

ATTACHMENT B:

**GRANTEE UNIQUE
APPENDICES**

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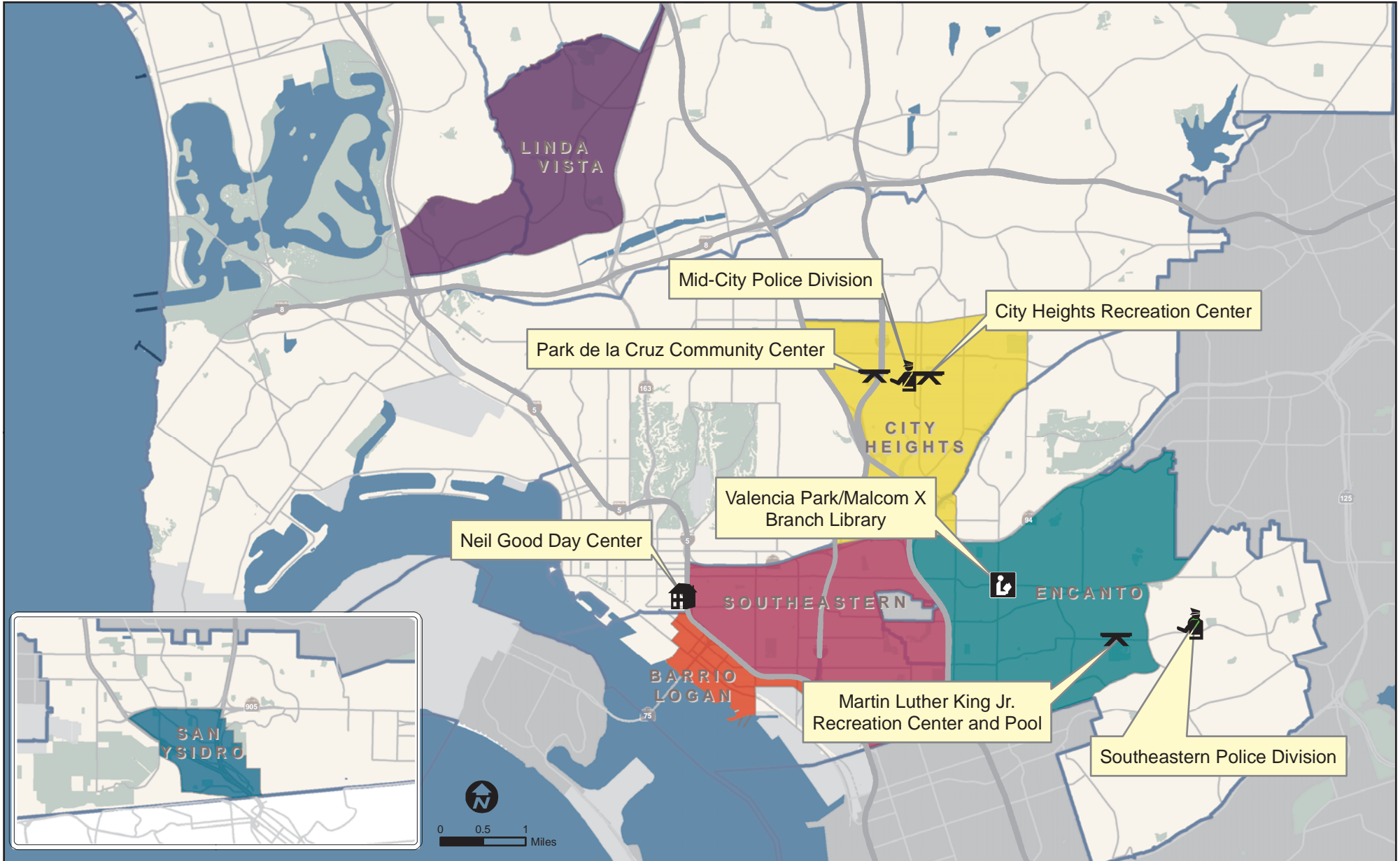
Part 1: Maps

Part 2: Additional Text

Part 3: Project Summary

ATTACHMENT B
PART 1:

