmingly the greatest housing problem experienced by both owner and renter households, crowding can be viewed along the same vein as cost burden. Given the significant cost burdens facing LMI households and a shortage of affordable units, many families are pushed into overcrowded living arrangements to address unaffordability.

Of the 24,389 households experiencing overcrowding, a vast majority of them are single-family renters. Moreover, 76% of these households are renters that earn less than 80% AMI. This is yet another consequence of the lack of affordable housing for families that rent in San Diego.

TABLE NA-10.14: HOUSEHOLDS WITH CHILDREN PRESENT

	Owner	Renter
0-30% AMI	1,070	11,790
30-50% AMI	1,635	9,455
50-80% AMI	3,795	9,350
80-100% AMI	2,645	4,460
>100% AMI	20,000	12,320

Source: 2011-2015 Comprehensive Housing Affordability Strategy

Describe the number and type of single person households in need of housing assistance.

The category of “Other” in the tables above include single person households and households of unrelated individuals. Of this category, San Diego does not collect specific data on single-person households nor is this data provided by HUD in the eCon Planning Suite. To estimate the number of single person households in need of housing assistance, data was gathered from the American Community Survey 2011–2015.

Data indicate an estimated 194,555 non-family households (“Other”) in San Diego. Of those non-family households 138,119 (71%) are single-person households and 56,436 (29%) are unrelated persons living together. Single person households make up 40% of all households in San Diego, while family households (married, unmarried, or single parent with children) make up the other portion.

The calculations to follow combine renter and owner households. Applying the single person share of 71% to the “Other” category in the cost burdened tables above, we have calculated that approximately 33,320 single person households earning 80% AMI or less in the City are cost-burdened and may require some level of housing assistance. Also, among San Diego households there are an estimated 21,691 single-person households earning 80% AMI or less severely cost-burdened (housing cost greater than 50% of household income).

Because 29% of all San Diego households are single-person households, one can apply that portion to all income brackets and get an approximation of all cost burdened single person households in San Diego. With 202,955 total households cost burdened or severely cost burdened, applying the single person household portion of 29% the data estimates that there are 58,857 single person households in San Diego that are cost burdened. The issue of cost burden and severe cost burden on single person households increases in prevalence as household income decreases.



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

There is not currently any HUD-supplied data that estimates the number of this population. However, an approximation can be made of the number of individuals living with a disability that may need housing assistance. Using 2015 American Community Survey data, there are 117,555 individuals in San Diego living with a disability, or 8.9% of the population. Those with disabilities trend towards being within the lower-income household designation, increasing their likelihood of needing housing assistance. The 2015 American Community Survey data indicates that 33.1% of households with a person living with a disability live at or below 150% of the poverty line.

In 2015 the federal poverty line was \$28,410 annually for a family of four; 150% of the poverty line for a family of four was \$42,615 annually. For a family of four living at 150% of the federal poverty line translates to 50% AMI in San Diego, which is considered a very low-income household. Looking as well at 2015 American Community Survey data, we see that approximately 25% of those persons over 18 living with a disability are employed. Median annual income for households with a person living with a disability is about two-thirds of a household where no earners have a disability. Because cost burden is closely correlated to household income, we can assume that many of these households with a person living with a disability experience housing cost burden.

According to the 2018 Point-In-Time Count, 5% of unsheltered homeless individuals (4,990) within the County of San Diego identified as survivors of domestic violence. The demographic survey modified the questions per HUD's guidance that, "the data reported on survivors of domestic violence should be limited the reporting to those who are currently experiencing homelessness because they are fleeing domestic violence, dating violence, sexual assault, or stalking, as opposed to reporting on survivors who have ever experienced these circumstances." The data for those experiencing domestic violence is historically underreported due to the stigma and fear of retaliation by the perpetrator. There are currently 393 temporary beds available to domestic violence survivors throughout the County of San Diego, highlighting the need for additional resources for this population.

What are the most common housing problems?

The most common housing problem within the City of San Diego is cost burden, with 42% of all households paying more than 30% of their household income towards housing costs. Of those cost burdened households, 63% (127,660) are renter households, while the other 37% (75,295) are owner households.

Overcrowding is the next most common problem, affecting 8% of renter households and 2% of owner households. This housing problem is often negatively correlated with housing cost burden. In a tight housing market, with a rental vacancy rate varying from 2-3% in the City, families are often forced to choose an affordable place over a place with adequate space. This propensity to overcrowd in a tight housing market, like all housing problems, disproportionately affects the lowest income brackets.

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

Extremely low-income households are most affected by cost burden and overcrowding, San Diego's two most prevalent housing problems. A lack of affordable housing means that those households with fewer financial resources are still subject to the increasingly expensive housing market prices.

As indicated in the above tables, renter households also experience housing problems at higher rates than do owner households. 59% of all renter households earn 80% AMI or less, compared to 29% of all owner households. Renter households make up a significantly larger portion of the low- moderate-income (LMI) households in San Diego. In the SDPZ alone, half the population is comprised of extremely-low or very-low income household, and 70% of all households are renters. Further, 62% of owner households earn the median or higher, while just 34% of renter households earn the median or higher. Accordingly, lower-income households, especially renters, are more likely to experience cost burden.

Looking at households that pay 50% or more of their household income for monthly housing costs, the data show that households with lower income are more likely to be severely cost burdened. There are 209,930 households in San Diego that earn 80% AMI or less; of those households 88,890 (42%) pay 50% or more of their household income in monthly housing costs. There is a clear correlation between severe cost burden and households earning less than 80% AMI. These data points are indicative of the need for more affordable housing options for households that earn very low- and extremely low-incomes, especially in the rental market.

Using the 2018 National Low-Income Housing Coalition's Out of Reach study, the data above can be outlined in different ways. According to the study, a person would need to earn \$34.92/hour to afford to rent a two-bedroom unit in the San Diego metro area. This wage needed is overwhelmingly higher than the average renter wage of \$20.14/hour, as well as the City's minimum wage of \$12.00/hour. At the mean renter wage, an individual would need to work 69 hours/week to afford a two-bedroom unit in San Diego metro area.

The housing cost burden felt by low- and moderate-income households force difficult choices to be made that often do not lead to positive outcomes. High housing costs may force those families earning less than 80% AMI to forego medical care or educational pursuits that could potentially increase future income. Long-term, stable affordable housing minimizes harmful impacts from high housing costs, as does earning a living wage.

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

Single individuals, a majority of whom are male, comprise a substantial portion of the extremely low- income homeless persons in both the City and County of San Diego. Characteristics of unsheltered homeless individuals identified by the Regional Taskforce on the Homeless (RTFH), the regional HUD Continuum of Care, include veteran status, and the chronically homelessness. Other special needs populations include:

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

Data from the local homeless education liaisons compelling measures of the low- and extremely low-income families who are at risk of homeless in the region covered by the RTFH which includes the entire County. The San Diego County Office of Education indicates that nearly 23,800 children in the County, who meet the definition of homeless or who are at imminent risk according to the Department of Education definition, accessed services through the special needs arm of student support services office in the 2016-2017 school year. This is up 4.7% from the previous year. School-based homeless liaisons describe that these children and their families were often evicted; are “doubled up”/cohabitating with another family; or are living in their cars, in shelters, or on the streets; and are subject to frequent moves or absenteeism. The children experiencing poverty may come to school hungry, mentally stressed and/or exhausted, and often have lower academic performance.

The RTFH currently relies on ESG to fund multiple Rapid Rehousing (RRH) projects. For Rapid Rehousing, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low-income (30% AMI for ESG), with a determination of specific risk factors. The RTFH uses a Coordinated Entry System (CES) to prioritize individuals and families for short term transition for RRH assistance. Persons experiencing homelessness are prioritized by level of need, score on a standard assessment, and the availability of housing resources.

Once matched to an RRH program, clients are assessed for the capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires. Participants in the program may require assistance to reduce barriers to securing and maintaining stable housing. Such assistance can include security deposits, moving or relocation services, emergency utility assistance, rental subsidy, education and employment support, domestic violence intervention, legal assistance, and transportation and other services.

When reviewing data from the prior rapid rehousing studies, it shows that rapid re-housing and prevention households may return to homeless service providers for tangible needs like food and transportation, or mainstream after termination of rental assistance. The RTFH program plans support RRH clients with education, job programs, child care and ‘in-reach’ to schools, regional access centers, and police stations.

Once an individual or family become homeless, the experience impacts their ability to reestablish stability due to trauma and challenging circumstances. Often, individuals may need on-going case management or mentorship to help identify housing within their budgets and remain housed when various life challenges arise that could threaten their stability. Formerly homeless families and individuals may require referrals to financial resources and community services. The most common services vital for these families to achieve stability include health care, mental health resources, job search and training, transportation, and financial education.

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

The City of San Diego adheres to HUD’s criteria for defining homelessness to identify those at imminent risk of homelessness. This is category two within the homeless definition, which is an individual or family who will imminently lose their primary nighttime residence, provided that:

- (i) Residence will be lost within 14 days of the date of application for homeless assistance;
- (ii) No subsequent residence has been identified; and
- (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing.

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

Severe cost burden and low annual income are the greatest contributing factors for experiencing homelessness. Those households paying more than 50% of their household income towards housing costs are much closer to a precariously housed situation given a medical emergency or a sudden loss of employment. Similarly, those households earning less than 50% AMI (\$45,450 for a family of four) are more likely than higher earners to find themselves in precarious housing situations, especially in high-cost housing markets. A University of California, Los Angeles [study](#) found that there is a strong correlation between higher housing costs and increased homelessness population.

Without an ability to increase income, these lower earning households do not have the financial means to afford housing in the case of a financial crisis or a family event that results in the need for a physical relocation of the household.

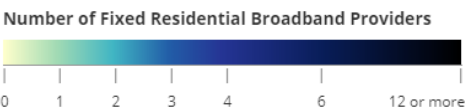
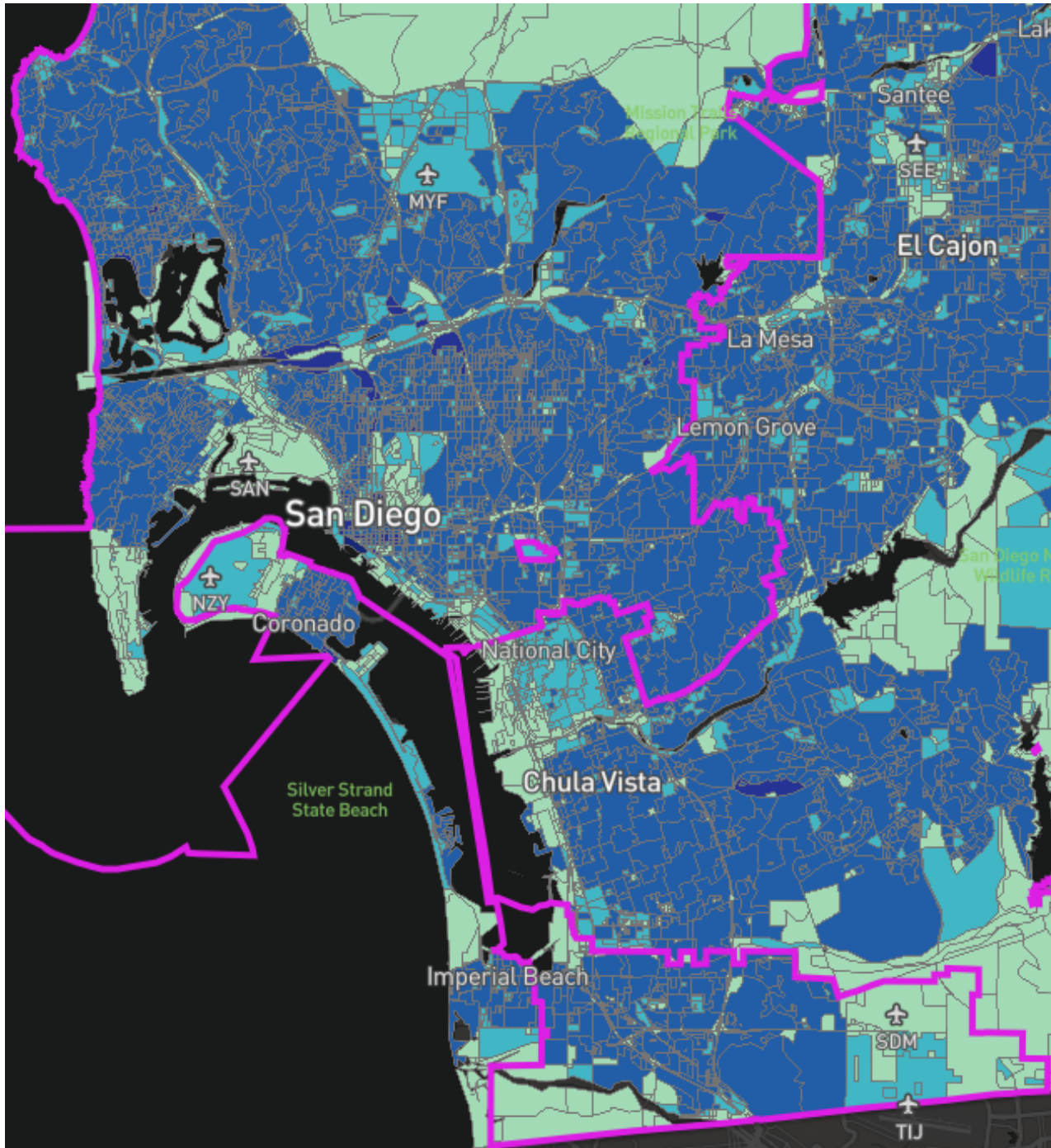
Discussion

Low vacancy rates, combined with few affordable housing options lower income wage earners, exacerbate challenges to find stable housing for vulnerable households. This is especially true for renter households and those residing in the SDPZ. Housing stock will need to accommodate population changes and offer access to units that are affordable on a fixed or low income, are physically accessible, and located near community-based support services as well as economic opportunities.

BROADBAND ACCESS IN SAN DIEGO

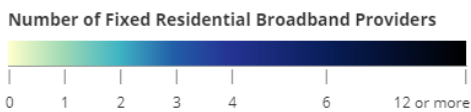
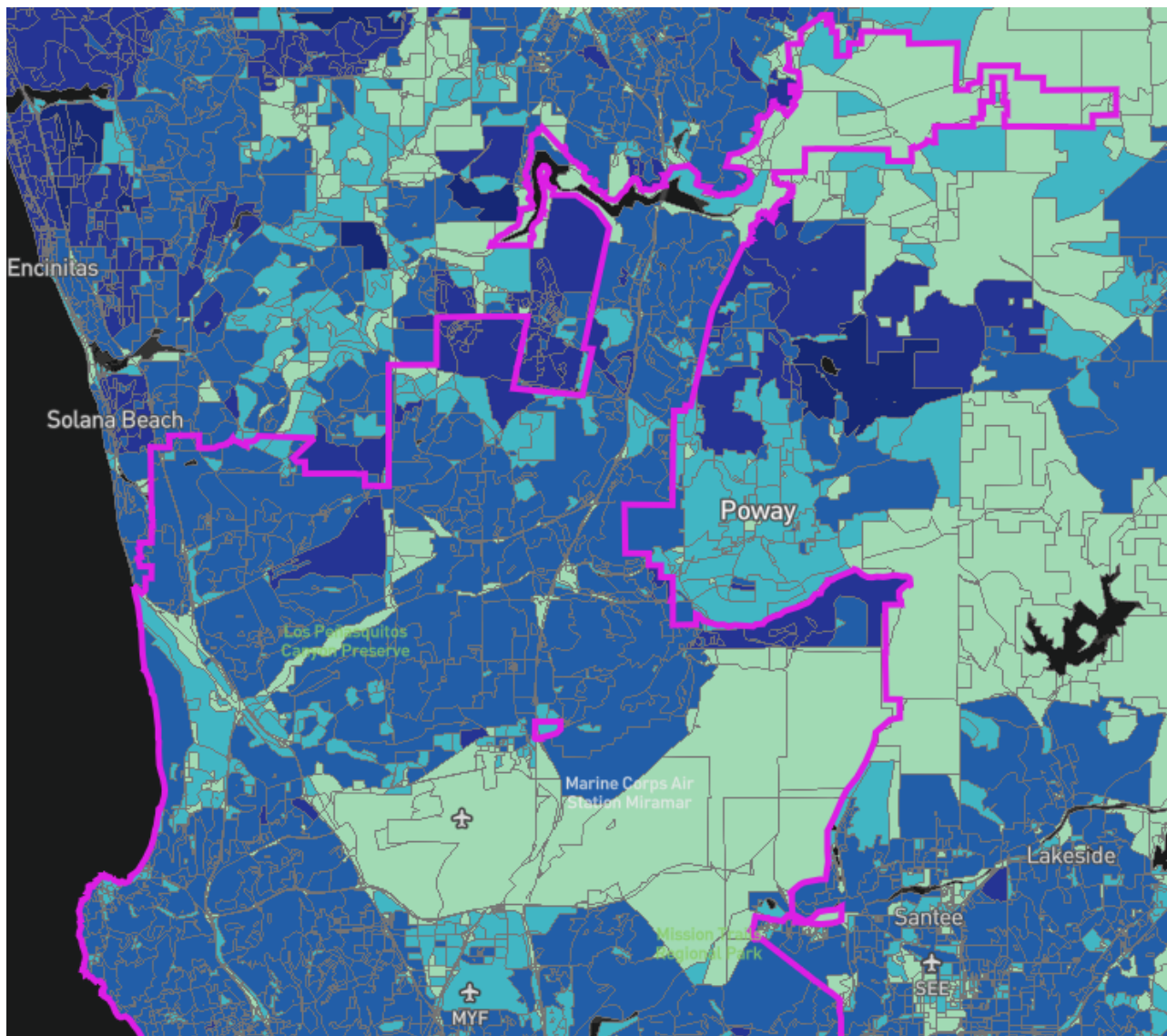
Per HUD guidance, all Consolidated Plan submitted after January 1, 2018, must address broadband needs within the jurisdiction. Below is a map outlining mobile and the region's access to providers offering broadband services. The speeds identified are 25Mbps download and 3Mbps upload – the minimum speeds to be considered broadband.

FIGURE NA-10.10: ACCESS TO BROADBAND PROVIDER OPTIONS IN SAN DIEGO



Source: Fixed Broadband Deployment

FIGURE NA-10.11: ACCESS TO BROADBAND PROVIDER OPTIONS IN SAN DIEGO



Source: Fixed Broadband Deployment

TABLE NA-10.15: PERCENT OF POPULATION WITH BROADBAND PROVIDER ACCESS

	San Diego	Oceanside	Santa Barbara	San Bernardino	Los Angeles	National
No providers	0.00	0.00	0.00	0.00	0.00	0.10
1 or more providers	100.00	100.00	100.00	100.00	100.00	99.90
2 or more providers	97.98	100.00	100.00	100.00	100.00	94.12
3 or more providers	90.68	97.50	99.12	99.39	99.81	72.57

Source: Fixed Broadband Map



A wide majority of San Diego City census tracts have access to at least three internet service providers. All R/ECAP census tracts have access to at least two service providers. According to the table above, San Diego is far ahead of the national average and performing similarly to other cities in the region. Lack of broadband provider competition leaves room for market rigidity — allowing providers to not offer affordable options for low- or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what may be deemed non-essentials, such as broadband services.

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

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

INTRODUCTION

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened
 - a. Between 30–50% of income is devoted to housing costs

DATA INFORMATION AND POPULATION CHARACTERISTICS

Below is a table outlining the individual demographic makeup of San Diego, taken from the 2015 American Community Survey. Note that the table portraying Census demographic data is at the individual level, while the tables representing the disproportionate greater need of racial/ethnic groups is broken down by household.

TABLE NA-15.1: POPULATION BY RACE/ETHNICITY

Race/Ethnicity	Number	Percent
Total	1,359,797	100.0
White	586,863	43.2
Hispanic	408,714	30.0
Black or African American	84,155	6.2
Two or More Races	45,011	3.3
Native Hawaiian and Other Pacific Islander	4,800	0.4
American Indian and Alaska Native	3,564	0.3

Source: 2011-2015 American Community Survey

For the tables below, the column labeled “Share” is the share of the population within the jurisdiction that has one or more of the four housing problems. When a race/ethnicity’s share of housing problems is more than ten percentage points above the jurisdiction ratio, that race/ethnicity is found to have a disproportionate housing need.

TABLE NA-15.2: 0%-30% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	57,815	7,830	7,900	78.6%
White	21,930	3,430	3,850	75.1%
Black / African American	6,095	970	565	79.9%
Asian	6,845	1,125	1,705	70.8%
American Indian/Alaska Native	185	100	39	57.1%
Pacific Islander	165	10	-	94.3%
Hispanic	20,900	2,020	1,410	85.9%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

TABLE NA-15.3: 30%-50% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	47,145	9,770	0	82.8%
White	19,520	4,970	0	79.7%
Black / African American	3,965	615	0	86.6%
Asian	4,710	1,375	0	77.4%
American Indian/Alaska Native	160	145	0	52.5%
Pacific Islander	150	30	0	83.3%
Hispanic	17,520	2,445	0	87.8%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

TABLE NA-15.4: 50%-80% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	51,325	28,145	0	64.6%
White	23,860	13,545	0	63.8%
Black / African American	3,400	2,210	0	60.6%
Asian	7,650	2,910	0	72.4%
American Indian/Alaska Native	135	150	0	47.4%
Pacific Islander	205	210	0	49.4%
Hispanic	14,755	8,680	0	63.0%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

TABLE NA-15.5: 80%-100% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	22,330	24,355	0	47.8%
White	12,435	12,555	0	49.8%
Black / African American	1,465	1,975	0	42.6%
Asian	2,850	3,200	0	47.1%
American Indian/Alaska Native	50	99	0	33.6%
Pacific Islander	85	70	0	54.8%
Hispanic	4,745	5,880	0	44.7%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

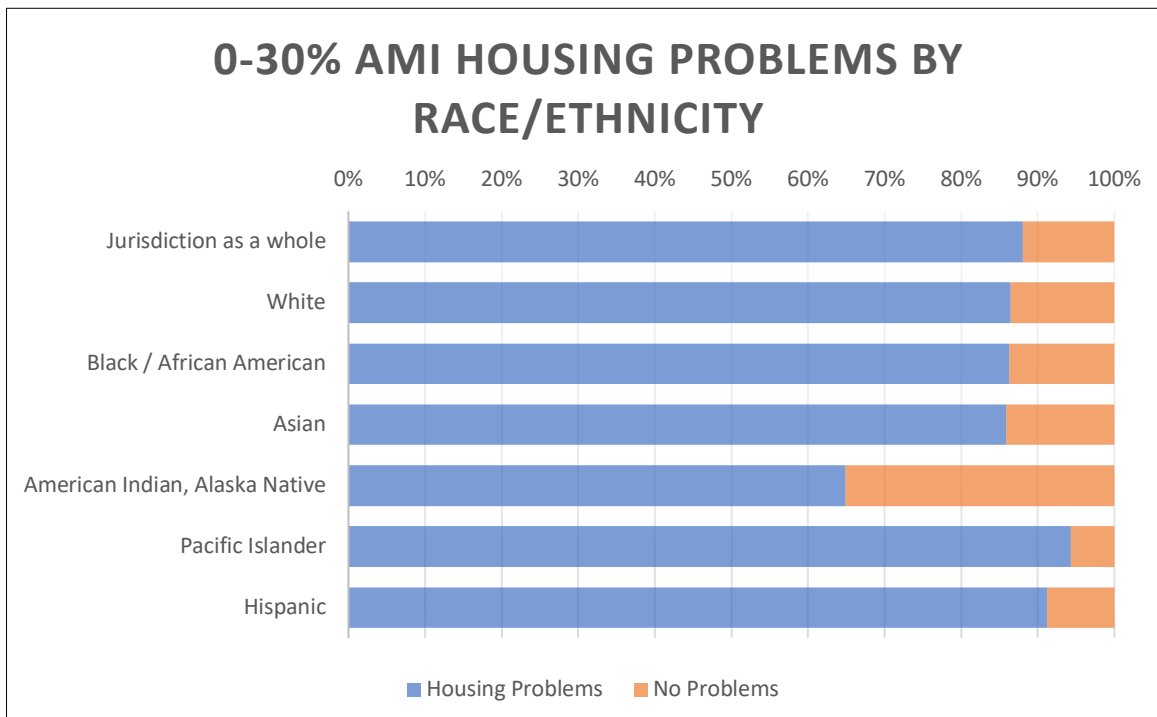
*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

When looking at housing problems, a disproportionate need exists in the extremely low-income bracket: Pacific Islander households in the 0-30% income bracket experience a housing problem at a rate of 94.3%, which is 15.7 percentage points higher than all households in San Diego at the same income bracket. However, the actual number impacted is relatively small – just 165 households. It is important to note that the Pacific Islander population has grown by 23.1% between 2000 and 2010, representing the largest growth among all race/ethnicities. A silver lining to the data on the Pacific Islander population in San Diego is their pursuit of higher education. According to the National Equity Atlas, the Asian or Pacific Islander (non-U.S. born) population attain an Associate degree or higher at a rate of 57%, which is the highest rate among all minority race/ethnicity groups.

FIGURE NA-15.1



Source: 2011-2015 Comprehensive Housing Affordability Strategy

For all other income ranges outside of the 0-30% category, the shares for each race/ethnicity are not greater than ten percentage points of the total share and therefore do not represent a disproportionate greater housing need. Still, there were some observations worth noting for each income category.

0-30% AMI

- 78.6% of all households earning 0-30% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 79% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 21.5 percentage points below the rate of the jurisdiction as a whole

30-50% AMI

- 82.8% of all households earning 30-50% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 75% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 30.4 percentage points below the rate of the jurisdiction as a whole

50-80% AMI

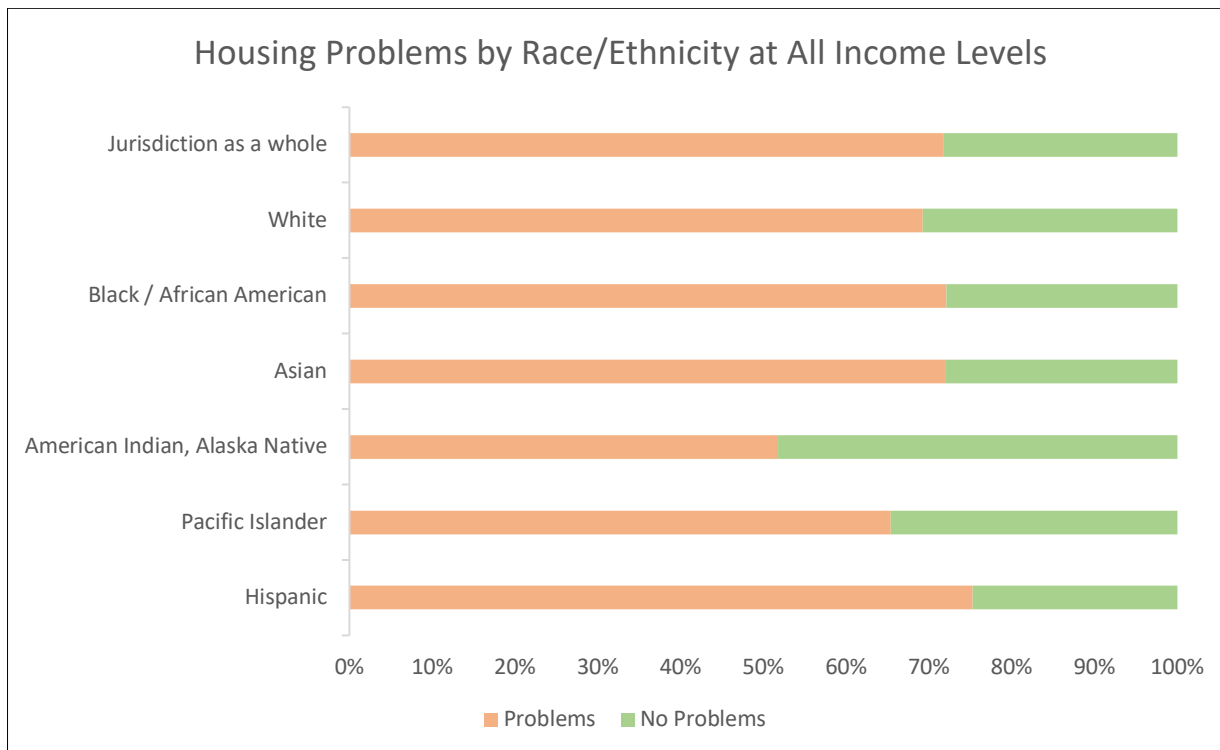
- 64.6% of all households earning 50-80% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 65% are renter households
- The American Indian/Alaska Native and Pacific Islander populations have significantly lower rates of experiencing household problems compared to the jurisdiction as a whole – 17.2 and 15.2 percentage points below the rate of the jurisdiction as a whole, respectively

80-100% AMI

- 47.8% of all households earning 80-100% AMI experienced a housing problem
- Of all households experiencing a housing problem in this income range, 53% are renter households
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 14.3 percentage points below the rate of the jurisdiction as a whole

These issues are especially prevalent in the SDPZ, where the population is considered a majority-minority community (roughly 65% non-White) and poverty is highly concentrated. The City recognizes these disproportionate needs and will collaborate with housing and service providers to monitor the needs of low- and moderate-income households to build a more inclusive system.

FIGURE NA-15.2



Source: 2011-2015 Comprehensive Housing Affordability Strategy

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

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

INTRODUCTION

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened
 - a. Between 30–50% of income is devoted to housing costs

For the tables below, the column labeled “Share” is the share of the population within the jurisdiction that has one or more of the four housing problems. When a race/ethnicity’s share of housing problems is more than ten percentage points above the jurisdiction ratio, that race/ethnicity is found to have a disproportionate housing need.

TABLE NA-20.1: 0%-30% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	51,235	14,410	7,900	69.66%
White	19,295	6,060	3,850	66.07%
Black / African American	5,450	1,620	565	71.38%
Asian	5,885	2,085	1,705	60.83%
American Indian/Alaska Native	165	120	39	50.93%
Pacific Islander	130	45	0	74.29%
Hispanic	18,680	4,240	1,410	76.78%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

TABLE NA-20.2: 30%-50% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	31,300	25,615	0	54.99%
White	13,550	10,940	0	55.33%
Black / African American	2,455	2,120	0	53.66%
Asian	3,195	2,890	0	52.51%
American Indian/Alaska Native	105	195	0	35.00%
Pacific Islander	120	55	0	68.57%
Hispanic	11,085	8,885	0	55.51%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

TABLE NA-20.3: 50%-80% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	21,940	57,525	0	27.61%
White	9,740	27,670	0	26.04%
Black / African American	1,240	4,365	0	22.12%
Asian	3,750	6,810	0	35.51%
American Indian/Alaska Native	24	260	0	8.45%
Pacific Islander	90	325	0	21.69%
Hispanic	6,565	16,870	0	28.01%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

TABLE NA-20.4: 80%-100% OF AREA MEDIAN INCOME

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with a Housing Problem
Jurisdiction as a whole	6,810	39,875	0	14.59%
White	3,225	21,765	0	12.91%
Black / African American	335	3,100	0	9.75%
Asian	1,000	5,050	0	16.53%
American Indian/Alaska Native	0	150	0	0.00%
Pacific Islander	45	105	0	30.00%
Hispanic	2,025	8,600	0	19.06%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

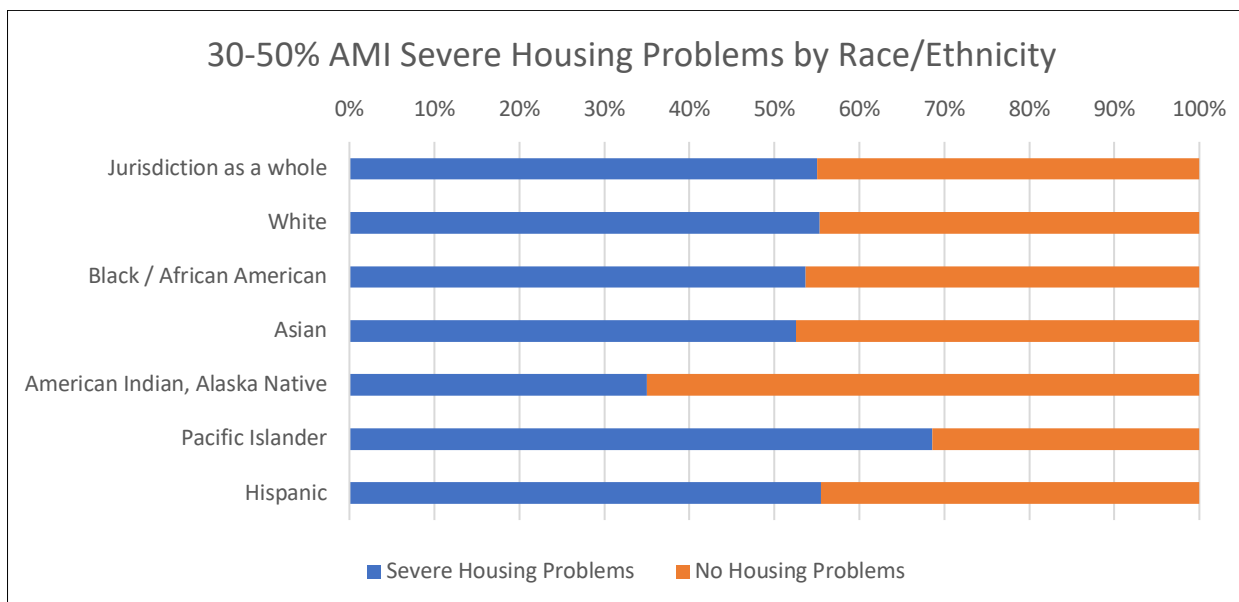
Discussion

There are two instances of disproportionate housing need among specific racial/ethnic groups in San Diego looking at severe housing problems. Both are graphed below.

- Pacific Islander
 - 30-50% AMI (very low income)
 - 80-100% AMI (moderate income)

Within the 30-50% AMI income level, Pacific Islander households experience a severe housing problem at a rate of 13.6 percentage points higher than the jurisdiction as a whole.

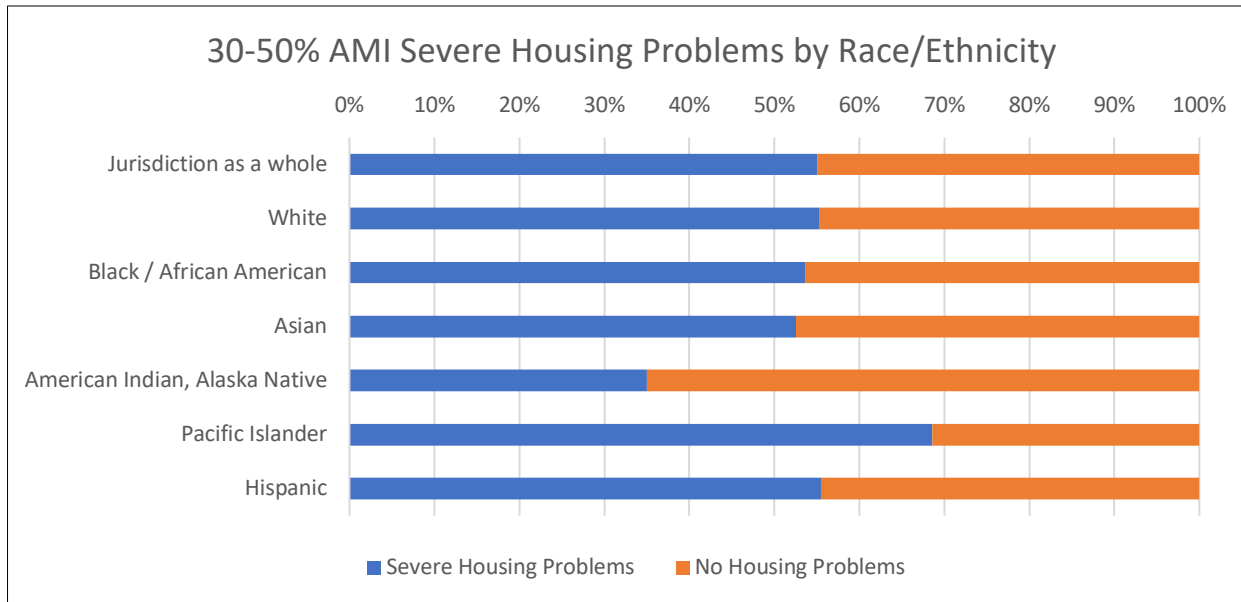
FIGURE NA-20.1



Source: 2011-2015 Comprehensive Housing Affordability Strategy

Within the 80–100% AMI income level, Pacific Islander households experience a severe housing problem at a rate of 15.4 percentage points higher than the jurisdiction as a whole.

FIGURE NA-20.2



Source: 2011-2015 Comprehensive Housing Affordability Strategy

For all other income ranges outside of the 30–50% and 80–100% AMI categories, the shares for each race/ethnicity are not greater than ten percentage points of the total share and therefore do not represent a disproportionate greater severe housing. Still, there were some observations worth noting for each income category.

0–30% AMI

- 69.7% of all households earning 0–30% AMI experienced a severe housing problem
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 18.7 percentage points below the rate of the jurisdiction as a whole

30–50% AMI

- 55% of all households earning 30–50% AMI experienced a housing problem
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 20 percentage points below the rate of the jurisdiction as a whole

50–80% AMI

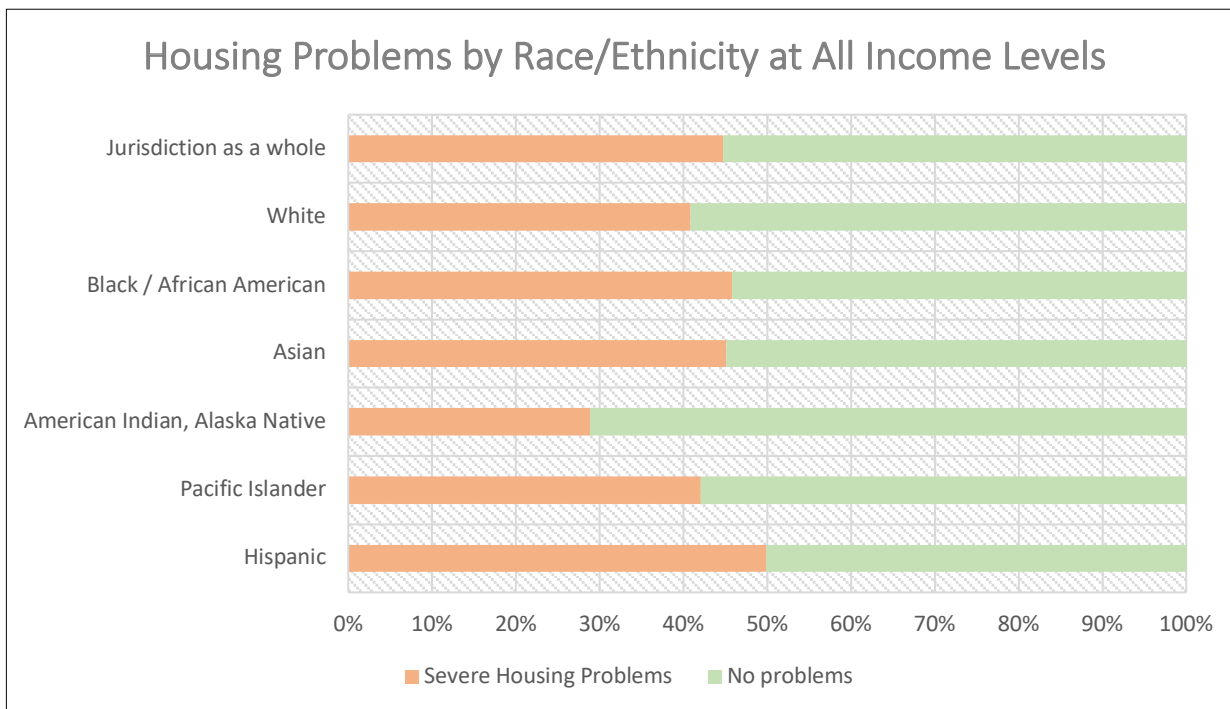
- 27.6% of all households earning 50–80% AMI experienced a housing problem.
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 19.2 percentage points below the rate of the jurisdiction as a whole.

80–100% AMI

- 14.6% of all households earning 80–100% AMI experienced a housing problem.
- The American Indian/Alaska Native population has a significantly lower rate of experiencing household problems – 14.6 percentage points below the rate of the jurisdiction as a whole.



FIGURE NA-20.3



Source: 2011-2015 Comprehensive Housing Affordability Strategy

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

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

INTRODUCTION:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30%-50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all San Diego households. (Share of Race/Ethnicity equals the number of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

TABLE NA-25.1: HOUSING COST BURDEN

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	273,495	106,270	96,700	8,644
White	161,040	52,930	46,315	4,135
Black / African American	13,820	7,055	8,340	620
Asian	41,160	14,070	11,735	1815
American Indian/Alaska Native	860	275	270	39
Pacific Islander	945	360	260	25
Hispanic	49,185	28,875	26,745	1,695

Source: 2011-2015 Comprehensive Housing Affordability Strategy

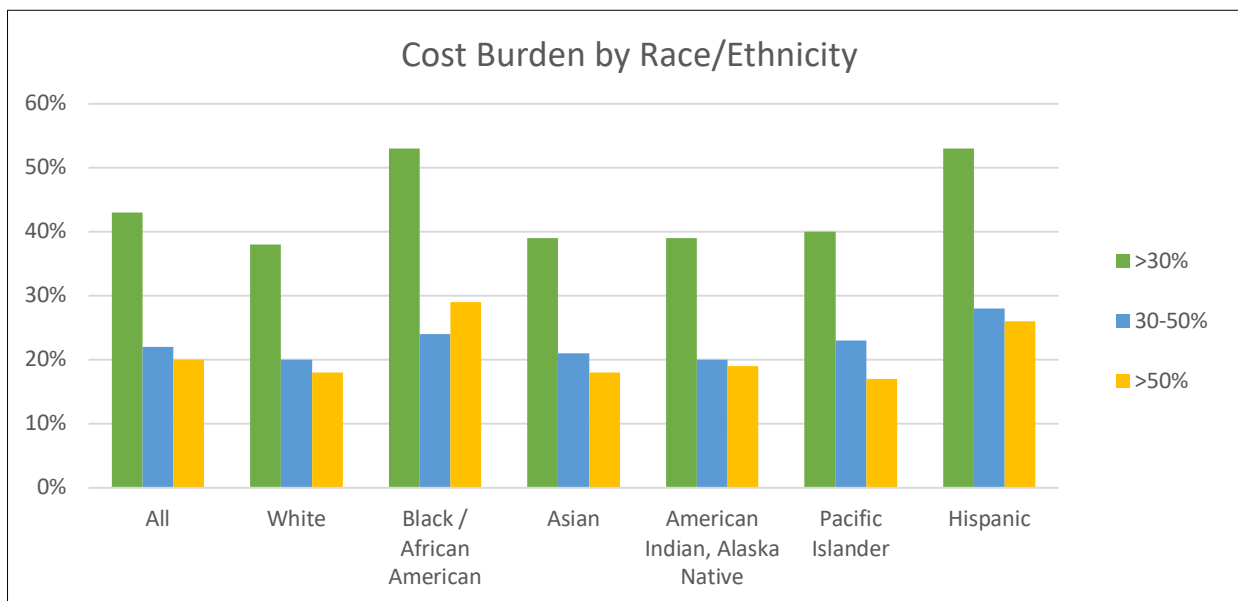
In San Diego, 42.6% of all households are cost burdened, paying more than 30% of household income towards housing costs. More specifically, 22.3% of San Diego households pay 30-50% of their household income towards housing costs, while 20.3% pay 50% or more of household income towards housing costs. The share for each racial/ethnic group is outlined below.

