Draft Report

City of San Diego
2010-2014 Consolidated Plan
and 2010 Action Plan

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY
San Diego Consolidated Plan

Background on the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program, Housing Opportunities for People with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a City's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY2010–2014 Five-year Consolidated Plan for the City of San Diego (City). The City is a recipient of federal CDBG, HOME, ADDI, ESG and HOPWA funding.

Annual Action Plan. In addition to the Consolidated Plan, cities and states receiving block grant funding must compete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year.

CAPER. The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (v. proposed in the Action Plan), the households that benefitted from the block grants and how well the City/state met its annual goals for housing and community development activities.

Fair housing requirement. HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

The City of San Diego is in the process of completing an AI for the City. In 2004, the City participated in a regional AI that was completed by the Fair Housing Resource Board.

Compliance with Consolidated Plan Regulations

The City of San Diego's FY2010–2014 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Lead and Participating Organizations

The following organizations participate in the Consolidated Planning process:

- **The City of San Diego.** The City of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The City receives and administers the following HUD block grant programs:

  - **HOME.** The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; acquisition and rehabilitation of affordable housing; owner-occupied housing rehabilitation; homebuyer downpayment assistance and counseling; and tenant-based rental assistance;

  - **ADDI.** This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and

  - **CDBG.** The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. CDBG can be used for:

    - construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
    - removal of accessibility barriers from public buildings;
    - loans or grants to business for job training and hiring of lower income workers; demolition of property;
    - provision of operating dollars to social service organizations;
    - public infrastructure improvements (streets, sidewalks);
    - code enforcement;
    - housing activities, infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance; and
    - social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.

  - **ESG.** The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and maintenance of a homeless facility; supportive services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

- **San Diego County Department of Housing and Community Development.** The final HUD block grant program, **HOPWA**—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The City and County have agreed that the County will administer HOPWA funds.

  The City retained BBC Research & Consulting (BBC) of Denver to complete the City's Five-Year Consolidated Plan.

Top Housing and Community Development Needs

The top housing needs identified through the quantitative (data collection and analysis) and qualitative (public input) research conducted for this Consolidated Plan are summarized in this section.

Top housing needs identified in quantitative research

Affordable housing—both rental and homes to buy. Although San Diego has been hit hard by the housing market crisis, housing prices are still very much out of reach to the City's lowest income residents, including those who rent, those who want to buy and existing owners. One reason is that housing costs have increased much faster than incomes since 2000. Specifically,

- In 2007, a renter in San Diego is paying $446 more per month for the median rental unit than in 2000. This renter would need to earn $17,800 more per year to cover the cost of this increase without being cost burdened. By comparison, the median income for renters in San Diego increased by $12,000 between 2000 and 2007.

- Owners would need to earn about $100,000 more to be able to afford the median priced home than they would have needed to earn in 2000. The median household income of San Diego owners has increased since 2000—but only by $22,130.

When housing costs increase faster than incomes **"cost burden"** increases. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is "affordable" if no more than 30 percent of a household's monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered "cost burdened."

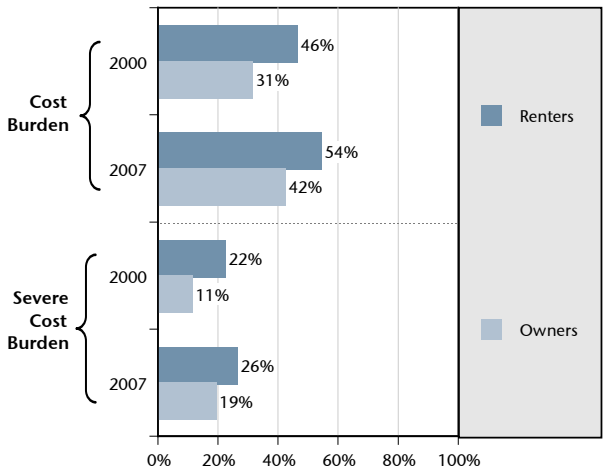
Cost burden among renters has increased since 2000, when 46 percent of all renters were cost burdened. Cost burden now stands at 54 percent. In 2007, 22,400 more renters were cost burdened than in 2000. The City's number of cost burdened renters has increased by 23 percent since 2000—almost 3 times the rate of the overall household growth.

About 42 percent of the City's owners were cost burdened in 2007. This is up from 31 percent in 2000. This means that there are 38,900 more cost burdened owners in 2007 than existed in 2000, or 67 percent more, which is about 8 times the overall growth in households.