MAPS



Legend

- | | | |
|--|--------------|--|
| | Barrio Logan | |
| | City Heights | |
| | Encanto | |
| | Linda Vista | |

SanGIS

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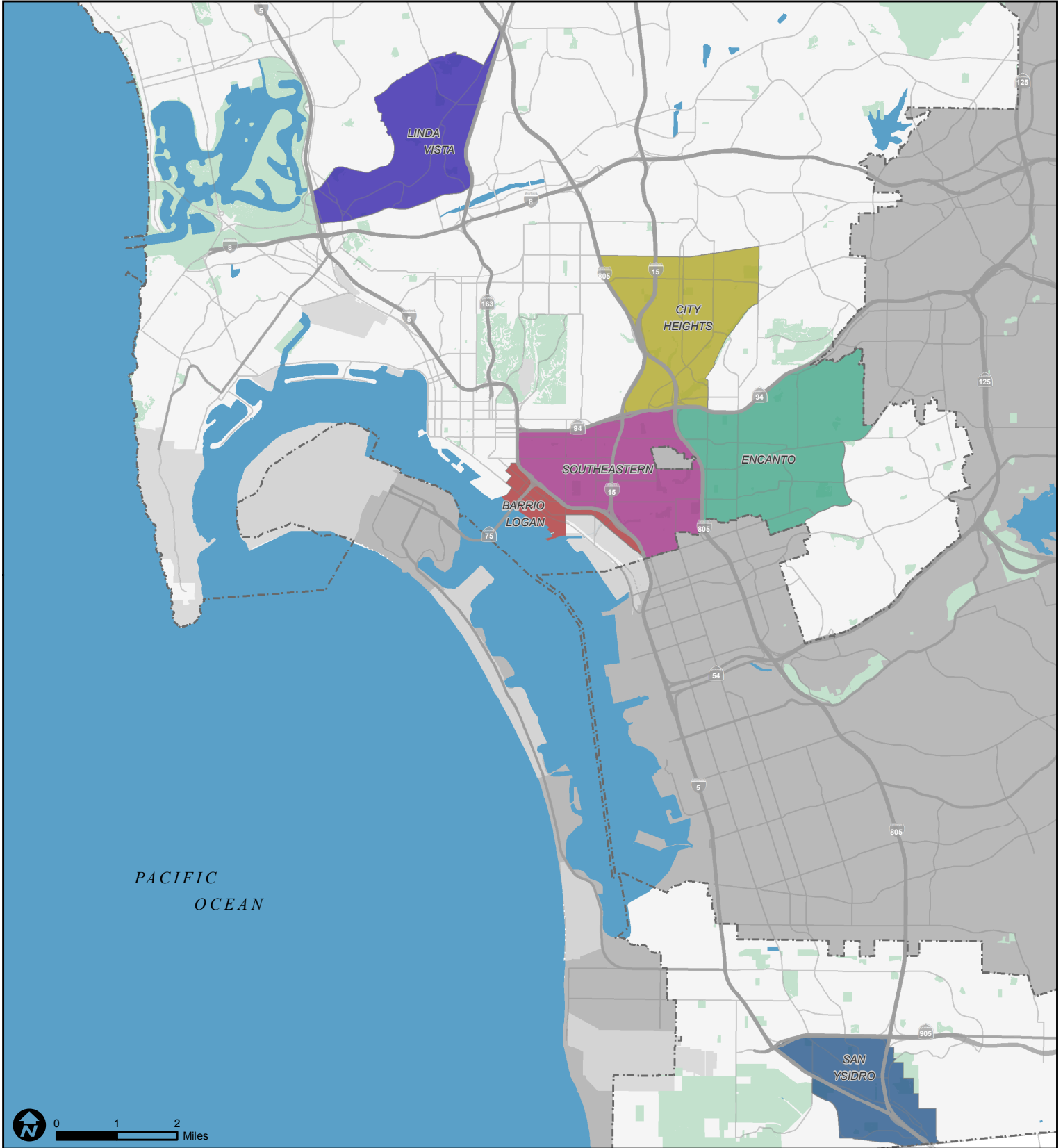
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Draft: HUD Programs - CDBG