TABLE NA-25.2: HOUSING COST BURDEN BY RACE/ETHNICITY: DISPROPORTIONATELY GREATER NEED

Race/Ethnicity	> 30% of Income to Housing Costs	30%-50% of Income to Housing Costs	> 50% of Income to Housing Costs
All	42.60%	22.30%	20.30%
White	38.13%	20.34%	17.79%
Black/African American	52.70%	24.15%	28.55%
Asian	38.54%	21.01%	17.52%
American Indian/Alaska Native	38.79%	19.57%	19.22%
Pacific Islander	39.62%	23.00%	16.61%
Hispanic	53.07%	27.55%	25.52%

Source: 2011-2015 Comprehensive Housing Affordability Strategy

FIGURE NA-25.1



Source: 2011-2015 Comprehensive Housing Affordability Strategy

Discussion:

The data show there is disproportionate need in cost burdened households. Black/African American and Hispanic households display a disproportionately greater need when considering housing cost burden. Black/African American households experience housing cost burden at a rate of 10.1 percentage points greater than the jurisdiction as a whole, while Hispanic households experience housing cost burden at a rate of 10.5 percentage points greater than the jurisdiction as a whole. These needs are more concentrated in the SDPZ, where approximately 65% of residents identify as racial minorities.

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

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

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges at relatively similarly levels in San Diego. A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. The racial and ethnic groups that have disproportionately greater needs than the needs of the City’s population as a whole in specific income categories include:

Housing Problems:

0-30% AMI

- Pacific Islander Households

Severe Housing Problems:

30-50% AMI

- Pacific Islander Households

80-100% AMI

- Pacific Islander Households

Housing Cost Burden

- Black/African American households
- Hispanic households

Please see discussion in NA-15, NA-20, and NA-25 for further details on the specific household types outlined above.

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

Based on the Comprehensive Housing Affordability Strategy (Comprehensive Housing Affordability Strategy) data estimates used for the development of this Consolidated Plan, the needs for races/ethnicities are indicated above. Income categories have other, more general needs, as described in the Housing Needs Assessment and the Housing Market Analysis.

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

HUD defines a census tract as a Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as follows:

- At least 40% of the population is living below the poverty line, AND
- In which a concentration of individuals who identify as other than non-Hispanic White exceeds 50% of the population of the census tract

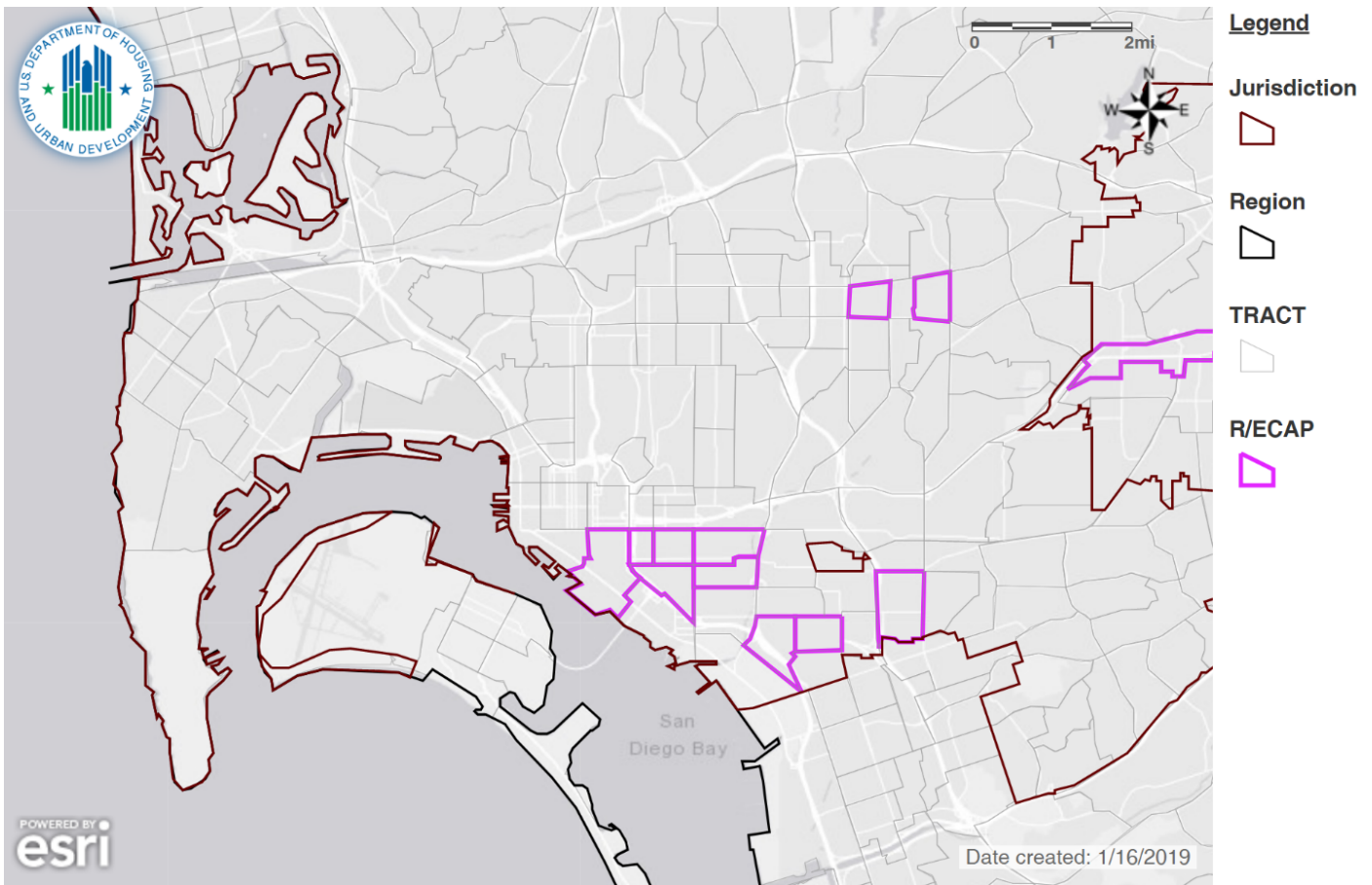
The City of San Diego has eleven (11) R/ECAP census tracts, all within the neighborhoods below. These census tracts are located in the following neighborhoods, with five of these within the HUD-designated San Diego Promise Zone:

Barrio Logan
Downtown/City Centre

City Heights
San Ysidro

Southeastern San Diego

FIGURE NA-30.1: R/ECAP CENSUS TRACTS



Source: HUD AFFH Mapping and Data Tool

NA-35 Public Housing – 91.205(b)

INTRODUCTION

The San Diego Housing Commission (Housing Commission) is responsible for managing the public housing inventory, affordable housing units, and the Section 8 Housing Choice Voucher Program (HCV) in the City. HCV provides rent subsidies for more than 15,000 low-income households (36,000 individuals) and allows families, senior citizens, and individuals with disabilities. About 56% of voucher recipients are seniors or persons with disabilities, and about 1,200 voucher households rent directly from the Housing Commission.

The Housing Commission is one of 39 housing authorities nationwide to be named a “Moving to Work” agency, a HUD designation allowing additional flexibility to design and implement more innovative approaches for providing housing assistance. More than half, 56% or roughly 8,500, HCV households are elderly or disabled. Of those that receive HCV vouchers, 79% fall into the extremely low-income category (0–30% AMI), 20% in the very low-income category (31–79%), and less than 1% in the low-income category (80%+).

In September 2007, HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created over 810 additional affordable housing rental units, through both public/private partnerships and wholly owned acquisitions, bringing the total number of affordable housing units owned by the Housing Commission to 2,195. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 189 units as public housing.

TABLE NA-35.1: TOTALS VOUCHERS IN USE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Non-Elderly Disabled *
# of units vouchers in use	0	39	189	15,007	662	13,248	833	90	174

*Non-Elderly Disabled (NED)

TABLE NA-35.2: CHARACTERISTICS OF RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	23,947	24,117	18,648	10,941	19,031	14,947	17,987
Average length of stay	0	7	5	12	2	12	3	4
Average Household size	0	3	3	2	1	2	1	4
# Homeless at admission	0	4	5	1910	476	779	640	15
# of Elderly Program Participants (>62)	0	7	45	6,802	304	6,498	249	3
# of Disabled Families	0	4	58	4,418	430	3,988	265	10
# of Families requesting accessibility features	0	0	485	13,977	97	13,876	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Source: San Diego Housing Commission

TABLE NA-35.3: RACE OF RESIDENTS

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Non-Elderly Disabled *
White	0	58	321	17,593	532	16,040	631	220	112
Black/African American	0	36	182	12,369	226	11,519	435	88	65
Asian	0	31	16	5,474	32	5,330	47	24	10
American Indian/Alaska Native	0	1	9	532	26	470	33	1	1
Pacific Islander	0	4	6	239	3	201	27	3	1
Other	0	0	16	0	0	0	0	0	0

Source: San Diego Housing Commission

Data Source Comments: Numbers represent all individuals assisted under the Rental Assistance Program

* Non-Elderly Disabled (NED)

TABLE NA-35.4: ETHNICITY OF RESIDENTS

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	58	321	13,351	207	12,633	210	209	34
Not Hispanic	0	72	182	22,538	598	20,678	910	121	159

Source: San Diego Housing Commission

Data Source Comments: Numbers represent all individuals assisted under the Rental Assistance Program

* Non-Elderly Disabled (NED)

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

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

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Due to limited funding, the waitlist for voucher applicants contains over 93,000 applicant families as of 2019 and applicants can expect to be on the wait list approximately ten years. The wait list for public housing contains 67,802 families.

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

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

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

Discussion

Please see discussions above.

INTRODUCTION

In the San Diego region, the Regional Taskforce on the Homeless (RTFH) serves as the HUD Continuum of Care (CoC), the local homeless assistance planning network. The RTFH is “a consortium of representative tasked with strategic planning and coordination of resources to strengthen our collective impact.” RTFH has a singular goal to end homelessness in the San Diego region. The homeless services system utilized by the RTFH is referred to as the Homeless Management Information System (HMIS) and it stores client-level data about individuals and households who use homeless designated services. RTFH is the lead HMIS agency and administers the system.

Definitions:

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

The definitions above reflect data from the San Diego Homeless Dashboard Data Definitions. The San Diego Homeless Systems Framework displays key data points graphed over time from HMIS, and are considered conservative, as not all homeless service providers within San Diego utilize HMIS and are not required to do so unless funded by HUD. When possible, the data provided in this section reflect the homeless population within the City of San Diego only.

Note: All data is representative of the active 2018 CoC programs



HOMELESS NEEDS ASSESSMENT

TABLE NA-40.1: POINT-IN-TIME COUNT

Population	Estimate the # of persons experiencing homelessness on a given night (Point in Time Count-Countywide)		Estimate the # experiencing homelessness each year (Systems Framework-City of San Diego)	Estimate the # becoming homeless each year (Systems Framework-City of San Diego)	Estimate the # exiting homelessness each year (Systems Framework-City of San Diego)	Estimate the # of days persons experience homelessness (Systems Framework-City of San Diego)
	Sheltered	Unsheltered				
Individuals	3,586	4,990	14,752	8,990	2,170	n/a
Chronically Homeless	771	1400	3,358	2,378	366	n/a
Families	393	102	3,671	1,671	742	n/a
Veterans	653	659	3,335	1,558	697	n/a
Unaccompanied Youth	17	75	576	475	85	n/a

Source: Regional Task Force on the Homeless

Data Source Comments: 2018 San Diego Regional PIT Count, 2018 San Diego Homeless System of Care. NOTE - Frequencies are extrapolated estimates (data not available for some populations - please see Homeless Needs Assessment 2 table)

The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time. More information regarding the methodology can be found on the RTFHSD [website](#).

TABLE NA-40.2: LENGTH OF TIME OF HOMELESSNESS

FY 2017 Performance Measurement: Length of Time Persons Remain Homeless	Universe (Persons)		Average Length of Time Homeless (bed nights)			Median Length of Time Homeless (bed nights)		
	FY 2016	FY 2017	FY 2016	FY2017	Difference	FY 2016	FY 20017	Difference
Persons in Emergency Shelter and Safe Haven	6,765	6,707	72	81	9	35	42	7
Persons in Emergency Shelter and Safe Haven, and Transitional Housing	9,658	9,075	150	146	-4	79	79	0
Persons in Emergency Shelter and Safe Haven and Permanent Housing (prior to "housing move in")	6,784	6,686	268	404	136	94	166	72
Persons in Emergency Shelter and Safe Haven, Permanent Housing, and Transitional Housing (prior to "housing move in")	10,487	9,715	415	547	96	209	275	66

FY2017- HUD System Performance Measures

TABLE NA-40.3: DURATION OF HOMELESSNESS, 2018

Timeframe	% of Unsheltered	Total Persons
One Month or Less	6%	302
2-6 Months	16%	692
7-12 Months	14%	821
More than 12	59%	2,923
Non-Response	5%	252

Source: San Diego Regional, San Diego Homeless System of Care

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

While data for number of days a person experiences homelessness is not available by population, as shown in Tables NA-40.2 and NA-40.3, there is data for the length of time individuals experience homelessness by homeless housing project type and the duration of homelessness for unsheltered individuals.

TABLE NA-40.4: NATURE AND EXTENT OF HOMELESSNESS: (OPTIONAL)

Race	Sheltered	Unsheltered
White, Non-Hispanic/Non-Latino	2,843	
White, Hispanic/Latino	2,056	3,256
Black or African-American	2,290	1,172
Asian	111	58
American Indian or Alaska Native	154	234
Native Hawaiian or Other Pacific Islander	99	93
Multiple Races	516	177
Ethnicity	Sheltered	Unsheltered
Non-Hispanic/Non-Latino	5,624	1,159
Hispanic/Latino	2,491	3,831

Source: 2017 AHAR and 2018 Point-In-Time Count

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

The 2018 Point-in-Time (PIT) Count estimates that 495 homeless households in San Diego County were members of a homeless family comprised of both adults and children. Of the 1,545 persons in a homeless family, 79% were staying in shelters or residential facilities. Fifty-one percent of the respondents for the PIT survey identified as female, while females are only 27% of the general homeless population in the County of San Diego. There has been a 23% reduction in family homelessness since 2014.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Please see Nature and Extent of Homelessness table above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2018 PIT Count identified 8,576 homeless individuals living in San Diego County, with more than half (4,990) unsheltered. It is estimated that 57.3% of San Diego’s homeless population lives within the City; 2,282 were sheltered and 2,630 were unsheltered individuals, totaling 4,912 homeless individuals in the City on a given night in 2018.

Discussion:

Please see discussions above.

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

INTRODUCTION

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

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

TABLE NA-45.1: HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	15,891
Area incidence of AIDS	187
Rate per population	5.7 per 100,000
Number of new cases prior year (3 years of data)	589
Rate per population (3 years of data)	18.0 per 100,000
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	13,876
Area Prevalence (PLWH per population)	421.9 per 100,000
Number of new HIV cases reported last year	392

Source: County of San Diego

TABLE NA-45.2: HIV HOUSING NEED (HOPWA GRANTEE ONLY)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	4,128
Short-term Rent, Mortgage, and Utility	240
Facility Based Housing (Permanent, short-term or transitional)	341

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

SENIORS/ELDERLY

According to the 2011–2015 American Community Survey Five-Year Estimates, 28% of households in the City contain at least one person 62 years or older. As shown in the section on housing problems, senior households tend to have lower incomes and greater housing problems: for example, there are more than 30,000 lower income senior households that pay more than 30% of income on housing costs, and an additional 20,000 lower income senior households that pay more than 50% of income on housing costs. Compared to the overall City population, elderly individuals are also more likely to be disabled, with 72% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population. Among the elderly ambulatory disabilities are the most common, followed by independent living difficulty and hearing difficulty.

The challenges faced by the elderly population over the age of 65 years include:

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

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

PERSONS WITH DISABILITIES

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Within the City, 9% of residents (120,560 individuals) are disabled. The largest number of disabled persons is found in the 35-64 age group (42,286 individuals). However, the largest percentage is found among those 65 and older (72%). The most common disablement among those aged 18-64 is cognitive difficulty, followed by ambulatory difficulty, followed by independent living difficulty.

Those with a disability can face serious disadvantages in finding employment. According to the 2013 American Community Survey 3-year Estimates, of the 53,000 people who are of work age with a disability, only 33% are employed. Another 8% are unemployed, and 59% are unable to participate in the labor force. With such employment challenges, persons with disabilities can find themselves living on a fixed income that does not fully cover their cost of living expenses, and in need of affordable housing options.

In addition to affordability, three factors that significantly limit the supply of housing available to persons with disabilities are design, location, and discrimination. An individual with a disability needs housing that is adapted to their needs and designed in such a way as to allow mobility and access, such as widened doors and hallways, access ramps, and closer proximity to public transit.

The workforce and housing challenges faced by those with disabilities can result in higher rates of homelessness. The 2018 Point-In-Time Count found that within San Diego County, 43% of the unsheltered respondents reported having a physical disability, 21% had a developmental disability, and 43% had a chronic health condition (respondents may have indicated more than one category).

VETERANS

The County has the third-largest veteran population in the United States, and is the top-ranking destination for newly returning service members, including those returning from Iraq and Afghanistan. Within the City, 2016 American Community Survey 5-Year Estimates show that veterans represent approximately 9% of the civilian population. Compared to nonveterans, veteran residents are better educated, with 81% having some college or associate's degree or higher, compared to 70% of nonveterans. Veteran residents also have higher median incomes, at \$46,653 compared to \$30,825 for nonveterans.

While median incomes for veterans are higher than city-wide averages, this population also experiences significant unemployment rates (6.9%). Veterans also account for 14% of all homeless adult individuals in

San Diego County, and represent half of all chronically homeless persons. According to the 2018 Point-in-Time count, veterans are more likely than civilians to experience homelessness. Like the general homeless population, veterans are at a significantly increased risk of homelessness if they are of low socioeconomic status, have a mental health disorder, and/or a history of substance abuse.

Additionally, veterans experience a higher prevalence of traumatic brain injuries (TBI) and Post-Traumatic Stress Disorder (PTSD), both of which have been found to be among the most substantial risk factors for homelessness. Veterans face the same shortage of affordable housing options and living wage jobs as all Americans, and these factors — combined with the increased likelihood that veterans will exhibit symptoms of PTSD, substance abuse, or mental illness — can compound to put veterans at a greater risk of homelessness than the general population.

LARGE HOUSEHOLDS

Large households are defined by HUD as households having five or more persons. These households face special housing needs as they require units with increased living space, including a minimum of three bedrooms to avoid overcrowding. According to 2011-2015 American Community Survey data, within San Diego there are 42,580 large households, which is 9% of the households in the City. Large households are more likely to be low-income, with 52% (22,175) earning up to 80% AMI.

Large households are also much more likely to experience housing problems. In addition, large for-rent units are harder to find in San Diego; larger households might reside in smaller units to lower their housing costs, which results in overcrowding. With a large percent of low-income households requiring units with a greater number of bedrooms, there is a need for larger affordable housing units.

FEMALE-HEADED HOUSEHOLDS

According to the 2012-2016 American Community Survey Estimates, there are 78,925 single-parent households in San Diego, or 16% of all households in the City. Almost three-quarters are headed by women — or 72% (56,375 households), compared to 28% headed by men (22,550). Single-parent households are at a disadvantage financially, as their median incomes are lower compared to married-couple families. With disproportionately lower incomes, single-parent women households are more likely to be in poverty, with a 36% poverty rate for female parents with children, compared to a 9% poverty rate for married-couple families, or 16% for all families overall.

Families headed by women represent a special needs population as their income challenges place them at an increased risk of becoming homeless. The 2018 PIT Count found that in San Diego County, of the families surveyed, 51% of were headed by women.

FOOD INSECURE HOUSEHOLDS

Food insecurity is a challenge that low-and moderate-income individuals and families face that directly correlates to the income and housing problems they experience. According to the latest research by the San Diego Hunger Coalition, an estimated 486,000 (1 in 7) people in San Diego County experienced food insecurity in 2016. This represents 323,000 adults and 163,000 children who did not always have enough food for an active, healthy life. Additionally, there are 185,000 people at risk of food insecurity. This represents 96,000 adults and 89,000 children that are “food secure” but are at risk of food insecurity should they lose CalFresh or WIC benefits. This means the total population that is either food insecure or food secure with CalFresh or WIC assistance is 671,000, or 1 in 5 people.

The following illustrates additional statistics on Food-insecure households:

- Nearly half of adults (44%) and children (45%) that live in households below 200% of Federal Poverty Level experience food insecurity
- Half (50%) of low-income African Americans experience food insecurity, compared to 42% of low-income Latinos, 40% of low-income Whites, and 34% of low-income Asians.
- Sixty percent (3 out of 5) of low-income single parent households experience food insecurity.
- Fifty percent of low-income adults experiencing food insecurity are living with a disability.
- More than half (55%) of low-income adults experiencing food insecurity are employed.

AT-RISK YOUTH

While many of the challenges faced by children are addressed in the previous discussions of special needs populations, it is important to mention that risk factors for juvenile delinquency, violence and gang membership include a combination of factors: family, social, educational, individual, and community characteristics. Family indicators of gang involvement for youth ages 12-17 include: unstable family relationships, delinquent/gang-involved siblings, family poverty/ low socioeconomic status, and/or low parent education.

What are the housing and supportive service needs of these populations and how are these needs determined?

See discussion above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

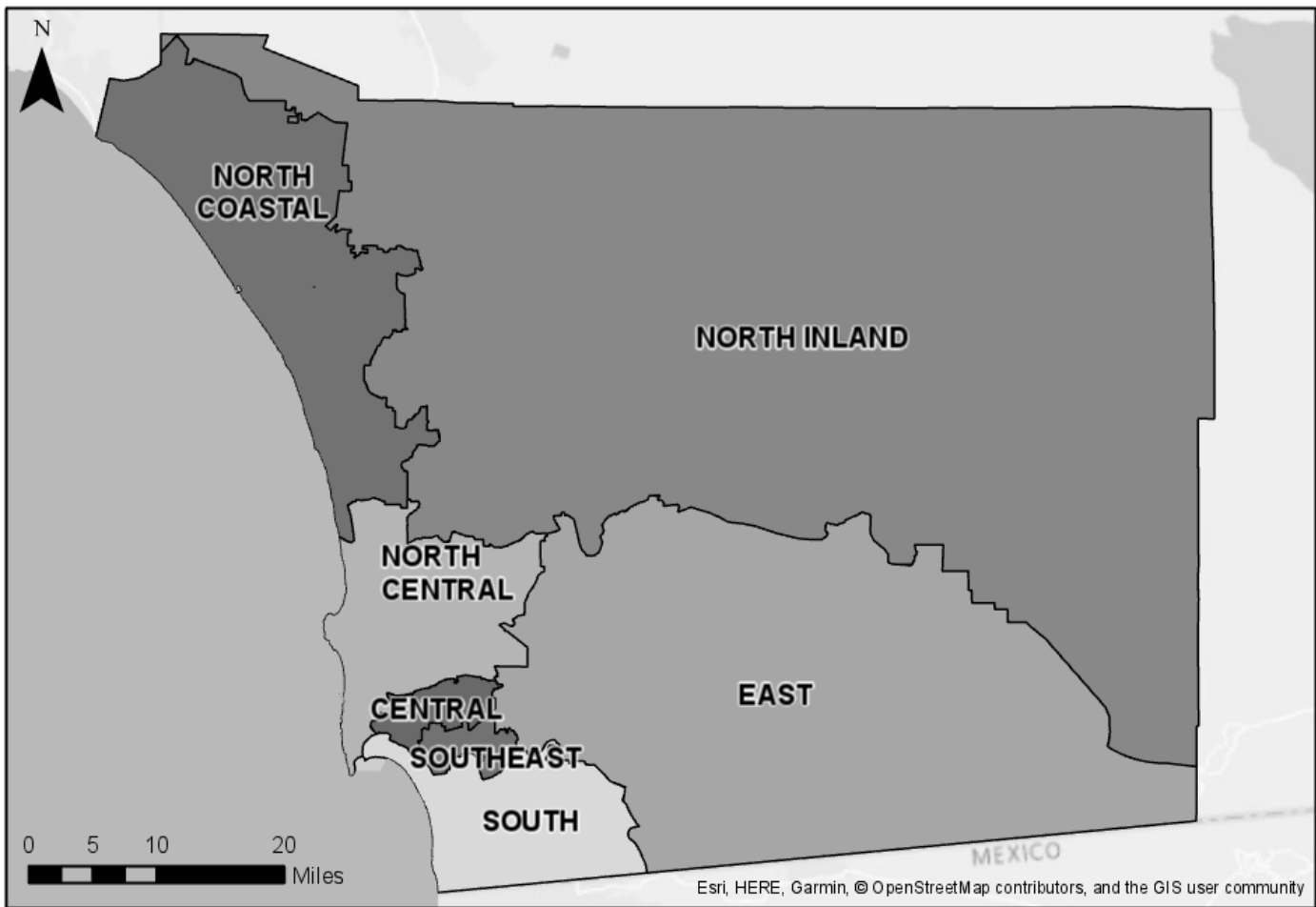
Countywide, the HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Thirteen of the 15 zip codes with the highest five-year rates of HIV diagnosis during 2013-2017 are in the city of San Diego. Of County residents diagnosed with HIV during this period, 51% were residing in one of these 13 zip codes.

To enhance service planning and delivery, the Health and Human Services Agency (HHSA) divides San Diego County into six regions based on ZIP code: North Coastal, North Inland, North Central, Central, South and East (see Figure 1). For HIV planning purposes, one additional region has been identified: Southeastern San Diego. This region, which is a part of the Central region, has concentrated communities of poverty and a large percentage of people of color living with HIV disease.

Of the six HHSA regions, Central and South have the ZIP codes with the eight highest five-year rates of HIV diagnosis (see Figure 2). The Central and South regions have a greater representation of people of color than the other regions. African Americans represent 5% of the county population but make up 10% of the Central region (SANDAG, 2016 population estimates, version 3/5/17). Similarly, while Latinos comprise 33% of the county population, they make up about 56% of South region and 42% of Central region. In addition, Central and South contain a slightly younger demographic, with fewer over the age of 65 than the county overall.

A cluster of four ZIP codes in the Central region have some of the highest five-year rates of HIV diagnosis in the county, ranging from 276.8 (92101) to 601.0 (92103) per 100,000 population. The ZIP code 92103 has historically had the highest rate of HIV/AIDS. The neighborhoods of Hillcrest and Mission Hills, ZIP code 92103, differs from other Central region ZIP codes by having a higher percentage of Non-Hispanic Whites (66%; SANDAG, 2016 population estimates, version 3/5/17) and higher median income (\$72,200; U.S. Census Bureau, Table DP03, 2012-2016 American Community Survey 5-Year Estimates. Retrieved June 29, 2018. Hillcrest is also the center of San Diego's large and active lesbian, gay, bisexual and transgender community.

FIGURE NA-45.1: SAN DIEGO COUNTY HEALTH AND HUMAN SERVICE AGENCY REGIONS



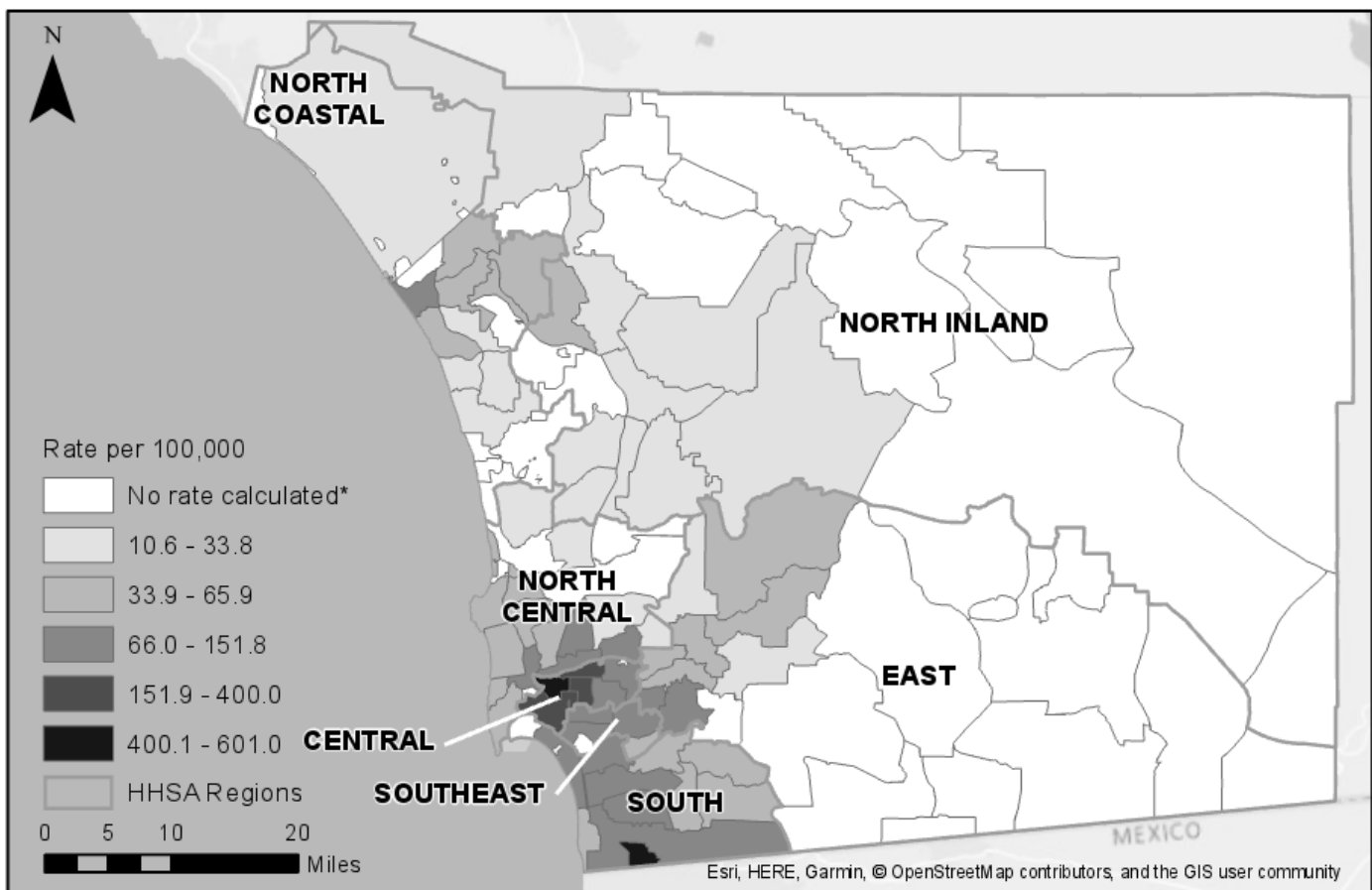
Southeast is part of the Central Region

HHSA region and zip code layers from SanGIS

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Map Date: 07/27/2018, County of San Diego, HHSA, Epidemiology Program and Office of Business Intelligence

FIGURE NA-45.2: SAN DIEGO COUNTY, 2013-2017, FIVE-YEAR RATE OF HIV DIAGNOSES PER 100,000 POPULATION



*No rates calculated for zip codes with fewer than five cases or population less than 1,000

Southeast is part of the Central Region

Rates based on zip code of residence for HIV disease cases diagnosed between 2013 and 2017 and population data from SANDAG for the midpoint, 2015. HHSAs region and zip code layers from SanGIS

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Map Date: 07/27/2018, County of San Diego, HHSAs, Epidemiology Program and Office of Business Intelligence

Discussion:

See above.

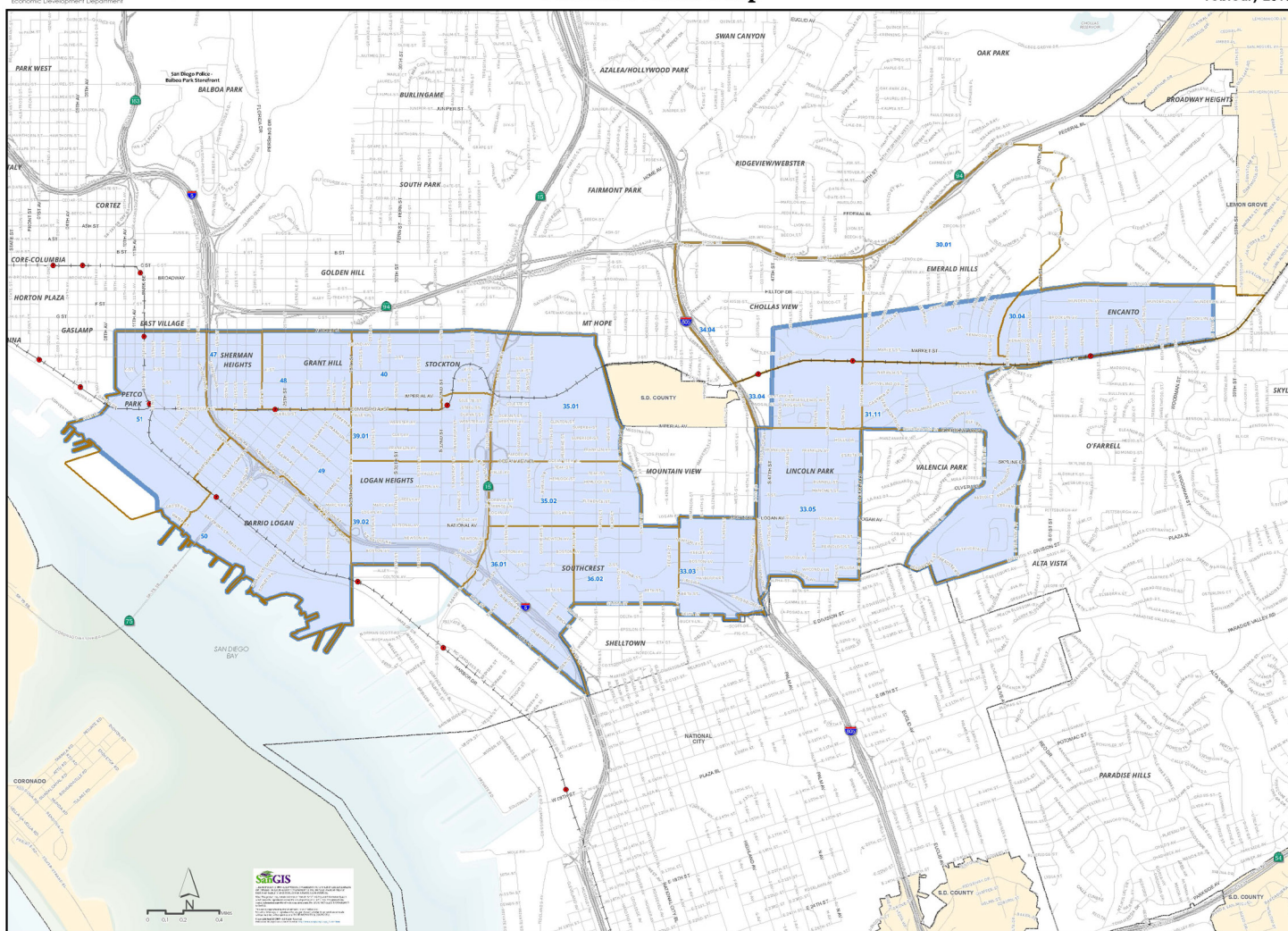
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. Within the three jurisdictions, these needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding.

A notable community development resource is the Promise Zone designation, awarded by HUD in 2016. The Promise Zone program implements a place-based approach to alleviating poverty and increasing economic opportunity. It strives to streamline resources across agencies and deliver comprehensive services to San Diego's most disadvantaged and underserved communities.

Promise Zone Map

February 2016



The San Diego Promise Zone is administered by the City of San Diego's Economic Development Department, which has many other programs that spur community and economic development, including:

- **[Business Incentive Program](#)** – Updated in 2018, the Business Incentive Program features a range of incentives for mid-sized companies making investments in the City and is based on a tiered system.



The more a company invests – either in capital or workforce – the more incentives it earns. A company also receives benefits if locating that investment in a low-to-moderate income area, such as the San Diego Promise Zone.

- [Business Finance Loan Program](#) – Provides gap financing in the form of loans between \$25,000 and \$500,000 to small and medium enterprises.
- [Storefront Improvement Program](#) – Small businesses of 25 employees or less are eligible to receive rebates from \$8,000 to \$16,000 on improvements made to building facades. Companies in the San Diego Promise Zone are eligible to receive a higher rebate.

Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups. Throughout the citizen participation process, residents indicated a desire to see improvements in public infrastructure, such as improved sidewalks and streetlights, as well as the expansion and rehabilitation of public spaces such as libraries, recreations centers, and public parks.

Residents also shared a desire to increase pedestrian mobility throughout the City of San Diego and community beautification, including urban forestry, green medians, and community gardens. Community forum participants overwhelmingly requested additional services for youth to increase their job-readiness skills and opportunities for meaningful after-school engagement. Community stakeholders voiced concerns regarding inadequate transportation services in areas where residents seek human and neighborhood services. The cost of a mass transit pass, between \$72 and \$100, can be cost prohibitive for persons living on a limited income.

Describe the jurisdiction's need for Public Facilities:

The jurisdictions' needs for public facilities include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Parks and recreation/community areas
 - Public parks
 - Sidewalks
 - Additional recreation and community centers
 - Urban forestry and community gardens
- Bike and pedestrian safety
 - Maintenance of existing bike lanes and additional bike lanes
 - Street lighting
 - Green medians
- ADA improvements
 - Better accessibility to existing public facilities for those individuals living with a disability

San Diego has over 400 parks and recreation facilities including; skate parks, golf courses, community centers, pools, shorelines, and recreation centers to name a few. As with most growing cities, the demand for new recreation space and upkeep of existing spaces is difficult to manage financially. In 2016, the San Diego Parks and Recreation Department identified a list of unfunded park improvements throughout the City. This list identifies projects that are CDBG eligible and classified as deferred maintenance. Of those projects listed that are CDBG eligible, some common projects include:

- Sidewalk/pool deck repair for public safety
- Lighting improvements for public safety
- Improvements to accessibility to meet federal accessibility and safety guidelines
- Resurface/repair concrete
- Installation of recreational activity infrastructure
 - Basketball courts, enclosed patios, stage, etc.

How were these needs determined?

Resident survey respondents, focus group contributors, and community forum participants identified park and recreation facilities as a high priority need.

Describe the jurisdiction's need for Public Improvements:

Public improvement projects are managed under the City's Capital Improvement Program (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure

The jurisdictions' needs for public improvements include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Landscaping
 - Planting new trees and consistent maintenance of existing trees and green spaces
 - Beautification of public spaces and green spaces
- Pedestrian and car safety
 - Sidewalks, streetlights, medians
- Garbage dumping
 - Code enforcement to mitigate illegal dumping

- Public transportation expansion
 - New pickup/drop off locations and better access

The public improvement needs within the City are varied and extensive and have historically exceeded available resources. Street and sidewalk improvements are an especially high need; 5,000 miles of public sidewalks are outdated and in need of repair. In 2015 [City of San Diego Resident Survey](#), only 24% of survey respondents indicated satisfaction with “maintenance of streets/sidewalks/infrastructure.” Respondents also placed “maintenance of streets/sidewalks/infrastructure” as the second most important public service for the City to provide. The sidewalk condition assessment completed in 2016 identified \$40 million in needed sidewalk repairs. Most of the sidewalk system dates to the early part of last century, a 2013 City Council Infrastructure Committee meeting noted that the City receives approximately 200 requests per month regarding repairs, and approximately 425 requests per month concerning installation of missing sidewalks.

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

One success providing infrastructure improvements is 3,600 feet of sidewalk and six curb ramps recently constructed on Market Street in Valencia Park, a San Diego LMI community. It provided pedestrian access to key community amenities, such as the Elementary Institute of Science, the Valencia Park/Malcolm X Library, and the Jacobs Center for Neighborhood Innovation.

In 2011, the SANDAG Board of Directors approved the *2050 Regional Transportation Plan and the Sustainable Communities Strategy*. These documents are to represent the primary vision for the development of the City and region’s transportation system.

As of 2016, a progress report was issued and is summarized as follows:

- Three alternative land use scenarios have been developed to address the “backsliding” of greenhouse gas levels
- On September 27, 2013 the SANDAG Board of Directors approved the Regional Bike Plan Early Action Program – a \$200 million initiative to expand the bike network regionwide
- On April 29, 2013 the SANDAG Transportation Committee established a framework to improve all aspects of City and regional transit
 - Improve access to transit stations, schools, commercial, and residential areas
 - Highway interchange projects, including bicycle and pedestrian improvements
 - Regional Bike Plan integration
 - Further identification of bicycle and pedestrian needs
- Regional Transit Oriented Development (TOD) Strategy was developed; recommending actions to take to integrate commercial and residential development into transit plans
- Development of activity-based models to assist in the prioritization of transit projects
- On December 19, 2014 the SANDAG Board of Directors adopted a Regional Complete Streets Policy

How were these needs determined?

Resident survey respondents, focus group contributors, and community forum participants identified sidewalk and streetlight improvements as a high priority need.



Housing Market Analysis

HOUSING MARKET ANALYSIS OVERVIEW:

As the so-called “birthplace of California,” San Diego’s recent population and economic surge has placed the City at the verge becoming an anchor and significant economic propeller of the region and State. Such booming economic growth has not only brought new prosperity and people into the San Diego region, but also an immediate need to develop new homes and infrastructure to accommodate both this physical and economic expansion, as well as to keep up with high housing demand that created extremely low vacancy rates and an increasingly unaffordable region.

Beyond the physical and economic constraints of such expansion, access to affordable housing units in San Diego has become a continued challenge for many residents in the City and region. With 45% of the residential properties in the City being single-family units as of 2015 and only a 2% growth in new housing units since 2010, a mismatch continues to exist between the growth of the City’s population and its housing stock.