Exhibit ES-1 shows the levels of cost burden for renters and owners and the change in cost burden from 2000.

Exhibit ES-1.
Cost Burden, 2000 and 2007

Source:
American Community Survey 2007 and U.S. Census 2000.



Market mismatches. About 50 percent of San Diego's rental units are priced under $1,175 per month; 50 percent rent for more. Just 10 percent of units rent for less than $575 per month. This compares with 29 percent of the City's renters who cannot afford to pay more than $575 in rent costs.

Exhibit ES-2 compares the number of San Diego households at various income ranges with the supply of rental units. The column on the far right shows the mismatch between supply and demand. For example, there are 36,144 renters in the City who earn less than $15,000 per year and can only afford to pay $325/month or less in rent. There are 13,255 units and vouchers available to serve these renters—leaving a difference, or shortage, of 22,889 units. This is the area where the City has the greatest rental housing needs.

Once renters earn $35,000 and more—especially those earning $50,000 and more—they can find many affordable rental units.

Exhibit ES-2.
Mismatch in Rental Market, City of San Diego, 2008

Income Range		Renters		Maximum Affordable Rent & Utilities	Total Rental Units and Vouchers		Rental Gap
		Number	*Percentage*		*Number*	*Percentage*	
$0	$14,999	36,144	15%	$ 325	11,983	4%	-22,889
$15,000	$24,999	33,044	14%	$ 575	15,818	6%	-16,758
$25,000	$34,999	27,015	11%	$ 800	34,526	13%	4,693
$35,000	$49,999	40,526	17%	$ 1,175	65,829	26%	28,486
$50,000	$74,999	45,484	19%	$ 1,800	80,476	32%	32,872
$75,000	$99,999	26,980	11%	$ 2,400	26,890	10%	-76
$100,000	$149,999	24,214	10%	$ 3,650	21,657	8%	-2,556
$150,000	$500,000	10,480	4%	$ 3,650			-10,480
	Total	**243,888**	**100%**		**257,180**	**100%**	

Source: BBC Research & Consulting.

It is good news that renters earning more than $50,000 have ample rental opportunities because their options for purchasing in San Diego are *extremely limited*. Indeed, renters earning $100,000 could afford just 16 percent of homeownership units. Renters must earn $150,000 and more before half of owned units become affordable to them.

Exhibit ES-3 demonstrates the affordability of the City's for sale market to its renter population.

Exhibit ES-3.
Market Options for Renters Wanting to Buy, San Diego, 2008

Income Range		Renters Number	Renters Proportion	Maximum Affordable Home Price	Estimated Housing Units	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions
$0	$14,999	36,144	15%	$ 52,668	3,749	2%		0.10	-13%
$15,000	$24,999	33,044	14%	$ 87,782	2,654	1%	3%	0.08	-12%
$25,000	$34,999	27,015	11%	$ 122,896	1,637	1%	3%	0.06	-10%
$35,000	$49,999	40,526	17%	$ 175,567	1,802	1%	4%	0.04	-16%
$50,000	$74,999	45,484	19%	$ 263,352	11,742	5%	9%	0.26	-14%
$75,000	$99,999	26,980	11%	$ 351,137	18,519	7%	16%	0.69	-4%
$100,000	$149,999	24,214	10%	$ 526,707	73,673	30%	46%	3.04	20%
$150,000	$500,000	10,480	4%	$ 1,755,701	135,088	54%	100%	12.89	50%
Total		**243,888**	**100%**		**248,865**	**100%**			

Source: BBC Research & Consulting.

Housing for special needs populations. Due to lower incomes and the need for supportive services, "special needs" populations are more likely than the general population to encounter difficulties paying for adequate housing. Section III of the Consolidated Plan contains a detailed analysis of the needs of special populations. Key findings include:

- Elderly make up a disproportionate share of the lowest income households in San Diego: Of the 35,000 households earning less than $15,000 in 2007, seniors made up 41 percent.
- Elderly are much more likely to be disabled than non-elderly. The City of San Diego's elderly population will grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.
- Approximately 17,900 residents in San Diego have a developmental disability. San Diego has about 115 licensed residential care facilities that serve persons with developmental disabilities, with a capacity for 665 persons.
- Approximately 8,000 persons age 5 and older in San Diego had some sort of mental disability, many of whom are elderly. There are currently 29 care facilities specializing in emergency, transitional and/or residential care for persons with mental illnesses with a capacity for an estimated 1,100 persons.
- The 2006 National Household Survey on Drug Use and Health estimates that 2.9 percent of the population 12 years and over in the sub-state region including San Diego need but are not receiving treatment for illicit drug use. Applying the percentage to the population in San Diego, approximately 31,200 persons need and are not receiving treatment for illicit drug use.

