



Fiscal Year 2021 CAPER

**Attachment 4:
Fair Housing Report**

**FAIR HOUSING ACTION PLAN TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE – FY2020/2021-
FY2024/2025
City of San Diego - FY2021**

A. Regional Impediments

The regional impediments identified below build upon prior analyses, present recommended actions to address City and regional impediments and highlight the accomplishments for the fiscal year.

1. Lending and Credit Counseling

Impediment:

Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

Recommended Actions:

- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.

Proposed Investment:

- The San Diego Housing Commission includes support for the Reinvestment Task Force in its annual budget process.

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
Reinvestment Task Force (RTF); San Diego Housing Commission	The RTF held four virtual financial education and homeownership preparation classes conducted in cooperation with nonprofit partners; released its annual survey of member bank reinvestment activity, including loans to low- and moderate-income homebuyers, and presented the findings at one of the RTF’s public meetings; conducted in-depth analysis of the Federal Reserve’s proposed changes to the Community Reinvestment Act, held a public workshop on the proposed reforms and opportunities for public input, and submitted an official comment letter in response to the Federal Reserve’s proposal; continued work on its collective action projects around the Earned Income Tax Credit/Free Tax Prep initiative, expanded homeownership and financial counseling initiative, and homeownership assistance initiative; and initiated and funded a new collective action initiative around rent relief and assistance for low- and moderate-income residents affected by COVID-19.

2. Overconcentration of Housing Choice Vouchers

Impediment:

Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.

Recommended Actions:

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase outreach and education through the fair housing service providers, regarding the State's new Source of Income Protection (SB329 and SB222), defining Housing Choice Vouchers as legitimate source of income for housing. These new laws went into effect January 1, 2020.

Proposed Investment:

- Included in the City of San Diego's current Fair Housing Services contract.
- SDHC activities are included in its annual budget approved by the SDHC Board of Commissioners and the Housing Authority of the City of San Diego.

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
San Diego Housing Commission (SDHC)	<ul style="list-style-type: none"> • SDHC extended the contract with Legal Aid Society of San Diego (LASSD) in December 2019 to provide education and outreach to support the Source-of-Income (SOI) Ordinance in the City of San Diego. Education and outreach services were provided to landlords, tenants, Section 8 Housing Choice Voucher participants, and community groups in FY2021: <ul style="list-style-type: none"> ○ LASSD conducted 6 informational trainings/seminars attended by 52 landlords ○ LASSD conducted 8 informational seminars for 99 Section 8 Housing Choice Voucher participant families on SOI Ordinance protections • SDHC’s Choice Communities initiative provides families that receive rental assistance with more flexibility to choose to live in neighborhoods that offer more opportunities for transportation, schools, and employment. In FY21, 1,421 Section 8 Housing Choice Voucher households moved to neighborhoods identified as Choice or Enterprise communities through this initiative. • Under the Mobility Counseling Program, SDHC assists with pre- and post-moving counseling, housing search assistance, security deposit loans and guidance about neighborhood features for families moving to Choice or Enterprise Communities as tools to promote mobility into neighborhoods that offer more employment and education opportunities. SDHC paid more than \$411,000 in Security Deposit Loan Assistance in FY21 to help families move to Choice or Enterprise Communities. During FY21, 775 households were contacted by a Mobility Counselor. • Landlord Partnership Program continues to provide incentives to attract new and retain existing landlords to the Section 8 Housing Choice Voucher Program. Incentives include a \$500 incentive for leasing a rental unit to a Section 8 Housing Choice Voucher household, access to a landlord assurance fund for coverage of damages and rent due that exceed the security deposit up to a maximum of \$3,000, and a move flexibility fund that covers overlapping rents as a tenant moves from one unit to another. The LPP offers a team of dedicated staff including a Landlord Liaison to assist the landlords and tenants through the leasing process.
Legal Aid Society of San Diego, Inc. as the service provider for the City of San Diego	<ul style="list-style-type: none"> • 26 fair housing trainings were conducted for home seekers, homebuyers, and tenants; 246 people attended trainings. The training webinars and outreach includes educating the public on the State and City’s Source of Income protections. Workshop highlights include: <ul style="list-style-type: none"> • 5 fair housing education workshops were conducted for Housing Choice voucher recipients including one in Spanish where 5 people attended. A total of 38 people attended the five trainings. • Monthly Fair Housing Webinars are held for residents. 38 people attended. • “Free Fair Housing Training for Housing Providers” was provided virtually to rental property owners and managers; 36 people attended. • Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 59 people attended.

3. **Housing Options**

Impediment:

Housing choices for special needs groups, especially persons with disabilities, are limited.