Such mismatch is most apparent in the surge in home prices and rents in the City. From 2000 to 2015, median homes price increased 111%, while median rents went up 93%. Though the unemployment rate fell to an average of 4.9% during the 12 months ending May 2016 and the Median Family Income of the area increased from \$53,438 in 2000 to \$76,876 in 2016, more residents are setting aside a disproportionately larger share of their income for housing. About 50% of renters, for example, pay 30% or more of their income in rent, while 33% of homeowners pay 30% or more of their income in mortgage payments, based on Comprehensive Housing Affordability Strategy data for the 2011-2015 period.

Meanwhile, at \$12.00, the City has a minimum wage higher than both the State and Federal governments. However, that is below the \$16.23 per hour considered a living wage for one adult worker, or the \$18.24 per hour needed each by two adults with a child, according to [Self-Sufficiency Standard](#). Such a wide livable wage gap coupled with housing cost burdens may have long-term impacts on the growth and economic outlook of the City. A long-term vision and investment on affordable housing and regional economic growth is needed now more than ever to ensure the wellbeing of current and future residents of San Diego.

The following is a brief overview of the market analysis results. More details are included within each corresponding section.

MA-10 Number of Housing Units

- San Diego currently has 522,410 housing units. Single-family homes account for 45% of San Diego’s housing stock while 20+ unit structures make up 18%.

MA-15 Cost of Housing

- Rapid increases in housing costs have been seen over the past several years. The median rental cost was \$1,377 in 2015, up 93% from 2000.
- Despite a rapid growth of housing units, it has not paced with population growth. With a majority of renter households (56%) having incomes below 80% AMI, there has been an increased number of households that are cost-burdened and severely cost-burdened.

MA-20 Condition of Housing

- 61% of owner-occupied units and 57% of renter-occupied units were built before 1980, giving way to risk for lead-based paint issues. 12% of owner-occupied and 17% of renter-occupied housing units built before 1980 have a child present within the home.

MA-25 Public and Assisted Housing

- The San Diego Housing Commission (Housing Commission) currently owns or manages 2,195 units; the units are scattered throughout the City.
- The average REAC inspection score of the Housing Commission's housing is 88.8, reflecting on quality maintenance upkeep of the housing stock.

MA-30 Homeless Facilities

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

MA-35 Special Needs Facilities

- The HIV epidemic is geographically concentrated in the City of San Diego. In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Thirteen of the 15 zip codes with the highest five-year rates of HIV diagnosis during 2013-2017 are in the City of San Diego. Of County residents diagnosed with HIV during this period, 51% were residing in one of these 13 zip codes.
- It is estimated that a total of 4,128 tenant based rental assistance is needed to support those with HIV/AIDS, as well as 240 short-term rent, mortgage, and utility, and 341 facility-based housing. There are 291 units designated or available for people with HIV/AIDS and their families, comprised of TBRA, permanent housing in facilities, or short-term or transitional housing facilities.

MA-40 Barriers to Affordable Housing

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

MA-45 Non-Housing Community Development Assets

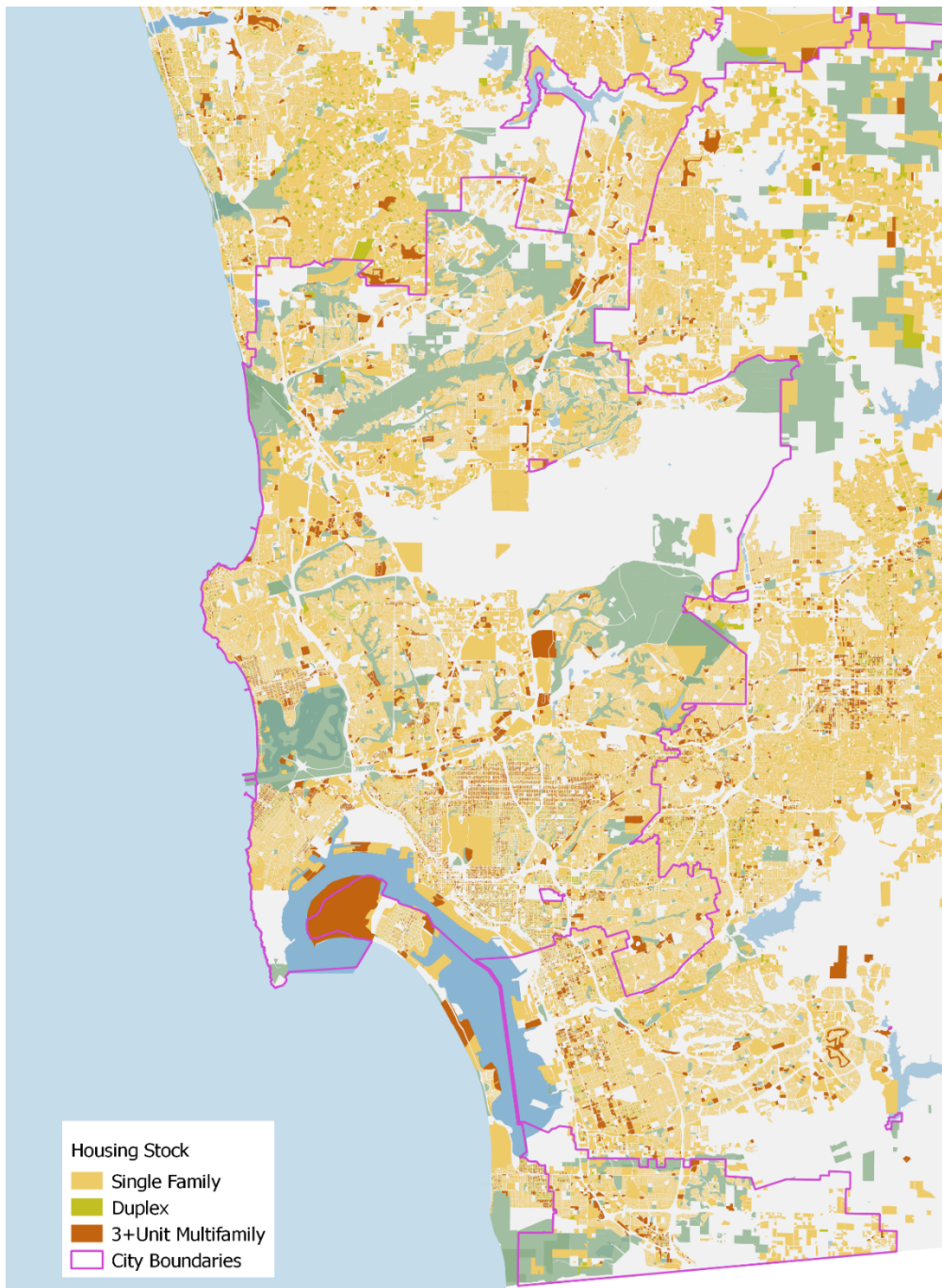
- From January 2003 to January 2015 the unemployment rate rose from 5.3% to 8.5%, according to American Community Survey data. However, the State of California's Employee Development Department (EDD) estimates that the unemployment rate further declined to 3.0% in September 2018.
- Per American Community Survey categories, the Professional, Scientific, and Management sector provided the most jobs, and grew the largest percentage from 2000-2015. There is a need for more skilled workers within this sector as well as the Construction and Tourism sector, as the data reflects an undersupply of skilled workers.

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

INTRODUCTION

San Diego has changed significantly in physical and economic terms during the last decade. For example, the San Diego’s metro population grew by 15% from 2001 to 2015 while its jobless rate dropped to 3.3% in 2017, lower than the State’s 4% and the nation’s 3.9% for the same time period. Such tremendous growth and economic prosperity have nonetheless not been mirrored in the construction of new housing units in the area. According to 2011–2015 American Census Survey figures, there were 522,410 total housing units in the City of San Diego as

FIGURE MA-10.1: HOUSING STOCK BY CENSUS TRACT



Source: SanGIS Parcel Data 2015

of 2015, which represent only a 1.5% growth since 2010. With vacancy rates in rental and owned units significantly below a healthy 5%, 1.4% for owned units and 3.8% for rental units as of 2015, there is enough demand in the local housing market to absorb additional units. Since 2010, for instance, about 20,755 new units or about 4% of the total housing stock were built. Of these new units, 2,009, or 9%, were allocated for very low-income households and less than 1% for moderate income households, according to City of San Diego Building Permit Data and Housing Commission Data.

Per the 2011–2015 American Community Survey data provided in the table below, the San Diego housing stock offers a balance of choices (see Table 31), with single-family detached (45%) homes being the most common. Over 40% of the housing stock is multifamily, including larger properties with 20 or more-units (about 18% of all residential units). Mobile homes represent about 1% of the housing stock, while 5 to 9-unit properties represent 10% of the housing stock.

TABLE MA-10.1: ALL RESIDENTIAL PROPERTIES BY NUMBER OF TOTAL HOUSING UNITS

Property Type	Number	%
1-unit, detached	237,040	45.3%
1-unit, attached	49,165	9.1%
2 units	12,917	2.6%
3 or 4 units	30,362	5.9%
5 to 9 units	54,175	10.3%
10 to 19 units	40,418	7.7%
20 or more units	96,864	17.9%
Mobile home	5,753	1.2%
Boat, RV, van, etc.	355	0.1%
Total housing units	522,410	

Source: 2011-2015 American Community Survey

TENURE TYPE

The City of San Diego has a homeownership rate of 47%. Homeowners occupy 168,192 units — almost three quarters (74%) of single-family detached homes in San Diego. These homes also provide rental opportunities, however, with 22% occupied by renters. Most rental units, or about 68%, are in multiunit properties. Properties with 10 or more units make up about 39% of the tenant-occupied units of San Diego.

TABLE MA-10.2: UNIT SIZE BY TENURE

	Owner-Occupied	%	Renter-Occupied	%
1, detached	168,192	74.0%	57,232	22.2%
1, attached	22,274	9.8%	22,429	8.7%
2	1,591	0.7%	10,312	4.0%
3 or 4	4,773	2.1%	23,976	9.3%
5 to 9	8,182	3.6%	41,506	16.1%
10 or more	17,501	7.7%	100,544	39.0%
Mobile home or other type	4,318	1.9%	1,805	0.70%
Occupied housing units:	227,287		257,804	

Source: 2011-2015 American Community Survey

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

According to the San Diego Housing Commission, current targeting of assisted units strives for 75% of new voucher admissions not to exceed 30% AMI, as established by HUD. The remaining 25% may be between 31-80% AMI. For new construction, the Housing Commission's 2016-2020 Strategic Plan set a production goal of 2,000 units — approximately 500 per year — of mixed income and affordable housing during the Strategic Plan period.

Moreover, California's General Plan Housing Element and the Regional Housing Needs Allocation (RHNA) provide a set of numbers and targets housing growth. The City of San Diego's RHNA allocation for the 2013 to 2020 period was set at 88,096. This target is further broken down by the following income groups.

TABLE MA-10.3: SHARE OF RHNA ALLOCATION BY AMI BRACKET

Income Group	Percentage of AMI	Share
Extremely Low-Income	0-30% AMI	10,988
Very Low-Income	31-50% AMI	10,989
Low-Income	51-80% AMI	16,703
Moderate-Income	81-120%	15,462
Above-Moderate Income	120%+ AMI	33,954
Total		88,096

Source: City of San Diego

Based on available data from the Housing Commission and the City of San Diego's Building Permits, as of 2017 the City has created about 33,000 out of 88,096 units identified by the Regional Housing Needs Allocation.

The City's 2018 Annual Housing Inventory Report outlines other initiatives underway to provide more affordable housing. These include reforms to accessory dwelling unit (ADU) regulations, affordable housing density bonuses, and fee deferrals. The City has also implemented expedited permitting for housing projects in the SDPZ.

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

A total of 687 affordable units are eligible to convert to market-rate rents through FY 2020. The Housing Commission is dedicated to preserving and increasing affordable housing within the City and is working towards acquiring and developing 190 affordable housing units within Fiscal Year 2018 per its strategic plan.

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

¹ San Diego's SRO ordinance provides further guidance on development regulations, <http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division05.pdf>

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

As described above, the growing demand for housing has consumed the existing stock and new housing development has not kept pace, creating a lack of available affordable housing for an increasing number of the City and region's residents. While increasing housing prices and rents has been felt by most residents, there is an acute shortage of housing affordable to workforce and low- and moderate- income residents. In addition, based on the number of families on the Housing Commission waitlists, there are not enough affordable units to meet the needs of the population. Based on estimates from San Diego's Housing Commission alone, as of 2017 the City was 54,937 short or 62% of the Regional Housing Needs Allocation established for 2013-2020. Lastly, with only a 4% vacancy in affordable housing units owned by the Housing Commission, the demand for publicly assisted housing remains high.

Describe the need for specific types of housing:

Larger units to accommodate families are still in short supply in the City. Moreover, properties that are accessible for people with ambulatory disabilities and the elder are also needed. Lastly, as regional and national trends have shown, greater diversity in the housing typology to accommodate not only larger families, but also multi-generational, single-occupancy, and an array of other family unit structures should also be considered for the long-term viability of the affordable housing stock of the City. In 2017, for example, the City of San Diego amended its ordinance related to Accessory Dwelling Units, thus paving the way for the development of a different housing typology in the City to address the needs of a growing population.

In addition to the need to address forms of housing, the location and size of adequate parcels for housing development continued to be an issue. The City, through its annual 2018 Housing Inventory Annual Report, has recognized, for example, that new Mixed-Use Zoning Packages are still needed to develop affordable housing. Such zones will look to provide flexible, yet clear, design guidance for developments in difficult contexts such as on large or irregular lots or adjacent to freeways and other transit hubs, allowing for an increase in transit-oriented housing opportunities.

Discussion

See above discussion.

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

INTRODUCTION

Housing prices and rents rebounded, at first tepidly but then more sharply following the housing crisis that hit San Diego and the nation a decade ago. In net, housing costs in San Diego increased substantially between 2000 and 2015: rents increased by 93% and home values by 111%. The trend has continued into 2018 with home prices up 8% in the region from the previous year, according to Greater San Diego Association of Realtors Housing Supply Overview, and rents increasing 3% annually according to the San Diego County Apartment Association.

BETWEEN 2000 AND 2015,
RENTS INCREASED BY **93%**
AND HOME VALUES BY **111%**.

After a period of relative decline in rents in 2011 and modest increases between 2012 and 2014 and overall steady home prices from 2011 and 2014, since 2015 San Diego has experienced rapidly rising housing costs. In the spring of 2018, the average rent for 1-bedroom apartments was \$1,848, a 42% increase from five years ago, according to Zillow. The average rent for 2-bedroom, 2-bath apartments grew to \$2,292 in the spring of 2018, an increase of about 52% over five years (Zillow).

FIGURE MA-15.1: RISE IN RENTAL COSTS FOR A 1-BEDROOM APARTMENT, 2012-2018

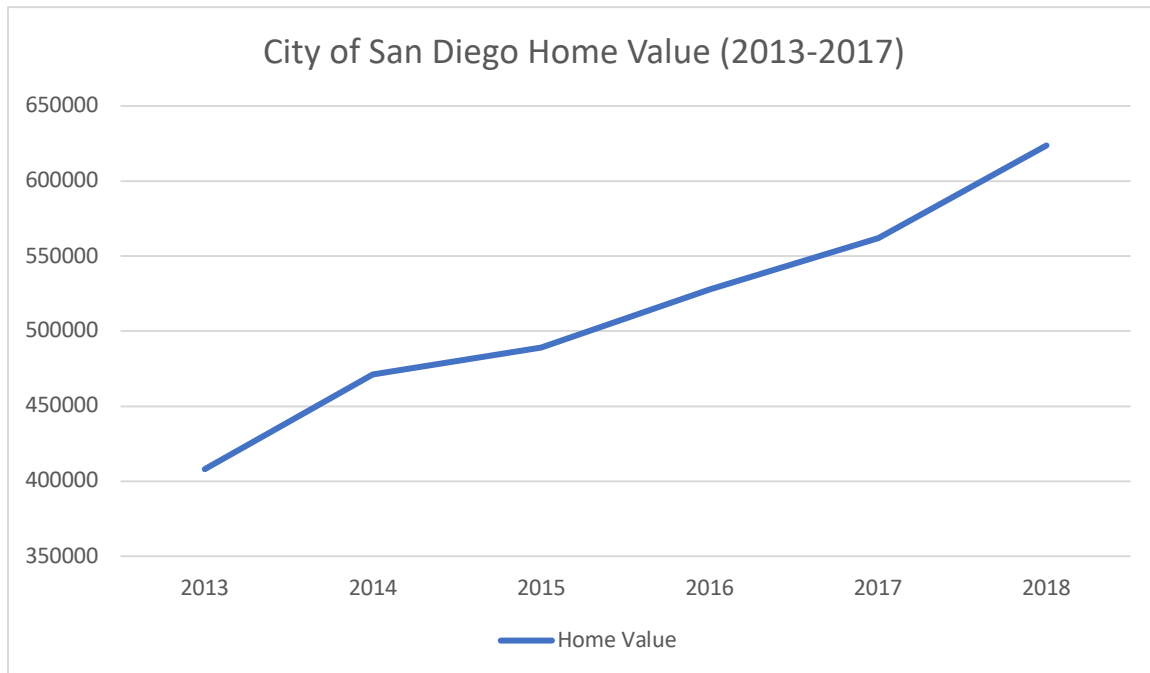


Source: Zillow.com

Meanwhile, the Housing Affordability table below suggests that about 96,600 rental units were affordable to households below 50% of AMI, based on 2011-2015 American Community Survey Comprehensive Housing Affordability Strategy data. The American Community Survey data do not distinguish between subsidized and non-subsidized units. However, it is likely that a very large share of the units the American Community Survey captured in this affordability range are subsidized units that are income and rent restricted. (See MA-10 for assisted units by affordability.) Rising rents over the past five years have diminished the number of unsubsidized units at these levels of affordability. A 2017 study of housing affordability in San Diego by the Housing Commission found that housing affordability impacts 100% of low-income residents and a large portion of moderate-income households. Roughly 70% of moderate-income households cannot afford homeownership, and more than 30% cannot afford rent.

The Housing Affordability table below also shows 33,960 owner-occupied homes are affordable to households with incomes at or below 50% median income, based on 2011-2015 Comprehensive Housing Affordability Strategy data. Similarly, home values have seen sizable annual increases for the past five years. Based on Zillow’s Home Value Index for all homes (including single-family homes and condominiums) estimates that the median value of homes in the City of San Diego rose from \$400,000 in January of 2013 to \$623,700 in May 2018, an increase of 56% (not inflation adjusted), leaving many buyers priced out of the market.

FIGURE MA-15.2: HOME VALUE INCREASE



Source: RENTCafe

Beyond these economic effects, the housing shortage and rising costs may affect San Diego’s growth trajectory by limiting the supply of new talent to the area’s businesses. The San Diego Regional Chamber of Commerce and London Moeder Advisors’ [2016 Regional Housing & Economic Impact Analysis](#) cite an inability of regional businesses to attract or retain necessary talent due to higher housing costs in the City. The report’s survey of San Diego employers found that the top challenge to business growth in the County was the ability to attract and retain talent. Out of a list of eight issues, employers highlighted the “ability to find reasonably priced housing for employees that is close to work” and the “ability to attract new talent from outside the region” as the top concerns.

TABLE MA-15.1: COST OF HOUSING

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	220,000	463,000	111%
Median Contract Rent	714	1,377	93%

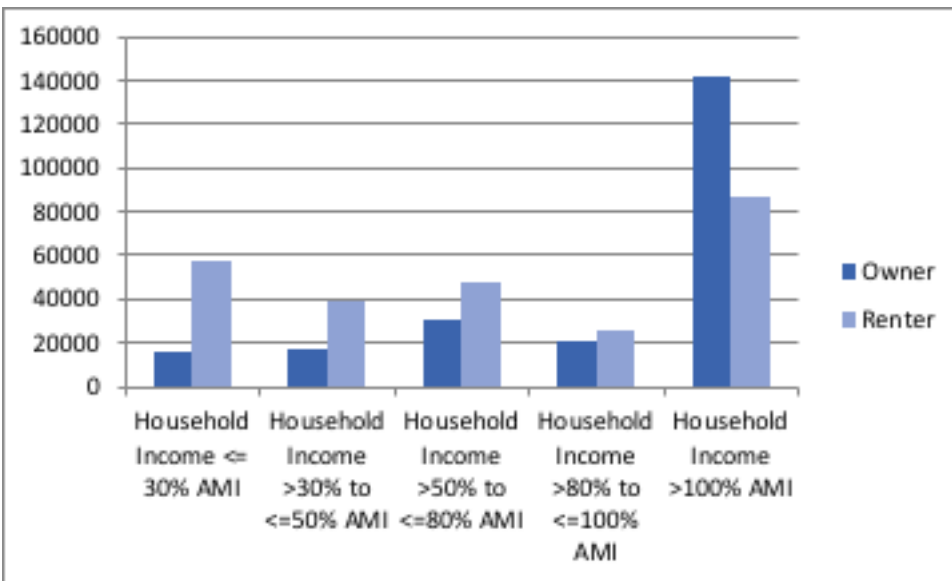
Source: 2000 Census (Base Year), 2011-2015 American Community Survey

TABLE MA-15.2: RENT PAID

Rent Paid	Number	%
Less than \$500	10,201	4.1%
\$500 to \$999	52,234	20.7%
\$1,000 to \$1,499	82,528	32.8%
\$1500 to \$1,999	57,731	22.9%
\$2,000 to \$2,499	32,627	13.0%
\$2,500 to \$2,999	10,014	4.0%
\$3,000 or more	6,496	2.6%
Total	251,831	

Source: 2011-2015 American Community Survey

FIGURE MA-15.2: TOTAL UNITS AFFORDABLE TO INCOME LEVELS (SAN DIEGO CITY)



Source: 2011-2015 Comprehensive Housing Affordability Strategy

TABLE MA-15.3: COMPARISON OF INCOMES NEEDED TO AFFORD AVERAGE MARKET RENTS

Rental	Average market rent	Minimum income required	Income Limits			
			Extremely Low Income	Very Low Income	Low Income	Moderate Income
1 Bedroom (2-person household)	\$1,798	\$71,920	\$23,400	\$38,950	\$62,300	\$78,500
2 Bedroom (3-person household)	\$2,207	\$88,280	\$26,300	\$43,800	\$70,100	\$88,350

Source: Rent Café August 2018

The minimum income required to rent a one or two bedroom in San Diego is well above the median income of \$65,450 for a two-person household and \$73,600 for a three-person household. The table above demonstrates the gap in income needed for extremely low, very low- and low-income households to rent a one or two bedroom in the City. Only the highlighted incomes can afford the average market rent.

TABLE MA-15.4: HOUSING AFFORDABILITY

Households earning	Renter	Owner
30% AMI	57,460	16,085
30-50% AMI	39,140	17,775
51-80% AMI	48,340	31,130
81-100% AMI	25,990	20,695
100% AMI	86,875	141,605
Total	257,805	227,285

Source: 2011-2015 American Community Survey

There is a gap between the need for affordable housing and the availability of affordable housing in San Diego. Based on available 2011-2015 Comprehensive Housing Affordability Strategy data, there are about 130,460 households earning at or below 50% of the median income, yet there are only about 82,528 housing units that would be affordable to those households.

TABLE MA-15.5: MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,257	\$1,400	\$1,816	\$2,612	\$3,198
High HOME Rent	\$1,088	\$1,166	\$1,402	\$1,611	\$1,778
Low HOME Rent	\$852	\$913	\$1,095	\$1,265	\$1,411

Source: HUD FMR and HOME Rents

Market rents are higher than the Fair Market Rents determined by HUD, and higher than HOME Rents. In addition, as shown previously, average asking rents are far above what lower income households can afford.

Is there sufficient housing for households at all income levels?

The pace of housing development in San Diego has been slow and has not kept up with the pace of population growth, creating increased pressure on housing prices and rents. The growing population is finding lower vacancy rates and fewer housing options in the City.

Based on a 2017 report by the Housing Commission, during the 2007-15 economic cycle, the City of San Diego's population grew by about 15,000 persons annually, while the City averaged only an additional 3,000 housing units per year. Such production remains out of step with the region's long-term outlook for a steady household size of 2.8-2.9 persons and by all accounts with the needs of the least able to afford the rise in rents in a tighter and tighter housing market.

Further, San Diego's housing production has only met 38% of the housing needs for the State-mandated Housing Element's Regional Housing Needs Allocation (RHNA) cycle, with less than three years remaining in its 2010-2020 cycle. Development is particularly lagging in very low-, low- and moderate-income housing, meeting only 9%, 14%, and 0.2% of housing needs, respectively. The table below Table 5 below shows actual housing production in the City of San Diego by income category, compared to RHNA.

TABLE MA-15.6: HOUSING PRODUCTION BY INCOME COMPARED TO RHNA

Year	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
2010	258	175	29	1,239	1,701
2011	221	127	0	2,173	2,521
2012	197	287	0	3,400	3,884
2013	412	628	0	4,269	5,309
2014	229	184	4	1,991	2,408
2015	265	446	0	4,221	4,932
2016	103	253	0	7,028	7,384
2017	324	301	0	4,395	5,020
Total Units	2,009	2,401	33	28,716	33,159
RHNA Allocation	21,977	16,703	15,462	33,954	88,096
Percent of RHNA Achieved	9%	14%	0.2%	85%	38%
Total Remaining RHNA	19,968	14,302	15,429	5,238	54,937

Source: City of San Diego Building Permit Data and Housing Commission Data (2010-2017)

Another indicator of insufficient housing for lower-income households is subsidized housing waitlists. As of August 2018, the Housing Commission had a waitlist of 10-12 years for Housing Choice Vouchers.

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

Residential development in San Diego has not been able to respond to the significant population and employment growth of the last five years. Increased demand for housing in a tighter market will put pressure on a scarce housing stock, thus leading to even higher home prices and rents. Per person, San Diego had 0.38 housing units, lower than cities such as Austin (0.42) Denver (0.45) and Seattle (0.48). The City’s housing stock also contains a low percentage of newer housing – the majority of San Diego’s housing units were built between 1970 and 1980, and overall more than 75% of housing units are over 30 years old.

For sale housing has become increasingly unaffordable to first-time homebuyers, as the median sales price for homes in San Diego increases steadily. Detached home prices have risen by almost 10% since from the previous year and attached homes, such as condos, have risen by 6%.² Lack of affordable housing is also a problem for renters. Rental and vacancy surveys from the San Diego County Apartment Association for years 2013 through 2017 show rental rates increase by 34% during that period.

Low-income groups and others least able to face the added costs will have additional challenges as prices and rents rise and the affordable housing stock dwindles further. An update of the City’s Single-Room Occupancy

² <http://media.sdar.com/media/CurrentStats.pdf>

(SRO) inventory commissioned by the Housing Commission in 2015, for example, identified 2,188 SRO units that had been demolished since the previous update in the 1990s, thus highlighting yet another source threatening access to affordability in the City. Moreover, 1,299 more SRO units are at-risk of being lost because they are exempt from the unit replacement requirement in the City's SRO ordinance.

Without programs and policies that incentivize and subsidize housing production in the City, an increasing supply of housing that meets the needs of the lowest-income renters and owners will be a challenge. The City of San Diego is attempting to address the housing shortage through outlined strategies and initiatives in the Mayor's "Housing SD" plan. The plan includes a series of regulatory reforms intended to address housing affordability, improve review processes and facilitate affordable housing.

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

Table 36 illustrates the 2018 HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. As noted elsewhere, rapidly increasing rents in the City's market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance

According to 2018 data compiled by Zillow, average rents for all rentals vary by location within the City. Median listing rents in the La Jolla neighborhood are \$5,000 as of November 2018, the highest in the City. Meanwhile, average rents are lower at Mira Mesa, Point Loma Heights, University City, and Clairemont Mesa East, at about \$2,600-\$2500 based on Zillow Data. According to data from Rent Café, the most affordable neighborhoods in San Diego are Cherokee Point, where the average rent goes for \$1,440 per month, Corridor, where renters pay \$1,440 per month on average, and Azalea - Hollywood Park, where the average rent goes for \$1,446 per month.

The median income for a family of four in the County of San Diego is \$81,800. Using HUD's definition, affordable housing for a household earning up to 80% of AMI, would be an apartment renting for about \$1,500 a month — well below average rent for a two-bedroom in the City.

The cost data discussed above clearly demonstrate the need to produce and preserve housing with affordable rents throughout the City, particularly in areas where market rents are significantly higher than HUD's Fair Market Rent and HOME rents.

Discussion

The discussions above emphasize that homes in San Diego are becoming increasingly more expensive, and the affordability gap is growing wider. Considering the large difference between income and housing costs, there is an extraordinary need for more affordable housing, not just for the lowest-income residents, but also for a large number of moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the City's population.

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

INTRODUCTION

Overall, despite the many efforts by the City to spur residential development through incentives and new zoning, the tremendous growth of the City and its population has outpaced the construction of new homes. Moreover, the existing housing stock is aging, with 61% of owner-occupied units and 57% of renter-occupied units built before 1980. Lastly, the overall quality of homes has taken a toll with 54% of renting households and 35% of owner-occupied households experiencing at least one of four housing problems, which may include an incomplete kitchen facility, incomplete plumbing facility, more than one person per room, or a cost burden greater than 30% of income.

Definitions

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

TABLE MA-20.1: CONDITION OF UNITS

Housing Problems	Owner	Owner %	Renter	Renter %	Total
Household has at least 1 of 4 Housing Problems	80,040	35%	138,965	54%	219,005
Household has none of 4 Housing Problems	145,570	64%	112,615	44%	258,185
Cost burden not available, no other problems	1,675	1%	6,225	2%	7,900
Total	227,285		257,805		485,090
Severe Housing Problems	Owner		Renter		Total
Household has at least 1 of 4 Severe Housing Problems	37,680	17%	84,375	33%	122,055
Household has none of 4 Severe Housing Problems	187,935	83%	167,205	65%	355,140
Cost burden not available, no other problems	1,675	1%	6,225	2%	7,900
Total	227,285		257,805		485,090

Source: 2011-2015 American Community Survey



TABLE MA-20.2: YEAR UNIT BUILT

	Occupied housing units	%	Owner-occupied housing units	%	Renter-occupied housing units	%
2014 to 2015	485	0.1%	227	0.10%	258	0.1%
2010 to 2013	4851	1.0%	1,591	0.7%	3,351	1.3%
2000 to 2009	49,964	10.3%	21,820	9.6%	27,843	10.8%
1980 to 1999	143,587	29.6%	64,550	28.4%	78,888	30.6%
1960 to 1979	169,297	34.9%	79,323	34.9%	89,974	34.9%
1940 to 1959	83,436	17.2%	44,776	19.7%	38,671	15.0%
1939 or earlier	33,471	6.9%	15,001	6.6%	18,562	7.2%
Total	485,091		227,287		257,804	

Source: 2011-2015 American Community Survey

TABLE MA-20.3: RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	139,100	61%	147,206	57%
Housing Units Built Before 1980 with Children Present	59,813	12%	83,907	17%

Source: 2011-2015 American Community Survey (Total Units); 2011-2015 Comprehensive Housing Affordability Strategy (Units with Children present)

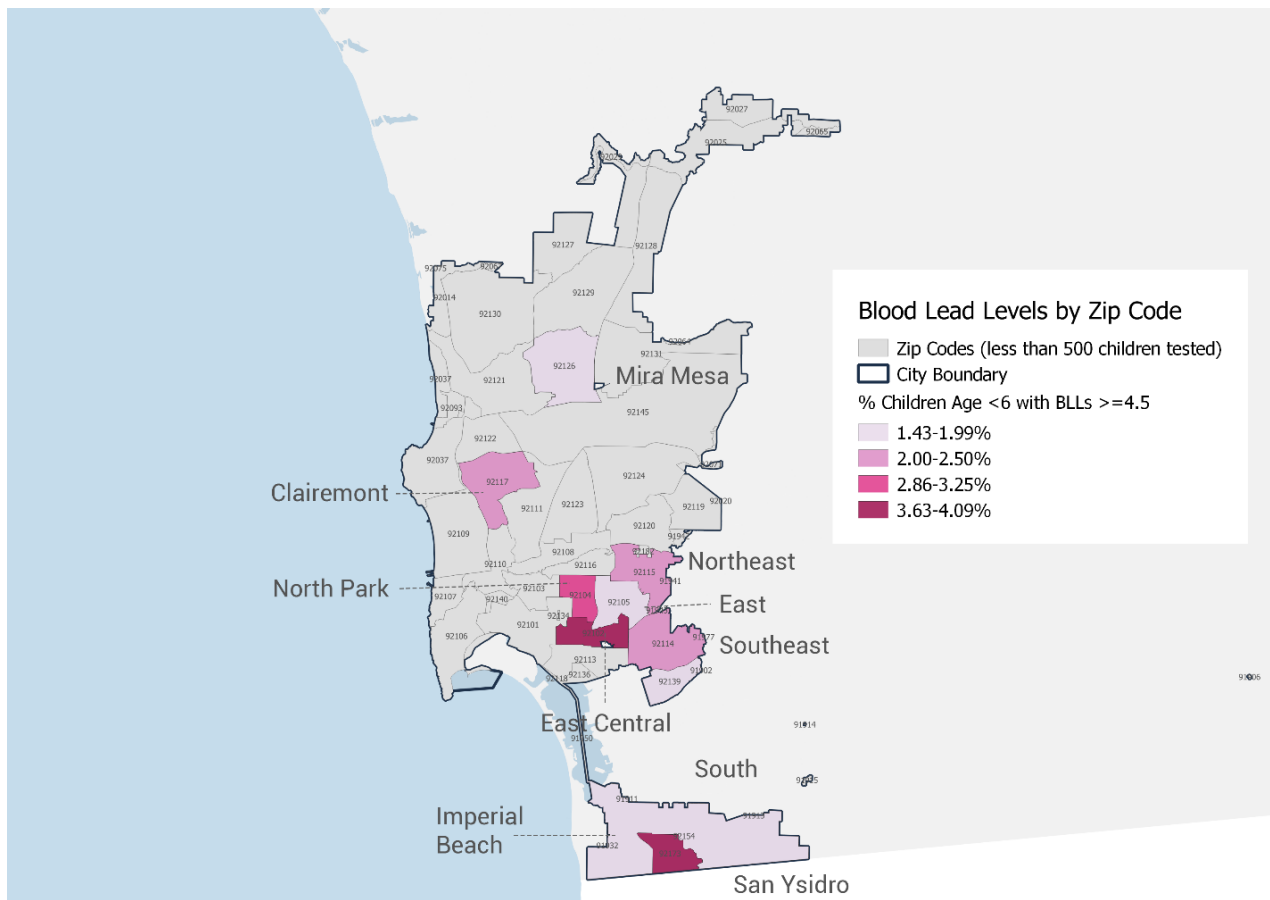
Table MA-20.4 shows the top San Diego zip codes (in descending order) with blood lead levels (BLLs) at and above 4.5 micrograms per deciliter for children less than age six as of 2012 (the most recent year for which this data is available). This data helps us understand lead-based paint hazards in the City.

TABLE MA-20.4: BLOOD LEAD LEVELS BY ZIP CODE, 2012

Zip Code	Location	Children Tested Age <6	Children Age <6 with BLLs >=4.5	% Children Age <6 with BLLs >=4.5
92102	San Diego/ East Central	1,126	46	4.09%
92173	San Diego - San Ysidro	1,212	44	3.63%
92104	North Park	677	22	3.25%
91932	Imperial Beach	524	15	2.86%
92117	Clairemont	561	14	2.50%
92115	San Diego/Northeast	997	23	2.31%
92114	San Diego/Southeast	1,531	31	2.02%
92105	San Diego/East	1,105	22	1.99%
92154	San Diego/ South	1,763	35	1.99%
92139	San Diego/ Southeast	687	13	1.89%
92126	San Diego/ Mira Mesa	560	14	1.43%

Source: California Department of Public Health, *Top 200 California Zip Codes with BLLs at and above 4.5 micrograms per deciliter for children less than age 6 with at least 500 children tested, 2012.*

FIGURE MA-20.1: BLOOD LEAD LEVELS BY ZIP CODE, 2012



Source: California Department of Public Health, *Top 200 California Zip Codes with BLLs at and above 4.5 micrograms per deciliter for children less than age 6 with at least 500 children tested, 2012.*



TABLE MA-20.5: VACANT UNITS

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

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

TABLE MA-20.6: FORECLOSED UNITS

	Units	%
Estimated Number of Foreclosures	209,234	5.0%
Total 90-day vacant residential addresses	503,938	0.8%

Source: HUD NSP Foreclosure Data 2016

RESILIENCE TO NATURAL HAZARDS

For Consolidated Plans submitted on or after January 1, 2018: HUD is requiring each jurisdiction to provide, as a part of the housing market analysis, an assessment of natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change.

As part of San Diego County’s Multi-Hazard Mitigation Plan — a Countywide plan that identified risks and ways to minimize damage by natural and manmade disasters — the City of San Diego reviewed and evaluated a set of potential natural hazards to help identify the top hazards threatening the area. The table below summarizes such hazards:

FIGURE MA-20.2

Summary of Potential Hazard-Related Exposure/Loss in San Diego

Hazard Type	Exposed Population	Residential		Commercial		Critical Facilities	
		Number of Residential Buildings	Potential Exposure/Loss for Residential Buildings (x \$1,000)	Number of Commercial Buildings	Potential Exposure/Loss for Commercial Buildings (x \$1,000)	Number of Critical Facilities	Potential Exposure for Critical Facilities (x \$1,000)
Coastal Storm / Erosion	148	8	2,252	3	1,215	0	0
Sea Level Rise	2,014	167	47,011	459	160,538	34	53,424
Dam Failure	75,686	28,036	7,892,134	1,206	5,404,930	444	389,597
Earthquake (Annualized Loss - Shaking and liquefaction components)	377,827*	165,860*	46,689,590*	91,223*	31,928,040*	1,436*	4,474,097*
Floods (Loss)							
100 Year	24,802	3,697	1,040,706	8,118	2,841,291	327	443,110
500 Year	55,587	15,026	4,229,819	20,788	7,275,973	555	1,054,872
Rain-Induced Landslide							
High Risk	137,095	48,049	13,525,794	1,072	4,804,382	152	65,478
Moderate Risk	10	3	845	0	0	0	0
Tsunami	10,360	5,357	1,507,996	1,736	607,514	37	51,550
Wildfire/ Structure Fire							
Fire regime II & IV	1,244,722	486,276	136,886,694	262,238	91,783,418	4,741	16,297,402

* Represents Rose Canyon Event

Source: Multi-Jurisdictional Hazard Mitigation Plan, San Diego County, October 2017

The chart above created by San Diego County illustrates how the City has incorporated environmental risk and hazard into its General Plan. Such plans not only help to inform the City’s long-term vision, but also task City departments to find ways to incorporate a multi-agency approach to tackle the risk associated with potential natural hazards.

NEED FOR OWNER AND RENTAL REHABILITATION

In addition to the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint are also key factors in determining the health of the properties in the area. Approximately 23% of the homes within San Diego are over 50 years old (built before 1960) and 59% are over 40 years old (built before 1980). These owner and rental homes built pre-1980 often indicate a potential need for rehabilitation-related activities, including energy-efficiency upgrades, accessibility modifications, and lead hazard remediation. However, based on estimates by the General Plan Housing Element of 2013-2020, only a fraction of the units requires major repair and/or rehabilitation, amounting to approximately less than 5,000 units.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- TO MODERATE-INCOME FAMILIES WITH LBP HAZARDS

The age of housing stock is the key variable for estimating the number of housing units with lead-based paint hazards. Lead-based paint was prohibited on residential properties starting in 1978, and for purposes of this plan, units built before 1980 will be used as a baseline for units that contain LBP. As mentioned above, 58.6% of occupied housing units were built before 1980.

Using the fact that the 44% of all San Diego households earn less than 80% AMI, we can apply this percentage to all houses built before 1980. Assuming, for example, that low- and moderate-income households are equally distributed among housing units built before 1980, then 44% of the 208,306 households built before 1980, or 125,975, would be low or moderate-income households. Overall, homes built before 1980 are at risk of lead-based paint hazard.

Moreover, using the assumptions above, we can determine that out of the 143,720 households with children currently residing in units built before 1980 in the city, 63,237 or 44% of those units are low- or moderate-income households with children.

In addition, the table above reveals a link between low- to moderate income housing and LBP hazards. The table lists the zip codes with the highest lead blood levels in children, and each of the ten listed zip codes consists of tracts where 51% or more of residents are low- to moderate households.

Discussion

Almost 148,000 households with children present live in housing built before 1980 according to the 2011-2012 American Community Survey data. Children age six and younger are at greatest risk of lead poisoning. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities.

The City of San Diego has worked proactively for several years to reduce lead hazards in its housing stock. City Council formed a Lead Safety and Healthy Homes Program in 2002 and adopted the Lead Hazard Prevention and Control Ordinance in 2008. The Lead Safe Housing Registry lists rental housing that had lead hazards remediated by the Lead Safety Collaborative program, a HUD-funded initiative that mitigated lead hazards in 150 low-income rental housing units.

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

INTRODUCTION

On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission. Since that time, the Housing Commission has created additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 2,195. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 189 public housing units.

TABLE MA-25.1: TOTALS NUMBER OF UNITS

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	39	189	15,007	662	13,248	833	90	174
# of accessible units			11						

Source: PIC (PIH Information Center)

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

Describe the supply of public housing developments:

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

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

TABLE MA-25.2: PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Central	79C
North	89C
South	96B

Source: San Diego Housing Commission, 2018

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

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

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

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

The Housing Commission-operated Achievement Academy provides workforce development resources to residents within the public housing portfolio.

Discussion:

Please see discussions above.

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

INTRODUCTION

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

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

TABLE MA-30.1: FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	256	280	411	393	12
Households with Only Adults	858	370	477	1,289	148
Chronically Homeless Households	0	0	0	207	4
Veterans	200		296	544	0
Unaccompanied Youth		0	0	0	0

Source: 2018 HIC

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

Many mainstream resources are used to augment the federally and locally funded homeless services. According to the 2018 PIT, 43% of unsheltered individuals reported instances of mental health issues, physical disabilities, and/or having a chronic health condition. HUD funded homeless programs work to connect persons experiencing homelessness to mainstream benefits, which include: Supplemental Nutrition Assistance Program, Medicare, MediCal, State Children’s Health Insurance, Veterans’ benefits, Temporary Assistance to Needy Families, or Section 8. This is achieved by offering case management and follow-up, as well as assisting with screenings and referrals. One specific program, SD HOPE, offers SOAR services in the region, which expedites awards for social security disability support. These services help clients access health services and mainstream resources to increase participation for both cash and non-cash benefit programs.

Starting in Fiscal Year 2020, the City-funded rapid re-housing projects will be participating in an employment pilot program, through which 300 households will receive employment and housing services for up to two years. This will validate the effectiveness of providing targeted employment services to traditional rapid re-housing resources and increase partnerships with the local workforce partnership organization. Ultimately, this pilot

aims to promote the integration of intentional employment services with rapid re-housing programs and expanding the network between the employment and homeless systems. The RTFH will coordinate and oversee the pilot, while the San Diego Workforce Partnership and the Housing Commission will offer employment services to rapid re-housing clients. The City funded rapid re-housing providers include Father Joe's Villages, SouthBay Community Services, HomeStart, PATH, and the San Diego Housing Commission will be using local dollars to participate. As part of the pilot there is a committed partnership with the City Personnel Department to support the provision/fill vacant City jobs for pilot participants.