- In its 2006 report, the Center for Disease Control reported 12,995 cumulative cases of HIV/AIDS in the San Diego metropolitan area. Providers of services to people with HIV/AIDS estimate that between 30 and 50 percent of the number of people with HIV/AIDS are in need of housing.
- The KIDS COUNT program of the Annie E. Casey Foundation tracks the number of at-risk, or "disconnected" youths; these are persons ages 18 to 24 who are not presently enrolled in school, are not currently working and have no degree beyond a high school diploma or GED. The statistic intends to capture a population of young adults having difficulty making the transition to adulthood. In 2007, 15,000 young adults ages 19 to 24 in San Diego were reported to be disconnected.
- Data from the San Diego Association of Governments shows that there were 8,137 reports of domestic violence in San Diego in 2007, or 17 reported cases for every 1,000 households in the City. In total, San Diego domestic violence shelters have capacity for almost 230 women and their children.

Community development. Through analysis of the City's Capital Improvement Plan and redevelopment areas, the following community development needs were identified:

- Improving access to facilities and creating more pedestrian friendly environments for persons with disabilities (ADA improvements);
- Street and landscaping improvements in low to moderate income neighborhoods;
- Improvements to parks and recreation areas in low to moderate income neighborhoods.
- Neighborhood revitalization activities in 17 targeted "redevelopment areas" which meet the income requirements set by the California Community Redevelopment Law. Most of these redevelopment project areas contain low to moderate income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.
- Assistance for small businesses to help them maintain a presence in the City and neighborhoods.

Top housing needs identified in citizen input forums

- **Increased need for emergency and transitional housing.** As a result of the economy, demand for emergency shelters and transitional housing is increasing. In addition, the economic downturn is contributing to a new wave of homelessness, made up of people who have lost their homes and jobs. These individuals largely need short term assistance while they look for a new job or receive job training. Such individuals may have trouble qualifying for homeless resources because they do not have special needs (e.g., fleeing domestic violence, chronically homeless).
  - Top needs of all persons experiencing homelessness include:
    - Emergency shelters, allowing longer term stays
    - Transitional housing for all types of residents: those who have just lost their jobs and homes, veterans, persons with disabilities
    - Short term rental assistance
    - Security deposits to enable renters to get into units

- Senior housing for seniors who have lost their homes, jobs and retirement income.
- Accessibility features in homeless housing: Much of the new, temporary housing is not accessible to persons with disabilities and/or difficult for seniors to use.

- **Strengthened code enforcement.** Create more of a neighborhood based system to code enforcement. Improve the condition of affordable units.

- **Creation of an online searchable database of housing resources.** The existing housing guides that the City and County produce are excellent; however, they cannot contain up to date information. A searchable database that can be accessed through the Internet at libraries and community centers is needed.

- **Bolster existing resources to address affordable housing needs.** Citizens acknowledged that the City does quite a lot to address housing needs—however, such needs are at a very critical level currently and more resources are needed to address current needs and keep up with future needs.

  - Citizens offered many ideas for expanding resources to better meet existing and future housing needs:
    - Create an ordinance to preserve affordable housing that is lost by redevelopment of mobile home parks. Bend, Oregon recently adopted an ordinance that provides developers incentives to include affordable units with the new development.
    - Establish rent control policies.
    - Increase the cash-in-lieu fee that must be paid by developers to comply with the City's inclusionary zoning ordinance.
    - Reduce the parking requirement for transit oriented developments that include affordable housing.
    - Reform the City's SRO replacement ordinance to address the problem of owners letting the units fall into such disrepair that they become inhabitable.
    - Expand the SDHC's shared housing program to help the growing number of people displaced through foreclosure.

  - Improved reporting and research about housing needs through:
    - A survey of displaced residents due to condo conversions, mobile home redevelopments, closed SROs, foreclosures.
    - A detailed report of the housing units created through the cash-in-lieu program and subsidy required to build affordable housing.
    - Block grant funding allocations and priorities.
  - Educational efforts about affordable housing needs, to reduce NIMBY-ism.
  - Top community and economic development needs
  - Jobs and job training.