Recommended Geography for Geographic Targeting

Last updated: 4/16/2015



Legend

- Barrio Logan
- Linda Vista
- City of San Diego
- City Heights
- San Ysidro
- Active Parks / Open Spaces
- Encanto
- Southeastern
- Military Facilities



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ATTACHMENT B
PART 2:

ADDITIONAL TEXT

Additional text from sections:

AP-12

City staff continues to work with the Consolidated Plan Advisory Board (CPAB) to increase citizen participation and improve the FY 2017 CDBG application and evaluation process. Established in 2010, the Consolidated Plan Advisory Board (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 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, receives feedback from the public and other community stakeholders regarding the implementation of its HUD funded programs 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 Neighborhood Services Committee (PS&NS) and Infrastructure Committee, the City's Park and Recreation Board, and the Board of the San Diego Housing Commission. The processes involved for the allocation of each entitlement grant are based on goals and strategies outlined in the City's 2015-2019 Consolidated Plan for HUD Programs.

ESG: The City, primarily through the Housing Commission, continues to be an active member of the Regional Continuum of Care Council (RCCC). The RCCC is a large, cooperative community group consisting of representatives of the 18 cities within San Diego County, the County of San Diego, non-profit service providers, and other interested parties. It meets monthly to identify gaps in homeless services, establish funding priorities, coordinate the submittal of applications for funding, and pursue an overall systemic approach to addressing homelessness in the San Diego region. Participation in this forum ensures that the City's efforts to address homelessness using ESG funds and other federal, state, and local resources are coordinated regionally, respond to the most critical needs, and take into consideration input from the public and other homeless advocates.

The Regional CoC entered into a Memorandum of Understanding (MOU) with the Regional Task Force on the Homeless, Inc. (RTFH) to establish the RTFH as the Regional CoC's recognized HMIS Lead. This organization administers the HMIS for the region and sets a

uniform standard for all agencies to gather information for HUD reporting and local homeless strategies. All ESG funded organizations enter information to the HMIS system.

HOME: The approval to use HOME funds in a manner consistent with the goals and objectives of the Con Plan continues to be granted by a 7-member Housing Commission Board of Commissioners and by the City Council acting as the Housing Authority of the City. The process for determining which activities are funded, and the amount of funding for each activity type, is based on needs and priorities as outlined in the Con Plan; input from the community during public hearings and other meetings; budgetary considerations; discussions with City Council and Mayoral staff; and overall economic conditions affecting the City.

The program's intentions and activities are communicated through a series of regular meetings with the development community and social service providers, and by participating in local, regional, and national housing events. The Housing Commission releases Notices of Funding Availability (NOFAs) to solicit project proposals that are consistent with the Con Plan's goals and objectives and the HOME program's requirements. Additionally, staff from the Housing Commission and City meet on a regular basis in order to ensure coordination among both agencies as well as conformance with the Con Plan.

HOPWA: It is the policy of the County of San Diego to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. HOPWA program staff work diligently with community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS. Program staff continues to maintain a permanent seat on the San Diego HIV Health Services Planning Council, responsible for planning services for people living with HIV/AIDS in San Diego and for allocating funding for these services. The Planning Council meets once monthly and all meetings are open to the public.

In addition, HOPWA program staff continues to be actively engaged in the Joint City/County HIV Housing Committee. The HIV Housing Committee includes members of other HIV planning groups, affordable housing developers, service providers, and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for persons living with HIV/AIDS. The Joint City/County HIV Housing Committee serves as an advisory body to the director of the San Diego County Department of Housing and Community Development (HCD) regarding priorities and needs of the community affected by HIV/AIDS and housing. The Joint City/County HIV Housing Committee meets every other month, and all meetings are open to the public.

HOPWA funds are disbursed through a Request for Proposals (RFP) process. Contracts are typically awarded for one year with two 1-year renewal options. Contracts are renewed

based on the agency's performance and the availability of funds. Funding is directed to agencies providing eligible activities that benefit persons living with HIV/AIDS and meet the Con Plan's goals and objectives.