Additionally, the County of San Diego has developed an initiative called Project One For All (POFA) which provides intensive wrap around services, including mental health counseling and housing, to homeless individuals with serious mental illness. A partnership has been developed with the Housing Commission, resulting in the commitment of 733 housing vouchers to this initiative to be combined with the County's supportive services.

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

In addition to the individual facilities and services providers listed in Appendix MA-30: Homeless Facilities and Services, a unique year-round housing and service center "one-stop shop" is the City-sponsored Connections Housing, a residential facility that opened in 2013 designed to move homeless individuals off the street and into permanent housing with supportive services. Connections Housing provides housing for 223 individuals, a health center, and over two dozen social services, all conveniently located within one building. Within Connections Housing are 134 Interim Shelter beds, which are part of a 90-day short-term housing program designed to move individuals off the street quickly. Also included are 73 permanent supportive studio units, with a case manager assigned to each resident to assist them in accessing the on-site services. An additional 16 special needs interim beds provide short-term rental assistance and supportive services while clients are pending a referral to an appropriate permanent housing solution.

In fiscal year 2018, the City launched several new programs to address the needs of persons experiencing homelessness who are unsheltered on the streets. Between December 2017 and January 2018 an additional 674 bridge shelter beds were brought on-line. The Bridge Shelters opened at three sites within the City, with the goal of addressing homelessness and offer a safe, centralized location for individuals and families experiencing homelessness to receive temporary housing and appropriate supportive services needed to expedite placement into permanent or longer-term housing options. The families with children and single women shelter supports 150 beds, the single adult shelter supports 324 beds, and the veteran's shelter supports 200 beds.

In June of 2018 the City opened a second storage center where persons experiencing homelessness can safely store their belongings as they look for work, attend classes, or meet with a service provider, and augments existing storage center services that have been operated by in the City's downtown area since 2011.

[HOUSING FIRST – SAN DIEGO: 2018-2020](#), is the Housing Commission's homelessness action plan, and directs \$79.7 million in federal, City of San Diego, and Housing Commission resources over three fiscal years into six programs that will create permanent housing opportunities for 3,000 individuals and families experiencing homelessness in the City. This action plan is rooted in the national "Housing First" model of addressing homelessness — to provide individuals experiencing homelessness with housing as quickly as possible, with supportive services as needed. HOUSING FIRST – SAN DIEGO: 2018-2020 programs include: New Permanent Supportive Housing; the Moving Home Rapid Rehousing program; Homelessness Prevention and Diversion programs, including the Downtown San Diego Partnership's Family Reunification Program; the Landlord Engagement and Assistance Program (LEAP); the Housing Commission's Moving On rental assistance program, which assists formerly homeless individuals who have stabilized in permanent supportive housing and are ready to transition out of permanent supportive housing but still need rental assistance; and Coordinated Street Outreach. Between the period of July 1, 2017 – December 30, 2018), HOUSING FIRST – SAN DIEGO: 2018 – 2020 created 3,051 housing opportunities for San Diegans experiencing homelessness.

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

INTRODUCTION

TABLE MA-35.1: HOPWA ASSISTANCE BASELINE TABLE

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	80
PH in facilities	110
STRMU	N/A
ST or TH facilities	101
PH placement	N/A

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

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

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

Small Family Homes

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

Group Homes

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

Adult Residential Facility

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

Residential Care Facilities for the Elderly

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

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

Social Rehabilitation Facility

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

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The County will continue to facilitate the City County HIV Housing Committee and will administer the following 15 HOPWA contracts:

Service Provider	Activity
2-1-1 Info Line	Housing Information Services
Being Alive San Diego	Utility Assistance Program
Being Alive San Diego	Supportive Services
Fraternity House	Supportive Services
Fraternity House	Housing Operations
Fraternity House	Housing Operations
Mama's Kitchen	Supportive Services
South Bay Community Services	Supportive Services
St. Vincent de Paul	Supportive Services
St. Vincent de Paul Villages	Housing Operations
Stepping Stone of San Diego	Supportive Services
Stepping Stone of San Diego	Housing Operations
Townspeople	Emergency Housing
Townspeople	Supportive Services
Townspeople	Housing Operations

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

Please see above.

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

Based on the previous work of the San Diego’s Regional Planning Agency in its 2015 Analysis of Impediments to Fair Housing Choice and City’s 2018 Housing Inventory Annual Report, the following is a list of barriers to affordable housing in the City of San Diego and the rest of the county:

Affordability: Income and wages are not keeping pace with rising housing costs and the overall cost of living. Moreover, federal resources for programs, such as the federal Section 8 Program, do not match the need experienced. Finally, from a homeownership perspective, the majority of residents are not able to reach the dream of owning their own home within City limits.

Vacancy Rates: Low housing vacancy rates and lack of new construction are contributing to higher rents. Moreover, the cost of land is significant, while the general supply of available land is low for future growth, thus contributing to affordability issues.

Community Push-Back: Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition in the form of “NIMBYism” continue to be a barrier for the location and cost of affordable housing projects.

Education and Outreach: Educational and outreach literature regarding affordable housing issues, rights, and services on websites or at public counters is limited. Fair and affordable housing education is identified as one of the most important strategies for furthering fair housing. However, traditional outreach methods of publishing notices and press releases in newspapers and posting information on websites are not adequate to reach the general public with diverse needs and interests. Outreach methods should be expanded to include other media of communications, and also utilize networks of neighborhood groups and local organizations.

Lending and Credit Counseling: Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Black and Hispanic applicants also seem to be significantly more likely to receive subprime loans.

Overconcentration of Housing Choice Vouchers: Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred. The City should continue to implement the Choice Communities Initiative, Moving Forward plan, and Housing Choice Voucher Homeownership Program, among other programs and activities to deconcentrate voucher use.

Housing Options: Housing options for special needs groups, especially for seniors and persons with disabilities, have improved, but remain limited. Affordable programs and public housing projects have long waiting lists. The City should work to promote the distribution of affordable housing and a range of housing choices for households with special needs.

Regional Collaboration: Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Rigorous enforcement of fair housing laws is most effective in deterring housing discrimination. However, not enough enforcement activities are pursued. Fair housing service providers should encourage victims to pursue litigation and refer victims to agencies and organizations with the capacity to handle litigation. Also, favorable outcomes in litigation should be publicized to encourage other victims to come forward.

Public Policies: Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available within the City and in the regional context. Several jurisdictions within the county have yet to update their zoning ordinances to address special needs housing, thus adding pressure to the City. Jurisdictions in the region should work together to amend the zoning ordinances that reflect the growing needs and expectations of the area.

Racial Segregation: In 2010, about 5.6% of the County’s total population lived in a R/ECAP (racially/ethnically concentrated areas of poverty). Such areas are also more impacted by adverse environmental factors such as exposure to hazardous materials. Local housing policies should work to promote the distribution of affordable housing throughout the community and offer a range of housing choices.

Linguistic Isolation: A significant proportion of San Diego City and County residents indicated they spoke English “less than very well” and can be considered linguistically isolated. Entitlement jurisdictions should periodically update their Limited English Proficiency (LEP) plans to ensure language assistance reflects the changing demographics of the communities.

STRATEGIES AND RESPONSES

To address such barriers, the City has embarked in the following actions and strategies:

- Updates to the Affordable, In-fill Housing and Sustainable Buildings Expedite Program were published by City’s Development Services Department in September 2018. Improvements to the program include quicker processing for all eligible projects and “express” processing for projects with 100% affordable housing. Additionally, any commercial, industrial, or residential development project located within the San Diego Promise Zone is eligible for the program.
- To facilitate the production of 2,000 to 6,000 accessory dwelling units (ADUs) by 2028, the City Council waived Development Impact Fees (DIFs), Facility Benefit Assessment (FBA) fees, and General Plan Maintenance Fees for the construction of ADUs.
- The Affordable Housing Density Bonus program was updated in March 2018 to allow more projects to be eligible for density bonuses, thereby incentivizing the production of more affordable housing.
- In the 11th Update to the Land Development Code, 46 code amendments were adopted to improve housing affordability, streamline the review process, and eliminate redundancies.
- Streamlined environmental review
- In addition to elimination of Development Impact Fees (DIFs) for ADU construction, the City is considering modifications to Development Impact Fee (DIF) calculations to further spur affordable housing development.

- The City is currently developing a Parks Master Plan that will result in a plan for future parks and programs to meet the recreation needs of all residents.
- The elimination of parking minimums in Transit Priority Areas has been proposed to reduce costs for developers, thereby improving housing affordability, and to help the City meet its greenhouse gas reduction goals of the Climate Action Plan.
- In compliance with Senate Bill 743, the City is continuing its implementation of vehicle miles traveled (VMT) as the standard for how transportation impacts are measured as part of the environmental review process for projects. This change is crucial in achieving the greenhouse gas reduction goals of the Climate Action Plan.
- As part of an effort to increase funding for affordable housing projects, the Housing Commission recently made \$50 million available through three Notices of Funding Availability (NOFA) for the construction and preservation of affordable housing. Additionally, the City Council is considering changes to the Inclusive Zoning ordinance to increase production of onsite affordable housing. These changes augment funding through existing programs such as CDBG and HOME.
- The City's Planning Department continues an effort to update community plans, particularly for the Barrio Logan neighborhood which is comprised of several CDBG-eligible census tracts. Updates to community plans will bring the City closer to achieving housing affordability and decreasing greenhouse gas emissions.
- Exemplified by updates to the Affordable, In-fill Housing and Sustainable Building Expedite Program, the City's Development Services Department continues to streamline and improve project review processes.
- A Source-of-Income Anti-Discrimination ordinance was recently enacted, which prohibits housing discrimination against applicants who use Housing Choice Vouchers or other rent assistance. It is expected the ordinance will result in many more successful housing placements for LMI households

The following includes additional actions to address barriers:

- Providing permanent financing for affordable housing in the form of low-interest loans, tax-exempt bonds and land-use incentives Technical assistance, such as help with securing tax credits; Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase; Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.
- The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing Commission's Real Estate portfolio is over 2,100 units amongst 153 residential properties, eight of those being Public Housing properties and four sites that are under a long-term ground and building lease. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on 18 properties that provide over 1,617 affordable units.

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

INTRODUCTION

In many respects, the City of San Diego has fully recovered from the 2008 Recession. Unemployment stands at 3.1% and the labor market has made significant strides in the past ten years. Today, the City boasts one of the largest and strongest economies in the nation. The City's Economic Development Department has supported and spurred further growth by offering a variety of resources, including:

- **Open Counter** – the migration to the Open Counter project management software has offered entrepreneurs and developers a streamlined and user-friendly platform for planning their projects. The zoning portal allows businesses to find appropriate sites, the business portal makes it easy to view and manage the permitting process, and the residential portal makes it easy for builders to view and apply for relevant permits.
- **Cluster maps** – the City created a website dedicated to the brewing industry, a key component of the region's economy. The website shows the industry cluster, as well as provides information on resources relevant to the brewing industry.
- **Business accelerator** – in collaboration with the Jacobs Center for Neighborhood Innovation and CONNECT, the City is committing \$2.5 million to construct an accelerator to grow local early-stages businesses in San Diego's most underserved communities. The accelerator is being constructed in the San Diego Promise Zone, a HUD-designated area, and is made possible through HUD entitlement funding.
- **Startup resources** – the City maintains a comprehensive list of resources for startup businesses easily accessible on the Economic Development Department's [website](#).



ECONOMIC DEVELOPMENT MARKET ANALYSIS

TABLE MA-45.1: BUSINESS ACTIVITY

Business Sector	Number of Workers (2016)	Number of Jobs (2016)	Number of jobs (2015)	Share of workers (2016)	Share of jobs (2016)	Net Jobs Change (2015-2016)
Agriculture, Forestry, Fishing and Hunting	10,645	8,103	8,173	0.7%	0.6%	-70
Construction	98,474	79,251	74,410	6.1%	5.7%	4,841
Manufacturing	116,965	108,231	106,791	7.3%	7.8%	1,440
Wholesale Trade	54,777	48,732	49,301	3.4%	3.5%	-569
Retail Trade	171,344	144,910	142,419	10.6%	10.4%	2,491
Transportation and Warehousing	31,162	27,074	26,166	1.9%	1.9%	908
Information	27,379	24,256	24,887	1.7%	1.7%	-631
Finance and Insurance	47,932	43,543	42,588	3.0%	3.1%	955
Professional, Scientific, and Technical Services	161,255	142,471	138,469	10.0%	10.2%	4,002
Educational Services	148,172	137,337	136,345	9.2%	9.9%	992
Health Care and Social Assistance	208,864	188,138	178,485	13.0%	13.5%	9,653
Arts, Entertainment, and Recreation	43,200	36,084	36,569	2.7%	2.6%	-485
Accommodation and Food Services	203,482	165,323	159,913	12.6%	11.9%	5,410
Other Services (except Public Administration)	60,435	51,412	50,305	3.8%	3.7%	1,107
Public Administration	43,735	41,234	39,561	2.7%	3.0%	1,673
All Sectors	1,610,422	1,391,896	1,367,043			

Source: 2015-2016 San Diego-Carlsbad, CA Longitudinal Household Dynamics (Jobs)

TABLE MA-45.2: LABOR FORCE

Business Sector	Number of Workers	Share of Workers
Agriculture, forestry, fishing and hunting, and mining	2,490	0.38%
Construction	26,368	4.02%
Manufacturing	59,659	9.09%
Wholesale trade	14,699	2.24%
Retail trade	64,903	9.89%
Transportation and warehousing, and utilities	22,099	3.37%
Information	17,236	2.63%
Finance and insurance, and real estate and rental and leasing	43,331	6.60%
Professional, scientific, and management, and administrative and waste management services	106,279	16.19%
Educational services, and health care and social assistance	147,556	22.47%
Arts, entertainment, and recreation, and accommodation and food services	82,735	12.60%
Other services, except public administration	34,010	5.18%
Public administration	35,212	5.36%

Source: 2011-2015 American Community Survey San Diego City (Employment)

TABLE MA-45.3: LABOR FORCE - UNEMPLOYMENT

Total Population in the Civilian Labor Force	717,280
Civilian Employed Population 16 years and over	656,577
Unemployment Rate	8.5%
Unemployment Rate for Ages 16-24	22.3%
Unemployment Rate for Ages 25-65	6.9%

Source: 2011-2015 American Community Survey

TABLE MA-45.4: OCCUPATIONS BY SECTOR

Sectors	Number of People
Management, business, science, and arts occupations	298,190
Service occupations	128,590
Sales and office occupations	145,413
Natural resources, construction, and maintenance occupations	37,908
Production, transportation, and material moving occupations	46,476

Source: 2011-2015 American Community Survey

TABLE MA-45.5: TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	442,566	71%
30-59 Minutes	155,491	25%
60 or More Minutes	27,158	4%
Total	625,215	100%

Source: 2011-2015 American Community Survey

EDUCATION:

TABLE MA-45.6: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 24-64)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	55,610	6,506	30,876
High school graduate (includes equivalency)	87,926	8,968	28,997
Some college or Associate's degree	172,444	13,968	43,381
Bachelor's degree or higher	287,223	12,925	45,596

Source: 2011-2015 American Community Survey

TABLE MA-45.7: EDUCATIONAL ATTAINMENT BY AGE

	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	813	3,252	4,126	11,065	6,652
9th to 12th grade, no diploma	7,970	6,932	6,315	9,604	3,438
High school graduate, GED, or alternative	27,219	21,486	14,801	26,044	10,855
Some college, no degree	38,404	31,642	19,193	32,034	11,868
Associate's degree	3,609	9,275	6,568	11,907	4,605
Bachelor's degree	8,559	40,018	25,059	36,256	14,537
Graduate or professional degree	622	16,738	18,505	30,872	16,698

Source: 2011-2015 American Community Survey

TABLE MA-45.8: EDUCATIONAL ATTAINMENT - MEDIAN EARNINGS IN THE PAST 12 MONTHS (POPULATION OVER 25)

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,646
High school graduate (includes equivalency)	27,843
Some college or Associate's degree	35,766
Bachelor's degree	53,625
Graduate or professional degree	76,311

Source: 2011-2015 American Community Survey

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

Based on American Community Survey 2011–2015 data, the sectors of educational services, health care and social assistance make up about 22% of the business activity of the City of San Diego. Within all sectors, health care and social assistance have the largest share of workers in the City with accommodation and food services coming in as a close second. The San Diego Regional Economic Development Corporation (EDC) identifies the following employment sectors: innovation, military, tourism, local services, and intellect/higher education institutions. The local economy is moving towards knowledge intensive industries, such as the innovation economy, as opposed to traditional industries, such as manufacturing.

In addition to those sectors, the City of San Diego’s Economic Development Department’s 2017–2019 Economic Development Strategy Report has identified four base employment industries:

FIGURE MA-45.1: BASE EMPLOYMENT INDUSTRIES

Business Sector	Details
Manufacturing and Innovation	Bio-tech and medical, cleantech, defense and security, food and beverage manufacturing, and telecommunications.
International Trade & Logistics	Trucking companies, freight forwarders, customs brokers, air-freight operators, third-party logistics companies (“3PLs”), maquiladora servicing companies, translators, security firms, banks, international law firms, and government agencies which inspect and authorize shipments.
Military	Military research and development, repair and maintenance of naval vessels, defense contractors, and other local service economies that cater to the defense industry.
Tourism	Both private/leisure recreation and professional/business meetings. San Diego is a top ten leisure tourism destination and business destination in the United States, with the San Diego Convention Center hosting more than 200 events per year currently.

Source: City of San Diego’s Economic Development Department’s 2017-2019 Economic Development Strategy Report

These business sectors provide the backbone of the local economy and the major sources employment in the region.

Describe the workforce and infrastructure needs of the business community:

With about 43% of the employed civilian workforce holding a bachelor’s degree or higher, the San Diego business community has access to a highly educated and capable workforce. Moreover, as San Diego Regional Economic Development Department’s 2016 report pointed out, San Diego’s potential workers are 24% multilingual and well-equipped to meet the needs of the health and scientific business sectors of the local economy, with 42% of college graduates holding an engineering or science bachelor’s degree, thus placing San Diego fourth in the nation as of 2016.

Yet, with growing sectors such as construction, hospitality, and food services in the City, the lack of qualified or willing candidates with the proper training or educational background in an increasingly competitive workers’ market presents an immediate need and future challenge for the growth and sustainability of those businesses.

Moreover, indirect factors, such as access to reliable water sources and infrastructure for industrial use in the City, also play a role and present an immediate need in the business community. The growing construction industry, for example, requires reliable sources of water in order to continue to operate smoothly; meanwhile, the condition of roads and infrastructure are not only critical for small businesses in the area, but also for a growing tourism sector.

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

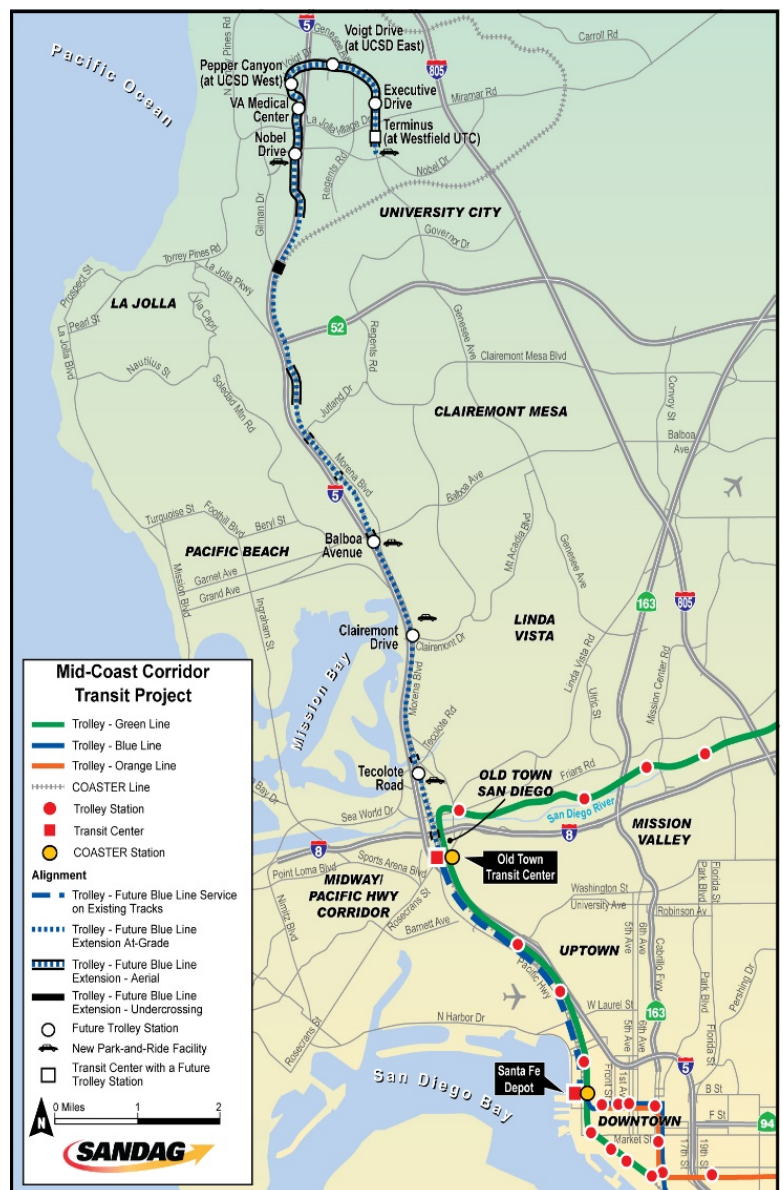
According to the City’s most recent Economic Development Strategy (2017–2019), the City of San Diego faces more than a \$1 billion backlog in deferred capital and infrastructure spending. While such backlogs are spread throughout the City, older, more densely populated neighborhoods have yet to benefit from recent infrastructure investments. As investments in public infrastructure and facilities do make it to those older neighborhoods in the next phase of community planning and implementation, the benefits will include increased property values, improved public safety and more new, private investment and construction jobs.

Moreover, the newly designated Promise Zone covering three of the City’s most economically disadvantaged neighborhoods — Barrio Logan, Southeastern San Diego and Encanto — provides a new opportunity to provide workforce development and infrastructure to an area likely to see positive economic development in the near future.

There are multiple planned local and regional initiatives occurring throughout the City and County of San Diego. There is new infrastructure being developed for transportation, such as the Metropolitan Transit System’s investment in the Rapid, which provides frequent trips along direct routes in high-frequency service areas with limited stops. In addition, the Trolley line is being expanded to connect Downtown San Diego to UC San Diego and University City, areas of the City with high travel activity.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The San Diego Region has a diverse economic base with more than 1.5 million employment opportunities and the lowest unemployment in nine years. Additionally, the EDC states the regional economy has grown 14.5% since 2010 and is seeing an increase in the innovation (also



known as knowledge-based) economy. The innovation economy is growing three-times faster than the overall San Diego economy. San Diego has a higher-than-average concentration of Science, Technology, Engineering, and Mathematics (STEM) workers who can be employed in the innovation economy, which translates to higher median earning than other sectors, additionally each job in the innovation economy supports another two jobs in the region.

San Diego's workforce skillset and education highly favors the health care and professional management business sectors of the local economy. Such sectors have continued to see steady and significant growth in the last decade and the workforce has responded accordingly. The region is also seeing rebounding growth in the manufacturing and service sector. The workforce in these sectors, such as construction and food services and hospitality, face significant challenges as the pool of candidates becomes increasingly specialized in other sectors. A challenge the workforce faces relates to the high cost of living, those in San Diego are spending significantly more income on housing cost as compared to peer cities, which creates a local challenge in retaining top talent. On average, 50% of college graduates leave the region to find higher wages in other competitive markets.

San Diegans spend significantly more income on housing than residents of peer cities, which creates challenges in attracting and retaining talent in the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The continued work of the San Diego Workforce Partnership has directed State and federal funds to youth and adult job training programs throughout the City and region. Overall, the partnership has launched nearly 500 workforce-related initiatives that address the challenges of the City and region.

The CONNECT2Careers City Mentorship Program is indicative of this commitment to the local workforce. Mentees receive 20 hours of paid work-readiness training prior to starting a paid 150-hour mentorship experience with a City of San Diego employee.

In addition to such initiatives, the partnership's updated priority sectors – which include Advanced Manufacturing, Clean Energy, Health Care, Information and Communication Technologies (ICT), and Life Sciences – have helped identified and prioritized workforce development and programs in those high-growth areas. As such, the Partnership's work has brought more than \$19 million in grants for the San Diego region since 2014.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2016, The City of San Diego's Economic Development Department established an Economic Development Strategy which outlined tactical objectives and actions that the City should undertake from 2017 to 2019 to spur near-term local economic growth for all residents. The three objectives contained in the Strategy are to grow the City's economic base, increase the number of middle-income jobs, and increase the number of neighborhood-based businesses.

The Business Incentive Program, adopted by the City Council in 2018, is key to achieving the goals set forth in the Economic Development Strategy. Also known as Council Policy 900-12, the Business Incentive Program reformed existing incentives and implemented new ones to attract, retain, and expand mid-sized companies.

ECONOMIC BASE FACTORS

Economic base sectors are groups of businesses within an industry that produce goods and/or services that are primarily sold outside the region. Unlike local businesses, which serve local customers but do not substantially increase the region's overall economy, economic base sectors are the foundation of jobs and wealth for the entire region, bringing in revenue from the outside that circulates repeatedly within San Diego to boost the economy.

NEIGHBORHOOD BUSINESS DISTRICTS

Neighborhood businesses and established business districts play an important role in San Diego's economy to serve and cultivate the community, provide needed services and sustain residents' quality of life. The Economic Development Department recognizes the importance of nurturing small, locally owned neighborhood businesses, especially those in older neighborhood business districts and historically underserved neighborhoods.

CITY POLICIES AND PROCEDURES

Key economic drivers rely on a variety of City services and operations to succeed, such as transportation networks, emergency facilities, police and fire services, and permits and licenses. In order to achieve strategic objectives, City services and operations must be aligned with the City's economic development goals. The public, other City departments, and economic development partners should be aware of the City's many economic development programs, incentives and services.

WORKFORCE DEVELOPMENT AND EDUCATION

Thriving businesses rely on a highly skilled and technically educated workforce. Under the leadership of the Mayor and in collaboration with regional partners, the City of San Diego proposed two new workforce initiatives in 2015 — Opportunities for Tomorrow Start Today and ONESD100 — to support workforce development needs and promote regional growth of base sector industries. Additionally, the White House, in December 2016, named San Diego a federal TechHire city for its programs matching opportunities in San Diego's Information and Communication Technologies (ICT) sector with enhanced training for veterans and low-income San Diegans.

KEY PARTNERSHIPS

San Diego's businesses are served by many nonprofit organizations, including trade organizations, business incubators and accelerators, chambers of commerce, economic development organizations, and academia. The City's valuable relationship with these external organizations facilitates exchanges of information on a regular basis. The City can also play an important convening and coordinating role to maximize the effectiveness of these organizations.

In addition to identifying these areas and actions, the approved 2017-2019 Economic Development Strategy also established the following economic measurements to gauge the economic success of the City:

- Increase the Gross Regional Product (GRP) of the San Diego Region.
- Increase the percentage of the workforce earning middle-income wages.
- Decrease the rate of local unemployment.
- Increase the local median income.
- Decrease the percentage of persons living in poverty.
- Increase General Fund tax revenues as a percentage of GRP.
- Increase business activity in the City's neighborhood business districts.

TABLE MA-45.9: KEY ECONOMIC INDICATORS FOR SAN DIEGO MSA, CALIFORNIA, AND THE UNITED STATES

Economic Indicator	San Diego MSA ² (2013)	San Diego MSA ² (2014)	San Diego MSA ² (2015)	California (2014)	United States (2014)
Gross regional, state or domestic product (GRP) ³	\$202.2 billion	\$210.4 billion	\$220.6 billion	\$2.3 trillion	\$17.4 trillion
Percentage of residents earning middle-income wages ⁴	28.2%	18.0%	18.4%	27.0%	52.4%
Unemployment rate ⁵	6.9%	5.4%	4.8%	6.9%	5.6%
Median household income ⁶	\$61,426	\$66,192	\$67,320	\$61,933	\$53,657
Percentage of persons below poverty line ⁷	15.2%	14.7%	13.8%	16.4%	15.5%
General Fund tax revenue as a percentage of GRP ⁸	0.59%	0.57%	0.57%	n/a	n/a
Total sales in neighborhood business districts ⁹	\$35.0 million	\$36.5 million	TBD ¹⁰	n/a	n/a

Source: City of San Diego's 2017-2019 Economic Development Strategy

Additionally, the City of San Diego participates in the EDC's Inclusive Growth initiative. The focus of this initiative is to take proactive measures to promote economic inclusion with measurable targets and recommendations that advance building a strong local talent pipeline, equipping small businesses to compete, and addressing the affordability crisis in the region. There is an emphasis to train up a racially diverse workforce in the innovation economy, at this time the Latino population is underrepresented in the local innovation economy. According to the EDC, "The local population does not currently meet the educational requirements demanded by the innovation economy and demographic trends suggest the gap will widen. In San Diego, Latinos are statistically the least prepared to enter or complete a degree or credential, yet represent nearly half of the future local talent pipeline." Throughout the citizen participation plan, residents and public stakeholders requested the Consolidated Plan to invest resources in inclusive economic growth initiatives to support the local economy, therefore a specific goal has been dedicated to enhancing the City's economic stability for all residents.

In combination with the City's strategic economic objectives of economic base growth, middle-class jobs, and neighborhood businesses, the City has created a robust and transparent vision of the economic viability of the region and its residents.

Discussion

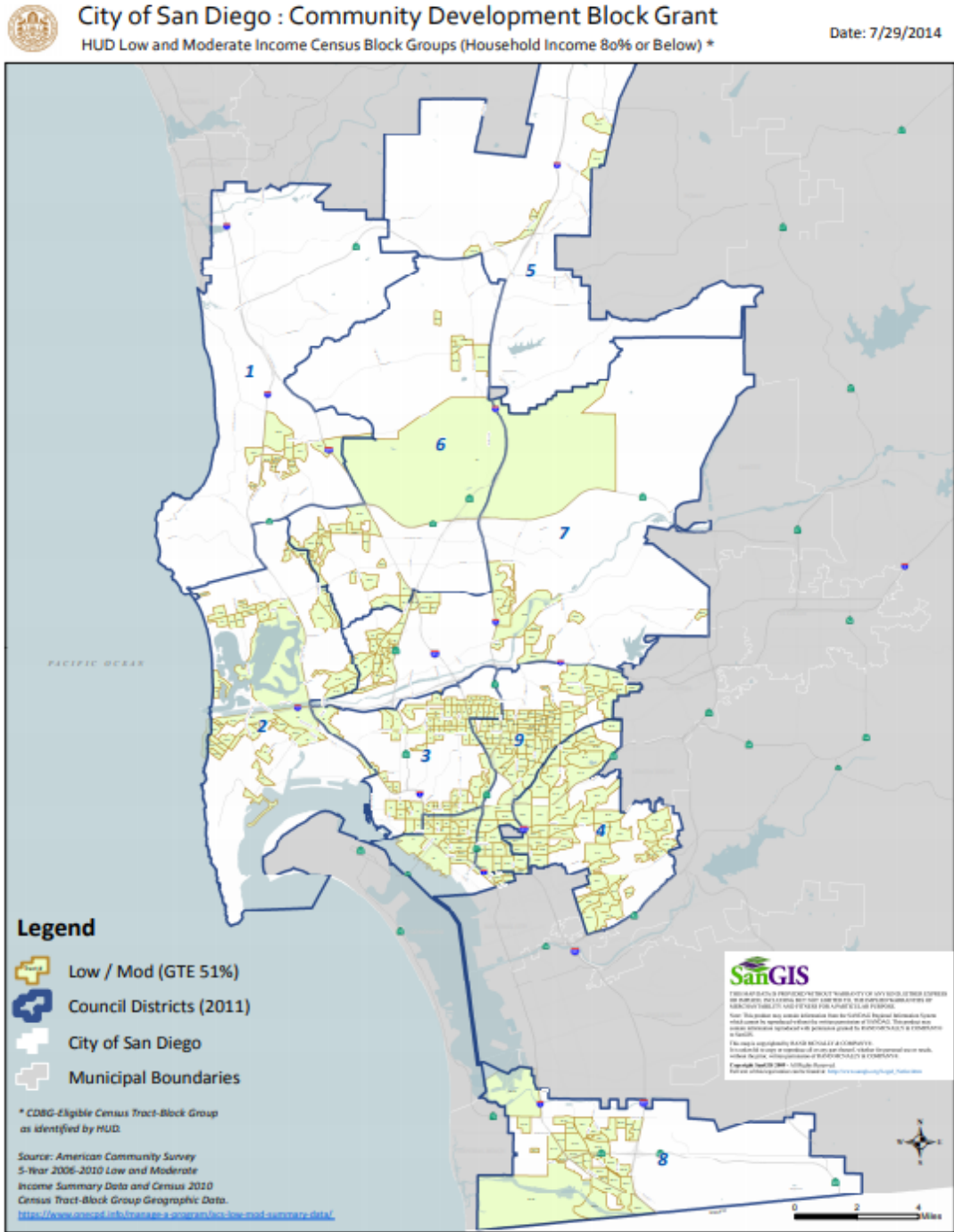
The City of San Diego has seen significant strides in the economy since the ending of the Great Recession. Additional opportunities emerge for inclusive economic development within the region to create and retain the talented workforce.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

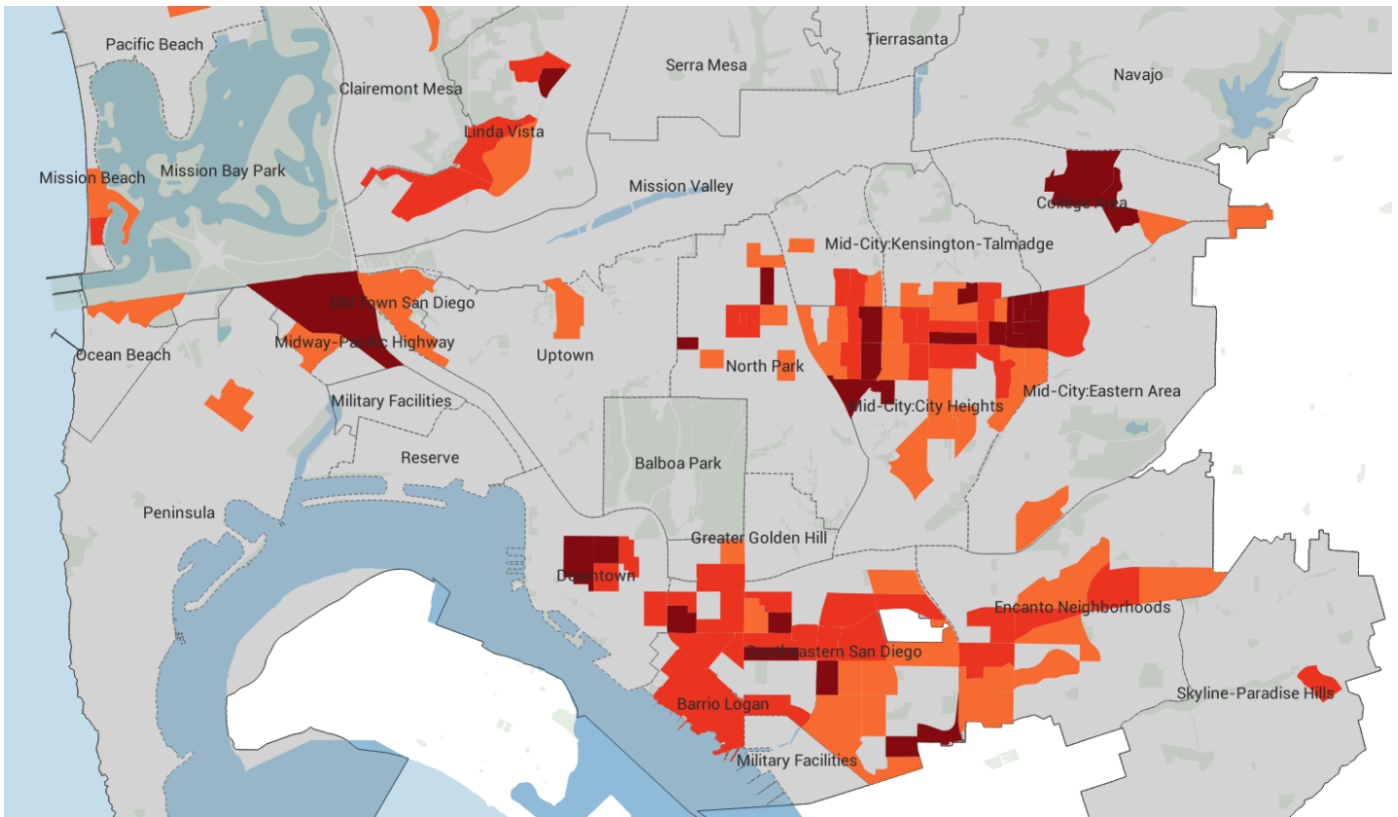
As with many cities across the U.S., the City of San Diego continues to face concentrations of housing-related problems in certain areas within its boundaries. Such housing concentrations relate more closely to affordability, income levels, and higher concentrations of minorities in certain Census tracts and neighborhoods. The maps below showcase where such clusters and concentrations are located within the City.