- Jobs that pay living wages, especially given San Diego's high cost of living.
- Increased small business assistance and microenterprise lending to keep these business and the jobs they provide alive.
- Pedestrian friendly and ADA compliant neighborhoods, including downtown.

Strategic Plan

The City of San Diego has established the following housing and community development goals, objectives and outcomes to guide the use of funds for 2010-2014 program years. At the time this Consolidated Plan was written, HUD had not provided the City with its funding allocations by program. The City expects to receive approximately $26 million in combined HUD block grant funding to address its housing and community development needs. Dollar amounts for specific activities are provided where they are known.

The City intends to leverage other local resources, for example, housing trust fund dollars, wherever available, to maximize the benefit from the HUD block grant funds.

General Goals, Objectives and Outcomes

Goal No. 1: Improve the citizen and stakeholder participation process for Annual Action Plans.

Much of the public comment during the Consolidated Plan process concerned the citizen outreach process for the Annual Action Plans and related funding allocations. To this end, the City has established a goal to improve the citizen and stakeholder participation process for the Action Plans that will be developed in remaining Annual Action Plans (2010 through 2014).

Objective 1.1. Establish a "deputy" process whereby advocates, neighborhood leaders, representatives of housing and community development nonprofits and private sector organizations are engaged to increase the public participation process related to the Annual Action Plan. These deputies will assist the City with getting the word out about public forums and hearings and representing the comments and needs of their clients and neighborhoods in the input process.

- ***Outcome 1.1.1.*** Implement a deputy process during the 2010 Action Plan development. Create at least 30 deputies initially, and expand the network throughout the 2010-2014 program years.

Special Needs Housing Goals, Objectives and Outcomes

Goal No. 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

- ***Outcome 2.1.1.*** Complete an ADA needs assessment/survey of 185 City-owned properties which identifies the facilities in need of ADA improvements and prioritizes the improvements according to barriers to access, complaints received about access and frequency of usage.

- ***Outcome 2.1.2.*** Develop a revised transition and funding plan using CDBG to address the identified needs.
- ***Outcome 2.1.3 .*** Provide CDBG funding to make ADA improvements to at least 6 public facilities annually beginning in 2010.
- ***Outcome 2.1.4 .*** As opportunities arise, use CDBG funding to make improvements to recreational areas within San Diego to improve access for persons with physical disabilities.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

- ***Outcome 2.2.1.*** Continue the city's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements. Funding source in 2010 will be local housing trust fund dollars (non-HOME).
- ***Outcome 2.2.2.*** Using CDBG funds of $135,000 in 2010, provide rehabilitation services and accessibility modifications for an estimated 26 owner occupied households.

Objective: 2.3. Support operations of the City's social service and housing organizations that assist persons with special needs.

- ***Outcome 2.3.1.*** Annually fund a variety of activities ranging from case management, health care, teen parenting training, homeless services, legal services to recreation using the 15 percent CDBG public services set aside (see project tables for full description of activities).

Objective: 2.4. Increase the number of facilities in San Diego that serve persons with special needs.

- ***Outcome 2.4.1.*** In 2010, using $70,000 of CDBG, help to develop a maternity group home for low to moderate income pregnant and parenting teens. Funds will support property acquisition.

Also see Objective 7.2, which will benefit many individuals with special needs.

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

- ***Outcome 3.1.1.*** Provide shelter to 350 unduplicated persons annually using $195,000 ESG and $105,000 CDBG during 2010.
- ***Outcome 3.1.2.*** Using $438,840 of CDBG in 2010, provide walk in and referral services to up to 1,250 homeless persons at the Neil Good Day Center.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

- ***Outcome 3.2.1.*** In the 2010 program year, assist 100 families with housing, case management and support services using $403,129 ESG and $243,568 CDBG.

Objective 3.3. Support outreach efforts to increase the number of persons who are homeless who have access to shelter and services.

- ***Outcome 3.3.1.*** In the 2010 program year, make contact and provide resources to 1,200 chronic homeless persons, 322 unduplicated homeless persons and 255 unduplicated placements into housing.

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

- ***Outcome 4.1.1.*** In 2010, assist 80 households with rental assistance so that they pay no more than 30 percent of their annual household income in rent.
- ***Outcome 4.1.2.*** Ensure that 100 percent of the units leased in the program meet HUD's established quality standards.
- ***Outcome 4.1.3.*** In 2010, provide 17 permanent housing units in three apartment complexes with affordable rents for persons with HIV/AIDS.