AP-15 Expected Resources

Affordable Housing Fund (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 median-income households. The AHF is comprised of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). HTF funds may be used in any manner, through loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities and the IHF priority is given to the construction of new affordable housing stock. The AHF is funded at \$44.9M in FY 2017, including \$10.7M of anticipated new revenue and \$34.2M of fund balance.

Leverage Funding of CDBG Projects: Leverage funding identified by applicant agencies awarded funding during the FY 2017 RFP process amounts to \$8,552,074. Similarly, FY 2017 City CIPs funded as part of the CDBG FY 2017 allocations, are expected to leverage an estimated \$4,338,975 from the following sources: Deferred Capital Phase II Bonds, Regional Park Improvement Funds, Development Impact Fees, Casa Familiar private grant, County of San Diego Grant, Park Service District Funds and Transnet Tax monies.

General Fund: The projected FY 2017 city budget commits approximately \$2.15 million from the City's General Fund for homeless services. Funds are intended to expand homeless programs like the Serial Inebriate Program, the Homeless Transitional Storage Center, Connections Housing Interim Bed Program and the new year-round interim housing for homeless adults that replaced the temporary inclement weather shelters. In FY17 the City, along with Housing Commission and federal resources, will provide housing opportunities for homeless veterans (1000 Homeless Veterans Initiative) which includes: outreach to landlords, rapid re-housing, SDHC VASH vouchers, and SDHC federal housing vouchers with supportive services.

AP-35

ESG: The Housing Commission administers the ESG Program on behalf of the City. ESG funds support outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San

Diegans. ESG supports year round shelters which include: Connections Housing, the year round Single Adult Interim Shelter, and the Cortez Hill Family Shelter

Consultations with the Regional Continuum of Care Council (RCCC), which includes over 80 community based organizations, government agencies and developers, help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources with local needs. It allows the Housing Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines.

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

The RCCC currently relies heavily on ESG to fund 11 Rapid Rehousing (RRH) projects. For RRH, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low income (30% AMI for ESG), with a determination of specific risk factors. The RCCC prioritizes veterans, chronically homeless vulnerable individuals, and families needing short term transition for RRH assistance. Clients are assessed for the desire to become self-sufficient and to remain stably housed once the subsidy benefit expires.

The obstacles facing the homeless population closely mirror those making the provision of affordable housing difficult in San Diego, yet in many ways the need is more acute. Although San Diego is the nation's eighth largest city, it ranks as one of the highest cities in the nation in homeless population size. The 2015 Point-in-Time count found that regionally there were an estimated 8,742 individuals who were homeless; of these, 63% or 5538 homeless persons were living in the City, and just about half (2765 individuals) were unsheltered and living in a place not meant for human habitation. Additionally, countywide, 22% of the homeless individuals were part of a family and 15% were Veterans.

HOPWA: The County administers the Housing Opportunities for Persons with AIDS (HOPWA) Program on behalf of the City. HOPWA funds are allocated using a 3-year competitive RFP process to select project sponsors that assist local communities in developing affordable housing opportunities and related supportive services for low income persons living with HIV/AIDS and their families. HOPWA-eligible activities include:

direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses. The County, on behalf of the City of San Diego, works closely with the San Diego HIV Health Services Planning Council when seeking to establish adequate housing and support services for people living with HIV/AIDS.

Programs funded through the HOPWA Program must be housing related and funding is prioritized as follows:

- Activities which provide affordable housing for low-income persons living with HIV/AIDS and their families;
- Activities which enable low-income persons living with HIV/AIDS and their families to become housed; and,
- Services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness.