FIGURE MA-50.1: 2017 CDBG ELIGIBLE CENSUS TRACTS



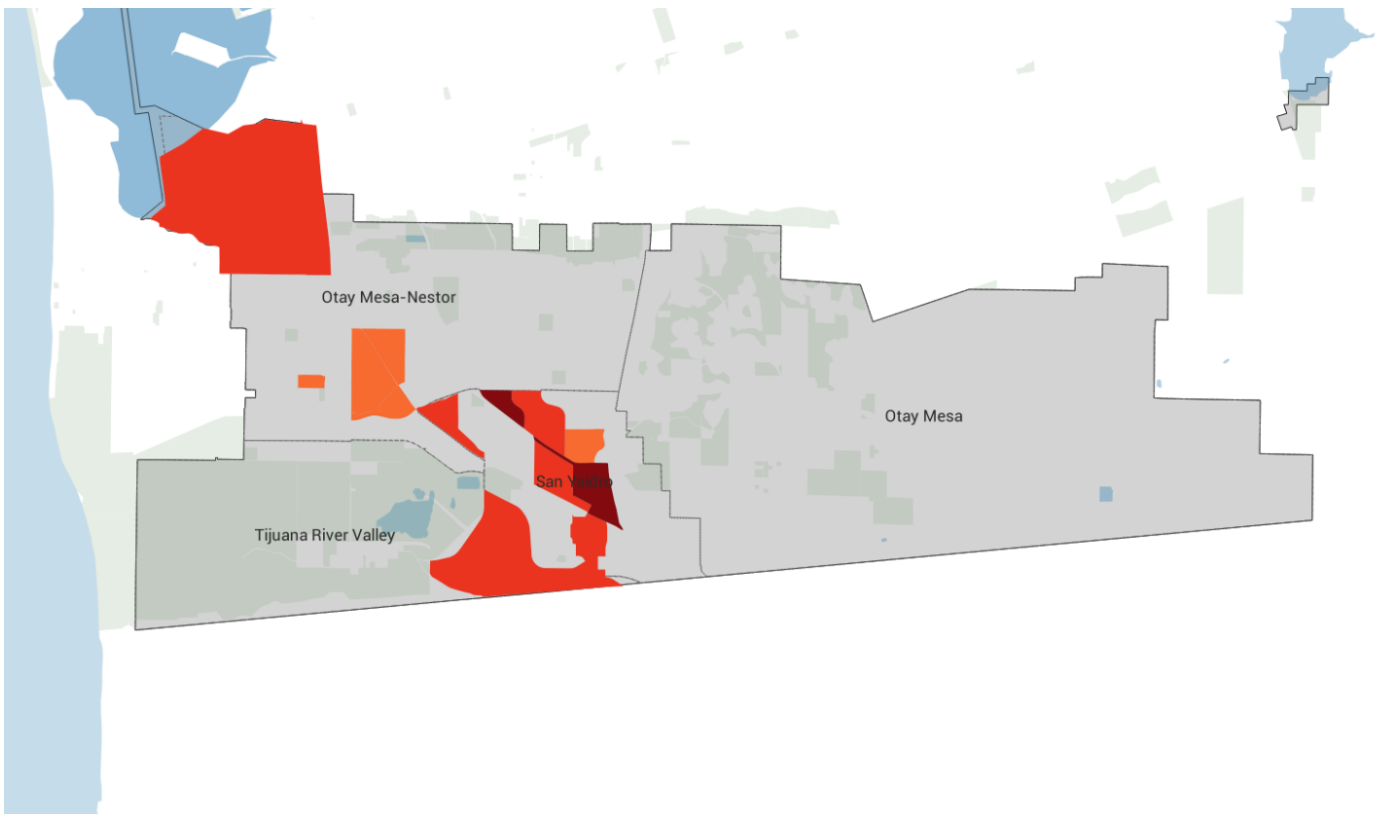
Source: City of San Diego

FIGURE MA-50.2: CENSUS TRACTS WITH HIGHEST LEVEL OF POVERTY



Source: City of San Diego

FIGURE MA-50.3: AREA NEAR SAN YSIDRO NEIGHBORHOOD



Source: City of San Diego

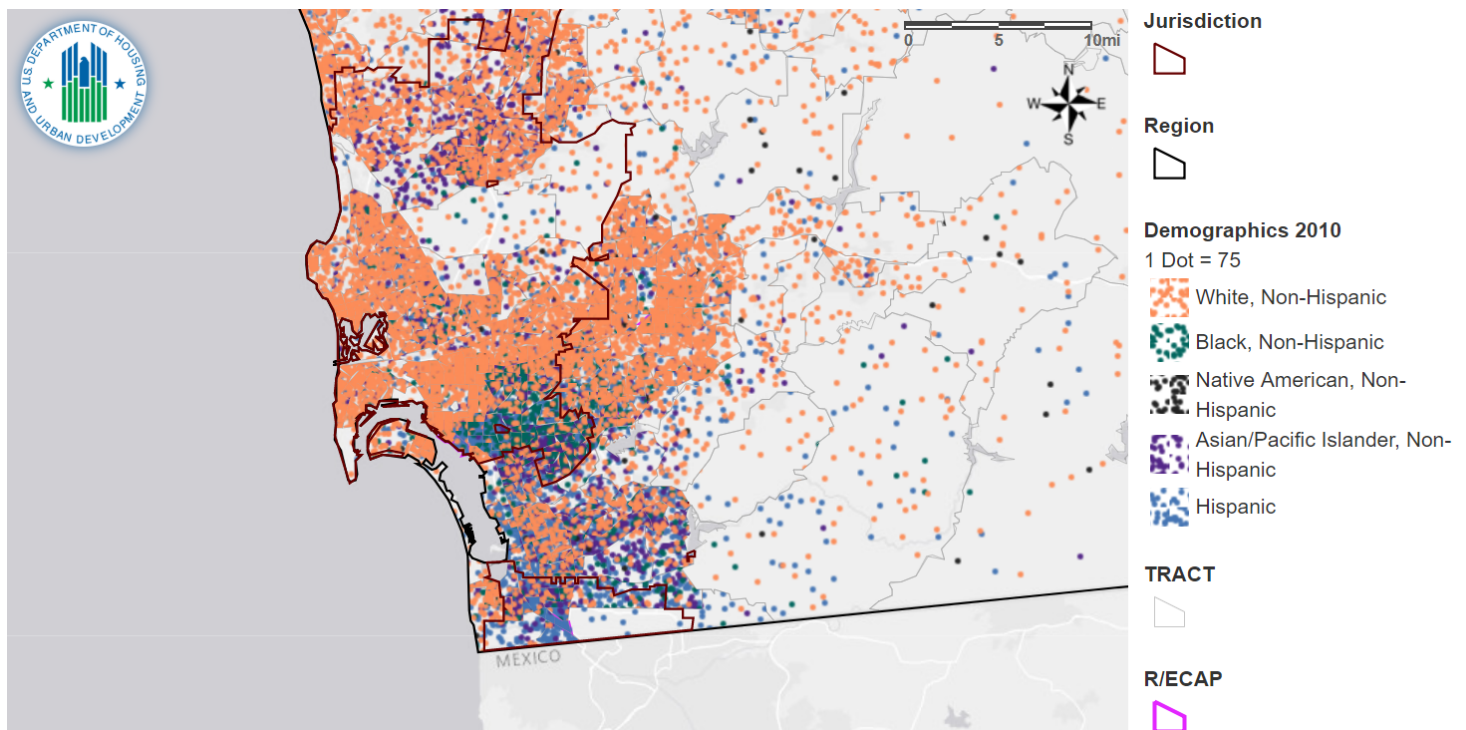
As shown on Map 2 and Map 3, the lowest-income census tracts clusters, where 71-99% census tracts are low/moderate income, fall primarily within the following areas of the city:

- City Heights
- College Area
- Downtown
- Encanto Neighborhoods
- Old Town
- San Ysidro
- Southeastern San Diego

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”)

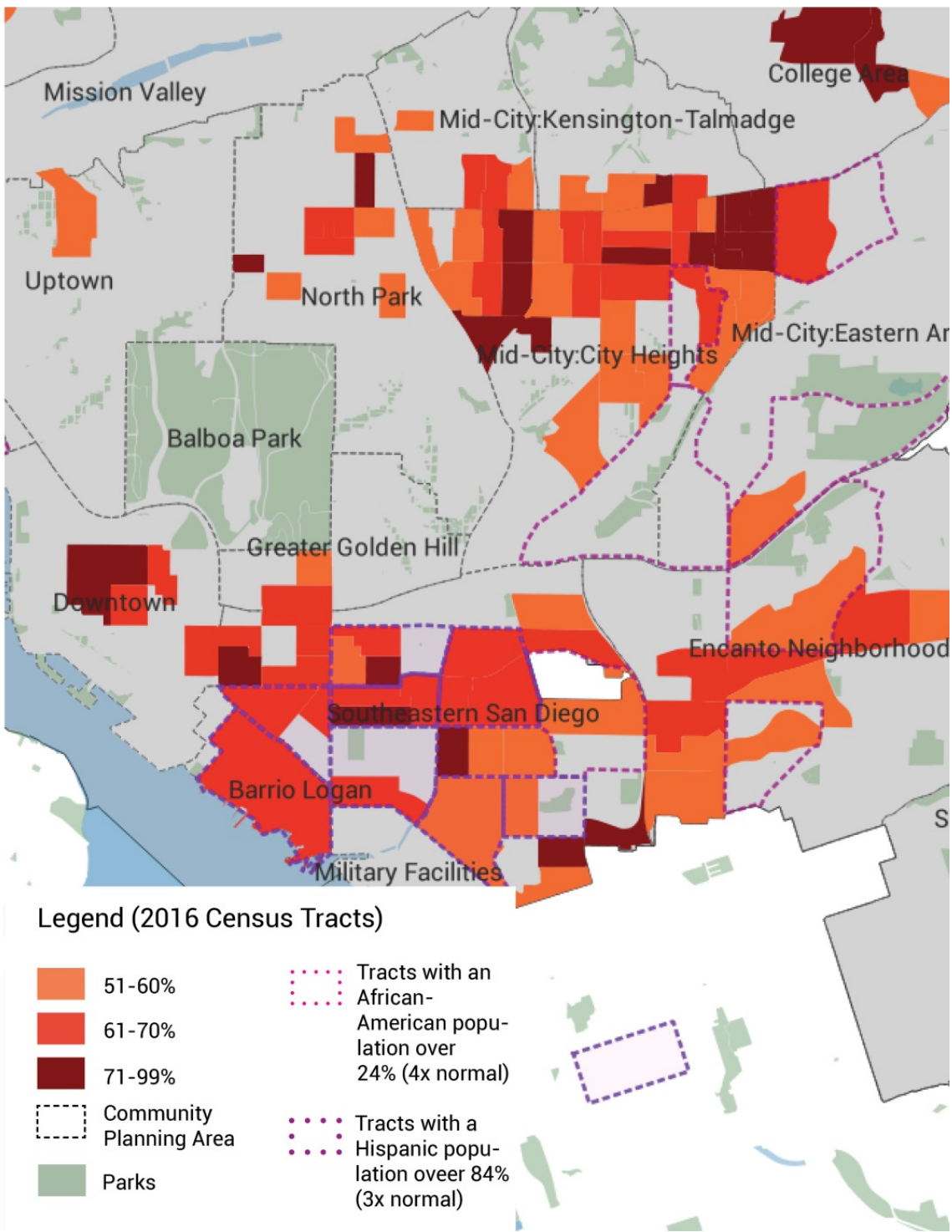
In addition to income disparities or concentration of lower income households in particular areas of the city, the presence of areas where minority households are clustered are also shown in the map below. Moreover, areas where income disparities and racial and ethnic concentrations combined are also shown in the following maps.

FIGURE MA-50.4: DEMOGRAPHIC CONCENTRATIONS IN SAN DIEGO



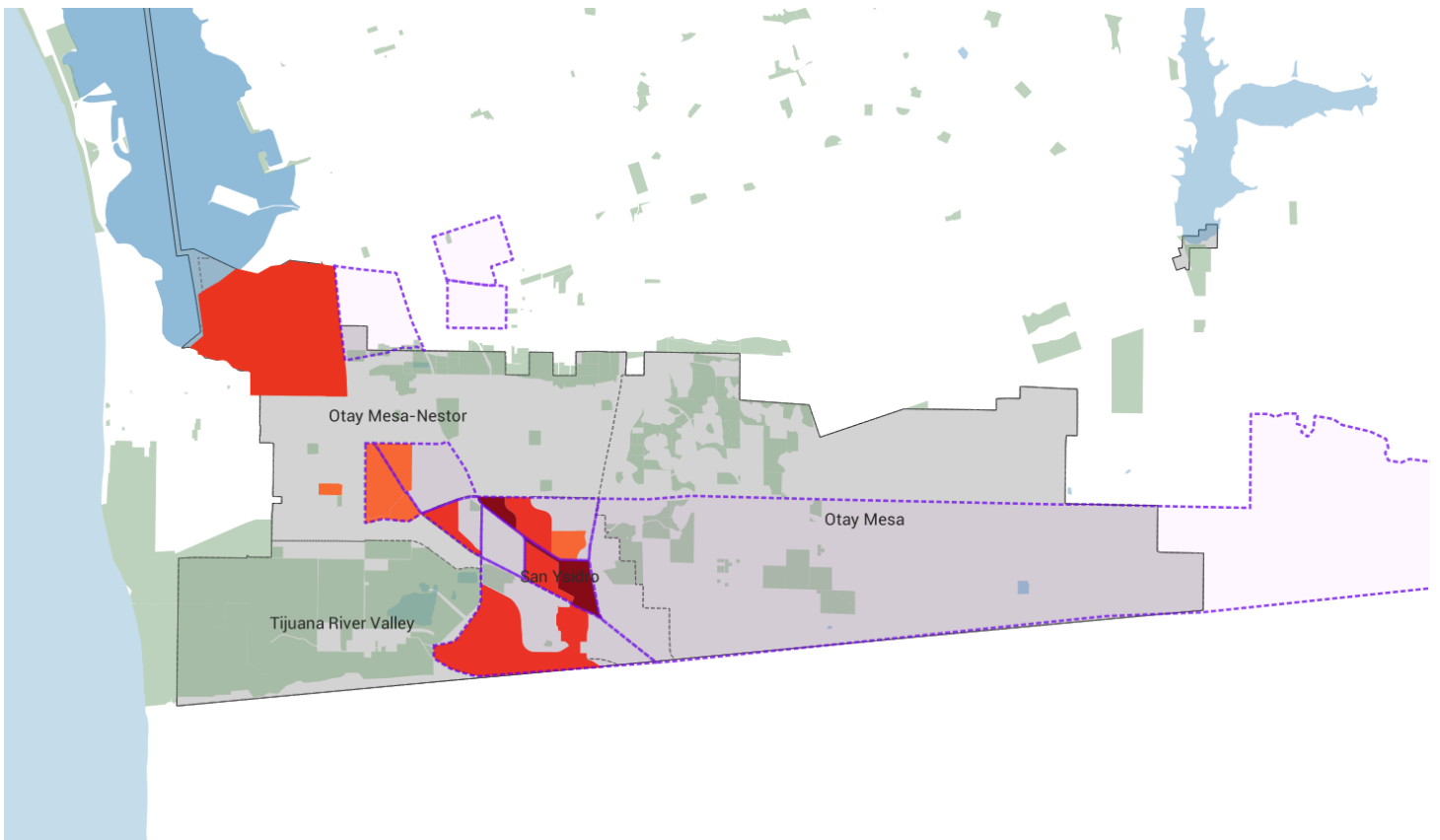
Source: City of San Diego

FIGURE MA-50.5: HIGH CONCENTRATION OF MINORITY POPULATIONS IN LOW INCOME AREAS



Source: City of San Diego

FIGURE MA-50.6: HIGH CONCENTRATION OF MINORITY POPULATIONS IN LOW INCOME AREAS (SAN YSIDRO)



Source: City of San Diego

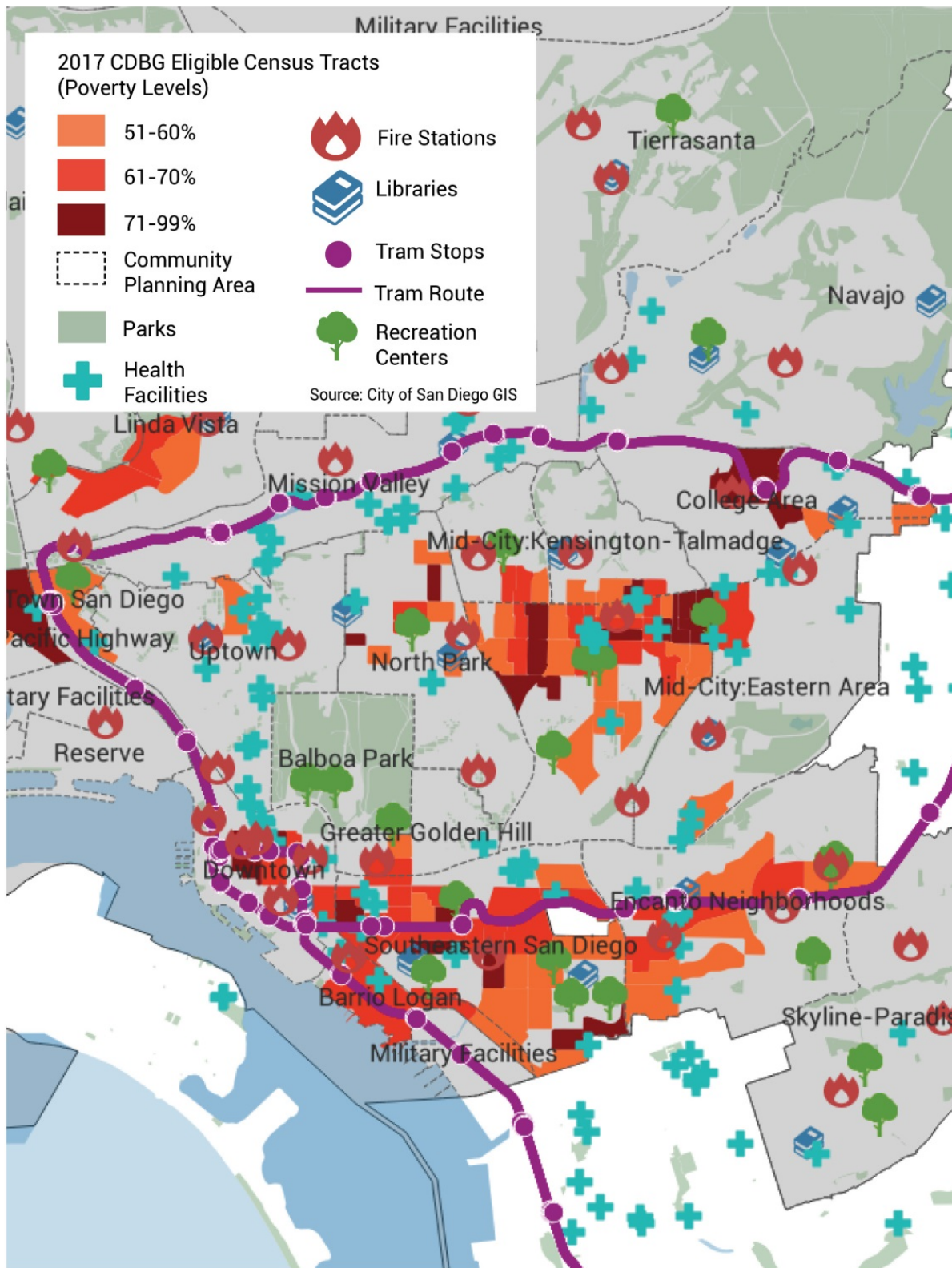
What are the characteristics of the market in these areas/neighborhoods?

A great number of barriers exist for residents in these areas. With higher numbers of low- and moderate-income and minority households, there are often disproportionate housing problems such as overcrowding and cost burden, greater public investment and infrastructure needs, less accessible public facilities such as parks, and a need for increased public safety services such as police and fire stations.

Are there any community assets in these areas/neighborhoods?

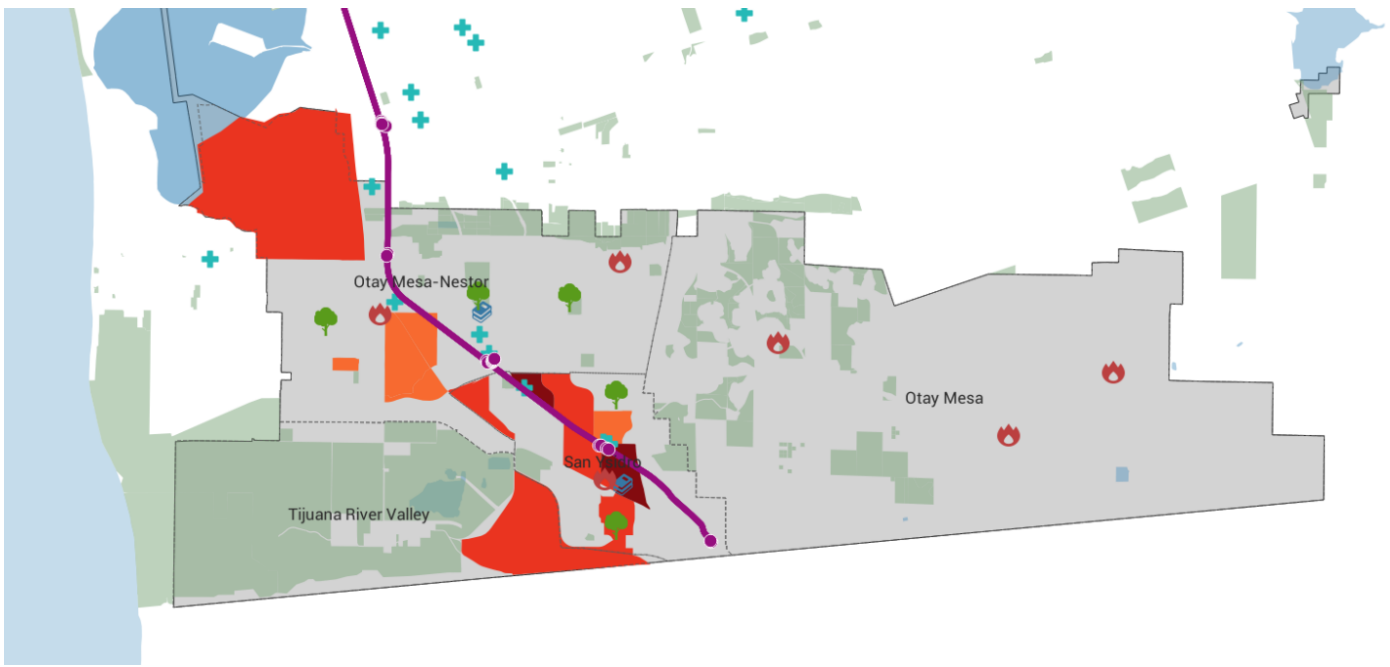
See the following maps.

FIGURE MA-50.7: COMMUNITY ASSETS



Source: City of San Diego

FIGURE MA-50.8: COMMUNITY ASSETS (SAN YSIDRO)



Source: City of San Diego

Despite the challenges, low- and moderate-income communities do have access to an array of community assets, including:

- Police and fire stations
- Public libraries
- Parks
- Recreation centers
- Health facilities
- Public transportation

Are there other strategic opportunities in any of these areas?

The newly designated Promise Zone covering three of the City's most economically disadvantaged neighborhoods, Barrio Logan, Southeastern San Diego and Encanto, offers a new strategic opportunity to provide workforce development and infrastructure to an area likely to see positive economic development in the near future. Moreover, increased infrastructure spending in these areas, in the form of the street lighting and improved recreational facilities, may also help address the perceptions of crime and care in the communities, particularly among younger residents.



Strategic Plan

SP-05 Overview

The eight (8) Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for the actions and activities the City will undertake to meet these needs.

The goals are listed below, in no particular order or ranking:

GOAL 1: Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.

GOAL 2: Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.

GOAL 3: Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.

GOAL 4: Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.

GOAL 5: Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.

GOAL 6: Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.

GOAL 7: Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.

For year one of the Consolidated Plan, there will be an additional goal related to the HOPWA program. This one-year goal is:

GOAL 8 (FY 2020 only): Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

As activities are planned to help achieve the above-mentioned goals, the following guiding strategies will be considered:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

INCLUSIVE ECONOMIC GROWTH

Connecting San Diegans to the opportunities that currently exist in the job market through better education, transportation and employment support is vital. During this Consolidated Plan period, the inclusive economic growth strategy will seek to proactively influence the nature of employment opportunities and reduce poverty through jobs.

Year 1 Recommendation: Social service investments will be made to promote equity for vulnerable populations including, but not limited to, youth, seniors, refugees and recent immigrants, previously incarcerated or justice-involved individuals, veterans and food-insecure households. The City will continue to invest in workforce development programs for out-of-school youth, veterans, minorities in certain job categories (i.e., women in tech jobs), mature workers (ages 55+) and the long-term unemployed. In addition, the City will explore best practices and the feasibility for creating community financial empowerment centers offering LMI communities with free, professional financial counseling and to address financial literacy needs. Recommendations resulting from this study will be publicly vetted.

ECONOMIC RESILIENCY AND SUSTAINABILITY

Economic resiliency can generally be defined by three attributes: the ability to recover quickly from an economic shock, the ability to withstand a shock, and the ability to avoid the shock altogether. A shock can manifest in several ways, including a significant event in the national or international economy, a downturn in a particular industry, or an external event such as a natural disaster. Establishing economic resilience in a local economy, a small business, or in an individual household requires the ability to anticipate risk, evaluate the impact of that risk, and build capacity to respond to the impact.

Year 1 Recommendation: Using economic resiliency as a strategy, programs such as the Nonprofit Accelerator will continue to increase the organizational capacity of nonprofits. This will better position organizations to access non-City funding and increase the likelihood of service level sustainability. In addition, CDBG funds will be invested to further advance the City's Climate Action Plan Zero Emission goal. This includes grants to nonprofit organizations to complete energy and water efficiency improvements to their facilities or on behalf of LMI owner-occupied single-family homes, as well as coordination among City departments to invest in infrastructure improvements in LMI communities. At a household level, in addition to the Inclusive Economic Growth highlights mentioned above, the City will initiate a feasibility study to explore the creation of an Accessory Dwelling Unit or Tiny Home pilot program. Recommendations resulting from this study will be publicly vetted.

CATALYTIC NEIGHBORHOOD INVESTMENT

During this Consolidated Plan period, the City is expected to receive a substantial amount of CDBG program income. The goal of Catalytic Neighborhood Investment is to encourage impactful project proposals that address challenges and needs of vulnerable LMI populations, increase the number of community-changing projects in LMI neighborhoods, and stimulate outside investments in LMI communities.

Year 1 Recommendation: The City will offer grant opportunities and solicit partnerships for innovative project types to foster a greater impact within high need communities. This includes a Neighborhood Business Improvement Program to provide technical and financial assistance to microenterprises (up to \$10,000) and small businesses (up to \$35,000) to LMI business owners and/or in LMI communities. It also includes a Catalytic Neighborhood Investment Program to create impactful community facilities or provide affordable housing initiatives for larger scale developments. The City will initiate a feasibility study to explore the implementation of a Community Based Development Organization (CBDO) Program to fund future new construction of affordable housing, as permitted by CDBG regulations. Recommendations resulting from this study will be publicly vetted.

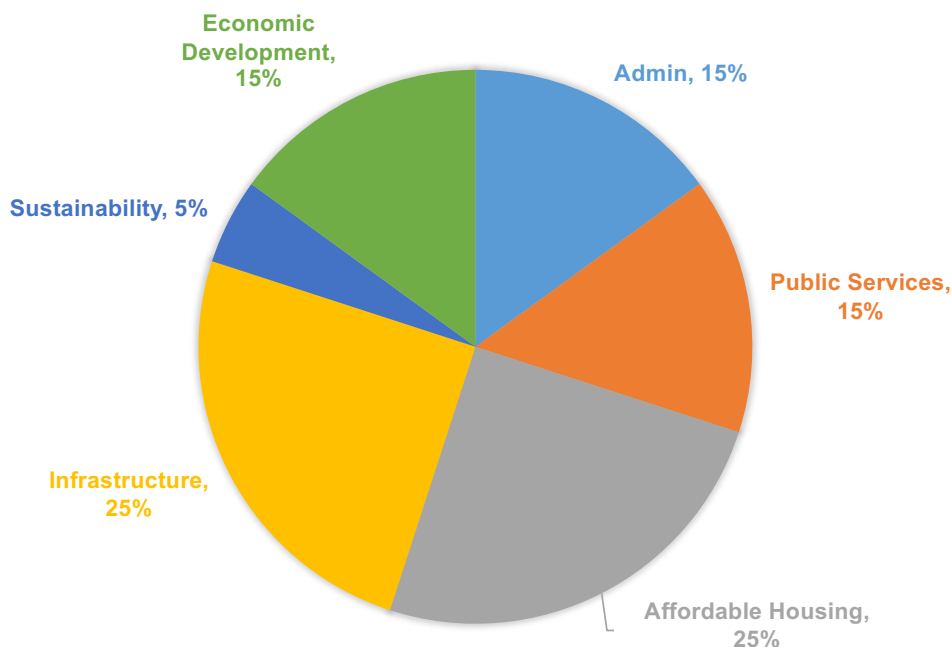
CDBG BUDGETARY PRIORITIES

Historically, the City has invested CDBG funds in the following project types:

- Public Services
 - Direct Community Services
 - Workforce Training
 - Small/Emerging Nonprofits
- Community/Economic Development
 - Microenterprise Technical Assistance
 - Microenterprise Financial Assistance
 - Business Incubators
 - Small Business Revolving Loan Fund
- Infrastructure
 - Nonprofit Facility Improvements
 - City Projects
 - Park Improvements
 - Sidewalks
 - Streetlights
 - Community Facilities
- Sustainability Improvements
- Affordable Housing and Homelessness
 - Single Family Residential Rehabilitation
 - Multi-family Residential Rehabilitation
 - Homeless Shelters and Services
 - Homeless Facility Acquisition
 - First-time Homebuyer Financial Assistance
 - Revolving Loan Funds for Housing Rehabilitation and/or Land Acquisition

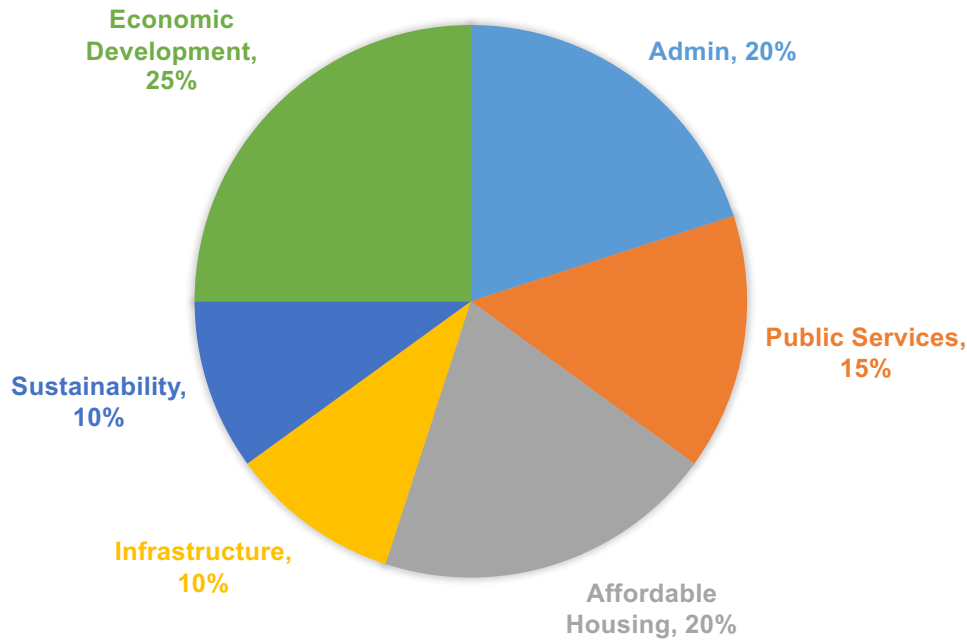
In an effort to direct critical resources and make demonstrable progress toward achieving the Consolidated Plan Goals, the City has developed the following budgetary priorities for Year 1 of this Consolidated Plan.

FIGURE SP-01: CDBG BUDGETARY PRIORITIES, FY 2020



Years 2-5 of this Consolidated Plan period will see a reduction in anticipated CDBG Program Income and, as a result, the budgetary priorities will shift as the overall CDBG budget decreases. Percentages are long-range estimates and will be subject to fluctuate plus or minus 5%, in order to direct resources where needed.

FIGURE SP-02: CDBG BUDGETARY PRIORITIES, FY 2021 – FY 2024



The City’s CDBG Program annually reprograms funds from projects that experience cost savings, withdraw, or are canceled due to ineligibility determinations. In addition, the CDBG Program may receive unanticipated Program Income or have unallocated entitlement funds resulting from the allocation recommendations approved annually by Council. It is critical that these funds are redistributed to eligible activities quickly to achieve expenditure timelines. At least annually, these redistributed funds will be invested, at the City’s discretion, into City projects, homeless facility rehabilitation and acquisition, affordable housing projects, and other projects fulfilling one or more of the City’s Consolidated Plan Goals.

STRATEGIC PLAN HIGHLIGHTS

SP-10: GEOGRAPHIC PRIORITIES

The City of San Diego will follow geographic restrictions under the Community Development Block Grant Program, which restricts activities to low- and moderate-income census tracts. Priority will be given to six high-need Community Planning Area – Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern – and the San Diego Promise Zone.

SP-25: PRIORITY NEEDS

Ten priority needs were identified through community outreach, consultation, and planning studies, including:

- Development of Affordable Housing
- Maintenance of Owner-Occupied Housing
- Affordable Housing Access and Stability
- Homelessness and Supportive Services
- Public Services
- Public Improvements and Infrastructure
- Economic Development
- Workforce Development
- Nonprofit Facility Improvements
- Housing & Support for Individuals Experiencing HIV/AIDS

SP-25 presents a more detailed description of and rationale for selecting these as priority needs.

SP-30: INFLUENCE OF MARKET CONDITIONS

The high costs for both market rate rental and for-sale housing burdens many LMI households and drives the need for expanded affordable housing. Other influencing market factors are a lack of public resources and high construction and labor costs.

SP-35: ANTICIPATED RESOURCES

The City anticipates receiving over \$178 million during the FY 2020 – FY 2024 Consolidated Plan period, comprised of program income and entitlements from the Community Block Development Grant, HOME Investment Partnership Program, Emergency Solutions Grant, and Housing Opportunities for Persons with HIV/AIDS. A breakdown of anticipated resources is below:

CDBG	HOME	ESG	HOPWA	Total
\$150,400,000	\$20,000,000	\$4,900,000	\$3,600,000	\$178,900,000

SP-40: INSTITUTIONAL DELIVERY STRUCTURE

The City maintains robust networks of jurisdiction- and region-wide public and nonprofit service providers. The major service delivery stakeholders are the City of San Diego, the San Diego Housing Commission (Housing Commission), the County of San Diego Health and Human Service Agency, the County of San Diego Department of Housing and Community Development, and the Regional Task Force on the Homeless (RTFH).

SP 45: GOALS

The goals of the Consolidated Plan represent high priority needs for the City of San Diego and serve as the basis for the actions and activities the City will undertake to meet these needs.

- Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
- (FY 2020 only): Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

SP-50: PUBLIC HOUSING

The Housing Commission, serving as the City's Public Housing Agency, offers over 2,195 public housing units for rent and administers over 15,000 rental vouchers. The Housing Commission also offers its Achievement Academy to foster financial self-sufficiency in benefit recipients.

SP-55: STRATEGY TO REMOVE BARRIERS TO AFFORDABLE HOUSING

Outside of high construction and labor costs, six barriers to expanding the affordable housing stock have been identified. To address these barriers, the Office of the Mayor has implemented the HousingSD plan, which supplements ongoing initiatives to improve housing affordability.

SP-60: HOMELESSNESS STRATEGY

The Housing First – San Diego: 2018 – 2020 action plan marks the City's ongoing commitment to alleviating and ending homelessness in San Diego and seeks to expand on the success of the Housing First – San Diego: 2014 – 2017 initiative. Many new resources flowing to the City will further address the immediate and long-term needs of the homeless population. These include funding from HUD's Youth Homelessness Demonstration Program and California's Homelessness Emergency Aid Program (HEAP).

SP-65: LEAD-BASED PAINT HAZARDS STRATEGY

The City's Environmental Services Department administers the Lead Safety and Healthy Homes Program which provides educational resources to prevent and identify lead poisoning, a platform to file confidential complaints against noncompliant landlords and unsafe living conditions, and training and outreach for individuals and organizations.

SP-70: ANTI-POVERTY STRATEGY

The City's "Economic Development Strategy: 2017 – 2019" outlines three objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Businesses. The three objectives are instilled in each of the City's programs to decrease poverty and increase affordable housing options, especially within the San Diego Promise Zone.

SP-80: MONITORING

Programmatic, financial, and regulatory performance of sub-recipients will be closely monitored to ensure compliance with all federal and local rules and regulations.

SP-10 Geographic Priorities – 91.215 (a)(1)

TABLE SP-10.1 – GEOGRAPHIC PRIORITY

Not applicable.

GENERAL ALLOCATION PRIORITIES

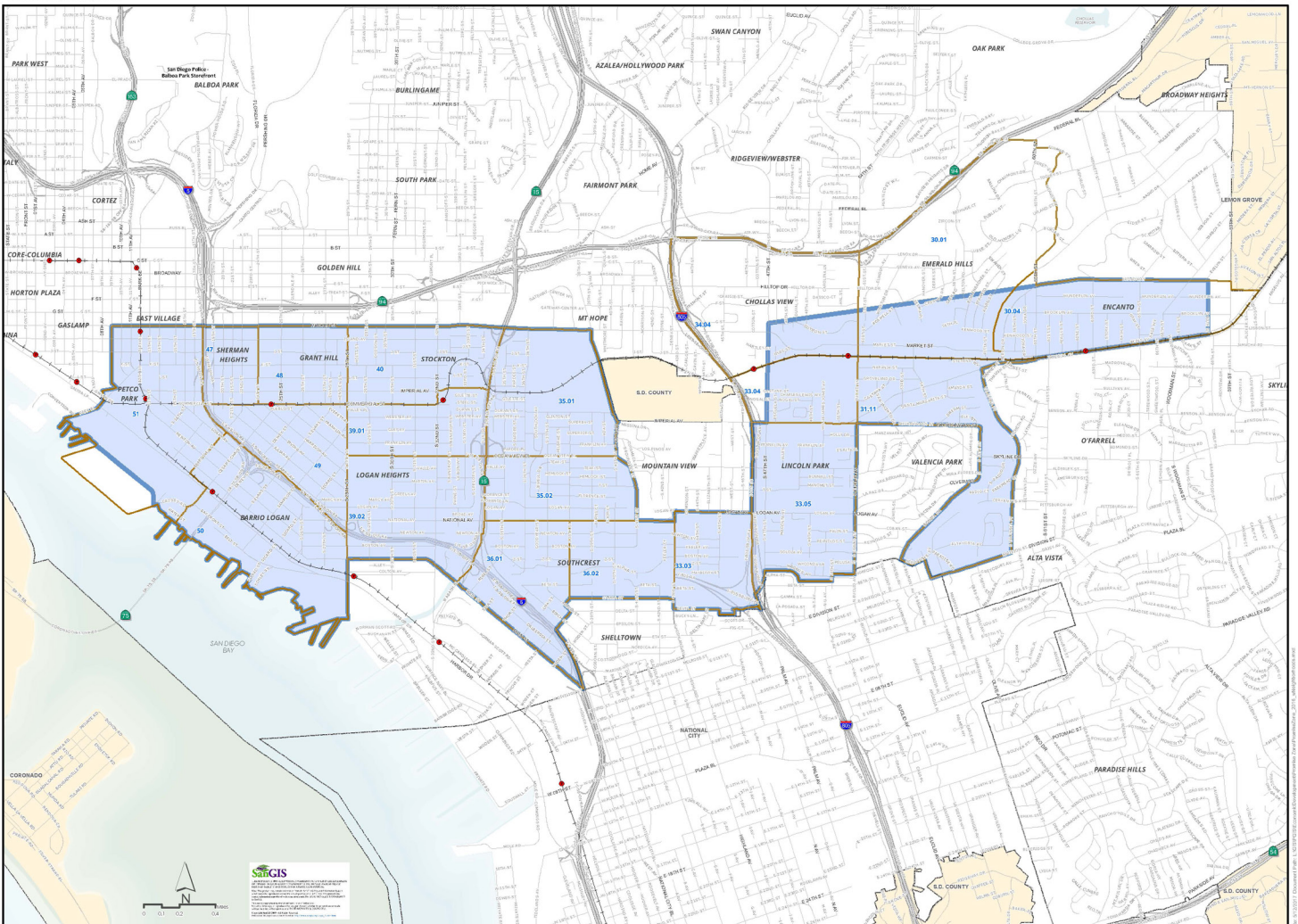
After consultation with local subject matter experts and analysis of local data for a variety of indicators (such as, poverty, rent burden, violent crime and unemployment), the Geographic Targeting initiative in FY 2016 identified six high need Community Planning Areas. These six Community Planning areas are Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern.

In addition to the six Geographic Targeted areas, a section of San Diego was designated in 2016 as the San Diego Promise Zone (SDPZ) which provides additional federal funding to address critical need areas in the City’s most disadvantaged neighborhoods. The targeted area stretches from East Village and Barrio Logan to the west to Encanto and Emerald Hills to the east. It has a population of more than 77,000 residents.



Promise Zone Map

February 2016



To better support development in the Promise Zone and Geographic Targeted areas, the CDBG Request for Proposals now awards points on the application whether projects are located within the targeted areas and whether services will be delivered to targeted area residents. As of FY 2019, 20 projects were in the Promise Zone and nearly all CDBG-funded projects serve residents of the Geographic Targeted areas.

During Year 1 of this Consolidated Plan, the City will refresh its analysis of local data to ensure its Geographic Targeting initiative continues to serve as an accurate place-based strategy to encourage larger allocations to communities with higher community development needs. Findings and staff recommendations will be reported to the CPAB and City Council.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Not applicable.

SP-25 Priority Needs – 91.215(a)(2)



San Diego is the nation’s eighth largest city with the second largest population in California with over 1.4 million people. The community development needs faced in San Diego are significant, necessitating coordinated action and sustained investment to solve the area’s most persistent socioeconomic problems. The City is tasked with identifying the areas of greatest need, as well determining which community investments can have the greatest impact given the limited resources available.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through surveys, forums and meetings, highlight San Diego’s clear and detailed need for investment in economic and workforce development, critical public infrastructure, affordable housing, appropriate assistance for the homeless, new and increased access to services for vulnerable populations, and services for persons with HIV/AIDS and their families.

PRIORITY NEEDS

The City narrowed its focus to ten goals, highlighted in section SP-05, after broad community and stakeholder outreach. The City then defined priority needs within each goal that can be addressed by federal resources. All the needs described below are of HIGH priority. Projects will only be considered for funding within the FY 2020-2024 Consolidated Plan period if they address these high priority needs.

TABLE SP-25.1: PRIORITY NEEDS

Priority Need		Development of Affordable Housing	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> • All LMI households • Large and small families • Families with children • Female-headed households • Elderly-headed households • Homeless individuals and households • Public housing residents 	<ul style="list-style-type: none"> • Persons with HIV/AIDS • Persons with disability • Veterans • Persons with drug/alcohol addictions • Victims of domestic violence • Food-insecure households • Vulnerable youth 	
Associated Goal(s)	<ul style="list-style-type: none"> • Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services. • Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices. • Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services. 		
Description	<p>Increased supply and preservation of high quality, affordable rental and homeowner housing.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Housing Choice Vouchers provide rent subsidies to more than 15,000 households, but there is a wait of 10-12 years for over 90,000 families on the waitlist.</p> <p>189 households are served by public housing, but there is waitlist of 67,802 households.</p>		
Basis for Relative Priority	<p>At community outreach and engagement workshops, community members ranked increasing availability of affordable housing as both the most important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>		

Priority Need		Maintenance of Owner-Occupied Housing	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> • All LMI households • Large and small families • Families with children • Female-headed households • Elderly-headed households • Homeless individuals and households • Public housing residents 	<ul style="list-style-type: none"> • Persons with HIV/AIDS • Persons with disability • Veterans • Persons with drug/alcohol addictions • Victims of domestic violence • Food-insecure households • Vulnerable youth 	
Associated Goal(s)	<ul style="list-style-type: none"> • Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services. • Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices. • Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services. 		
Description	<p>Improve and maintain housing stock quality, including energy efficiency improvements, available to seniors and other low- and moderate- income residents.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Approximately 5,000 units of the City's housing stock need repaid, some of which is necessitated by lead-based paint hazards.</p>		
Basis for Relative Priority	<p>At community outreach and engagement workshops, community members ranked increasing availability of housing as both the most important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making housing a priority need.</p>		

Priority Need		Affordable Housing Access and Stability	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> • All LMI households • Large and small families • Families with children • Female-headed households • Elderly-headed households • Homeless individuals and households • Public housing residents 	<ul style="list-style-type: none"> • Persons with HIV/AIDS • Persons with disability • Veterans • Persons with drug/alcohol addictions • Victims of domestic violence • Food-insecure households • Vulnerable youth 	
Associated Goal(s)	<ul style="list-style-type: none"> • Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services. • Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices. • Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services. 		
Description	<p>Improved access to and stability of affordable rental and homeowner housing for low-and moderate-income residents through first time homebuyers down payment assistance, financial/homeownership counseling, and other support.</p> <p>228,480, or 44 percent, of San Diego households earn from 0-80% of Area Median Income (AMI), an increase of three percent from the FY 2015-2019 Consolidated Plan period.</p> <p>At 103,690, almost 50% of LMI households are housing cost burdened.</p> <p>Housing Choice Vouchers provide rent subsidies to more than 15,000 households, but there is a wait of 10-12 years for over 90,000 families on the waitlist.</p> <p>189 households are served by public housing, but there is waitlist of 67,802 households.</p>		
Basis for Relative Priority	<p>At community outreach and engagement workshops, community members ranked increasing availability of affordable housing as both the important goal and highest priority need. Moreover, a community survey revealed that affordable housing is of most concern to the over 600 respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>		

Priority Need		Homelessness and Supportive Services
Priority Level	HIGH	
Population(s)	<ul style="list-style-type: none"> • Chronic homeless • Homeless individuals • Homeless families • Unsheltered homeless • Homeless veterans • Victims of domestic violence • Persons with drug/alcohol addiction 	
Associated Goal(s)	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.	
Description	The 2018 Point-in-Time Count found that there are 4,912 homeless individuals living in the City of San Diego, with almost half that number living unsheltered.	
Basis for Relative Priority	<p>Development of permanent supportive housing with adequate support to ensure successful occupancy, including case manage, homeless diversion services, acquisition of facilities to serve people experiencing homelessness, and Homelessness prevention services.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis serve as a strong basis for making affordable housing a priority need. Combining the City’s total with the County’s makes the San Diego region home to the fourth-largest homeless population in the nation.</p> <p>At community outreach and engagement workshops, community members ranked housing for the homeless as the third-highest priority need, with social services for the homeless as the fifth-highest priority need. Moreover, a community survey revealed that homelessness is a major concern to the over 600 respondents.</p>	

Priority Need		Public Services	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> All LMI households Large and small families Families with children Female-headed households Elderly-headed households Homeless individuals and households Public housing residents 	<ul style="list-style-type: none"> Persons with HIV/AIDS Persons with disability Veterans Persons with drug/alcohol addictions Victims of domestic violence Food-insecure households Vulnerable youth 	
Associated Goal(s)	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.		
Description	<p>Increased access to broad-based community services for vulnerable residents, especially for youth, veterans, previously incarcerated, refugees and recent immigrants.</p> <p>Many challenges are faced by the City's vulnerable populations, especially within a national political environment that is hostile to such populations. These challenges include access to social services, medical care and affordable housing.</p>		
Basis for Relative Priority	At community outreach and engagement workshops, community members ranked improved and expanded public services as a high priority need. The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making public services a priority need.		