Objective 4.2. Provide transitional housing to persons living with HIV/AIDS who are low income.

- ***Outcome 4.2.1.*** In 2010, provide funding to support up to 53 transitional housing beds.
- ***Outcome 4.2.2.*** In 2010, provide funding for the operation of 20 residential care facility beds for the chronically ill.
- ***Outcome 4.2.3.*** Ensure that 100 percent of the units in the transitional housing program meet HUD's established quality standards.
- ***Outcome 4.2.4.*** Ensure that all HOPWA program participants in the transitional housing program pay no more than 30 percent of their annual household income in rent.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- ***Outcome 4.3.1.*** Annually fund the coordination of residential services; in 2010, provide funding for 20 apartments in 3 complexes.
- ***Outcome 4.3.2.***Provide case management services for 25 households in 2010.
- ***Outcome 4.3.3.***Fund intensive case management for HOPWA program participants, up to 100 in 2010.
- ***Outcome 4.3.4.***Fund and provide moving services to HOPWA participants, up to 135 in 2010.
- ***Outcome 4.3.5***. Using CDBG ($52,675 in 2010), fund educational, counseling and referrals to low and moderate income and disabled and homeless San Diegans infected by HIV/AIDS.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

- ***Outcome 4.4.1.*** Provide up to educational training sessions countywide each year.

Housing Goals, Objectives and Outcomes

Goal 5: Add to the supply of affordable rental and homeownership properties and units.

Objective 5.1. Provide 15 percent of HOME funding to certified CHDOs, nonprofits to build affordable rental complexes and homeownership properties.

- ***Outcome 5.1.1.*** Develop 35 affordable housing units through CHDO assistance in 2010.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

- ***Outcome 5.2.1.*** Develop 85 affordable housing units through HOME assistance in 2010.

Objective 5.3. Provide rental subsidies for low income households.

- ***Outcome 5.3.1.*** Provide tenant based rental assistance vouchers to 30 households in 2010.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

- ***Outcome 5.4.1.*** Acquire and rehabilitate 3 housing units for sale as affordable homeownership units using $269,358 of CDBG in 2010.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Objective 6.1. Provide downpayment assistance to low and moderate income families to purchase a home.

- ***Outcome 6.1.1.*** In 2010, assist 45 households earning 80 percent and less of AMI annually with downpayment assistance using ADDI and HOME funds.
- ***Outcome 6.1.2.*** During 2010, provide CDBG funding for operation of homeownership counseling services ($195,500 in CDBG).

Goal 7: Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Objective 7.1. Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

- ***Outcome 7.1.1.*** Assist 25 very low income owner-occupied households during 2010 with deferred loans for health and safety repairs using HOME funding.
- ***Outcome 7.1.2.*** In 2010, assist185 low income owner-occupied households with deferred loans for health and safety repairs using local trust fund dollars.

- ***Outcome 7.1.3.*** With $212,000 of CDBG, provide free security repairs to 200 low to moderate income households to increase the safety and security of their homes during 2010. Also provide CDBG funding ($136,000) to low and moderate income seniors to install smoke alarms free of charge in their homes.
- ***Outcome 7.1.4.*** Using $85,000 of CDBG in 2010, provide weatherization, minor rehabilitation and minor home security improvements to low income seniors and persons with disabilities.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

- ***Outcome 7.2.1.*** Using CDBG, annually provide funds for needed rehabilitation activities *in housing units* occupied by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).
- ***Outcome 7.2.2.*** Using CDBG, annually provide funds for needed rehabilitation activities *of facilities that serve* by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

- ***Outcome 7.3.1.*** Using HUD lead grant funding, assist 40 low income owners and 135 low income renters with lead-based paint removal and hazard mitigation.
- ***Outcome 7.3.2.*** Fund the Lead Safe Neighborhoods program using $39,000 of CDBG in 2010.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into transit-oriented development (TOD).

- ***Outcome 8.1.1.*** Conduct a study that looks at the transportation uses of TOD residents relative to parking requirements.

Community/Economic Development Goals, Objectives and Outcomes

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs,
- Provide jobs that pay a living wage, and
- Expand employment opportunities, all especially for low to moderate income households.

- ***Outcome 9.1.1.*** Expand contacts in the energy efficiency industry to create partnerships for future job creation and training in the field.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

Objective 9.3. Create opportunities for microenterprises.