Recommended Actions:

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to address the following pursuant to new State laws:
 - Low Barrier Navigation Center (AB101)
 - Supportive Housing (AB139)
 - Emergency Shelter for the Homeless (AB139)
 - Accessory Dwelling Units (ABs 68, 671, 881, and 587 and SB13)
 - Specific actions by Jurisdiction are listed in the Public Policies section below.
- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements.
- Encourage inter-departmental collaboration

Proposed Investment:

- SDHC will continue to allocate resources annually to homelessness programs that aim to permanently house persons and families experiencing homelessness ensuring alignment with the City of San Diego's Community Action Plan on Homelessness. SDHC will continue to invest in the development of additional permanent supportive housing units to meet the housing needs of persons with disabilities
- City of San Diego General Plan Maintenance Fees

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
City Staff	<p>On June 16, 2020, the City adopted an update to the Housing Element of its General Plan for the period of 2021-2029 (6th planning cycle); amendments to the 2021-2029 Housing Element were adopted by the City Council on June 8, 2021 to address clarified State fair housing requirements. The Housing Element provides policies and programs to address the housing needs of special needs populations including persons with disabilities, senior households, families with children, and persons experiencing homelessness. This includes the requirements of AB 139 regarding emergency shelter and supportive housing; the requirements of AB 101 regarding Low Barrier Navigation Centers; and the requirements of ABs 68, 671, 881, and 587 and SB13. The Housing Element can be found online here: https://www.sandiego.gov/planning/genplan/housingelement. These policies and programs will be implemented during the Housing Element period. See Impediment B.1 below for additional information on how the City of San Diego has implemented recent State laws regarding varied housing options.</p> <p>Further, within the City of San Diego and the affiliated of the San Diego Housing Commission, interdepartmental collaboration has been increasing between the Economic Development Department, Planning Department, Development Services Department, Division of Homelessness Strategies, the Mobility Department/Office of ADA Compliance and Accessibility, and the San Diego Housing Commission through increased communication, coordination, and meetings regarding fair housing, homelessness, and housing.</p>
San Diego Housing Commission	<p>In FY21, SDHC committed 87 Project-Based Vouchers through a competitive NOFA process to projects that serve people experiencing homelessness. SDHC also committed and additional 344 Project-Based Vouchers that serve people experiencing homelessness to SDHC-acquired properties through a non-competitive process.</p> <p>In FY21, SDHC committed 214 Project-Based Housing Vouchers through a competitive NOFA process to projects that serve households with low income and/or experiencing homelessness.</p> <p>The following Project-Based Voucher properties leased-up in FY21:</p> <ol style="list-style-type: none"> 1) Valley Vista – 190 units – Homeless persons with disabilities 2) Kearny Vista – 142 units – Homeless with disabilities 3) Hillcrest Inn – 12 units – Homeless persons 4) Home Finder (SBS) - 80 – Homeless with a serious mental illness (SMI) 5) Benson – 82 units – Homeless persons with disabilities; Homeless persons with a SMI 6) The Link – 72 units – Homeless persons <p>Vouchers received in FY21: Mainstream Vouchers – 100 – low-income household with at least one non-elderly person with a disability</p> <p>In FY 2021, 332 units of permanent supportive housing were created that can accommodate as many as 400 persons experiencing homelessness. Each head of household had at least one disabling condition.</p>

4. **Enforcement**

Impediment:

Enforcement activities are limited.

Recommended Actions:

- Provide press releases to local medias on outcomes of fair housing complaints and litigation (on a semi-annual basis)
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices. (Conduct testing every other year or as warranted by emerging trends).

Proposed Investment:

Included in the City of San Diego’s current Fair Housing Services contract.

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
Legal Aid Society of San Diego, Inc. as the service provider for the City of San Diego	<ul style="list-style-type: none">• 1,601 fair housing inquiries were received.• 148 unduplicated investigations were implemented.• 199 unduplicated investigations were resolved. From these investigations, 14 were conciliations, 5 were referred to HUD and 5 DEFH. 3 are still pending resolution.• 36 paired housing tests were completed.

5. **Outreach and Education**

Impediment:

Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

Recommended Actions:

- Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.
- Involve neighborhood groups and other community organizations when conducting outreach and education activities.
- Include fair housing outreach as part of community events.

Proposed Investment:

- Included in the City of San Diego’s current Fair Housing Services contract and by participating in the San Diego Regional Alliance for Fair Housing (SDRAFFH)
- SDHC activities are included in its annual budget approved by the SDHC Board of Commissioners and the Housing Authority of the City of San Diego.

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
<p>Legal Aid Society of San Diego, Inc. as the service provider for the City of San Diego</p>	<ul style="list-style-type: none"> • 26 fair housing trainings were conducted for home seekers, homebuyers, and tenants; 246 people attended trainings. Workshop highlights include: <ul style="list-style-type: none"> ○ 5 fair housing education workshops were conducted for Housing Choice voucher recipients including one in Spanish where 5 people attended. A total of 38 people attended the five trainings. ○ Monthly Fair Housing Webinars are held for residents. 38 people attended. ○ “Free Fair Housing Training for Housing Providers” was provided virtually to rental property owners and managers; 36 people attended. ○ Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 59 people attended. • Due to limited in public meetings and the closures of the libraries, 222 multilingual informational brochures were distributed as follows: English: 217 and Spanish: 5.
<p>San Diego Regional Alliance for Fair Housing (SDRAFFH); Participating Jurisdictions in the San Diego Region; and Fair Housing service providers</p>	<p>The City worked with SDRAFFH and the San Diego Housing Federation to hold its sixth annual conference: “<i>Faces of Fair Housing</i>”. Due to the pandemic restrictions, the conference was held as a webinar. The conference keynote speaker was Dr. Zackary Green of the University of San Diego. There were 149 people in attendance.</p>
<p>Legal Aid Society of San Diego, Inc., as the service provider for the San Diego Housing Commission</p>	<ul style="list-style-type: none"> • Provide educational materials <ul style="list-style-type: none"> ○ LASSD disseminated educational material in the form of a newsletter to 1,559 landlords ○ LASSD posted a Source of Income Ordinance educational video on its website, viewed by over 100 members of the public ○ LASSD disseminated educational flyer to over 200 landlords in order to educate them on how to comply with the Source of Income Ordinance requirements and the benefits of renting to Section 8 Housing Choice Voucher participants. • LASSD provided information about their services to newly admitted clients for the Section 8 Housing Choice Voucher program during the conducted virtual briefings.