Priority Need		Public Improvements and Infrastructure	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> All LMI households Large and small families Families with children Female-headed households Elderly-headed households Homeless individuals and households Public housing residents 	<ul style="list-style-type: none"> Persons with HIV/AIDS Persons with disability Veterans Persons with drug/alcohol addictions Victims of domestic violence Food-insecure households Vulnerable youth 	
Associated Goal(s)	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.		
Description	<p>Infrastructure and public facility improvements including public parks, senior and community centers, sidewalks, and street lighting.</p> <p>According to the FY 2019-2023 Five-Year Capital Infrastructure Planning Outlook, there is are \$1.58 billion in unmet infrastructure needs. The gap is attributed to increased needs in storm water, parks, facilities, and streets and roads improvements.</p>		
Basis for Relative Priority	<p>At community outreach and engagement workshops, community members ranked improving sidewalks and streetlights as the fourth-highest priority need. A community survey revealed upgrades to public facilities and infrastructure is a major concern of respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making affordable housing a priority need.</p>		

Priority Need		Economic Development	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> All LMI households Large and small families Families with children Female-headed households Elderly-headed households Homeless individuals and households Public housing residents 	<ul style="list-style-type: none"> Persons with HIV/AIDS Persons with disability Veterans Persons with drug/alcohol addictions Victims of domestic violence Food-insecure households Vulnerable youth 	
Associated Goal(s)	Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.		
Description	<p>Activities that create jobs including storefront improvement programs and direct assistance to small business and micro-enterprises.</p> <p>With growing sectors such as construction, hospitality, and food services in the City, the lack of qualified or willing candidates with the proper training or educational background in an increasingly competitive workers' market presents an immediate need and future challenge for the growth and sustainability of those businesses.</p>		
Basis for Relative Priority	<p>Employment training and workforce development each were ranked among the highest priority needs at community outreach and engagement workshops. Further, a community survey revealed economic and workforce development, particularly job creation, are major concerns to respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making economic development a priority need.</p>		





Priority Need	Workforce Development	
Priority Level	HIGH	
Population(s)	<ul style="list-style-type: none"> • All LMI households • Large and small families • Families with children • Female-headed households • Elderly-headed households • Homeless individuals and households • Public housing residents 	<ul style="list-style-type: none"> • Persons with HIV/AIDS • Persons with disability • Veterans • Persons with drug/alcohol addictions • Victims of domestic violence • Food-insecure households • Vulnerable youth
Associated Goal(s)	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.	
Description	<p>Employment and workforce development programs, including programs for youth (job readiness, trade certification) and employment re-entry services for previously incarcerated residents.</p> <p>A challenge the workforce faces in competing the job market relates to the high cost of living. Those in San Diego are spending significantly more income on housing cost as compared to peer cities, which creates a local challenge in retaining top talent. On average, 50% of college graduates leave the region to find higher wages in other competitive markets.</p>	
Basis for Relative Priority	<p>Employment training and workforce development each were ranked among the highest priority needs at community outreach and engagement workshops. Further, a community survey revealed economic and workforce development, particularly job creation, are major concerns to respondents.</p> <p>The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for making workforce development a priority need.</p>	

Priority Need		Nonprofit Facility Improvements	
Priority Level	HIGH		
Population(s)	<ul style="list-style-type: none"> All LMI households Large and small families Families with children Female-headed households Elderly-headed households Homeless individuals and households Public housing residents 	<ul style="list-style-type: none"> Persons with HIV/AIDS Persons with disability Veterans Persons with drug/alcohol addictions Victims of domestic violence Food-insecure households Vulnerable youth 	
Associated Goal(s)	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.		
Description	<p>Improved nonprofit public facilities to provide more accessible, coordinated programs for vulnerable populations.</p> <p>Many challenges are faced by the City’s vulnerable populations, especially within a national political environment that is hostile to such populations. These challenges include access to social services, medical care and affordable housing.</p>		
Basis for Relative Priority	At community outreach and engagement workshops, community members ranked improved nonprofit facilities as a high priority. The quantitative data discussed in the Needs and Assessment and Market Analysis also serve as a strong basis for it a priority need.		

Priority Need		Housing and Support for Individuals Experiencing HIV/AIDS	
Priority Level	HIGH		
Population(s)	Persons with HIV/AIDS		
Associated Goal(s)	(FY 2020 only) Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.		
Description	<p>In San Diego County, 2,399 residents were diagnosed with HIV in 2013-2017 and there were 13,876 persons living with HIV disease in the county in 2017. Of the 15 zip-codes with the highest rate of incidence, 13 are in the City of San Diego.</p> <p>Persons living with HIV/AIDS face financial hardship due to unmet medical care needs and medical costs that burden their economic stability.</p>		
Basis for Relative Priority	According to the HOPWA CAPER and HOPWA Beneficiary Verification Worksheet, there is an estimated unmet need of 4,128 rental assistance vouchers for persons living with HIV/AIDS. Because persons with HIV/AIDS are at-risk of economic instability, housing unaffordability inordinately affects this population.		

SP-30 Influence of Market Conditions – 91.215 (b)

TABLE SP-30.1: INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>According to NA-10 Housing Needs, housing cost burden is the most significant housing problem facing LMI households. As the economy has improved since the 2008 financial crisis, San Diego has experienced strong job growth and low unemployment. Accompanying these economic indicators is an almost 150,000 person increase in population, demonstrating that San Diego remains an attractive place to call home.</p> <p>However, these developments, along with insufficient home building, has led to a surge in housing costs. LMI households have faced increased housing cost burdens, which affects their overall economic stability. With a wait of 10-12 years before qualifying households receive a Housing Choice Voucher, LMI households are at great risk of homelessness. Even with rental vouchers in-hand, LMI renters are experiencing difficulties finding affordable market rate housing or landlords willing to rent to them.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>As per the NA-10 Housing Needs, vulnerable populations of all types face significant barriers to a stable housing situation. For persons living with HIV/ADIS, for example, high housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. There will also be an increase in the number of those needing services as those living with HIV/AIDS age, placing further strain on the already scarce resources.</p>
<p>New Unit Production</p>	<p>According to the City of San Diego’s 2018 Housing Inventory Housing Report, the City has built just 38% of its housing need since 2013 and most of that production has been targeted toward above-moderate-income households. Several factors contribute to this low level of housing production. These include high construction and labor costs, prohibitive fees and permitting processes, and constrictive zoning and building codes. There have also been insufficient public funds to fill the affordability gap by subsidizing new income-restricted housing units.</p> <p>As a response, the City has instituted several changes to spur development, particularly affordable housing development. Ordinances regulating impact fees and accessory dwelling units have been revised, incentives and streamlining for dense, infill, or affordable housing have been implemented, and parking requirements in housing developments near transit have been eliminated.</p>
<p>Rehabilitation</p>	<p>According to the City’s General Plan Housing Element 2013-2020, only a fraction of the housing stock requires major repair and/or rehabilitation, amounting to approximately less than 5,000 units. However, 58.6% of the housing stock was built after 1980, just two years after lead-based paints were prohibited in residential properties. Assuming equal distribution of LMI households across the city, over 125,000 LMI households are at risk of lead-based paint exposure.</p> <p>Rehabilitation is also important for senior populations. By 2030, 21% of the County’s population will be 65 or older, creating a need for age- and health-appropriate housing. The County’s Age Well Action Plan calls for more resources to provide housing opportunities, including remaining in their current home, for seniors.</p> <p>To address this and other rehabilitation concerns, in FY 2019, the City invested \$13 million in the Affordable Housing Revolving Loan Fund, managed by the Housing Commission. In 2018 the Housing Commission released a NOFA to rehabilitate the affordable housing stock.</p>
<p>Acquisition, including preservation</p>	<p>The high cost of housing and land, and the persistent need for affordable rents, lead to insufficient resources to adequately provide enough income-restricted housing. However, the City is committed to identifying affordable housing units nearing the end of their income-restricted affordability terms and leveraging resources to extend that affordability. As a result, the City and the Housing Commission, as the City’s Public Housing Authority, is investigating several avenues through which to expand the affordable housing stock, including utilizing publicly-owned lots.</p>

SP-35 Anticipated Resources – 91.215(a)(4), 91.220(c)(1,2)

INTRODUCTION

The Office of Community Planning and Development at the U.S. Department of Housing and Urban Development (HUD) allocates entitlement funds to the City of San Diego Economic Development Department, which administers the CDBG program. The San Diego Housing Commission administers both the ESG and HOME programs for the City, whereas the County of San Diego administers the HOPWA program.

TABLE SP-35.1: CITY ENTITLEMENT FUNDING RECEIVED FY15-FY19

	FY15	FY16	FY17	FY18	FY19	Total
CDBG	\$10,978,461	\$11,026,482	\$10,897,246	\$10,912,952	\$11,853,593	\$55,668,734
HOME	\$4,386,711	\$3,963,370	\$4,115,827	\$4,068,804	\$5,778,826	\$22,313,538
ESG	\$920,222	\$978,583	\$992,604	\$981,051	\$982,411	\$4,854,871
HOPWA	\$2,837,844	\$2,826,474	\$2,855,967	\$3,254,285	\$3,686,397	\$15,460,967

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 and a projection of resources between FY 2021 and FY 2024, as well as a list of eligible uses of funds per HUD regulations. The amounts include funds subject to administrative caps, which will not be spent on programming identified in the Goals section of SP-45. These include City staff salary and fringe benefits, as well as the City's Fair Housing Program activities.

ANTICIPATED RESOURCES

TABLE SP-35.2: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> • Supportive services • Homebuyer assistance • Homeowner rehabilitation • Multifamily rental rehabilitation • Homeless support • Public Services • Non-profit facilities • Public improvements • Public facilities • Public infrastructure 	\$11,876,002	\$31,403,000	\$4,647,964	\$47,926,766	\$107,200,000	Prior Year reprogrammed balance will be used for a variety of City infrastructure projects.
HOME	Public Federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Multifamily rental new construction • Multifamily rental rehabilitation 	\$5,312,011	\$903,588	\$10,223,688	\$16,439,287	\$21,248,044	HOME funds vary from year to year based on the expenditure of prior year commitments and program income.
HOPWA	Public Federal	<ul style="list-style-type: none"> • Housing assistance • Supportive services • Information and resources 	\$4,164,570	0	\$1,400,000	\$5,564,570	0	This Consolidated Plan addresses FY2020 HOPWA allocations only. It is the intention of the City to designate a HOPWA Alternative Grantee to be effective for the remainder of the Consolidated Plan term.
ESG	Public Federal	<ul style="list-style-type: none"> • Housing assistance • Rapid rehousing • Supportive Services 	\$1,005,803	0	0	\$1,005,803	\$4,023,212	

NON-ENTITLEMENT RESOURCES INCLUDE:

General Fund: The projected City budget recommits over \$2 million from the City’s General Fund for homeless services. Funds are utilized to support homeless programs like the Serial Inebriate Program, bridge and interim shelter facilities, safe parking programs, and storage facilities.

California’s Homelessness Emergency Aid Program (HEAP): HEAP funds were allocated to the City of San Diego in the amount of \$14.1 million in a one-time block grant to be invested in homelessness services and programs. In December 2018, the City Council allocated \$5 million of those funds toward homeless services like Enhanced Outreach Teams, Family Reunification, Safe Parking and Storage, \$6.5 million for rental assistance and subsidies, \$1.6 million toward the Temporary Bridge Shelter Program Families and Single Women Shelter relocation, and approximately \$700,000 for youth programs and \$700,000 in administrative costs. HEAP funds must be expended by June 30, 2021.

Housing Choice Vouchers: The San Diego Housing Commission administers over 15,000 Housing Choice Vouchers (Section 8) for the federal government, which houses almost 36,000 people in San Diego. The City anticipates no substantial changes to Section 8 funding and therefore projects approximately \$850 million for the FY2020-FY2024 Consolidated Plan period.

Continuum of Care: The Regional Task Force on the Homeless (RTFH), San Diego’s Continuum of Care, received two unprecedented grants to continue strengthening its operations and expanding its services. First, HUD awarded \$7.94 million to the RTFH to help alleviate youth homelessness in the San Diego region. Second, California’s enactment of the Homeless Emergency Aid Program (HEAP) resulted in the RTFH receiving over \$18 million in one-time funding for the region to enhance service support and fill service gaps. This is in addition to ongoing renewal funds received for Permanent Supportive Housing and Rapid Re-Housing programs funded with CoC funds in the amounts of \$3.57 million and \$1.33 million respectively.

Affordable Housing Funds (AHF): The AHF is a permanent and annually renewable funding source to help meet the housing assistance needs of the City’s very low- to moderate-income households. The AHF is comprised of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). HTF funds may be used in any manner, through loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities. The IHF, funded by developers paying the fee to opt out of constructing on-site affordable housing, is used for the construction of new affordable housing stock. The Housing Commission’s FY 2019 Affordable Housing Fund Annual Plan anticipates \$62,315,463 in program activity allocation.

Low-Income Housing Tax Credits (LIHTC): At approximately \$9 billion annually, the LIHTC is the federal government’s largest program dedicated to the construction and rehabilitation of affordable rental homes. Both the 4% and 9% LIHTC are dollar-for-dollar credits against federal tax liability. The California Tax Credit Allocation Committee (CTCAC) estimates San Diego County will receive over \$11 million in federal and state tax credits in calendar year 2019.

New Market Tax Credits: NMTCs were created in 2000 as part of the Community Renewal Tax Relief Act and encourage revitalization efforts of low-income and disadvantaged communities. The NMTC Program provides tax credit incentives to investors for equity investments in certified Community Development Entities, which invest in low-income communities.

Redevelopment: After the dissolution of redevelopment in 2011, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually

over a ten-year term. Civic San Diego, the City of San Diego's Successor Agency to the former RDA (Successor Agency), is responsible for submitting to DoF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA annually. As these repayments are made, they are considered CDBG Program Income and the anticipated dollar amounts are included in SP-35 Table SP-35.2 above.

Philanthropy: Funders Together to End Homelessness San Diego, under the purview of San Diego Grantmakers, is an association of local funders who believe in the power of philanthropy to prevent and end homelessness. The local group is part of a national network and includes the Alliance Healthcare Foundation, Social Venture Partners Parker Foundation, the McCarthy Family Foundation, and the San Diego Housing Commission, among others. First year allocations are anticipated to be \$1,000,000.

San Diego Grantmakers makes impact in other areas, as well, including early childhood, education, and food security. Key donors and supporters in these fields include The California Endowment, the Parker Foundation, and Sempra Energy.

HUD-VASH: As noted in section SP-60 Homelessness Strategy, the Housing Commission administers 1,125 HUD-VASH vouchers at a total value of \$12,231,000. These vouchers are a key resource in ending homelessness for veterans in the San Diego region.

San Diego Promise Zone (SDPZ): The San Diego Promise Zone is a HUD-designated geographic area comprised of some of the most disadvantaged and underserved communities in San Diego. Designation of the SDPZ resulted in funding for a staff of AmeriCorps VISTAs, a HUD Community Liaison, and access to other federal resources. These personnel collaborate and coordinate services and community resources within the collective impact model to decrease poverty and increase economic resources. In its third year of operations, the SDPZ looks to expand on its early successes in the areas of education, healthcare and healthy foods, affordable housing, jobs, economic development, and public safety.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage, in the context of the City's HUD entitlement programs, means bringing other local, state, and federal financial resources to maximize the reach and impact of these programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating federal source, are documented.

The City, through its Consolidated Plan Advisory Board, has incentivized the use of leveraged funds in certain Requests for Proposals by offering additional evaluation points based upon the percentage of the project budget reimbursed with non-entitlement federal sources.

City staff will continue to explore additional leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments.

HOME-25% MATCH REQUIREMENT

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

ESG-100% MATCH REQUIREMENT

For the City-funded interim shelters, the Housing Commission uses the CDBG set-aside funding per Council Policy 700-02 and the Affordable Housing Fund authorized by San Diego Municipal Code §98.0502. The Rapid Re-housing 100% match comes from VASH vouchers, sub-recipient monetary leverage and in-kind match from sub-recipients in the form of case management and supportive services.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In October 2018, the City Council passed a resolution to build at least 140 units of permanent supportive housing for homeless households and individuals in each of the City's nine council districts. The City's Real Estate Assets Department has since been conducting an analysis of City-owned parcels of land which may be suitable for development. If carried out, the plan will result in at least 1,260 new units of permanent supportive housing, which could house approximately 20% of the City's homeless population.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

TABLE SP-40.1: INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San Diego	Government	Lead Agency – City of San Diego HUD Entitlement Grants	Jurisdiction
County of San Diego	Government	HOPWA Lead Agency (Year 1)	Region
San Diego Housing Commission	Public Housing Authority	PHA	Jurisdiction
Regional Task Force on the Homeless	Regional Continuum of Care (CoC)	CoC / Homelessness	Region

ASSESSMENT OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

The City benefits from a strong jurisdiction- and region-wide network of housing and community development partners. The County of San Diego Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County. HCD leverages the City’s HOPWA program funds with the County’s Health and Human Services Agency and its own housing program income.

For its part, the San Diego Housing Commission is an award-winning Move to Work agency dedicated to preserving and increasing affordable housing and has contributed over \$250 million in homeless program expenditures since FY 2015. This is in addition to its administering over 15,000 rental vouchers and maintaining over 2,195 affordable housing units. As the San Diego’s Continuum of Care, the Regional Task Force on the Homeless augments and supports the services and funding provided by the various governmental entities within the Institutional Delivery System.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

The County of San Diego Health and Human Services Agency and its HIV, STD and Hepatitis Branch administers many of the services targeted to both homeless persons and persons living with HIV. The County maintains dozens of offices throughout the region, with many in its Central Region that includes much of the City of San Diego. Its services are also integrated in the Housing Commission’s Homeless Shelters and Services programs, as well as in the San Diego Police Department’s Homeless Outreach Teams (HOT).

TABLE SP-40.2: HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			
If Other, specify:			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City has greatly expanded its service delivery system and made available more opportunities than ever before for homeless families and individuals to receive immediate and long-term needs. Most significantly, new resources have greatly expanded the capacity for providing and supporting services for the City and the region’s Continuum of Care. These include HUD’s Youth Homelessness Demonstration Program and California’s Homelessness Emergency Aid Program (HEAP), which together have brought over \$25 million in new funding to the Regional Task Force on the Homeless to address homelessness and \$14 million to the City

The City’s General Fund investment in the Temporary Bridge Shelter Program and the San Diego Police Department’s Homeless Outreach Teams has also provided essential service delivery by making housing assistance and social and health services available to the City’s homeless population. These resources are in addition to the longstanding Homeless Shelter and Service program administered by the Housing Commission.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Housing Commission's Housing First – San Diego: 2014–2017 initiative realized great success, having achieved nearly all its goal through focused and collective action. In total, over 3,000 homeless individuals and families were positively affected by the Housing First plan, far exceeding the original goal of 1,500. This was accomplished by:

- Awarding \$29.8 million in development funds to build 407 permanent supportive housing units
- Administering 1,986 rental vouchers
- Investing \$15 million of federal Moving to Work funds to acquire a 120-unit affordable housing complex for seniors
- Dedicating 50 units of Housing Commission-owned affordable housing to Rapid Rehousing recipients
- Launching the Guardian Scholars Program, which provides homeless students at San Diego State University with rental subsidies
- Launching the Monarch School Project, which provides homeless families who have a child enrolled at the Monarch School with rental vouchers
- Opening the renovated Hotel Churchill, which supplies 72 units of permanent supportive housing
- Launching the Housing Our Heroes Veterans Initiative to provide housing opportunities for homeless veterans in San Diego

The Housing First – San Diego: 2018–2020 action plan expands on the success of the earlier initiative and addresses some of the gaps that emerged. Under the current plan, the Rapid Rehousing program is expanded to address homelessness before it becomes a chronic affliction, representing a focus to keep formerly homeless households permanently housed has been instituted. The Housing Commission has also funded new outreach workers to augment the staff at the RTFH, as well as retooled its Landlord Engagement and Assistance Program.

Other special needs populations served are seniors and “Opportunity Youth”, or youth aged between 16 and 24. Many organizations offer programs and services designed for these populations. The County of San Diego, by providing many of the region's public health and mental services, is particularly focused on senior populations. Their Age Well Action Plan outlines the County's strategy to address the many factors associated with aging in place.

Opportunity Youth, which are characterized as disconnected from the education and workforce systems, are a focus of the San Diego Workforce Partnership. The organization holds an annual Opportunity Summit, a one-day workshop on addressing the needs of Opportunity Youth. This augments the many workforce development and job training programs it offers on a regular basis.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City has made a commitment to address priority needs through [Council Policy 700-02](#), the budgetary priorities of this Consolidated Plan, and resulting budget allocations.

For example, the recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in adopting best practices to end chronic homelessness and improving the system to rapidly rehouse individuals and families. The innovations emerging from San Diego has led both the federal and state governments to award the City with increased funding to better leverage its efforts.

SP-45 Goals Summary – 91.215(a)(4)

GOALS SUMMARY INFORMATION

TABLE SP-45.1: GOALS SUMMARY

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Economic Development	FY20	FY24	Public Services; Economic Development; Non-Housing Community Development	Jurisdiction	Economic Development	CDBG \$20,000,020	1,400 Businesses assisted 128 Jobs created/retained
Workforce Development	FY20	FY24	Public Services; Economic Development	Jurisdiction	Public Services Economic Dev. Workforce Dev.	CDBG \$6,000,000	2500 persons assisted
Public Facilities and Critical Infrastructure	FY20	FY24	Infrastructure; Non-Housing Community Development	Jurisdiction	Public Improvements & Infrastructure	CDBG \$22,000,000	500000 persons assisted 30 public facility improvements (other)
Affordable Housing	FY20	FY24	Affordable Housing; Homeless; Non-Homeless Special Needs	Jurisdiction	Development of Affordable Housing Maintenance of Owner-Occupied Housing Affordable Housing Access and Stability	HOME \$37,687,331 CDBG \$68,706,766	200 Homeowner Housing Rehabilitated 155 homebuyers assisted with Direct Financial assistance 700 rental housing units constructed 140 rental units rehabilitated
Homelessness	FY20	FY24	Homeless	Jurisdiction	Homeless & Supportive Services	ESG \$5,029,015 CDBG \$8,000,000	26,900 persons assisted other than LMI housing 11,450 persons assisted with overnight shelter 400 households assisted with rapid rehousing
Nonprofit facility improvements to serve vulnerable populations	FY20	FY24	Non-housing Community Development	Jurisdiction	Nonprofit Facility Improvements	CDBG \$24,000,000	45,000 persons assisted other than LMI housing 20 nonprofit facility improvements (other)
Services for vulnerable populations	FY20	FY24	Public Services;	Jurisdiction	Public Services	CDBG \$6,420,000	45,000 persons assisted other than LMI housing
HIV/AIDS housing, health, and support services	FY20	FY21	Affordable Housing; Homeless; Non-Homeless Special Needs	Region	Housing/Support for Individuals with HIV/AIDS	HOPWA \$4,164,570	3322 persons assisted other than LMI housing 80 households assisted with rapid rehousing/TBRA 148 persons assisted with HIV/AIDS housing operations

Services for vulnerable populations	FY20	FY24	Public Services;	Jurisdiction		CDBG	45,000 persons assisted other than LMI housing
HIV/AIDS housing, health, and support services	FY20	FY21	Affordable Housing; Homeless; Non-Homeless Special Needs	Region		HOPWA	3322 persons assisted other than LMI housing 80 households assisted with rapid rehousing/TBRA 148 persons assisted with HIV/AIDS housing operations

TABLE SP-45.2: GOAL DESCRIPTIONS

1	Goal	Affordable Housing
	Description	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
2	Goal	Economic Development
	Description	Enhance the City’s economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
3	Goal	Workforce Development
	Description	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
4	Goal	Public Facilities and Critical Infrastructure
	Description	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
5	Goal	Homelessness
	Description	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
6	Goal	Services for vulnerable populations
	Description	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
7	Goal	Nonprofit facility improvements to serve vulnerable populations
	Description	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
8	Goal (FY 2020 only)	HIV/AIDS housing, health, and support services
	Description	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HOPWA – PROJECTED TOTAL ASSISTED: 3550

HOPWA funds are distributed throughout the County of San Diego to implement the following eligible activities:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing information and referral services
- Resource identification
- Housing operating cost
- Short-term supportive facilities (hotel/motel vouchers)
- Tenant based rental assistance
- Supportive services
- Technical assistance
- Short-term rent, mortgage, and utility (STRMU)

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) – PROJECTED TOTAL ASSISTED: 1193

HOME funds many activities related to constructing, acquiring, and rehabilitating affordable housing, such as:

- First time homebuyers through down payment loans and closing cost assistance grants;
- Gap financing to affordable housing developers to produce, rehabilitate, and/or preserve affordable housing;
- Providing owner-occupied rehabilitation loans for single family homes; and
- Delivering tenant-based rental assistance and security deposits for very low-income individuals and families.

EMERGENCY SOLUTIONS GRANT (ESG) – PROJECTED TOTAL ASSISTED: 45773

The City will renew its Memorandum of Understanding with the Housing Commission to administer ESG funds on the City's behalf. Throughout the term of the Consolidated Plan, ESG funds will be invested in homeless shelter and service programs, such as:

- **Connections Housing:** An integrated service and residential community whose primary goal is to help homeless individuals living on neighborhood streets by providing them with interim shelter and services, so they can rebuild their lives and find secure permanent housing. Virtually every resource an individual would need to break the cycle of homelessness is available onsite at this facility, including individual assessments; the One-Stop Service Center; primary care health clinic; transitional/interim housing; and permanent supportive housing.
- **Cortez Hill Family Shelter:** This interim shelter provides 150 nightly shelter beds in 47 units for families experiencing homelessness. Families are offered counseling, career assessments, medical and legal services, and follow-up services after leaving the center.
- **Interim Shelter for Homeless Adults:** This interim shelter provides up to 350 low-barrier, safe shelter beds nightly for individual adults experiencing homelessness. Individuals are offered stabilization and supportive services to prepare individuals for the appropriate longer term or permanent housing.

- Rapid Re-Housing (RRH): The Housing Commission will continue to operate the Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposit plus short-term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission may also subcontract with local RRH providers to provide households with security and utility deposits, short- or medium-term rental assistance. Rental assistance will be based on the financial needs of the clients and will be gradually reduced to step down reliance on the RRH program. Clients will also receive case management targeted to gaining employment, budgeting, and financial competency.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

In FY 2011, the City established a Consolidated Plan Advisory Board (CPAB) to serve in an advisory capacity to the Mayor, Council, and City management on policy issues related to the Consolidated Plan and provide recommendations regarding the allocation of HUD Entitlement Program funds. Inclusive of FY 2020, the CPAB has now served in an advisory capacity to the Council regarding the CDBG allocation process for nine (9) years.

A significant portion of CDBG entitlement funds are allocated to activities to be carried out by community nonprofit organizations based on a competitive application process, as described in Council Policy 700-02. Nonprofit organizations seeking funds in the following general budgetary categories were required to participate in an online Request for Qualifications/Request for Proposal process:

- Public Services
 - Direct Community Services
 - Workforce Training
 - Small/Emerging Nonprofits
- Community/Economic Development
 - Microenterprise Technical Assistance
 - Microenterprise Financial Assistance
 - Business Incubators
 - Small Business Revolving Loan Fund
 - Neighborhood Business Improvement
- Infrastructure
 - Nonprofit Facility Improvements
 - Catalytic Neighborhood Investment: Facilities
- Sustainability Improvements
 - Nonprofit Facility Improvements
 - Single Family Residential Rehabilitation
- Affordable Housing and Homelessness
 - Single Family Residential Rehabilitation
 - Multi-family Residential Rehabilitation
 - First-time Homebuyer Financial Assistance
 - Catalytic Neighborhood Investment: Affordable Housing Revolving Loan
 - Revolving Loan Funds for Housing Rehabilitation and/or Land Acquisition

The total number and types of projects funded in each category varies year to year based on the number and quality of applications submitted annually. Consequentially, the outcomes and outputs for each year also vary.

CDBG funds may be granted to nonprofit organizations under the authority of San Diego Municipal Code Section 22.3210, allocated to public agencies (like the Housing Commission), or allocated pursuant to the terms and conditions of existing Memoranda of Understanding, this may apply specifically, but not limited to, the following general budgetary categories:

- Public Services
 - Workforce Training
- Community/Economic Development
 - Business Incubators
 - Small Business Revolving Loan Fund
- Infrastructure
 - Nonprofit Facility Improvements
 - Catalytic Neighborhood Investment: Facilities
- Affordable Housing and Homelessness
 - Multi-family Residential Rehabilitation
 - Homeless Shelters and Services
 - Homeless Facility Acquisition
 - First-time Homebuyer Financial Assistance
 - Catalytic Neighborhood Investment: Affordable Housing Revolving Loan
 - Revolving Loan Funds for Housing Rehabilitation and/or Land Acquisition

For City projects, the City's Capital Improvements Program Review and Advisory Committee (CIPRAC) reviews proposed Capital Improvements Program (CIP) projects. CIPRAC develops budget and project prioritization recommendations for the Mayor. In addition, City departments may request an allocation of CDBG funds for non-capitalized City projects, with allocations awarded by City Council approval.

A portion of the CDBG Public Services funding will continue to be set-aside for the operation of homeless shelter and services programs, pursuant to Council Policy 700-02. These funds have historically been committed to the Connections Interim Housing, Cortez Hill and Interim Housing for Homeless Adults (referenced in the ESG Section above), as well as the Day Center for Homeless Adults which serves as a daytime facility providing for basic needs and supportive services for approximately 6,000 individuals on an annual basis.

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing Commission's Real Estate portfolio is over 2,700 units amongst 159 residential properties, eight of those being Public Housing properties and six sites that are under a long-term ground and building lease. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on sixteen properties that provide over 1,460 affordable units.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

The Housing Commission's Achievement Academy is a learning and resource center available at no charge to Section 8 Housing Choice Voucher rental assistance recipients or to those who reside in public housing units. The goal of the Achievement Academy is to help families become more financially self-reliant through programs that emphasize career planning, job skills, and personal financial education. One notable benefit is the establishment of a special, interest-bearing escrow account that helps participants to meet expenses related to achieving career goals. Participants may receive additional credits to their account as they achieve their goals.

Currently, HUD regulations restrict the Housing Commission from executing Family Self-Sufficiency (FSS) contracts with family members if the head of household elects to not participate in FSS through the Achievement Academy. Despite this limitation, the Housing Commission has seen much success as a result of the Achievement Academy. The average income of families when they begin FSS through the Achievement Academy is \$12,000. When they complete the program, it is \$34,000.

Additionally, the Housing Commission has secured additional resources to expand the Achievement Academy's programming. The W.K. Kellogg Foundation awarded a grant to establish 2Gen San Diego, a program that serves families with children up to 8-years old designed to provide opportunities in financial stability, health and wellness, education and employment, and social capital. This, along with programs for single parents and job-seeking teens, further engages the residents of San Diego.

Achievement Academy partners include:

- Able Disabled Advocacy
- Campaign for Grade-Level Reading
- Chase Bank
- Community HousingWorks
- Credit Builders Alliance
- Family Dress for Success Going Places Network
- Housing Opportunity Collaborative
- International Rescue Committee
- Jewish Family Services
- Job Corps
- Landeros & Associates
- Money Management International
- Partnership With Industries
- Robert Half and Associates (Energy Savings Assistance Program)
- San Diego Association of Governments (SANDAG)
- San Diego Central Library
- San Diego Community College District
- San Diego Futures Foundation
- San Diego Workforce Partnership
- Second Chance

To supplement its Achievement Academy, the Housing Commission has also been designated by HUD as an EnVision Center. In partnership with the San Diego Workforce Partnership, the Housing Commission will offer coordinated services in economic empowerment, educational advancement, health and wellness, and character and leadership development to promote self-sufficiency in federal housing assistance recipients.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

BARRIERS TO AFFORDABLE HOUSING

Like in most coastal cities, San Diego experiences high construction and labor costs and scarcity of canceled land. More specifically, however, six major deterrents to housing production were identified by the San Diego Housing Commission in a study entitled “Address the Housing Affordability Crisis: San Diego Housing Production Objectives 2018-2020”. These include:

1. PARKING REQUIREMENTS CAN MAKE DEVELOPMENT UNFEASIBLE.

Parking construction costs in the City of San Diego range from \$10,000 to \$70,000 per parking spot. Some estimates even reach \$90,000 per parking spot. Because the City mandates a specific number of parking spaces per housing unit, and that these parking spaces are “bundled” to the unit, these costs are passed onto homeowners and renters, even if they do not possess a car or if they own less vehicles than allotted parking spaces.

2. A COMPLEX PLANNING ENVIRONMENT INCREASES DEVELOPER UNCERTAINTY AND CREATES DISINCENTIVES FOR SMALLER UNITS.

Many factors conspire to make San Diego development planning process complex and contradictory. City-level zoning overlays are often superseded by neighborhood-specific planning modifications. The 52 community planning areas throughout the City vary widely and are often ill-suited to address current housing needs. And some project aspects can be administratively decided on by the City’s Planning Department, while others must be decided on at the discretion of the Planning Commission or even City Council. These all complicate the process for developers to get housing projects approved efficiently and economically.

Within this barrier to production is also a systemic shortcoming of the current land use regulatory regime. The City usually determines housing development by density ratios, rather than floor area ratios. The former permits much less housing density than the latter. Tying in with this is the fact that San Diego has allowed insufficient housing capacity in terms of allowable densities to meet its demand for housing.

3. INCLUSIONARY HOUSING PROGRAMS HAVE NOT BEEN FULLY UTILIZED.

The City of San Diego’s inclusionary housing policy, while designed to increase the affordable housing stock, has had little success in doing so. Most developers pay a fee to waive their requirement to include a certain percentage of units at affordable rate in their housing projects. These fees get deposited in to the city’s Inclusionary Housing Fund and have resulted in \$14.2 million being available for affordable housing, just \$87.3 million has been leveraged. This investment has resulted in over 3,000 affordable rental housing units being constructed.

4. INEFFICIENT PROJECT REVIEW AND COMMUNITY INPUT PROCESSES INCREASE COSTS AND SLOWS DOWN DEVELOPMENT.

Any deviation from community plans requires developments to go through a discretionary review process that starts at community groups and can lead all the way to the City Council. This often-arbitrary process adds costs, risks and time to the proposed housing development, and dissuades developers from proposing more ambitious housing projects which can help meet the local demand for housing.

5. DEVELOPMENT IMPACT FEES (DIFS) ARE LEVIED IN A SUBOPTIMAL MANNER AND HAMPER SOME HOUSING DEVELOPMENT.

In most of San Diego's neighborhoods, DIFs are levied on new developments at a per-unit basis. This structure creates two problems that impede greater production of housing. First, flat-rate, per-unit DIFs discourages the development of smaller units. Because smaller units are sold or rented at naturally lower prices than larger units, developers are incentivized to provide large units due to the standard, flat-rate DIF.

Second, DIFs vary greatly between neighborhoods and are seemingly untethered from the actual costs of expected impacts. As the Housing Commission notes, DIF expenditures on park construction and traffic vary by up to six times between different neighborhoods. When an ordinally high DIF is levied on a neighborhood it can skew housing development towards larger, more expensive housing units.

6. LIMITED PUBLIC FINANCING AFFECTS THE AFFORDABLE HOUSING STOCK.

Endemic to all large cities experiencing a high demand for housing, a lack of public funding hampers San Diego's ability to provide below-market rates on a scale that begins to address the region's affordability crisis. Federal and state programs, like Low Income Housing Tax Credits and "Cap-and-Trade" grants, do provide important funding streams, but that funding entails complex applications processes and highly competitive application pools.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

In coordination with many of the City's governmental agencies, the Office of the Mayor has developed the Housing SD plan to improve housing affordability and the development review process, facilitate more affordable housing, and support the City's Climate Action Plan. Discussed below are the many facets to the 'Housing SD' plan, which were first put into action in 2017.

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Middle Income Density Bonus Program: In response to a dearth of entry-level housing options for working- and middle-class households, the City has proposed a Middle-Income Density Bonus for developers who construct a housing projects with at least 10% of units for households making less 150% of AMI. This is targeted toward persons serving as school teachers, nurses, police, first responders, and firefighters, among others.

Affordable, In-Fill and Sustainable Expedite Program: The Expedite Program has been greatly revised to better meet today's housing needs. Projects that incorporate one the following aspects are awarded expedited permit processing:

- Projects where at least 10% of the units are reserved for low- or very-low-income households;
- Projects located in the HUD-designated San Diego Promise Zone;
- Project located in a Transit Priority Area;
- Projects with a higher density than what is authorized by the applicable community plan; or
- Projects that incorporate voluntary Tier 2 sustainable development standards pursuant to CAL Green Building Code.

Companion (second dwelling) unit production: Following many legislative changes at the state level, San Diego has instituted many policies to incentivize the development of accessory dwelling units (also known as companion units, "granny flat", or backyard homes). Changes included fee reductions, relaxed building and

parking standards, and revised zoning regulations. The City has set a goal to encourage the construction of up to 6,000 ADUs.

Affordable Housing Density Bonus update: The local Affordable Housing Density Bonus reflects the latest changes mandated by California’s state legislature in 2017 and is a key policy in expanding the affordable housing stock.

Updates to the Land Development Code – 11th Code Update: The City’s Land Development Code is periodically updated, and the most recent revision included many changes to address housing affordability. These include relaxed parking standards for special needs housing, expanded the area for properties eligible for live/work designation, and other streamlining efforts.

Streamlined environmental review: The California Environmental Quality Act (CEQA) allows for streamlined environmental review when proposed projects are consistent with established density and zoning standards. The City has implemented a process by which projects can take advantage of this streamlined review.

Development Impact Fee (DIF) calculations: As discussed above, DIFs are a major deterrent to housing production. The City is studying revised DIF calculations that neither inhibit housing production nor negatively affect neighborhood services and amenities. A major component to a new DIF calculation is scaled fees based on unit size.

Transit Priority Area (TPA) parking standards: The City relaxed parking requirements in the downtown neighborhood and near major public transit to increase the feasibility of some proposed housing developments, as well as decrease costs for renters and owners alike. New regulations eliminate parking minimums in downtown and near transit and impose a maximum of one parking spot per housing unit. Additionally, parking spaces must be “unbundled” from housing units, so residents do not have to pay for parking even when they do not own a vehicle.

Housing Successor Fund and NOFAs: In February 2017, Civic San Diego, the wholly-owned development nonprofit of the City, issued a Notice of Funding Availability (NOFA) for \$25 million to fund affordable housing developments. In 2018, the Housing Commission announced NOFAs for \$50 million to fund affordable housing construction, acquisition, and rehabilitation. These are just some examples of how the City is leveraging all available resources to expand the affordable housing stock.

Transit Oriented Development Fund: Civic San Diego and the Housing Commission have partnered to develop a Transit Oriented Development fund that would leverage \$20 million in public funds to provide financing to small-scale projects near transit.

Housing Inventory Annual Report: In 2018, the City released its first Housing Inventory Annual Report, which outlined the housing market, analyzed the housing stock, and offered strategies to increase housing production and increase housing affordability. The annual report fills an information gap since many housing reports, like the Housing Element, are updated only once every several years. Other reports are generated on an ad hoc basis. The Housing Inventory Annual Report will provide a reliable snapshot of the housing market that will inform policy making.

Comprehensive Community Plan updates: Community Plans establish land use standards, guide development, and inform decisions on individual projects. However, many Community Plans are outdated and do not account for today’s housing needs. Just 9 of 49 Community Plans have been updated since 2014. There are many benefits to updated Community Plans, including:

- More “by-right” development
- Expedited CEQA review
- Zoning efficiencies
- Updated facilities financing plans

As a result, the City is aiming to update Community Plans every 3 years, rather than the traditional 6 to 8 years. Development Services Department improvements: The City’s Development Services Department (DSD) is responsible for permitting, reviewing, and inspecting proposed developments. As such, DSD has a major role in increasing housing production and ensuring housing affordability. Many improvements have been made to the Department’s processes and workflow, including:

- Improved customer service training
- New project management and permit processing software
- Land Development Code updates
- Fee modifications
- Revised Affordable Housing Density Bonus Program
- Processing time improvements

ONGOING INITIATIVES

While HousingSD was launched in 2017 in response to the escalating housing affordability crisis, many policies and programs to expand the affordable housing stock have long been in place. These include:

Inclusionary zoning: The City’s inclusionary zoning (or housing) policy requires developers of two or more housing units to pay an inclusionary housing fee. The fee is waived for developers who set aside at least 10% of newly-constructed units for income-restricted affordable housing. The affordability commitment must be for at least 55 years. In recent years, momentum has been building toward revising the inclusionary housing policy to lead developers to build more affordable housing, rather than pay the inclusionary housing fee. Possible revisions include a higher fee and a higher “set-aside” percentage.

First-Time Homebuyer Programs: The Housing Commission runs two programs that offer affordable for-sale options to prospective homebuyers. First, the First-Time Homebuyer Program assists with the purchasing of a single-family home, townhome or condominium. This program is funded by a variety of federal, state and local affordable housing funds, including HOME and CDBG, and since 1990 has helped more than 5,000 families and individuals buy their first home. The second program is the Affordable For-Sale Housing program, which makes it possible for LMI households to buy homes at affordable prices. There are six communities throughout San Diego that participate in this program.

Fair Housing Initiatives: In 2018, the City Council enacted the Source of Income Discrimination Ordinance which makes it illegal for homeowners to reject rental applications from people with Housing Choice Vouchers or other public rental assistance based solely on their source of income. The ordinance supplements the city’s ongoing fair housing initiatives including a partnership with the Legal Aid Society of San Diego and maintenance of a Fair Housing Hotline.

San Diego Promise Zone: The HUD-designated San Diego Promise Zone and its staff within the City’s Economic Development Department have established six working groups to decrease poverty and increase economic opportunity in some of San Diego’s most disadvantaged communities. One of those, the Increasing Access to Affordable Housing working group, brings together key stakeholders such the Housing Commission, Civic San Diego, and Habitat for Humanity to help alleviate expand affordable housing options for the SDPZ’s residents. One of the working groups early successes is establishing a focus group to discuss accessory dwelling units as an affordable housing option.

SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction’s strategy and how the Strategic Plan goals contribute to the strategy for the following:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Coordinated Outreach and Enhanced Outreach Teams: San Diego significantly increased the number of outreach teams within the City when it opened its Temporary Bridge Shelters in December 2017. As part of the program design, each shelter has outreach teams that address areas of need throughout the City of San Diego. They operate on a coordinated outreach schedule and participate in HOT team activities, discussed below, on a weekly basis. The outreach teams have launched a data collection app that helps them geocode and map areas of high need and collect data in an efficient and accessible way that does not hinder the interaction with the individuals they are engaging with. In the coming year the City will launch its enhanced Outreach teams that will complement the current activities. These teams are funded through the Cities HEAP allocation and will focus on persons in high need, including encampments.