- ***Outcome 9.3.1.*** With CDBG, provide financial literacy and business development and educational services for low to moderate income residents who want to create a microenterprise business.
- ***Outcome 9.3.3.*** Using CDBG, provide small business loans and education/training to low to moderate income clients.

Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

- ***Outcome 10.1.1.*** Using $175,000 of CDBG in 2010, assist low to moderate income households annually become compliant through code enforcement services.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to "jump start" revitalization in low to moderate income neighborhoods.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes do not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs.

Objective 10.4. Annually fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities (see project tables for full description of activities).

Objective 10.5 . Support CDBO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1. Using $220,000 of CDBG in 2010, provide a comprehensive CDBO program in the Mid City/City Heights area to include neighborhood revitalization, community economic development and energy conservation.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments (also included above); and
- Small business microenterprise lending.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city's nonprofits.

- ***Outcome 12.1.1.*** Work with LISC to bring a Neighborhoods Now workshop to San Diego.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG public service dollars.

- ***Outcome 12.2.1.*** Use CDBG administrative dollars ($104,000 in 2010) to accept and investigate complains alleging housing discrimination based on federal, state and local laws.

SECTION I.
Introduction

SECTION I.
Introduction

Purpose of the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program, Housing Opportunities for People with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a City's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY2010–2014 Five-year Consolidated Plan for the City of San Diego (City). The City is a recipient of federal CDBG, HOME, ADDI, ESG and HOPWA funding.

Annual Action Plan. In addition to the Consolidated Plan, cities and states receiving block grant funding must compete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year.

CAPER. The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (v. proposed in the Action Plan), the households that benefitted from the block grants and how well the City/state met its annual goals for housing and community development activities.

Fair housing requirement. HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every thre e to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

The City of San Diego is in the process of completing an AI for the City. In 2004, the City participated in an AI that was completed by San Diego County.

Compliance with Consolidated Plan Regulations

The City of San Diego's FY2010–2014 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Lead and Participating Organizations

The following organizations participate in the Consolidated Planning process:

- **The City of San Diego.** The City of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the following HUD block grant programs:
  - **HOME.** The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance;
  - **ADDI.** This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and
  - **CDBG-housing related.** In past years, a portion of the city's CDBG grant was allocated to SDHC for housing activities. CDBG regulations allow fewer housing activities than HOME; CDBG can fund infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance.
- The city also manages the federal CDBG and ESG programs, in addition to social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.
  - **CDBG.** The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities described above, CDBG can be used for:
    - construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
    - removal of accessibility barriers from public buildings;
    - loans or grants to business for job training and hiring of lower income workers; demolition of property;
    - provision of operating dollars to social service organizations;
    - public infrastructure improvements (streets, sidewalks); and
    - code enforcement.
  - **ESG.** The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and maintenance of a homeless facility; supportive services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

- **San Diego County Department of Housing and Community Development.** The final HUD block grant program, **HOPWA**—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The City and County have agreed that the County will administer HOPWA funds.

The City retained BBC Research & Consulting (BBC) of Denver to complete the City's Five-Year Consolidated Plan.

Organization of Report

The Consolidated Plan is organized into eight sections and the Citizen Participation Plan attachment.

- Section I is the introduction to the report.
- Section II provides a demographic, economic and housing market overview of San Diego.
- Section III contains a housing market analysis and determination of the housing needs of special populations. For the purpose of the Consolidated Plan, special populations include elderly, particularly frail elderly; persons with physical disabilities; persons with developmental disabilities; persons with severe mental illnesses; persons with substance abuse problems; persons with HIV/AIDS; at-risk youth; victims of domestic violence and persons who are homeless and at-risk of homelessness.
- Section IV reports the findings from the public outreach process, which included stakeholder focus groups, public forums and public hearings.
- Section V contains an analysis of community and economic development needs.
- Section VI contains the City's Five-year Strategic Plan.
- Section VII contains the City's First Program Year (2010) Action Plan.

The Appendices include:

- Appendix A— Consolidated Plan Certifications and SF 424.
- Appendix B—Required HUD tables and proposed projects.
- Appendix C—The Citizen Participation Plan and public outreach materials and presentations.
- Appendix D—Public comments received during the development of the Plan and in the 30-day public comment period.