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

AP-85

2. Leverage and Geographic Targeting: Within the context of the City's four HUD Programs, leverage refers to combining entitlement funds with other local, state, and federal financial resources together in order to maximize the yield and benefits of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to leverage other funds in order to achieve greater results. Geographic Targeting is a way for the City to help stabilize and improve neighborhoods in San Diego by directing HUD Program funds to specific areas determined to have the greatest needs. City staff, in cooperation with a working group inclusive of CPAB members and subject matter experts, analyzed data to identify these high need areas using a variety of indicators. At the May 13 and June 10, 2015 CPAB meeting, staff presented the Summary of Findings and identified the following high need areas: Encanto, Southeastern, City Heights, Barrio Logan, San Ysidro, and Linda Vista. The Summary of findings was also presented to the Public Safety and Livable Neighborhoods

(PSLN) Committee of the City Council on July 29, 2015 as an informational item. Note that HUD programs, managed through the Consolidated Plan process are primarily intended to serve low to moderate income (LMI) households, as well as those presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers).

3. Increasing Administrative Efficiencies: The Economic Development Department, Community Development Division (CDD) office is responsible for ensuring the City is in compliance with all rules and regulations associated with all four HUD entitlement grants: CDBG, HOME, ESG, and HOPWA. During the current Consolidated Plan period, the CDD is focused on developing and implementing ways to increase operational efficiencies of HUD Programs through enhanced coordination, technical assistance, and effective oversight.

ATTACHMENT B
PART 3:

PROJECT SUMMARY

FY 2017 PROJECTS BY CONSOLIDATED PLAN GOAL

GOAL 1: Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development program.

Goal Outcome Indicators: 17. Businesses assisted

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL*	FY17 AMT
Access, Inc.	Access Microenterprise Development Project Provides immigrants and young adults with training and business plan assistance to establish a microbusiness.	86	\$101,167
Accion San Diego	Microlending Program provides business education and loans to LMI individuals within the City of San Diego to start or grow microenterprises.	60	\$186,306
Horn of Africa	San Diego Microenterprise Project provides training for immigrant women leading to state certification as home childcare providers.	45	\$150,040
International Rescue Committee	Low-Income Entrepreneurship Assistance Project (LEAP) provides individualized technical assistance/business counseling in a 1-on-1 setting in all areas of business start and strengthening/expansion to City Heights residents and refugees/immigrants.	25	\$133,857
* Businesses	CDBG TOTAL	216	\$571,370

GOAL 2: Strengthen neighborhoods by investing in the City's critical public infrastructure needs

Goal Outcome Indicators: 2. Public facility or infrastructure activities other than low/moderate-income housing benefit

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL*	FY17 AMT
City of San Diego Environmental Services Department	City Heights Recreation Center Improvements will complete energy efficiency improvements including retrofit of existing interior and exterior lights with LED alternatives, integrated controls, replacing HVAC units and as needed ADA improvements.	1	\$430,240
City of San Diego Environmental Services Department	Martin Luther King Jr. Recreation Center and Pool Improvements will complete installation of 100kW solar system and additional energy efficiency improvements.	1	\$519,160
City of San Diego Environmental Services Department	Mid City and Southeastern Police Divisions Improvements will complete installation of 10kW rooftop solar system at Mid City Division Police station; 65kW rooftop solar system at Southeastern Division Police station; and additional energy efficiency.	2	\$676,147
City of San Diego Library Department	Valencia Park/Malcolm X Library Improvements - Phase 2 will complete Teen Technology Center buildout of physical space; improvements include IT infrastructure and electrical work, and purchase and installation of technology equipment.	1	\$500,000
City of San Diego Park and Recreation Department	Park de la Cruz Community Center Improvements will complete interior and exterior ADA compliance improvements; fire safety and energy efficiency improvements; upgrade lighting and power systems.	1	\$5,000,000
City of San Diego Real Estate Assets Department and Economic Development Department	Neil Good Day Center Improvements will complete interior and exterior improvements including roof replacement, HVAC and ventilation upgrades, public health and safety improvements and conversion of space to client intake areas.	1	\$500,000
CDBG TOTAL		7	\$7,625,547

* Facility

**Unallocated FY 2017 CDBG funds totaling \$1,216,926 will be reprogrammed for City Neighborhood Infrastructure Project*

GOAL 3: Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.