Homeless Outreach Team (HOT): The Homeless Outreach Teams (HOT) is formed in partnership with the Psychiatric Emergency Response Team (PERT), the City of San Diego Police Department, and San Diego County Mental Health technicians. The goal of the HOT is to provide outreach and engagement through supportive and social services. The HOT also participates in the Serial Inebriate Program through which chronically homeless, substance-dependent individuals are offered opportunities for sober living environments, healthcare, and transitional housing.

Housing Navigation Center: In line with its “Connect, Support, House” strategy to reduce homelessness, the City purchased a facility to centralize supportive services and housing assistance under one roof. To be operated by the Family Health Centers of San Diego, the Housing Navigation Center will focus on housing placement, increased and improved outreach, and centralized coordinated services. It is expected to open in calendar year 2019.

Connections Housing Downtown: Connections Housing Downtown is a City-sponsored, one-stop shop for people experiencing homelessness to find housing assistance and services. Along with permanent affordable studios, there are interim housing units, temporary beds, and on-site supportive and social services. In FY 2018, the facility served over 500 homeless individuals.

Project Homeless Connect – Downtown San Diego: The Housing Commission is lead organizer for an annual one-day resource fair called Project Homeless Connect – Downtown San Diego. In conjunction with the City of San Diego and a host of nonprofit service providers, the Housing Commission connects homeless San Diegans with the services necessary to address their immediate and long-term needs. In 2019, the event assisted 905 homeless individuals.

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Homeless Shelters and Services programs: The City's Homeless Shelters and Services programs are administered by the Housing Commission. These programs include:

- A Year-Round Interim Housing Program – 350 beds
- Connections Housing Downtown – 1,345 interim beds and 16 special needs interim beds
- Cortez Hill Family Center – 47 units
- Neil Good Day Center – Serves a minimum of 2,000 homeless individuals annually
- Homeless Transitional Storage Centers: There are two homeless transitional storage centers for individuals to safely store their belongings while they look for work, attend classes, or meet with service providers. Together, the two facilities provide space for close to 1,000 individuals to store their belongings.
- Temporary Bridge Shelter Program: The Bridge Shelters were established in late 2017 and early 2018 to address the immediate shelter needs of San Diego's homeless population. There are three shelter locations, each targeting a different demographic: single adults, veterans, and families and single women. Together, the shelters provide up to 674 beds.

In FY 2018, these programs received more than \$11.2 million in federal, state, and local funding and collectively serviced over 10,000 people.

Safe Parking Program: In October 2017, the City dedicated General Funds to establish a Safe Parking Program that offers homeless individuals and families living out of their vehicles a safe and secure place to park at night at two parking lots — a City-owned parking lot and a lot owned by the nonprofit service provider. The Safe Parking Program is operated by a nonprofit service provider who works with the families and individuals to find the most appropriate housing solution.

Almost 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.

Federal Housing Vouchers: The Housing Commission has committed 3,673 federal housing vouchers to address homelessness in the City of San Diego. The disbursement of these vouchers is outlined in the table below by funding source.

TABLE SP-60.1: FEDERAL HOUSING VOUCHERS

Federal Housing Vouchers	# of Vouchers	Estimated Annual Value
US Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH)	1,125	\$12,242,070
Sponsored-Based Housing Vouchers	571	\$5,278,164
Project-Based Housing Vouchers	1,608	\$13,358,814
Transitional Project-Based Housing Vouchers for Homeless San Diegans	47	\$398,895
Project One for All (POFA)	733	\$8,866,368
Guardian Scholars Program	100	\$600,000
Monarch School Project	25	\$329,019
Moving On	50	\$402,132
Mainstream Vouchers	83	\$770,894
Total Federal Housing Vouchers	4,342	\$42,246,356

Housing First – San Diego: 2018-2020: In July 2017, the Housing Commission published a report entitled “Housing First – San Diego: SDHC’s Homelessness Action Plan, 2018-2020”. The report marked the Housing Commission’s commitment to innovative solutions through the Housing First model of addressing homelessness and outlined the strategy to create housing opportunities for 3,000 homeless San Diegans. The key initiatives that comprise the Housing First – San Diego action plan are outlined below.

- **Landlord Engagement and Assistance Program (LEAP):** LEAP provides educational resources and financial incentives to landlords interested in housing a homeless family or individual. Benefits include cash bonuses, security deposit and utility payment guarantee, and a contingency fund to cover unexpected expenses.
- **New Permanent Supportive Housing:** Through a commitment of \$61 million in federal, state, and local resources, the Housing Commission aims to build at least 500 units of permanent supportive housing.

- **SDHC Moving Home Rapid Rehousing:** The Rapid Rehousing program provides financial resources to households who experience an unexpected life event that pushes them into homelessness. Recipients of Rapid Rehousing are given immediate access to housing through LEAP or through public housing units dedicated to the Rapid Rehousing program.
- **SDHC Moving On Rental Assistance:** This program provides rental assistance to formerly homeless families and individuals who are ready to move out of supportive housing but who are not yet financially self-sufficient. Up to 50 people per year will benefit from the program by 2020.
- **Homelessness Prevention and Diversion:** Through counseling, mediation and financial resources, the Housing Commission has dedicated nearly \$3 million to help households maintain their permanent housing situation or divert them from the shelter system.
- **Coordinated Outreach:** As previously discussed, funding from the Housing Commission will provide the RTFH an outreach program coordinator.

Temporary Bridge Shelter for veterans: As discussed above, there are three Temporary Bridge Shelters within the City. One of the shelters, operated by Veterans Villages of San Diego, is dedicated to serving 200 homeless veterans per day. On-site services include housing assistance, medical and disability registration, and employment services, all of which focus on programs specifically for veterans.

HUD Youth Homeless Demonstration Program: In 2018, HUD awarded \$7.4 million to San Diego and its Regional Task Force on the Homeless the nation's largest Youth Homeless Demonstration Program grant. The award is intended to fund traditional and innovative youth homelessness interventions for a two-year period ending in October 2021. The planning period for this grant is ongoing.

Homeless Emergency Aid Program: The Homeless Emergency Aid Program (HEAP), signed into law by Governor Jerry Brown in 2018, provided one-time block grants to cities throughout California to provide immediate emergency assistance to people experiencing homelessness. The Regional Task Force on the Homeless (RTFH), San Diego's Continuum-of-Care (CoC), was awarded \$18.8 million and the City was awarded \$14.1 million. The RTFH intends to invest these funds in enhancing service support and addressing service gaps.

The City of San Diego was awarded \$14.1 million and has invested the funds in program like safe parking, enhanced outreach, and several types of rental subsidies that help address service and system gaps.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Rapid Rehousing: Emergency Solutions Grant funds support the operation of the Housing Commission's Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposit plus short-term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission may also subcontract with local RRH providers, using a variety of funding sources, to provide households with security and utility deposits, short- or medium-term rental assistance. Rental assistance will be based on the financial needs of the clients and will be gradually reduced to step down reliance on the RRH program. Clients will also receive case management targeted to gaining employment, budgeting, and financial competency.

Approximately 425 households are helped each year. In addition to its traditional Rapid Rehousing funding, the Housing First – San Diego action plan calls for a doubling of publicly-owned housing units set aside for rapid rehousing, from 25 to 50 units. It also highlights the Rapid Rehousing Plus Pilot Program through which additional rental assistance is provided to Rapid Rehousing recipients for an additional 12 months.

Future Programming: The City of San Diego and the Housing Commission continue to explore the best resources to meet the needs of those experiencing homelessness. In FY 2019, under the direction of the City Council, the Housing Commission procured a high-level, consultant with national recognition and broad expertise in the area of homelessness to develop a comprehensive Strategic Plan for the City of San Diego to address homelessness. The objective of this planning effort is to develop a comprehensive strategy to address homelessness in the City of San Diego, which identifies actionable approaches to address short- and long-term homelessness issues, which will include:

- Identifying system gaps and providing creative strategies to effectively bring to scale homelessness interventions through collaboration and collective impact.
- Identifying potential funding sources available to support implementation of identified strategies.
- Providing recommendations to maximize political will and stakeholder support to increase funding opportunities to support successful programs and bring them to scale.
- Creating and clarifying the City's actions and goals in the short, medium, and long term to address homelessness.
- Drafting a roadmap that will formalize a coordinated multiyear commitment with consistent and ongoing tracking of evaluation metrics.
- Delivery of a defined set of guiding principles and targeted responses through which policy decisions and funding commitments related to addressing homelessness will be filtered.

The plan is expected to be completed by July 2019. In that regard future activities that the Housing Commission, and/ or the City of San Diego choose to implement and/or fund will likely be influenced by the recommendations identified in this City of San Diego Homelessness Strategic Plan. In that regard, for future potential programming activities the types of programs that may be implemented in the next three to five-year period are yet to be determined but will be influenced by the development of the Strategic Plan. These activities will at minimum be targeted towards ensuring that identified system gaps are addressed (taking into consideration funding availability) and that there is a spectrum of homelessness services and housing resources (taking into consideration funding availability) to meet a continuum of needs, from early/low intervention resources to divert persons from the homeless crisis response system to intensive resources aimed at highly vulnerable and chronically homeless persons with long term health and housing needs.

SP-65 Lead based paint Hazards – 91.215(i)

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

As discussed in MA-20 Housing Market Analysis: Condition of Housing, there is a correlation between LMI households and lead-based paint (LBP) hazards. To address this relationship, the City of San Diego's Environmental Services Department administers the Lead Safety and Healthy Homes Program. The program provides educational resources to prevent and identify lead poisoning, a platform to file confidential complaints against noncompliant landlords and unsafe living conditions, and training and outreach for individuals and organizations. It also provides information on the Housing Commission's Housing Rehabilitation Programs that provide financing to LMI homeowners to improve their home's material condition.

How are the actions listed above related to the extent of lead poisoning and hazards?

The age of housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP) hazards and their associated risks for LMI households.

LBP was prohibited in residential properties starting in 1978. 58.6% of the housing stock was built before 1980. Assuming an equal distribution San Diego's LMI households, then 44% of the 208,306 housing units built before 1980, or 125,975, would be low or moderate-income households possibly at risk of LBP hazards.

Further, we can determine that out of the 143,720 households with children currently residing in units built before 1980 in the city, 63,237 or 44% of those units are low- or moderate-income households with children. In addition, the ten zip codes with the highest lead blood levels in children are those where 51% or more of residents are low-to moderate households.

How are the actions listed above integrated into housing policies and procedures?

In 2002, the City made it unlawful for a property owner to maintain or cause a lead hazard. In 2008, the City enacted the Lead Hazard Prevention and Control Ordinance in 2008, which established the Lead Safety and Healthy Homes Program (LSHHP) under the purview of the Environmental Services Department (discussed above). For its part in supplying affordable housing, the Housing Commission inspects rental units for potential LBP hazards if:

- Rental unit(s) built prior to January 1, 1978; AND
- A child under the age of six lives in or will be living in the unit; AND
- There is a potential lead hazard present due to paint that is peeling, chipping or cracking, or repairs which will be made in the unit that involves or disturbing painted surfaces.

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

The City's Economic Development Department published a report entitled "Economic Development Strategy, 2017-2019" that establishes the economic development objectives of the city. These are:

1. **Economic Base Growth** – Expand, retain and attract businesses in the City's four economic base sectors: Manufacturing & Innovation, International Trade & Logistics, Military, and Tourism.
2. **Middle-Income Jobs** – Increase the number of middle-income jobs, especially within the four economic base sectors.
3. **Neighborhood Businesses** – Increase the amount of neighborhood-based business activity, especially within underserved neighborhoods.

The progress toward these three objectives are measured by several economic performance indicators:

- Increase the Gross Regional Product (GRP) of the San Diego Region.
- Increase the percentage of the workforce earning middle-income wages.
- Decrease the rate of local unemployment.
- Increase the local median income.
- Decrease the percentage of persons living in poverty.
- Increase General Fund tax revenue as a percentage of GRP.
- Increase business activity in the City's neighborhood business districts.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

More than any one offering, coordinating services and programs across agencies and organizations has emerged as a key strategy in recent years to achieve the City's economic development objectives, outlined in its "Economic Development Strategy, 2017-2019" report, discussed above.

Many programs offered by the City which incorporate coordinated actions and services have been highlighted throughout this report.

The HUD-designated San Diego Promise Zone encapsulates this collaborative approach. Following the collective impact model, the SDPZ brings together government and nonprofit organizations to better leverage existing resources, fill service gaps, and improve existing services. The SDPZ's place-based approach to decreasing poverty is focused on six areas: jobs, economic development, public safety, affordable housing, healthcare and healthy foods, and education.

Key partners in the San Diego Promise Zone include, the San Diego Housing Commission, which participates in the SDPZ's Increasing Access to Affordable Housing working group, and the San Diego Workforce Partnership, which participates in the Creating Jobs working group. As such, each is involved in another key collaborative effort to reduce poverty: the HUD Youth Homelessness Demonstration Program. In this way, the major stakeholders of the affordable housing and workforce development plans laid out herein are intimately involved in the initiatives.

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

All awarded projects and programs are monitored for compliance with San Diego City Council Policy 700-02, HUD Regulations, OMB Circulars and 24 CFR Part 84. City programs supported with entitlement funds will be monitored to ensure compliance with the respective program requirements of the specific funding source. The City approach to monitoring is an ongoing process involving continuous communication and evaluation with grant recipients (non-profit organizations, other governmental agencies, city departments).

City of San Diego: [Using the ED Grants system](#), a custom online project management portal, 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) are required to attend a mandatory CDBG Agreement Execution Process Workshop or one-one-one appointment. Sessions are conducted by Community Development Division staff. The workshop or appointment includes 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 detailed 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 are required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during any fiscal year are required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. A Single Audit is required to be submitted for desk review by the City, regardless of whether there were findings noted in the audit pertaining to CDBG funds, since it serves as an additional monitoring tool used to evaluate the fiscal accountability of sub-recipients. As part of the closeout process, subrecipients expending CDBG funds are required to submit an Audited Financial Statement for desk review, if submission of a Single Audit was not applicable.

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: 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.

In addition to ensuring compliance with specific federal funds program requirements, the HCDS is advised by the Joint City/County HIV Housing Committee. The Committee is the primary means of community participation in the planning and decision-making process for HOPWA. The Committee provides guidance on unmet needs and recommends service delivery improvements.

The Committee includes a minimum four persons living with HIV/AIDS and other interests represented include housing finance, non-profit housing development, public housing agencies, housing for the homeless, post-incarcerated persons, communities of color, gays and lesbians, women, families and children, hemophilia, tuberculosis, alcohol and drug abuse, developmentally and physically disabled, and others.

Housing Commission: The Compliance Department (CD) of the Housing Commission 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.

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). HOME unit on-site inspections are performed to ensure properties continue to meet applicable property codes and standards. Units that fail inspections initially, are re-inspected until they pass HQS. In addition, active HOME loans are reviewed to ensure the long-term management and financial viability of properties.

COMPLIANCE WITH SECTION 3 AND EQUAL OPPORTUNITY CONTRACTING

As a public housing agency and a subrecipient of housing and community development assistance from HUD, the Housing Commission has developed and implemented a Section 3 program that complies with Section 3 of the HUD Act of 1968 and its implementing regulations at 24CFR135. Section 3 implementation and compliance is an agency-wide effort led by the Housing Commission Section 3 Unit. Key Housing Commission departments supporting the effort are: Real Estate Division, Procurement, Human Resources, Labor and Contract Compliance Unit, and Workforce and Economic Development. The Housing Commission Section 3 Unit monitors compliance within the Housing Commission’s own operations; and with developers, contractors and subcontractors who participate on Section 3 covered contracts/projects.

The Housing Commission Section 3 Unit has developed standardized procedures, forms and tools—for internal and external users—to facilitate Section 3 compliance:

1. Section 3 Implementation Plan
2. Section 3 Administrative Guide
3. Section 3 Contractor’s Guide
4. Section 3 Certification of Compliance
5. Section 3 and Equal Opportunity Contracting Project Utilization Plan

The Section 3 Implementation Plan outlines the outreach activities that the Housing Commission undertakes to offer employment and training opportunities to low-income persons; and to award contracting opportunities to businesses that employ low-income persons. Items 2 and 3 are user guides. All proposers/bidders on Section 3 covered contracts/projects are required to sign the Section 3 Certification of Compliance. The Certification of Compliance is an overview of the Section 3 requirements and monitoring procedures. The proposers/bidders are also required to complete the Section 3 and Equal Opportunity Contracting Project Utilization Plan. The Utilization Plan documents developers’, contractors’ and subcontractors’ efforts to outreach and utilize certified Section 3 Business Concerns, Minority-Owned, Woman-Owned, and Small Businesses. The Utilization Plan includes examples of acceptable outreach efforts that comply with the following regulations:

- 24CFR135 (Appendix I and II), “Example of Efforts...”
- 24CFR85.36(e), “Contracting with Small and Minority Firms, Women’s Business Enterprise and Labor Surplus Area Firms”



Annual Action Plan

**City Fiscal Year 2020, HUD Program Year 2019
For CDBG, HOME, HOPWA, and ESG Programs**

JUNE 2019

Prepared by:
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DRAFT FISCAL YEAR 2020 ANNUAL ACTION PLAN

TABLE OF CONTENTS

AP-05: Executive Summary – 24 CFR 91.200(c), 91.220(b)	170
PR-05: Lead & Responsible Agencies – 91.200(b)	173
AP-10: Consultation – 91.100, 91.200(b), 91.215(l)	174
AP-12: Participation – 91.105, 91.200(c)	185
AP-15: Expected Resources – 91.220(c) (1, 2)	187
AP-20: Annual Goals and Objectives – 91.420, 91.220(c) (3) & (e)	190
AP-35: Projects – 91.220(d)	193
AP-38: Projects Summary	196
AP-50: Geographic Distribution – 91.220(f)	207
AP-55: Affordable Housing – 91.220(g)	208
AP-60: Public Housing – 91.220(h)	209
AP -65: Homeless and Other Special Needs Activities – 91.220(i)	211
AP-70: HOPWA Goals – 91.220 (l) (3)	217
AP-75: Barriers to Affordable Housing – 91.220(j)	218
AP-85: Other Actions – 91.220(k)	220
AP-90: Program Specific Requirements – 91.220(l) (1, 2, 4)	223

ATTACHMENTS:

Attachment A: Citizen Participation Comments and Public Notices

Attachment B: Grantee Unique Appendices

Appendix 1: Consolidated Plan Marketing Materials

Appendix 2: FY 2020 Activities by Con Plan Goal

Appendix 3: Citizen Participation Plan

Appendix 4: ESG Standards

Attachment C: Certifications, Applications, & Assurances

Executive Summary

AP-05: Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. INTRODUCTION

The Fiscal Year 2020 Draft Annual Action Plan (Action Plan) represents the first year of the City’s Consolidated Plan for the Fiscal Years 2020–2024. This Annual Action Plan encapsulates actions planned for the first year of the Fiscal Years 2020 – 2024 Consolidated Plan. The Action Plan is the City of San Diego’s application for U.S. Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the City’s Fiscal Year (FY) 2020. The four HUD entitlement grants that are covered in the Action Plan:

- **Community Development Block Grant (CDBG):** The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity, and suitable housing. Funds are intended to serve low and moderate-income residents and areas.
- **HOME Investment Partnerships Program (HOME):** The HOME program is dedicated to increasing the availability, quality, and access to affordable and decent housing for low-income households.
- **Emergency Solutions Grant (ESG):** The purpose of the ESG program is to assist individuals, and families regain both temporary and permanent housing after experiencing a housing crisis or homelessness
- **Housing Opportunities for Persons with AIDS (HOPWA)*:** The HOPWA program endeavors to support individuals living with HIV/AIDS and their families with a wide range of services. Benefits of the HOPWA program include increased access to affordable housing, health screenings, and social services for those affected by HIV/AIDS.

On behalf of the City, the San Diego Housing Commission (Housing Commission) administers both ESG and HOME, while the County of San Diego administers HOPWA. The Action Plan has been prepared by the City’s Economic Development Department in partnership with both organizations.

The Annual Action plan identifies how the City of San Diego, working in collaboration with the Housing Commission and the County, proposes to utilize these funds in the upcoming fiscal year to address its community development, housing, and public services goals and priorities as described in the Consolidated Plan. The plan also outlines other projects and programs that leverage.

CDBG, HOME, ESG, and HOPWA funds and further support the City’s efforts to address its goals and priorities as identified in the Consolidated Plan.

The Annual Action Plan also includes activities to help remediate impediments to Fair Housing as identified in the recently updated San Diego Regional Analysis of Impediments to Fair Housing Choice (FY 2016–FY 2020). During FY 2020, the City will continue to engage a fair housing service provider to provide outreach, education, investigation and enforcement assistance. Also, the City continues to sponsor free educational workshops and produce multilingual informational brochures for the public.

Consolidated Plan Goals: It is important to note that the Consolidated Plan sets goals and strategies to be achieved over the FY 2020 – 2024 period and identifies a list of funding priorities. The eight Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for FY 2020 programs and activities identified in the Action Plan. The Consolidated Plan goals are listed below in no particular order:

- Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- Enhance the City’s economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.*

*The City of San Diego and the County of San Diego are currently working on an alternative grantee agreement; pending approval by the County Board of Supervisors and City Council. Additional information may be found within section PR-05.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes targeted in the Consolidated Plan and this Annual Action Plan in relation to each of the seven goals listed above are detailed in sections AP-15 and AP-35.

3. Evaluation of past performance

The City in partnership with numerous non-profit organizations, the San Diego Housing Commission and the County continue to monitor and evaluate the performance of the City’s HUD programs while ensuring regulatory compliance. According to the City’s last Consolidated Annual Performance Evaluation Report (CAPER), the City is making consistent progress in achieving the FY 2015-2019 Consolidated Plan Goals.

The City recognizes that the evaluation of past performance is critical to ensuring the City and its sub-recipients are implementing activities efficiently and that those activities align with the City's overall strategies and goals. The City utilizes Performance Indicator report cards to evaluate past performance of sub-recipients, which are incorporated into subsequent funding decisions. Also, the City has completed implementation of ED Grants, an electronic management system that has streamlined applications, evaluations, reporting, and monitoring. Further, the system allows for increased performance and compliance management and is utilized throughout the entire award process.

4. Summary of Citizen Participation Process and consultation process

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action Plan.

5. Summary of public comments

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action Plan.

7. Summary

Not applicable.

PR-05: Lead & Responsible Agencies – 91.200(b)

AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

Agency Role	Name	Department/Agency
CDBG Administrator	SAN DIEGO	City of San Diego Economic Development Department, Community Development Division
HOPWA Administrator	SAN DIEGO	County of San Diego Housing & Community Development Services
HOME Administrator	SAN DIEGO	San Diego Housing Commission
ESG Administrator	SAN DIEGO	San Diego Housing Commission

Table 1 – Responsible Agencies

1. INTRODUCTION

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In developing the Fiscal Year 2020 - 2024 Consolidated Plan, the City conducted an extensive citizen and community participation effort by engaging citizens and key partners. The City received input from elected officials, residents, City departments, nonprofit agencies, and community stakeholders. 344 participants provided input on the Consolidated Plan's goals and priorities through a total of 16 meetings held throughout San Diego. In addition to the community and stakeholder consultation meetings, 1,186 participants provided responses to an online Community Needs Survey via the City's website. Input received informed the development of the priorities and strategies contained within the five-year plan.

The City's outreach and consultation strategies included coordination with community outreach partnerships for public and assisted housing, social-service agencies, and mental health providers; workforce and business developers; community advocates; and others. Of the 16 total meetings held, eight meetings were Consolidated Plan Community Forums targeted to the public at large with the remaining eight conducted as stakeholder sessions with specific focuses. Through these efforts, the City was able to solicit input from the community at large and to encourage further collaboration in determining present and future needs.

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

The City collaborates with San Diego Housing Commission staff to implement policies, programs, and projects identified in the Consolidated Plan. Regularly scheduled quarterly meetings serve as the platform for discussing homeless priorities and strategies contained in the Annual Action Plan. The discussions further inform locally driven approaches for delivering services and housing options to homeless individuals and families within San Diego to ensure meaningful outcomes.

County of San Diego Housing and Community Development Services program staff convene the Joint City-County HIV Housing Committee to address the special needs concerns for HIV/AIDS individuals. The Joint City-County HIV Housing committee includes members of other HIV planning groups, affordable housing developers, service providers and members of the public. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for persons living with HIV/AIDS. The Joint City-County 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 City's Community Development Division will continue to collaborate with all partners, including the San Diego Housing Commission and the County of San Diego, to enhance inclusive economic development efforts and better meet the needs of low-to-moderate income residents.

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

Under HUD's authorization, the Regional Task Force on the Homeless (RTFH) replaced the Continuum of Care (CoC) as the coordinating body for the City and County of San Diego for HUD-funded programs. RTFH applies annually to HUD for grants to support local efforts and programs designed to serve an array of homeless persons, with a focus on chronically homeless. Programs serve the holistic needs of the population by through the provision of supportive services, housing solutions, and referrals to resources geared towards housing stability and self-reliance.

The RTFH's jurisdiction includes all geographies within the County of San Diego, including 18 incorporated areas and all unincorporated areas. Public Housing Authorities and Veteran Administration within the service area where ESG, HOPWA, and HOME programs are administered. The synergy and informed coordination occurring within this structure benefits homeless persons and those at risk of homeless by ensuring existing resources are leveraged to maximum potential, thus providing increased opportunities to serve greater numbers of persons.

The RTFH Governance Board provides the strategic focus for ending homelessness by establishing funding policies and priorities, pursuing a holistic systemic approach to addressing homelessness, and reviewing outputs and outcomes to inform future programming strategies. Public meetings in the community allow providers and stakeholders to comment and provide feedback concerning proposed actions. In addition, the City is represented on the RTFH general membership by the Economic Development Department. Regular attendance and participation in the RTFH meetings, the City develops cooperative plans and strategies to effectively leverage resources for the provision of emergency shelters and rapid re-housing services. The meetings also inform the City of changes in local goals, objectives, and performance measures. City representatives actively participate on the Governance Board's Executive Committee, the Opening Doors leadership group, and Advisory committees such as the Veteran's Coalition and the Coordinated Assessment and Placement subgroup.

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

The RTFH coordinates the prioritization and use of ESG funds to meet the local needs of homeless San Diegans. Funds are allocated to the San Diego Housing Commission, on behalf of the City, in order to design programs consistent with federal and local requirements while efficiently distributing funds. Effective administration of the ESG funds is ensured via an ESG Policy and Operations Guide, created by the RTFH, which serves as a practical guide to applying local standards and procedures for the utilization and distribution of ESG funds. Further, the guide includes federal, state, and local ESG policies and regulations to inform the administration of the funds.

The San Diego Housing Commission consults with the RTFH to establish standard outcomes for the homeless programs funded with ESG. Open and informative dialogue memorialize minimum performance thresholds, meaningful measures to achieve the region's broader goals, and the anticipated outcomes. The RTFH advises the San Diego Housing Commission on the expectations and responsibilities of administering the ESG funds. The San Diego Housing Commission in-turn translates the information into best practices, programmatic requirements, and goals as subrecipient contract elements.

SETTING PERFORMANCE OUTCOMES

The San Diego Housing Commission sets performance outcomes for subrecipient contracts according to national best practices and methodologies. Although inputs are important to determining compliance on a contractual level, meaningful outcomes detailing the impact on the client’s journey towards overarching self-sufficiency, such as increased housing stability and the self-motivated utilization of community resources to maintain stability, provide a meaningful context for quantifying the impact of the programs on an individual and aggregate level.

OPERATING AND ADMINISTRATING HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)

A Homeless Management Information System (HMIS) is an effective medium for coordinating client services, informing community planning and public policy, and increasing collaboration across agencies. This central repository of data assists with targeting services and housing solutions appropriately to the client. HMIS data is also used to inform advocacy efforts, create innovative and strategic approaches, apply uniform reporting standards, and analyzing the overall programmatic impact on reducing homelessness in the City.

2. DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTION’S CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES, AND OTHER ENTITIES –

TABLE 1 - AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

1	Agency/Group/Organization	City of San Diego City Council
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-Poverty Strategy Lead-Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The legislative branch of government for the city of San Diego.
2	Agency/Group/Organization	City of San Diego City Council Infrastructure Committee
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Infrastructure Committees responsibility includes individual infrastructure projects related to water, wastewater, stormwater, and parks.
3	Agency/Group/Organization	City of San Diego City Council Public Safety and Livable Neighborhoods Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Public Safety and Livable Neighborhoods Committees scope includes Police, Fire, Neighborhood Parks, Community Development Block Grants, Code Enforcement, Libraries, and so forth.
4	Agency/Group/Organization	Consolidated Plan Advisory Board (CPAB)
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CPAB was established by the City Council via Ordinance No. O-19963 (codified in Sections 26.210-26.2113 of the Municipal Code) to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs discussed in the City's Consolidated Plan and Annual Action Plan.
5	Agency/Group/Organization	City of San Diego Community Planners Committee
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Planners Committee (CPC) was instituted to ensure communication and to solicit citizen input on citywide issues among the various planning groups in the City under the direction of Council Policy 600-09.
6	Agency/Group/Organization	City of San Diego Park and Recreation Board
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Park and Recreation Board were chartered by the City to serve as an advisory board on matters relating to the acquisition, development, maintenance, and operation of parks, beaches and recreation properties and facilities.
7	Agency/Group/Organization	Capital Improvements Program Review and Advisory Committee (CIPRAC)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This advisory committee reviews proposed Capital Improvements Program (CIP) projects from a citywide perspective, providing the Mayor with proposed CIP budget recommendations and CIP project prioritization recommendations.
8	Agency/Group/Organization	Joint City/County HIV/AIDS Housing Committee
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Joint City-County HIV/AIDS Housing Committee serves as an advisory body to the County of San Diego Housing and Community Development Services (HCDS). The Committee is the primary means of community participation in the planning and decision-making process of the Housing Opportunities for Persons with AIDS (HOPWA) Program.
9	Agency/Group/Organization	San Diego Regional Alliance for Fair Housing
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Regional Alliance for Fair Housing is a dedicated group of professionals working together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, government entities, enforcement agencies and housing providers.
10	Agency/Group/Organization	San Diego HIV Health Services Planning Council
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HIV Health Services Planning Council makes the final decisions that affect Ryan White HIV/AIDS Treatment Extension Act of 2009 (RWTEA) services throughout San Diego County including which services to fund, by service category (not specific providers of care); how much funding to allocate to each service category; and how the services should be delivered and who shall receive the services.
11	Agency/Group/Organization	COUNTY OF SAN DIEGO HOUSING AUTHORITY
	Agency/Group/Organization Type	Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County Department of Housing and Community Development Services improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing and rehabilitating residential properties in San Diego County.
12	Agency/Group/Organization	211 San Diego
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Geographic Targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	2-1-1 San Diego is a local nonprofit organization connecting people with more than 6,000 community, health and disaster support resources and services 24 hours per day under fee-for-service contracts with the government, nonprofit and corporate partners.
13	Agency/Group/Organization	United Way of San Diego County
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Geographic Targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of San Diego County is a charitable fundraising organization addressing health and human service needs in the county.
14	Agency/Group/Organization	San Diego Regional Economic Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Geographic Targeting

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Regional Economic Development Corporation serves local companies by assisting with expansion plans, programs to help retain business, and advocating for policies that enhance the region's economic competitiveness.
15	Agency/Group/Organization	San Diego Workforce Partnership
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Geographic Targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Workforce Partnership funds job training programs that empower job seekers to meet the current and future workforce needs of employers in San Diego County. SDWP is the local Workforce Investment Board, designated by the City and County of San Diego.
16	Agency/Group/Organization	San Diego Association of Governments (SANDAG)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Geographic Targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	San Diego Association of Governments (SANDAG) is an association of local San Diego County governments. It is the metropolitan planning organization for the County, with policymakers consisting of mayors, council members, and County Supervisors from each of the regions 19 local governments.
17	Agency/Group/Organization	Civic San Diego
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Civic San Diego is a non-profit public benefit corporation wholly owned by the City of San Diego with the mission of managing public improvement and public-private partnership projects of the City's former Redevelopment Agency.

18	Agency/Group/Organization	SAN DIEGO HOUSING COMMISSION
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As an independent overseer of the Housing Commission, the Board reviews proposed changes to housing policy, property acquisitions, and other financial commitments. The Board offers policy guidance to Housing Commission staff through its communications with the agencies actions are advisory to the Housing Authority of the City of San Diego, which is composed of the nine members of the City Council.

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

Not applicable.

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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Governance Board of San Diego Regional Continuum of Care	The Continuum of Care, now called the Regional Task Force on the Homeless (RTFH), works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan’s goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.
City of San Diego General Plan	City of San Diego	The City’s General Plan is its constitution for development. It is comprised of ten elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development.
City of San Diego General Plan- Housing Element	City of San Diego	The Housing Element serves as a policy guide to help the City of San Diego meet existing and future housing needs. Both plans have the goal of creating and preserving affordable housing stock within the City.
25 Cities Initiative- San Diego	City of San Diego	A federal partnership of HUD, VA and the US Interagency Council on Homelessness created to end chronic & veteran homelessness in America by 2016. San Diego was chosen as one of the 25 cities in the nation.
City of San Diego Climate Action Plan	City of San Diego	The Climate Action Plan is a package of policies that will benefit San Diego’s environment and economy. It helps create new jobs in the renewable energy industry, improve public health and air quality with the goal of creating a cleaner San Diego. The plan aligns with the Strategic Plan’s aims of benefiting LMI individuals by encouraging non-profits to more efficiently use resources while reinvesting savings into programs.

San Diego Regional AI for 2015-2020	City of San Diego	The San Diego Regional Analysis of Impediments to Fair Housing Choice 2015-2020 (AI) presents a demographic profile of San Diego County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents.
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TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Narrative (optional)

None

1. INTRODUCTION

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

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING.

City staff continues to work with the Consolidated Plan Advisory Board (CPAB) to increase citizen participation and improve the FY 2020 CDBG application and evaluation process. Established in 2010, the CPAB serves in an advisory capacity to the Mayor and City Council on policy issues related to the Consolidated Plan, Annual Action Plans, end of the year CAPER reporting, Analysis of Impediments to Fair Housing, and the allocation of CDBG, HOME, ESG and HOWPA funds.

All the meetings are open to the public and agendas are distributed via e-mail, internet posting, and hardcopy posting. Meeting notes summarizing the discussion items and actions taken are posted online and made available at subsequent meetings to keep interested parties informed. The CPAB meetings provide a regular forum for citizens to participate in matters related to the City of San Diego’s HUD Programs as well as provide staff an opportunity to review policy issues and obtain public feedback.

In addition to the CPAB process, City staff along with partner agencies, such as the Housing Commission and the County, regularly receive feedback from the public and other community stakeholders regarding the implementation of its HUD funded programs. Feedback occurs through presentations and attendance at various public meetings including the Regional Continuum of Care Council, the Joint City/County HIV Housing Committee, the San Diego HIV Health Services Planning Council, the City Council’s Public Safety and Livable Neighborhoods Committee (PS&LN), the City’s Park and Recreation Board, and the Board of the San Diego Housing Commission. The processes involved in the allocation of each entitlement grant are based on goals and strategies outlined in the City’s 2020-2024 Consolidated Plan for HUD Programs.

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	URL (If applicable)
CPAB Monthly Meeting	Broad Community	10-20 members of the public attend	The public comments on policies and procedures- summarized in meetings’ notes, available on the City’s Website.	www.sandiego.gov/cdbg/cpab
CDBG Interest Workshop (RFQ)	Broad Community	120 members of the public attended	The workshop provides information to potential applicants on the City’s CDBG program	https://edgrants.force.com/servlet/servlet.FileDownload?file=015t0000000HTfi

CDD E-mail distribution list	Broad Community	Approximately 1,200 recipients	The CDD sends out regular electronic mails advising subscribers of any actions related to the Consolidated Plan, its implementation, and pertinent public hearings	email: CDBG@sandiego.gov
Public Hearings: City Council & Council Committees	Broad Community	Vary	Vary	
Joint City-County HIV Housing Committee Bi-monthly Meeting	Broad Community	Vary	Housing and supportive services recommendations for persons living with HIV/AIDS	
City of San Diego Nonprofit Academy and Workshop Series	Broad Community and Nonprofit Partners	150 individuals per Nonprofit Academy; 25-30 individuals per Workshop	The Nonprofit Academy and Workshops provide general information to potential applicants on the City's CDBG program	https://www.sandiego.gov/cdbg/nonprofit-academy

INTRODUCTION

The City of San Diego is anticipating an additional \$31 million in FY 2020 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.

TABLE 5 - PRIORITY TABLE

Program	Uses of Funds	Estimated Amount Available Year 1				Amount Available Remainder of Consolidated Plan
		Annual Allocation	Program Income	Prior Years:	Total:	
CDBG	Acquisition, Admin and Planning, Economic Development, Housing, Public Services, Public Improvements	\$11,853,593	\$31,403,000	\$4,647,964	\$47,904,557	\$107,200,000
Narrative:	None					
HOME	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	\$4,168,798	\$903,588	\$10,223,688	\$16,439,287	\$21,248,044
Narrative:	None					
HOPWA	Permanent housing operations and placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$3,686,397	\$0	\$1,400,000	\$5,086,397	\$0
Narrative:	HOPWA funding to be transferred to County of San Diego through alternative grantee; pending County of Board of Supervisors and City Council approval.					

Program	Uses of Funds	Estimated Amount Available Year 1				Amount Available Remainder of Consolidated Plan
		Annual Allocation	Program Income	Prior Years:	Total:	
ESG	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$974,397	\$0	\$0	\$0	\$,3,897,588

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME-25% MATCH REQUIREMENT

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

ESG-100% MATCH REQUIREMENT

The Housing Commission uses CDBG funding set aside in Council Policy 700-02 and Housing Commission Housing Trust Funds. The Rapid Re-housing 100% match comes from Continuum of Care funding, and in-kind match from sub-recipients (case management and services).

NON-ENTITLEMENT FEDERAL RESOURCES INCLUDE:

Redevelopment: After the dissolution of redevelopment, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually over a ten-year term. The City of San Diego Successor Agency to the former RDA (Successor Agency) is responsible for submitting to DOF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA every six months. In 2012, DOF suspended approval of the payments. However, Senate Bill 107, enacted in September 2015, permitted the Successor Agency to the former RDA to resume including repayments under the CDBG Repayment Agreement on its annual Recognized Obligation Payment Schedule (ROPS). In addition to reinstating the CDBG Repayment Agreement payments, Senate Bill 107 resulted in the DOF authorizing the repayment of an additional \$151 million in CDBG program income from the Successor Agency under a separate Long-Term Miscellaneous CDBG Debt Agreement between the City and the former RDA. These payments are subject to DOF approval in April of each year, and projecting amounts is a challenge. As these amounts become available, specific Reinvestment Initiative (REI) activities and allocation amounts will be described in each Annual Action Plan per the actual funds to be received for that particular year and will be subject to City Council review and approval.

HOMELESS CONTINUUM OF CARE (COC) PROGRAM OF THE EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING ACT (HEARTH): Historically, the RTFH receives approximately \$19 million annually to prevent and alleviate homelessness throughout the region. In 2018, the region received \$19.3 million for homeless programs through CoC funding considerations and expects this to continue in FY 2019.

HOUSING CHOICE VOUCHER SECTION 8 FUNDS: The San Diego Housing Commission administers the Section 8 program within the City of San Diego and will provide subsidies to approximately 15,000 San Diego households. The Housing Commission anticipates receiving notification from HUD by May 2019 for its funding to pay for Housing Assistance Payments for its Housing Assistance Payments for its rental assistance programs within the City in FY 2020.

HUD VASH: In Fiscal Year 2019 the San Diego Housing Commission received 50 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of San Diego. This increases the agency's VASH allocation to 1,125.

LOW-INCOME HOUSING TAX CREDITS (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. In FY 2020, the Housing Commission projects 767 units utilizing these federal sources will be constructed.

HOPWA: The HOPWA program leverages funding from an array of public and private resources to address the needs of persons living with HIV/AIDS. For example, 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. HOPWA funded agencies take a proactive approach to increase program revenue by implementing fundraising activities to increase income received from private donations, foundations, and grants.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City Neighborhood Infrastructure Projects are being carried out within City-owned real property and/or the public right-of-way. Refer to section AP-35 (Projects) and Attachment C for further details.

AP-20: ANNUAL GOALS AND OBJECTIVES – 91.420, 91.220(C) (3) & (E)

GOALS SUMMARY INFORMATION

The City of San Diego is anticipating an additional \$31 million in FY 2020 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.

TABLE 6 – GOALS SUMMARY

Goal Name (For FY 2020-2024)	Category	Geographic Area	Needs Addressed	Funding
1. Creating and preserving affordable rental and homeowner housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing Affordable Housing and Public Services	CDBG: \$14,710,750 HOME: \$15,397,243 Total: \$30,107,933
Goal Outcome Indicator	Direct Financial Assistance to Homebuyers/Homeowners: HOME: 35. Rehabilitation of Rental Units: CDBG: 40. Construction of New Rental Units: HOME: 112, CDBG: 300. Homeowner Housing Rehabilitated: CDBG: 80.			
2. Inclusive economic growth initiatives and entrepreneurship support	Non-Housing Community Development Economic Development	Citywide	Economic Development	CDBG: \$6,171,058 Total: \$6,171,058
Goal Outcome Indicator	Businesses Assisted: 455 Jobs Created or Retained: 85			
3. Workforce Development & Job Readiness	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$2,058,445 Total: \$2,058,445
Goal Outcome Indicator	Persons Assisted: 729			
4. Development of neighborhoods through investment in public infrastructure	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$6,600,000 TOTAL: \$6,600,000
Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, Persons Assisted: 100,000. Facilities (other): 5.			

5. Assisting individuals and families experiencing Homelessness	Homeless	Citywide	Homelessness Services	CDBG: \$2,647,305 ESG: \$1,005,803 Total: \$3,653,108
Goal Outcome Indicator	Homeless Person Overnight Shelter: Persons Assisted CDBG: 2,500, ESG: 1,600; Total: 4,100. Tenant-based rental assistance/Rapid rehousing: Households Assisted: ESG: 140. Public service activities other than LMI Housing Benefit: Persons Assisted, CDBG: 6,778 . Facilities (other): CDBG: 1.			
6. Community services serving vulnerable populations	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG: \$1,840,205 TOTAL: \$1,840,205
Goal Outcome Indicator	Persons Assisted: 13,402.			
7. Impactful nonprofit facility improvements	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services and Public Facilities	CDBG: \$7,209,517 TOTAL: \$7,209,517
Goal Outcome Indicator	Persons Assisted: CDBG: 36,968. Facilities (other): CDBG: 7.			
8. Meet the needs of persons with HIV/AIDS	Affordable Housing Homeless Non-Homeless Special Needs	County-wide	Affordable Housing and Public Services	HOPWA: \$ 5,086,397
Goal Outcome Indicator	Tenant-based rental assistance / Rapid Rehousing: 80 Households HIV/AIDS Housing Operations: 148 Household Housing Units Public service activities other than LMI Housing Benefit: 3,322 persons			

TABLE 7 – GOAL DESCRIPTIONS

1	Goal Name	Creating and preserving affordable rental and homeowner housing
	Goal Description	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
2	Goal Name	Inclusive economic growth initiatives and entrepreneurship support
	Goal Description	Enhance the City’s economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
3	Goal Name	Workforce Development & Job Readiness
	Goal Description	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
4	Goal Name	Development of neighborhoods through investment in public infrastructure
	Goal Description	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
5	Goal Name	Assisting individuals and families experiencing homelessness
	Goal Description	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
6	Goal Name	Community services serving vulnerable populations
	Goal Description	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
7	Goal Name	Impactful nonprofit facility improvements
	Goal Description	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
8	Goal Name	Meet the needs of persons with HIV/AIDS
	Goal Description	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

All assistance will be provided to low-income and moderate-income households. (147 for Year 1 2020 with HOME dollars households in total–breakdown pending).