Acknowledgments

Victoria Joes of the San Diego Housing Commission was the project manager for this study. She assisted BBC in obtaining needed reports and information, arranging the public input process and oversaw the research process. Her time spent on this project was invaluable and is much appreciated.

SECTION II.
Community Profile

SECTION II.
Community Profile

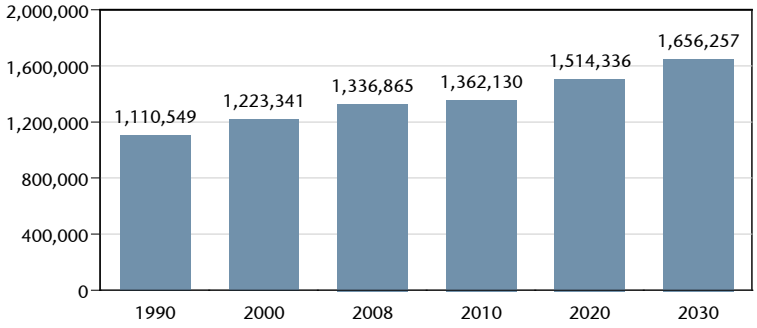
San Diego reached a population of approximately 1.3 million persons in 2008, a 9.3 percent increase from 2000. As a whole, San Diego's age distribution is shifting older, with a median age of 35.1 years in 2008; in 2000, the median age of the City's population was 32.5 years. San Diego's population is highly educated, with many workers employed in the high number of managerial and professional occupations found within the City. Despite the high educational levels of residents, the City's median income is about average at $61,863 and, as demonstrated in the housing market analysis which follows this section, inadequate to afford the high cost of housing in the City.

Population and Resident Characteristics

SANDAG, the San Diego area's planning agency, estimated the City of San Diego's 2008 population at 1,336,865 persons, representing an increase of 9.3 percent (or approximately 113,500 persons) since 2000. San Diego is projected to contain approximately 1.5 million residents in 2020 and 1.7 million residents in 2030. Exhibit II-1 charts population growth (both historical and projected) for San Diego from 1990 to 2030.

Exhibit II-1.
Population, San Diego, 1990 to 2030

Source:
SANDAG Current Estimates (2008) and SANDAG 2030 Regional Growth Forecast.



Age characteristics. As the Baby Boomer generation ages, the age distribution of the United States is shifting older and older. San Diego is no exception to this trend. From 2000 to 2008, San Diego's resident population aged 45 to 64 grew by 33 percent, and its resident population aged 65 and older grew by 15 percent. The City also experienced higher than average growth in its youngest age cohort: the population of children under the age of 5 grew by 17 percent. This compares to an overall population growth of 9 percent over the same time period.

The average age of San Diego's population in 2000 was 32.5 years; by 2008, the average age had increased to 35.1 years. Young adults (ages 25 to 44) constituted the largest age group in both 2000 and 2008, with 34 and 32 percent of the total population respectively. Exhibit II-2 compares San Diego's 2000 and 2008 population by age group.

Exhibit II-2.
Age Characteristics, San Diego, 2000 and 2008

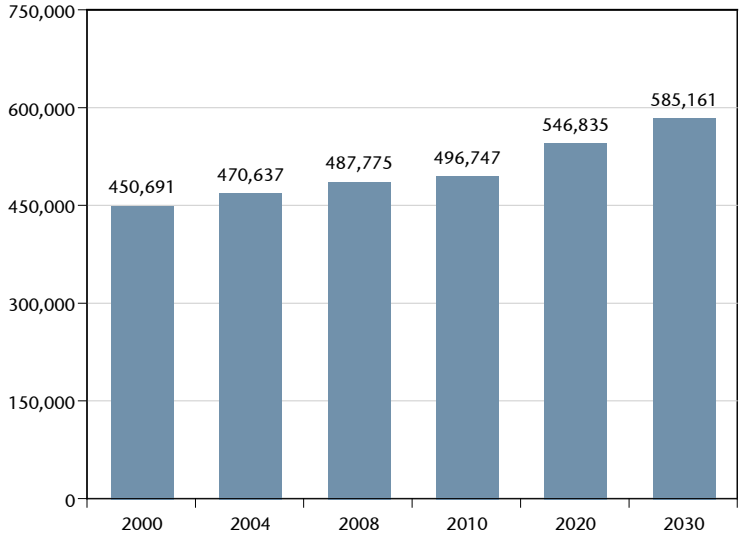
	2000		2008		2000-2008
	Number	Percent of Total	Number	Percent of Total	Percent Change
Preschool (Ages 0-4)	82,523	7%	96,166	7%	17%
School Age (5-17)	211,385	17%	220,474	16%	4%
College Age (18-24)	151,760	12%	139,948	10%	-8%
Young Adults (25-44)	415,506	34%	426,017	32%	3%
Middle Age (45-64)	234,218	19%	310,657	23%	33%
Senior Adults (65+)	128,008	10%	146,603	11%	15%
Total	**1,223,400**	**100%**	**1,339,865**	**100%**	**10%**
Median Age (in years):	**32.5**		**35.1**		**8%**