San Diego Housing Commission	<ul style="list-style-type: none"> • SDHC hosts housing search workshop classes that are available to all Section 8 Housing Choice Voucher participants SDHC hosts landlord seminars to help inform and engage landlords on the housing choice voucher program • Voucher Briefings include a presentation from Legal Aid Society of San Diego on Fair Housing principles
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6. Racial Segregation and Linguistic Isolation

Impediment:

Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.

Recommended Actions:

- Diversity and expand the housing stock to accommodate the varied housing needs of different groups.
- Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.

Proposed Investment:

- General Funds, General Plan Maintenance Fees, and SDHC activities are included in its annual budget approved by the SDHC Board of Commissioners and the Housing Authority of the City of San Diego.

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
City Staff	On June 16, 2020, the City adopted an update to the Housing Element of its General Plan for the period of 2021-2029 (6 th planning cycle); and amendments to the 2021-2029 Housing Element were adopted by the City Council on June 8, 2021 to address clarified State fair housing requirements. The Housing Element provides policies and programs to address the varied housing needs of different groups of City of San Diego residents and to expand housing opportunities throughout the City; including programs to meet the objective to “Promote a diversity of housing available to all income groups across all communities.” The Housing Element can be found online here: https://www.sandiego.gov/planning/genplan/housingelement . These policies and programs will be implemented during the Housing Element period.
San Diego Housing Commission	SDHC’s Language Access Plan (LAP) was updated throughout FY2021 and posted on SDHC’s website early in FY2022. Applications for the Emergency Rental Assistance Program (ERAP) and Housing Stability Assistance Program (HSAP) were available in multiple languages, outreach materials for both programs were available in Spanish and English, and instructional videos for HSAP applications were produced in English, Spanish and Vietnamese.

Legal Aid Society of San Diego, Inc. (LASSD) as the service provider for the City of San Diego	LASSD has a contract with Voiance, a translation service company, which assists with real time translation, via operators, to ensure that LASSD can provide services to any non-English speaking client 24 hours/day, 7 days/ week. In additional, fair housing information brochures are provided in English, Spanish, Tagalog, Chinese, Arabic, and Vietnamese.
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B. Jurisdiction-Specific Impediments

The following jurisdiction-specific impediment was identified from prior analyses and the recommended action was modified to reflect current conditions, feasibility, and past efforts.

1. Public Policies

Impediments:

Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.

Recommended Actions:

- In the City of San Diego, potential zoning amendments needed are Density Bonus, Accessory Dwelling Units, Transitional/Supportive Housing and Farmworker Employee Housing.

Proposed Investment:

- General Funds and General Plan Maintenance Fees

Responsible Entities Assigned to Meet the Goals	FY2021 Accomplishments
City Staff	<ul style="list-style-type: none"> • Low Barrier Navigation Center (AB101) and Accessory Dwelling Units (ABs 68, 671, 881, and 587 and SB13): On October 27, 2020, the City Council adopted the Housing Legislation Code Updates amendments to its Municipal Code, which included amendments to comply with recent State laws regarding Low Barrier Navigation Centers and Accessory Dwelling Units. More information can be found online here, under City Council agenda Item 53: https://onbase.sandiego.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4082&doctype=1 • Emergency Shelter for the Homeless and Supportive Housing (AB139): On June 16, 2020, the City adopted an update to the Housing Element of its General Plan for the period of 2021-2029 (6th planning cycle); and amendments to the 2021-2029 Housing Element were adopted by the City Council on June 8, 2021 to address clarified State fair housing requirements. The updated Housing Element addresses the requirements of AB 139. Further, the Housing Legislative Code Updates adopted on October 27, 2020 completed the local implementation of AB 2162, begun in 2019, which requires that transitional housing and permanent supportive housing be permitted by right in all zones where multifamily housing development is permitted.

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| | <ul style="list-style-type: none">• Farmworker Housing: In the City of San Diego’s Municipal Code, farmworker housing falls into the zoning use category of Employee Housing. The Housing Legislative Code Updates adopted on October 27, 2020, amended the City’s Municipal Code to permit Employee Housing for six or fewer persons by-right as a Limited Use in all zones that permit single dwelling units. |
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