INTRODUCTION

The City of San Diego is anticipating an additional \$31 million in FY 2020 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 Consolidated Plan sets goals and strategies to be achieved over the FY 2020 – 2024 period and identifies a list of funding priorities. The eight Consolidated Plan Goals represent high priority needs for the City and serve as the basis for FY 2020 programs and activities identified in the Action. The Consolidated Plan goals are listed below in no particular order:

- Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
- Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
- Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services

Based on these goals, the table below summarizes the priorities and specific objectives that the City of San Diego aims to achieve during the Consolidated Plan five-year period (accomplishments sought in order to address the goals are expressed in terms on quantitative outcomes). For project detail by Consolidated Plan Goal, please review the Projects by Consolidated Plan Goal in Attachment B, Appendix 2.

TABLE 8 - PROJECT INFORMATION

#	Project Name
1	CDBG Administration
2	Workforce Development and Job Readiness
3	Community and Public Services
4	Affordable Housing and Residential Rehabilitation
5	Economic Development
6	Improvement of Nonprofit Facilities
7	Assisting Persons Experiencing Homelessness
8	Public Infrastructure Improvements
9	SDHC-HOME-Homeownership
10	SDHC-HOME-Rental Housing
11	HOME Administration
12	SDHC-ESG ALL
13	HOPWA Projects-ALL
14	HOPWA-Admin

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

In accordance with the Consolidated Plan, CDBG, HOME, ESG, and HOPWA funds are distributed using the following allocation priorities:

CDBG: As noted above, projects and program identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan—refer to sections AP-12 and AP above for further details.

HOME: HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance and new construction. It is anticipated that funding will be allocated solely to the creation or preservation of affordable housing along with funding for homebuyer assistance.

ESG: The San Diego Housing Commission administers the ESG Program on behalf of the City of San Diego. The ESG program provides funding to (1) engage homeless individuals and families living on the street, (2) rapidly re-house homeless individuals and families, (3) help operate and provide essential services in

emergency shelters for homeless individuals and families, and (4) prevent individuals and families from becoming homeless. In the City of San Diego, ESG supports year-round shelters which include: Connections Housing Interim Shelter for Single Adults, Father Joe's Villages Interim Shelter, and the Cortez Hill Interim Family Shelter. In addition, ESG supports the PATH rapid re-housing program which focus on quickly placing homeless households back into permanent housing, with intermediate term rental assistance and housing stabilization services.

HOPWA: The County of San Diego administers the HOPWA on behalf of the City. HOPWA funds are allocated using a 5-year competitive RFP process to select project sponsors that assist local communities in developing affordable housing opportunities and related supportive service for low income person living with HIV/AIDS and their families. HOPWA activities include: Tenant Based Rental Assistance, direct housing, support service, information and referral, resource identification technical assistance and administration expenses. The County works closely with the Joint City-County HIV/AIDS Housing Committee when seeking to establish adequate housing and support services for people living with HIV/AIDS.

AP-38: PROJECTS SUMMARY

PROJECT SUMMARY INFORMATION

TABLE 9 – PROJECT SUMMARY

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Creating and preserving affordable housing Homelessness Services/facilities serving vulnerable population Public infrastructure needs Job readiness and economic development
	Needs Addressed	Affordable Housing and Public Services Affordable Housing Homelessness and Public Services Public Services and Public Facilities Public Improvements and Infrastructure Public Services and Economic Development
	Funding	CDBG: \$6,488,489
	Description	City of San Diego administrative costs directly related to administering the CDBG Program to ensure compliance with all HUD planning and community development activities provided to City residents and businesses, as well as fair housing services. The Nonprofit Accelerator and Fair Housing Education and Legal Aid programs are also funded through administration.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A

	Planned Activities	Includes: \$6,092,089 in administration,
2	Project Name	Workforce Development and Job Readiness
	Target Area	Citywide
	Goals Supported	Workforce Development & Job Readiness
	Needs Addressed	Public Services
	Funding	CDBG: \$2,058,445 TOTAL: \$2,058,445
	Description	Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	729 persons assisted
	Location Description	Citywide
	Planned Activities	Please view Attachment B, Appendix 2 for project details
3	Project Name	Community and Public Services
	Target Area	Citywide
	Goals Supported	Community Services Serving Vulnerable Populations

	Needs Addressed	Public Services
	Funding	CDBG: \$1,840,205
	Description	Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households.
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	13,402 persons assisted.
	Location Description	Citywide
	Planned Activities	Please view Attachment B, Appendix 2 for Project Details
4	Project Name	Affordable Housing and Residential Rehabilitation
	Target Area	Citywide
	Goals Supported	Affordable Housing and Residential Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$14,710,750
	Description	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.

	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	40 rental units rehabilitated 300 rental units constructed 80 single family homes rehabilitated
	Location Description	Citywide
	Planned Activities	Please view Attachment B, Appendix 2 for Project Details
5	Project Name	Economic Development
	Target Area	Citywide
	Goals Supported	Inclusive Economic Development Initiatives and Local Entrepreneurial Support
	Needs Addressed	Economic Development
	Funding	CDBG: \$6,171,058
	Description	Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	455 BUSINESSES ASSISTED 85 JOBS CREATED/RETAINED
	Location Description	Citywide

	Planned Activities	Please view Attachment B, Appendix 2 for Project Details
6	Project Name	Improvement of Nonprofit Facilities
	Target Area	Citywide
	Goals Supported	Impactful Nonprofit Facility Improvements & Sustainability Measures
	Needs Addressed	Public Services and Public Facilities
	Funding	CDBG: \$7,209,517
	Description	Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Persons Assisted: 36,968. Facilities (other): 7.
	Location Description	Citywide
	Planned Activities	Please view Attachment B, Appendix 2 for Projects details
7	Project Name	Assisting Persons Experiencing Homelessness
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness and Public Services

	Funding	CDBG: \$2,647,305
	Description	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than LMI Housing Benefit: Persons Assisted: 6,778 . Facility (other): 1. Overnight Shelter: Persons Assisted: 2,500.
	Location Description	Currently not available
	Planned Activities	Please view Attachment B, Appendix 2 for Project details.
8	Project Name	Public Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	Development of neighborhoods through investment in public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$6,600,000
	Description	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from	Persons Assisted: TBD. Facilities Improved (Other): 5.

	the proposed activities	
	Location Description	Citywide
	Planned Activities	Please view Attachment B, Appendix 2 for Projects details
9	Project Name	SDHC-Homeownership
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
	Needs Addressed	Affordable homeownership
	Funding	HOME: \$2,500,000
	Description	Provision of financial assistance towards homeownership in the form assistance towards down payment and closing costs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	35 households
	Location Description	Citywide
Planned Activities	Not applicable	
10	Project Name	SDHC-Rental Housing
	Target Area	Citywide

	Goals Supported	Creating & preserving affordable housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$12,897,243
	Description	Rental units constructed
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	112 households (HOME designated units only)
	Location Description	Citywide
	Planned Activities	Not applicable
11	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Creating & preserving affordable housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$1,042,044
	Description	Administration costs of HOME program for City of San Diego and San Diego Housing Commission
	Target Date	6/30/2020
	Estimate the number and	

	type of families that will benefit from the proposed activities	
	Location Description	N/A
	Planned Activities	N/A
12	Project Name	SDHC – ESG (includes Admin)
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness and Public Services
	Funding	ESG: \$1,005,803
	Description	Federal Fiscal Year 2020 ESG funds for the City of San Diego have been allocated to the San Diego Housing Commission (SDHC) to operate shelters for the homeless, provide rapid-re-housing strategies and program administration and data collection through HMIS.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Rapid Re-Housing: \$327,517, 140 Households Assisted. Interim Housing: \$588,631, 1,600 Persons Assisted. Administration: \$58,149
	Location Description	Citywide
Planned Activities	Please view Attachment B, Appendix 2 for Project details	

13	Project Name	HOPWA Projects-ALL
	Target Area	Countywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$5,086,397
	Description	Based on HOPWA program regulations, the following eligible activities may be provided through awarded contracts: Acquisition/rehabilitation/new construction of affordable housing, Administration, Housing Information and Referral Services, Resource Identification, Housing Operating Cost, Tenant-Based Rental Assistance, Short-term Supportive Facilities (Hotel/Motel Vouchers), Supportive Services, Technical Assistance, Short-term Rent, Mortgage and Utility Assistance
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than LMI Housing Benefit: 3,322 persons; Households assisted with tenant based rental assistance: 80; HIV/AIDS housing operations units: 148.
	Location Description	Regionwide
Planned Activities	N/A	
14	Project Name	HOPWA -Admin
	Target Area	Countywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services

Funding	HOPWA: \$110,591
Description	Administration costs of HOPWA program
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	Regionwide
Planned Activities	Not applicable

AP-50: GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City’s FY 2015 – 2019 Consolidated Plan outlined a strategy to incorporate Geographic Targeting as a way to help stabilize and improve neighborhoods by directing the investment of HUD resources to geographic areas with the highest need. The initiative was originally defined in FY 2016. After consultation with local subject matter experts and analysis of local data for a variety of indicators (such as, poverty, rent burden, violent crime and unemployment), the Geographic Targeting initiative identified (which can be viewed on the CDBG website) six high need Community Planning Areas. The six Community Planning areas currently include Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern. As part of the FY 2020 – 2024 Consolidated Plan the City intends to review these designations by reviewing available data to ensure areas with the current highest need are included. Please see section SP-10 within the FY 2020 – 2024 Consolidated Plan for additional information.

In addition to the six Geographic Targeted areas, a section of San Diego was designated in 2016 as the San Diego Promise Zone (SDPZ) that provides additional federal funding to address critical need areas in the City’s most disadvantaged neighborhoods (more information available on the City’s Promise Zone website). The targeted area stretches from East Village and Barrio Logan in the West to Encanto and Emerald Hills in the East. It has an estimated population of more than 77,000 residents. To better support development in the Promise Zone and Geographic Targeted areas, the CDBG Request for Proposals now considers whether projects are located within the targeted areas and whether services will be delivered to targeted area residents.

TABLE 10 – GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	N/A

Rationale for the priorities for allocating investments geographically.

Not applicable.

Discussion

Not applicable.

INTRODUCTION

It is not possible to delineate annual affordable housing goals by population type as requested in the tables below. Per HUD requirements, the totals for the two following tables must match, yet the second table may not capture all relevant activities identified in the first table. For example, homeless population housing needs are supported through overnight shelters, but that program type is not listed as an option in the second table.

Additionally, the population types are not mutually exclusive. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City of San Diego is provided in AP-20 above, with the number of households and individuals to be assisted itemized by funding source.

TABLE 11 – ONE-YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	95 (HOME)
Non-Homeless	52 (HOME)
Special-Needs	0
Total	147 (HOME)

TABLE 11 – ONE-YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	112 (HOME)
Rehab of Existing Units	0
Acquisition of Existing Units	35 (HOME)
Total	147 (HOME)

Discussion

The tables above capture units assisted in part with HOME funds. In FY 2020 it is anticipated that funding will support the construction of new affordable rental housing and promote homeownership through the HOME program.

INTRODUCTION

The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. The number of units in the Housing Commission's Real Estate portfolio is over 2,700 units amongst 159 residential properties, eight of those being Public Housing properties and six sites that are under a long-term ground and building lease. The Public Housing figures include the transition of five State-subsidized properties to the Public Housing portfolio upon completion of major rehabilitation work during FY 2018. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on sixteen properties that provide over 1,460 affordable units.

Actions planned during the next year to address the needs to public housing

During FY 2020, the Housing Commission does not anticipate any new Public Housing or Affordable Housing acquisitions. The focus in FY 2020 will be renovation and rehabilitation work on a number of properties as a direct result of the Green Physical Needs Assessment completed in FY 2015.

SDHC is anticipating an acquisition in FY2020, to be transferred to HDP for financing and rehabilitation. The acquisition will create approximately 50 new affordable housing units, at approximately \$15m in TDC. Renovations to include immediate fire and life safety needs, accessibility improvements, and upgrades and/or modifications to building systems (mechanical, electrical, plumbing) as needed.

Additionally, in FY2020, HDP will be initiating rehabilitation for: Quality Inn, a 92-unit permanent supportive housing project at approximately \$13m TDC; and West Park, a 47-unit permanent supportive housing project at approximately \$15m TDC. Also, in FY2020, we will be closing on the financing and initiating rehabilitation for Mariner's Village, a 172-unit, family housing project.

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

In order for a Family Self Sufficiency (FSS) program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration. In its 2015 Moving to Work Plan, the Housing Commission requested the authority to provide FSS enrollment to "all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program." This will result in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program."

In its 2015 Moving to Work Plan, the Housing Commission also requested authority to modify the Family Self-Sufficiency (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 two-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

SDHC was awarded a Resident Opportunities and Self Sufficiency-Service Coordinator (ROSS-SC) (three-year grant) to promote jobs development, financial stability and self-sufficiency for public housing residents. Similar to FSS, ROSS Service Coordinators work directly with public housing residents to assess their needs and connect them with education, job training and placement programs, and/or computer and financial literacy services available in their community to promote self-sufficiency.

In 2018 the US Department of Housing and Urban Development (HUD) designated the SDHC Achievement Academy as one of eighteen EnVision Centers in seventeen communities across the country. The EnVision Center demonstration program focuses on empowering individuals and families to leave HUD-assisted housing through self-sufficiency to become responsible homeowners and renters in the private market, so that HUD will be able to help more individuals and families in need. Through the EnVision Center program, federal agencies, state and local governments, nonprofit and faith-based organizations, and private businesses will come together in a centralized location to provide comprehensive resources for low-income families that receive federal rental assistance. SDHC Achievement Academy partners include:

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Center for Employment Training
- Center for Healthier Communities
- Citi Bank
- City Heights Community Development Corporation
- Community Housing Works
- CONNECT2Careers
- Food & Beverage Associates of San Diego
- International Rescue Committee
- Jewish Family Services
- Job Corp
- Landeros & Associates
- La Maestra Community Health Centers
- Local Initiatives Support Corporation
- Microsoft
- Rady's Children Hospital
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Federal Credit Union
- South Bay Community Services
- The Campaign for Grade-Level Reading
- TransUnion
- Union Bank
- Urban Corps
- US Bank
- Wells Fargo
- W.K. Kellogg Foundation
- YMCA of San Diego County

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities. The RTFH is the coordinating body recognized by HUD and, in its 20-year history, the RTFH has brought over \$287 million in resources to the region. The RTFH applies annually to HUD and has been successful with the annual federal award received increasing to over \$18 million in 2019. Awarded funds are directed to support programs and services for homeless San Diegans. This funding award was a result of the application submitted during the 2018 CoC Funding round.

The RTFH includes all of the geographies within the County of San Diego, including 18 incorporated cities and all unincorporated areas. This area also includes several Public Housing Authorities and Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), HOPWA, HOME and Veteran Administration service areas.

The RTFH Governance Board, seated in 2014, meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue a systematic approach to addressing homelessness. The meetings are public, and the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the RTFH general membership by staff of the City's Economic Development Department. Through regular attendance and participation in the RTFH meetings, the City consults with the RTFH to develop cooperative plans and strategies to leverage resources for the provision of emergency shelter and rapid re-housing services. In doing so, the City and is informed of changes in local goals, objectives and performance measures.

The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end Veterans and chronic homelessness, and improving the system to rapidly re-house individuals and families. The RTFH has become HEARTH Act compliant by creating a new governance structure, implementing a coordinated entry system (CES) with an assessment tool used County-wide, reporting results, and aligning itself with the national efforts of the United States Interagency Council on the Homeless (USICH) 2010 plan, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. Home, Together, the new strategic plan introduced by USICH, covers fiscal years 2018-2022 and contains the following key goals and objectives to:

1. Ensure homelessness is a rare experience

Objective 1.1: Collaboratively Build Lasting Systems that End Homelessness

Objective 1.2: Increase Capacity and Strengthen Practices to Prevent Housing Crises and Homelessness

2. Ensure homelessness is a brief experience

Objective 2.1: Identify and Engage All People Experiencing Homelessness as Quickly as Possible

Objective 2.2: Provide Immediate Access to Low-Barrier Emergency Shelter or other Temporary Accommodations to All Who Need it

Objective 2.3: Implement Coordinated Entry to Standardize Assessment and Prioritization Processes and Streamline Connections to Housing and Services

Objective 2.4: Assist People to Move Swiftly into Permanent Housing with Appropriate and Person-Centered Services

3. Ensure homelessness is a one-time experience

Objective 3.1: Prevent Returns to Homelessness through Connections to Adequate Services and Opportunities

4. Sustain an end to homelessness

Objective 4.1: Sustain Practices and Systems at a Scale Necessary to Respond to Future Needs

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

As noted, one of the Consolidated Plan goals calls for “assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services.” Actions undertaken to achieve this goal include the allocation of ESG and CDBG funds totaling \$3,518,800 to assist homeless households via the Interim Housing Facility for Homeless Adults, the Day Center for Homeless Adults, Cortez Hill Family Center, Connections Housing, and the Housing Commission’s Rapid Re-Housing programs.

In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the RTFH and its Coordinated Assessment Housing Placement System which has become an umbrella for local efforts like, the Campaign to End Homelessness in Downtown San Diego and 25 Cities: a national initiative to end Veteran homelessness. The RTFH built a regional system for coordinated assessment. The RTFH received guidance from HUD Technical Assistance and established the Coordinated Entry System (CES), a region-wide system to assess and place homeless individuals and families in housing, which ensures compliance with the HEARTH Act. CES uses a coordinated assessment tool, developed and piloted within the City of San Diego that is designed to determine a homeless person’s level and type of need, and match the person to an appropriate housing resource. The Coordinated Entry System was successfully introduced as a pilot program and is currently utilized throughout the San Diego region by Homeless Service providers.

The Downtown San Diego Partnership’s Clean & Safe Program instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department’s Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney’s Office. The IOT is leading a coordinated effort to place people in beds, provide access to resources, and create a path to obtaining permanent supportive housing. As a result, outreach is strategically conducted in targeted hot-spots throughout the City and Downtown area.

In December 2017, the first of the cities three Bridge Shelters were opened for single adults. These actions were followed by the opening of the Veterans Bridge Shelter and the opening of the Families with Children & Single Women Shelter in January 2018. The new shelters have the capacity to serve 674 persons daily and are unique to the region. The shelters provide not only a safe, and stable shelter environment, but also a direct connection to housing navigation staff whose main focus is to rapidly rehouse shelter residents into permanent or other long-term housing options. Housing matches are dependent upon a vulnerability assessment and CES housing resource match opportunities.

Bridge Shelter referrals are made via the CES for persons in need of immediate shelter. This allows shelter residents to work with Housing Navigators in a stable environment while also having access to a multitude of resources such as assistance with documentation, meeting medical and mental health needs, and social benefit eligibility. In addition, each Bridge Shelter has its own Outreach team that coordinates with RTFH staff, as well as the IOT and SDPD HOT teams, to ensure that outreach is occurring in targeted hot-spots throughout the downtown area as well as other areas throughout the City in need of outreach. Outreach workers conduct

Vulnerability Assessments in the field and offer entrance into shelters when beds are available. When beds are not available, outreach staff work to connect persons to other homeless resources and provide Housing Navigation services in the field

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

As per the Mayor's proposed budget, Council Policy 700-02, and the Housing Commission's Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the USICH Housing First Model, helping homeless individuals and families quickly and easily access and sustain permanent housing, emergency and transitional housing programs are also receiving benefit from these resources too.

San Diego is at a tipping point in its provision of homeless services. Community resources have been reassessed and streamlined. In addition to the Single Adult Day Center (formerly the Neil Good Day Center) and the three shelter programs (Single Adult, Veterans and Families, serving 484 individuals and 45 families), that provide basic services, case management and housing navigator services to refer clients to appropriate housing; in FY18, the SDHC opened 3 Bridge Shelters for homeless individuals, Veterans, and families to obtain immediate shelter and rapidly transfer into a more permanent housing solution. The first of the city's three Temporary Bridge Shelters was opened for Single Adults on December 1, 2017, followed quickly by the opening of the Veterans Temporary Bridge Shelter in late December 2017, and the opening of the Families with Children & Single Women Shelter in January of 2018.

These new shelters, serving 674 persons daily are unique to the region, providing for not only a safe, and stable shelter environment, but direct connection to 5- 8 housing navigation staff at each shelter, whose main focus is to rapidly rehouse shelter residents into permanent housing or other long-term housing options, depending on their vulnerability assessment, and CES housing resource match opportunities. Referrals are made via the CES for those persons already matched to a housing resource but in need of immediate shelter, (or those that are match ready per CES and just awaiting a housing resource). This allows Shelter residents to work with Housing Navigators in a stable environment, while also having access a multitude of resources, for assistance with documentation, meeting medical and mental health needs, benefit eligibility, etc.

In addition, each Temporary Bridge Shelter has its own Outreach team, that coordinates with RTFH staff, as well as the IOT and SDPD HOT teams, to ensure that outreach is occurring in targeted hot-spots throughout the downtown area as well as other areas throughout the city in need of outreach. Outreach workers conduct Vulnerability Assessments in the field and offer entrance into Shelter when beds are available. When beds are not available outreach staff work to connect persons encountered to other homeless resources and provide Housing Navigation services in the field.

Under the Housing First--San Diego Initiative, the SDHC rolled out a Homeless Prevention and Diversion Program in FY18 designed to assist at-risk people from becoming homeless, and to divert homeless persons from shelters directly to housing solutions. Over a three-year period, this program will provide financial assistance for over 800 households to remain in their current housing or assist newly homeless households gain rapid access to housing.

The City of San Diego and the Housing Commission also support an inclement weather program that provides homeless individuals and families with night shelter from the cold and/or wet winter nights.

Additionally, the Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program

adjustments to become “High Performing” Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Re-Housing model. Some of the transitional housing providers have reassessed their programs and converted them to permanent housing units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Housing Commission subcontracts with local providers to assist families and individuals in short-term and transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits, and short or medium-term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency.

All City permanent housing programs are using the RTFH’s Coordinated Entry System. The System will give priority to Veterans, chronically homeless individuals and families who score high on the vulnerability index and are most in need to gain access to housing.

The City and Housing Commission rolled out a new program in December 2017. The SDHC opened 3 Bridge Shelters for homeless individuals, Veterans, and families to obtain immediate shelter and rapidly transfer into a more permanent housing solution. The first of the cities three Temporary Bridge Shelters was opened for Single Adults on December 1, 2017, followed quickly by the opening of the Veterans Temporary Bridge Shelter in late December 2017, and the opening of the Families with Children & Single Women Shelter in January of 2018. These new shelters serve 674 persons daily, providing a safe, and stable shelter environment, and direct connection to housing navigation staff at each shelter, whose main focus is to rapidly rehouse shelter residents into permanent housing or other long term housing.

Additionally, the Housing Commission was awarded a CoC grant which funds for housing and case management services for transitional age youth in FY18. This ongoing grant assists young adults (18-24 years old) to gain permanent housing by providing them with financial assistance to rent a unit and case management to maintain housing stability.

The Housing Commission as part of its Housing First — San Diego Initiative rolled out Moving Home, a rapid rehousing program. The program assists individuals and families experiencing short term homelessness move into permanent housing by providing them with financial assistance and services designed to maintain housing stability. Moving Home will assist over 600 households over a three-year period.

In FY 2018 the Commission in partnership with the City, released an RFP for Transitional Storage Center services for homeless persons. The Center keeps homeless San Diegans’ belongings off of downtown streets, sidewalks and storefronts by providing a safe place for homeless individuals to keep their belongings as they look for work, attend classes, or meet with a service provider or doctor. The new Center is operated by Mental Health Systems and provides for up to 500 individual bins. Mental health Systems is a provider experienced in working

with homeless populations as well as providing storage center services. This storage center is in addition to the current storage center operated by Think Dignity, which provides for up to 350 bins for individual storage and serves a minimum of 550 individuals.

Provisions at 42 U.S.C. 12755 and HOME Program regulations at 24 CFR 92.253(d) require that persons assisted in housing funded through the HOME Program be selected from a waiting list in chronological order; however, the waiting list process for HOME-funded units may defer to the process allowed by other federal regulations. Under the CoC Program, CoCs are required to create written standards, which include policies and procedures for determining and prioritizing which eligible individuals and families will receive Permanent Supportive Housing assistance funded with CoC Program funds (24 CFR 578.7(a)(9)(v)). The HOME Program requirement for selecting persons from a wait list in chronological order defers to this CoC Program requirement and allows for the establishment of a limited preference such as one for persons experiencing chronic homelessness with the longest histories of homelessness and the most severe service needs.

The HOME Program requirement for affirmatively marketing units can be satisfied by the CoC CES if the CES includes all homeless providers in its system and provides a method for persons who decline assessment through the coordinated entry system to be placed on a HOME Program-funded project waiting list.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018. During 2018, the Housing Commission's full commitment of PBV targeting the homeless reached a cumulative total of 997. The Housing Commission anticipates meeting the aforementioned benchmark when construction is completed on five developments with PBV commitments.

Sponsor-based subsidies assist individuals identified as homeless through the provision of permanent supportive housing while supportive services are provided by the sponsor organizations. Additionally, a transitional subsidy program provides a flat subsidy to partnering agencies to ensure homeless individuals are housed while appropriate housing solutions are identified. The coordinated assessment referral system is utilized in these programs.

Project One for All (POFA) is a county initiative that provides full wrap-around services for homeless persons with serious mental illness, including individuals who are exiting from mental health facilities. The County of San Diego partners with Housing Authorities (including San Diego Housing Commission), non-profits, health clinics, and housing developers to provide stability to homeless persons with mental illness. The program is on track to far exceed their goal of housing 250 individuals with wraparound services.

Additionally, in Fiscal Year 2018 the City and the Housing Commission rolled out the SMART Pilot Program, which stands for San Diego Misdemeanants At-Risk Track. This pilot program will provide temporary housing and access to drug treatment programs to “Chronic Offenders” in collaboration with the San Diego Police Department and Superior Court. The objective of the program is to reduce repeat citations and misdemeanor charges by providing temporary housing beds, treatment programs, and assistance with finding permanent housing and jobs as a pathway out of an at-risk lifestyle.

AP-70: HOPWA GOALS – 91.220 (L) (3)

TABLE 13 – HOPWA NUMBER OF HOUSEHOLDS TO BE SERVED

One-year goals for the number of households to be provided housing through the use of HOPWA for*:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	240
Tenant-based rental assistance	80
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	69
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	193
Total	582

INTRODUCTION

A variety of barriers exist which make increasing the affordable housing stock in San Diego difficult:

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

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City is addressing the barriers to affordable housing through:

- The prioritization of job readiness & economic development as a Five-year Consolidated Plan Goal.
- Implementing a place-based, geographically targeted allocation process that prioritizes the lowest income areas needing the most investment.
- Enforcing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee.
- Maintaining the housing impact fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth.
- Offering a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate- income, low-income, very low-income, or senior households.”
- Allowing additional incentives to developers who provide affordable housing; including an expedited permit process, reduced water and sewer fees, and multifamily bond financing
- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.
- Continuing to update Community Plans, which are components of the City’s General Plan & which specify the location & intensity of proposed residential development. The updates are intended to implement

General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.

- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas.

Discussion

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

- Increasing wage earning for Section 8 participants by enhancing Achievement Academy services.
- Providing Low Income Housing Tax Credits (LIHTC) as an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. This is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants and mortgage credit certificates for first-time low/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multi-family properties.
- Offering incentives to affordable housing developers which include:
 - Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
 - Technical assistance, such as help with securing tax credits; and,
 - Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase.

INTRODUCTION

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs.

STRATEGIC ACTIONS (AS LISTED BELOW) WERE IDENTIFIED IN THE CONSOLIDATED PLAN IN ORDER TO ADVANCE THESE GOALS:

- 1. Inclusive Economic Growth, Economic Resiliency and Sustainability, and Catalytic Neighborhood Investments:** In an effort to direct critical HUD resources and make demonstrable progress toward achieving the eight Consolidated Plan Goals, the City has outlined the following distribution of CDBG funds for Fiscal Years 2020 – 2024. The City anticipates a 40% reduction from FY 2020 to FY 2021, so the following budgetary priorities were established:
 - **Public Services** [up to 15% annually] :This portion of the funds allow for public services to be delivered to the City's most vulnerable populations. Council Policy 700-02 establishes a portion of Public Services funding for services to assist the homeless population. Pursuant to San Diego City Council No. R-310812, adopted December 16, 2016 up to \$1,318,078 in CDBG Public Service funds are dedicated to assisting with the costs of homeless programs and services. In addition, the City has established two distinct Consolidated Plan Goals for public service activities; a workforce development goal and another goal focusing on vulnerable populations. In FY 2020, the City was able to substantially increase the number of Public Service projects receiving awards because of the additional program income received.
 - **Community/Economic Development** [15% for FY 2020, 25% for FY 21-24] Activities funded through this program are intended to promote economic opportunities including job readiness and business/microenterprise development. The new Consolidated Plan goal has a greater focus on small businesses and supporting local entrepreneurs. The additional program income has allowed the City to establish an early-stage Development Accelerator program and a Small Business Revolving Loan fund to further enhance the opportunities for economic growth throughout the City for low to moderate residents.
 - **City Capital Improvement Projects/ Infrastructure / Nonprofit Facility Projects** [up to 25% for FY 2020, 10% for FY 2021-2024] Funds here are dedicated to the investment in the City's critical public infrastructure needs to support neighborhood safety and improved livability and nonprofit facility projects that improve or expand services to the City's most vulnerable populations.
 - **Affordable Housing Projects** [up to 25% for FY 2020, 20% for FY 2021-2024. Housing remains a pressing issue in the City of San Diego and the City will continue to fund affordable housing opportunities throughout the Consolidated Plan cycle.

Actions planned to foster and maintain affordable housing.

Actions planned to foster and maintain affordable housing include the Strategies to remove or Ameliorate the Barriers to Affordable Housing listed in section AP-55.

Actions planned to reduce lead-based paint hazards.

The Environmental Services Department, Lead Safety and Healthy Homes Program (LSHHP) has served as the City's primary liaison for connecting the community with resources to prevent lead poisoning since 2002.

In June 2002, the City enacted San Diego Municipal Code Division 10, (Section 54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. In 2008, Division 10 was renamed the "Lead Hazard Prevention and Control Ordinance" and amended to become one of the most comprehensive local lead poisoning prevention ordinances in the nation. In addition to requiring property owners maintain their properties, the amended ordinance requires:

- Contractors conduct renovation in a lead-safe manner and conduct a visual verification and lead dust clearance testing.
- Landlords to conduct a visual assessment and correction of potential lead hazards at unit turnover.
- Home improvement and water pressure equipment rental stores required to make available lead education material to customers.
- Childcare facilities to obtain proof of blood lead testing at enrollment.

The LSHHP will continue to respond to all tips and complaints related to violations of the Lead Hazard Prevention and Control Ordinance. It is anticipated that the lead related enforcement activities will be funded through a new State funded Contract with the County of San Diego, Health and Human Services Agency (HHSA). Under this agreement, the LSHHP will protect children from exposure to lead hazards by:

- Issuance of violation notices based on environmental investigation reports conducted by the County in response to a childhood lead poisoning investigation.
- Conduct pro-active code enforcement by visual assessments of properties in the highest risk areas of San Diego and require property owners to eliminate severely deteriorated paint on housing built prior to 1979, or demonstrate the deteriorated paint is not lead containing.
- Respond to tips and complaints related lead hazards in housing and unsafe work practices.

The new code enforcement case management system implemented in FY 2019 allows LSHHP staff to send an informational letter by mail or e-mail related to the lead-safe work practice requirements of the Lead Hazard Prevention and Control Ordinance. This new system was used to send over 1,100 such notifications to various construction contact persons in Calendar year 2018. The LSHHP will continue to use this system throughout FY 2020 to educate contractors and their associates of the lead-safe work practices requirements of the Ordinance, and how meeting these requirements protect their clients, themselves and their children from exposure to lead hazards.

In December 2013, the Santa Clara County Superior Court issued a judgment in *The People of the State of California v. Atlantic Richfield Co, et al.*, that three paint manufacturers had actively promoted the use of lead-based paint as safe for the use in the interior of homes. After 16 years of vigorous litigation, the court ruled that these defendants were liable for damages arising out of the sale of lead-based paint before it was banned in 1978. As a result, multiple California jurisdictions were awarded a total \$409 million, with the City of San Diego's portion being \$17.3 million. Although there are still court determinations that need to be finalized, funding could be available throughout FY 2020. As noted in the Judges Orders, these funds will be used primarily to eliminate lead hazards in privately owned residential housing built prior to 1951. The funding

will also be used to implement an education and outreach campaign and fund lead-hazard remediation work force development. The City will have 4 years to implement and expend these funds from the date the funds are deposited into the account of a court appointed Receiver. During FY 2020, the LSHHP will work to establish all of the contracts needed to implement the program such that the enrollment, inspection, and abatement activities can begin shortly after the funding becomes available.

Actions planned to reduce the number of poverty-level families.

Through its CDBG allocations, the City of San Diego funds a variety of projects under. The majority of these projects are microenterprise activities that provide training in business development, financial literacy and technical assistance both individually and in a classroom setting.

The City's Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce earning middle-wage incomes
3. Decrease the local unemployment rate
4. Increase the local median income
5. Decrease the percentage of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP
7. Increase the business activity in the City's neighborhood business districts

Actions planned to develop institutional structure.

The City has shifted from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. There are three new Strategic Actions proposed in the Consolidated Plan that the City will implement through the Consolidated Plan cycle:

1. Inclusive Economic Growth
2. Economic Resiliency and Sustainability
3. Catalytic Community Investment

These actions will shift the focus in the prior Consolidated Plan to impactful projects and increase the capacity of City of San Diego residents and the nonprofits. Projects in FY 2020 such as the Neighborhood Business Investment program and the Catalytic Investment program are the pilot programs that will guide these strategies.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County, the RTFH, and the Housing Commission. The County's Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County. HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income. The RTFH has approximately 80 members comprised of a broad spectrum of the community, including providers of services, government agencies, and the private sector.

AP-90: PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1, 2, 4)

INTRODUCTION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) Reference 24 CFR 91.220(I) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$31,403,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$31,403,000

OTHER CDBG REQUIREMENTS

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95%

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Reference 24 CFR 91.220(l) (2)

1. A description of other forms of investment being used beyond those identified in section 92.205 is as follows:

The City does not use HOME funds in any other manner than those described in Section 92.205. The City will occasionally submit waiver requests to HUD in accordance with applicable regulations to request to adjust the maximum purchase price for single family residences and condominiums.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Housing Commission will recapture that portion of HOME program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether recapture is affected through foreclosure or no foreclosure action). Net proceeds recovered will be used to: (1) Reimburse the HOME program (approved activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME program (administration) for “holding costs” or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal/BPO costs, etc.) If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME program and all HOME program requirements would be considered to have been satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by the Housing Commission the balance of net proceeds recaptured will inure to the Housing Commission.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a) (4) are as follows:

For those cases where the affordability requirements are violated as a result of the death of the HOME beneficiary and there is an eligible person who qualified and is desirous of assuming the HOME assistance invested in the property, the Housing Commission will permit sale of the HOME-assisted unit to the qualifying, eligible person, contingent upon the Housing Commission’s prior review and approval. The subsequent owner will be required to adhere to all applicable affordability requirements for the unexpired term of the original affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

For acquisition/rehabilitation of existing rental units, the Commission provides refinancing with below market-rate, deferred payment junior mortgages. Acquisition/rehabilitation developments must have at least 20 percent of the units affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive preference. Proposed projects from impacted census tracts must demonstrate community support. Proposals may not result in a significant displacement of moderate-income households.

EMERGENCY SOLUTIONS GRANT (ESG)

Reference 91.220(l) (4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Housing Commission adopted performance standards in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. The Housing Commission also requires programs use progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing. The ESG Policies and Procedures can be found in Attachment B, Appendix 3.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Diego Regional Continuum of Care, now the Regional Task Force on the Homeless, uses a coordinated assessment system as directed by HUD and has piloted it in the City of San Diego, and part of the County in FY 16 & 17. The system uses an assessment tool that scores individuals based on their needs and vulnerability to ensure that regional programs give priority to chronically homeless individuals and families who are at-risk by remaining un-housed. Now called the Coordinated Entry System (CES), it is in use throughout the San Diego region and refers homeless persons to agencies and housing resources designed to provide them with housing solutions to meet their needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Housing Commission conducts an open and competitive Request for Proposal (RFP) process for making sub-awards. RFP's are publicly announced in newspapers and on the Commission's website, and the Housing Commission uses an automated service to send announcements of upcoming bids to members of the public.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Housing Commission does not have homeless or formerly homeless people on its Board of Commissioners nor does the City Council, which is the final approval authority for the Housing Commission. However, the Housing Commission does consult with the Regional Continuum of Care which has formerly homeless individuals as members. Subcontractors who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding. These organizations also provide opportunities and encourage homeless clients to give their input regarding homeless programs.

5. Describe performance standards for evaluating ESG.

The Housing Commission has adopted performance standards for rapid Re-housing that are in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30

days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. The Housing Commission also requires that programs use (1) a progressive engagement approach with clients to determine their financial need and receive just enough assistance to maintain housing; and (2) Housing First to ensure clients attain housing prior to taking steps to address any other significant issues with which they may be struggling (e.g., substance abuse, mental health, gaining or increasing income).

HOPWA

Identify the method of selecting project sponsors and describe the one-year goals for HOPWA-funded projects:

Similar to the City of San Diego's CDBG funding process, as a sub-recipient of the City, the County of San Diego has a competitive RFP process to select project sponsors for HOPWA funds. Contracts are awarded for a term of one-year with four, one-year options for renewal.

Short-term rent, mortgage

The one-year goal is to provide emergency utility assistance to 240 households.

Tenant-based rental assistance

The one-year goal is to provide tenant-based rental assistance to 80 households in FY 2020.

Units provided in housing facilities that are being developed, leased, or operated

Funding is provided to Townspeople for housing operations of 63 permanent housing units located at Wilson Avenue, 34th Street, 51st Street and Vista del Puente Apartments. Additionally, funding is provided to Fraternity House, Inc. for housing operations of 6 Independent Living units that provide 12 beds for persons living with HIV/AIDS.

Discussion

Programs funded through the HOPWA Program are housing related and designed to provide affordable housing for low-income persons living with HIV/AIDS and their families; enable low-income persons living with HIV/AIDS and their families to become housed; and to provide services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness.

Based on HOPWA program regulations, the following eligible activities may be provided through awarded contracts during the current selection, negotiation, and award:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Tenant-Based Rental Assistance
- Short-term Supportive Facilities (Hotel/Motel Vouchers)
- Supportive Services
- Short-term Rent, Mortgage and Utility Assistance



Table of Acronyms

AAP	Annual Action Plan
ADA	Americans with Disabilities Act
ADDI	American Dream Downpayment Initiative
AFH	Assessment of Fair Housing
AI	Analysis of Impediments to Fair Housing Choice
AMI	Area Median Income
CAPER	Consolidated Annual Performance & Evaluation Report
CBDO	Community Based Development Organization
CDBG	Community Development Block Grant
CED	Community/Economic Development
CFR	Code of Federal Regulations
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CoC	Continuum of Care
ConPlan	Consolidated Plan
CPAB	Consolidated Plan Advisory Board
CPP	Citizen and Community Participation Plan
DH	Decent Housing
DIF	Development Impact Fee
EECBG	Energy Efficiency and Conservation Block Grant
EMSA	Eligible Metropolitan Statistical Area
EO	Economic Opportunity
EPA	Environmental Protection Agency
ESG	Emergency Shelter Grant / Emergency Solutions Grant
FLP	Family Living Program
FH	Fair Housing
FY	Fiscal Year
GTAG	Geographic Targeting Initiative
HCD	San Diego County Housing and Community Development Department
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act
HIV	Human Immunodeficiency Virus
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HOT	Homeless Outreach Team
HPRP	Homelessness Prevention and Rapid Re-Housing Program
HTF	Housing Trust Fund
HUD	United States Department of Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning
HVC	Housing Choice Voucher
IDIS	Integrated Disbursement & Information System
LEED	Leadership in Energy and Environmental Design
LGBT	Lesbian, Gay, Bisexual, and Transgender
LIHTC	Low-Income Housing Tax Credits
LMA	Low/Mod Area
LMC	Limited Clientele
LMI	Low/Moderate Income
LSHHP	Lead Safety and Healthy Homes Program
MHSA	Mental Health Services Act
MTW	Moving to Work

NCIP	Nonprofit Capital Improvement Project
NEPA	National Environmental Policy Act
NRSA	Neighborhood Revitalization Strategy Area
NSP	Neighborhood Stabilization Program
OIG	Office of Inspector General
PBV	Project Based Voucher
PERT	Psychiatric Emergency Response Team
PH	Permanent Housing for Person with Disabilities
PI	Program Income
PJ	Participating Jurisdiction
PRA	Project-Based Rental Assistance
PS	Public Services
PTECH	Plan to End Homelessness
RCCC	Regional Continuum of Care Council
RCF-CI	Residential Care Facility for the Chronically Ill
REI	Reinvestment Initiative
RFQ	Request for Qualifications
RFP	Request for Proposals
RRP	Renovation, Repair, and Painting Rule
RTFH	Regional Task Force on the Homeless
RTSD	Rebuilding Together San Diego
SA	Substantial Amendment
SAMI	Substance-Abusing Mentally Ill
SC	Scoring Criteria
SDHC	San Diego Housing Commission
SDPZ	San Diego Promise Zone
SH	Safe Haven
SHP	Supportive Housing Program
SIP	Serial Inebriate Program
SL	Suitable Living Environment
SMART	San Diego Misdemeanants At-Risk Track
SPC	Shelter Plus Care Program
SRA	Sponsor-Based Rental Assistance
SSO	Supportive Services Only
STD	Sexually Transmitted Disease
TACHS	The Association for Community Housing Solutions
TBRA	Tenant-Based Rental Assistance
TH	Transitional Housing
TOD	Transit-Oriented Development
USD	University of San Diego
VASH	Veterans Affairs Supportive Housing
WEER	Weatherization Energy Efficient Rehabilitation