- Goal Outcome Indicators: 8. Rental units rehabilitated
 10. Homeowner housing rehabilitated
 11. Direct financial assistance to homebuyers

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL*	FY17 AMT	
GRID Alternatives	San Diego Solar Affordable Homes Program will complete installation of solar photovoltaic systems for low-income homeowners.	50	\$210,084	
Rebuilding Together San Diego	Safe & Sustainable Living Rehabilitation Program provides weatherization and energy efficiency upgrades, health and safety repairs, ADA improvements, and mold and termite abatement for low to extremely low-income homeowners.	25	\$325,000	
Serving Seniors	Potiker City Heights Senior Residence Capital Improvements will complete kitchen fire safety improvements within the Potiker City Heights Residence, which provides affordable, clean, supportive housing to seniors.	150	\$112,000	
San Diego Housing Commission	Direct Homeownership Assistance provides low-moderate income households with assistance to help pay closing costs related to the purchase of their first home in the City of San Diego.	39	\$400,000	
Springboard CDFI	Homeownership Promotion provides direct lending services targeted solely to City of San Diego LMI households to promote homeownership, including down payment and closing cost assistance.	71	\$250,000	
City of San Diego	Affordable Housing Revolving Loan Fund will look to increase affordable housing opportunities and will look to fund homeownership down payment assistance, Clean & Green Rehabilitation Program, and permanent supportive housing.	20	\$4,600,000	
		10		
		10		
San Diego Housing Commission	Rental units constructed and/or rehabilitated	100	\$12,005,868	
San Diego Housing Commission	Homeownership promotion provides financial assistance towards home ownership (down payment and closing costs)	32	\$2,000,000	
		CDBG TOTAL	375	\$5,897,084
		HOME TOTAL	132	\$14,005,868

* Housing Units/LMI Households

GOAL 4: Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or **homelessness** by providing client-appropriate housing and supportive

- Goal Outcome Indicators: 13. Homeless person overnight shelter
 3. Public Services activities other than LMI housing benefit
 12. Tenant-based rental assistance/Rapid rehousing

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL*	FY17 AMT
San Diego Housing Commission	Connections Housing Interim Bed Program provides short-term interim beds and supportive services to homeless adults, typically those with high levels of acuity (i.e. individuals with disabilities, or chronically homeless).	500	\$303,575
San Diego Housing Commission	Cortez Hill Family Center provides short-term shelter and supportive services to homeless families so that they can stabilize and obtain permanent or longer term housing.	500	\$205,902
San Diego Housing Commission	Day Center Facility for Homeless Adults Offers daily basic needs and supportive services to homeless adults in downtown San Diego.	2,000	\$541,250
San Diego Housing Commission	Interim Housing Program for Homeless Adults provides homeless adults with short-term interim housing and basic services.	1,000	\$267,351
San Diego Housing Commission	Provide interim shelter beds for homeless veterans and single adults	600	\$175,622
San Diego Housing Commission	Provide interim shelter beds for homeless single adults	500	\$130,684
San Diego Housing Commission	Provide interim housing for homeless families	500	\$323,433
San Diego Housing Commission	Provide financial assistance and case management to assist individuals and families to attain permanent housing	140	\$322,596
CDBG TOTAL		4,000	\$1,318,078
ESG TOTAL		1,740	\$952,335

* Individuals

GOAL 5: Invest in community services and non-profit facilities that maximize impact by providing **new or increased access** to programs that serve **highly vulnerable populations** such as youth, seniors and food insecure households.

- Goal Outcome Indicators:
- 2. Public facility or infrastructure activities other than low/moderate-income housing benefit
 - 3. Public service activities other than low/moderate-income housing benefit

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL*	FY17 AMT
Casa Familiar	El K-FE: Coffee & Art Youth Job Training Program provides San Ysidro youth with training, career planning, local economic revitalization, and entrepreneurship as Baristas.	40	\$50,000
Family Health Centers of San Diego	Safe Point San Diego provides direct, one-for-one syringe exchange, harm reduction kits, case management, and educational materials to prevent infection transmission.	1,648	\$100,000
GRID Alternatives	San Diego Solar Installer Apprenticeship Program trains eligible youth and veterans for a career in the solar energy field.	24	\$118,340
Jacobs Center for Neighborhood Innovatoin	Writerz Blok Youth Workforce Training Program provides an intensive, employer-informed, "earn and learn" program that prepares disconnected youth/young adults for employment through education, applied design-sector skills training, and work experience.	34	\$211,991
Mama's Kitchen	Home-Delivered Meal Service-San Diego delivers meals to low income San Diego residents who are mentally or physically unable to prepare their own meals.	454	\$75,000
Reality Changers	College Town & Scholarship City Prepares low-income 8th-11th graders to be college-ready by 12th grade.	1,180	\$250,000
San Diego Center for Children	Increasing Capacity for Residential Therapeutic Treatment will complete Improvements to the existing nursing station facility to create space for two therapist and an afterhours check-in point. Eight beds to the existing Serenity Cottage building will also be added and a free-standing multi-sensory room will be constructed.	225	\$168,000

San Diego LGBT Community Center	San Diego LGBT Community Center Project will complete improvements to The Center's main building, where programs and services are provided for high need populations including: low-income youth, seniors, victims of domestic violence, homeless, and persons at risk of or infected with HIV/AIDS.	2,500	\$193,626	
San Diego Second Chance Program	Youth Garden Workforce Training Program teaches San Diego's LMI youth skills for the growth, harvest and sale of fresh produce grown at two garden sites, to increase their knowledge in biology, money management and entrepreneurial skills.	80	\$118,176	
Urban Corps of San Diego County	Pre-Corps Vocational Training Program provides a Pre-Corps program for youth to become familiar with the Urban Corps program, begin classes at Urban Corps Charter School, and learn skills that they will need in order to transition to the Urban Corps' workforce training program.	300	\$50,000	
Urban Corps of San Diego County	Urban Corps Training Facility will complete construction of a second-story addition and ADA improvements to an existing facility serving diverse LMI youth ages 18-25 who have not yet earned a high school diploma.	70	\$654,899	
Workshops for Warriors	New Veterans Advanced Manufacturing Training Facility will complete construction of a new, state-of-the-art Veterans Training Facility in Barrio Logan equipped with training space for hands-on instruction in five leading-edge manufacturing programs for recently returned low-income veterans.	450	\$580,000	
Workshops for Warriors	Veterans Employment Training Program trains veterans for industry-specific certification in fabricating, welding and machining and places graduates of the program in high-wage, high-demand jobs.	100	\$100,000	
* Individuals ** Facility		CDBG TOTAL	7,105	\$2,670,032

GOAL 6: Meet the needs of persons with **HIV/AIDS** and their families through the provision of housing, health and support services.

Goal Outcome Indicators: 20. HIV/AIDS housing operations
 12. Tenant-based rental assistance/Rapid rehousing
 3. Public service activities other than LMI housing benefit

APPLICANT	PROJECT NAME/DESCRIPTION	GOAL	FY17 AMT
Townspeople	Emergency Housing	60	\$181,468
Info line of San Diego County	Information and Referral Services	6,000	\$79,275
Fraternity House	Housing Operations	12	\$42,000
St. Vincent de Paul Village	Housing Operations	38	\$242,003
Townspeople	Housing Operations	52	\$160,442
Being Alive	Supportive Services	135	\$93,560
Fraternity House	Supportive Services	12	\$368,315
Mama's Kitchen	Nutrition Project Supportive Services	2,016	\$155,348
St. Vincent de Paul	Supportive Services	38	\$318,191
South Bay Community Services	Supportive Services	12	\$27,060
Townspeople	Supportive Services	57	\$139,244
County of San Diego Housing	Tenant based rental assistance	80	\$720,000
County of San Diego Housing	HIV,STD, and Hepatitis	85	\$238,622
County of San Diego purchasing & contracting	Technical assistance	0	\$15,540
County of San Diego HCD	Resource identification	0	\$171,358
HOPWA TOTAL		8,597	\$2,952,426

Administration funding for HUD Programs

GRANT	FY17
CDBG	\$2,929,073
HOME	\$1,064,616
HOPWA	\$85,679
ESG	\$40,269
TOTAL	\$4,119,637