Source: U.S. Census 2000 and SANDAG Current Estimates 2008.

Household characteristics. According to the Census, San Diego contained 450,691 occupied households in 2000. By 2008, this number had increased to 487,775 households, representing an increase of 8.2 percent. SANDAG estimates San Diego will contain 546,835 occupied households by 2020 and 585,161 occupied households by 2030. Exhibit II-3 displays the historical and projected number of occupied households for San Diego.

Exhibit II-3.
Occupied Households, San Diego, 2000-2030

Source:
U.S. Census Bureau Census 2000, SANDAG Current Estimates (2008), and SANDAG 2030 Regional Growth Forecast Update.



In 2007, 58 percent, or 273,262 households, of all San Diego occupied households were classified as Family households. This includes married couples, both with and without children, as well as other families. A slight majority of married couples did not have children (103,611households) when compared to married couples with children (97,155 households). Compared to 2000, San Diego contained just 4 percent fewer married couples with children and 10 percent more Non-Family households in 2007.

Exhibit II-4 compares the household characteristics of San Diego from 2000 and 2007.

Exhibit II-4.
Household Characteristics, San Diego, 2000 and 2007

	2000		2007		Percent
	Number	Percent	Number	Percent	Change
Households	**451,126**	**100%**	**468,469**	**100%**	**3.8%**
Family Households	274,198	61%	273,262	58%	-0.3%
Married with Children	100,894	22%	97,155	21%	-3.7%
Married No Children	103,806	23%	103,611	22%	-0.2%
Other Families	69,498	15%	72,496	15%	4.3%
Non-Families	176,928	39%	195,207	42%	10.3%
Average Household Size	**2.61**		**2.60**		**-0.4%**

Source: U.S. Census Bureau Census 2000 and American Community Survey 2007.

Race and ethnicity. The U.S. American Community Survey (ACS) for 2007 showed San Diego to be a very diverse City, with no single race or ethnicity representing a majority of the entire population. The ACS reported San Diego to contain 48 percent White residents, 27 percent Hispanic residents, 15 percent Asian residents and 6 percent Black or African American residents. The remaining 3 percent included those recorded as Native Americans, Two or More Races and Some Other Race.

The City's diversity is projected to increase in the future: By 2030, San Diego's White population is expected to fall from 48 to 33 percent of the total population, while its Hispanic population is expected to grow from 27 to 36 percent of the total population. Exhibit II-5 displays the historical and projected racial and ethnic distribution of San Diego in 2007, 2010, 2020 and 2030.

Exhibit II-5.
Race and Ethnicity, San Diego, 2007 to 2030

Note:
While we typically report race and ethnicity as separate characteristics, we have elected to combine the two in order to utilize SANDAG's race and ethnicity projections, which was only available in the displayed format.

Source:
American Community Survey 2007, SANDAG 2030 Regional Growth Forecast Update.

	2007	2010	2020	2030
American Indian or Alaska Native	0.3%	0.4%	0.5%	0.5%
Asian	14.7%	16.1%	17.0%	15.6%
Black or African American	6.4%	6.5%	5.8%	5.1%
Hispanic	27.4%	30.0%	34.4%	36.3%
White	48.2%	41.8%	35.9%	33.4%
Some Other Race	0.3%	0.3%	0.3%	0.3%
Two or More Races	2.5%	3.7%	4.6%	5.6%

Immigration. According to the ACS, 25 percent of San Diego's 2007 population was born outside of the U.S. Of those born outside the U.S., 45 percent were born in Latin America and 42 percent were born in Asia. Exhibit II-6 displays the breakdown of San Diego's 2007 population by place of birth and, for those born outside the U.S., region of birth.

Exhibit II-6.
Immigration and Place of Birth, San Diego, 2007

PLACE OF BIRTH			WORLD REGION OF BIRTH OF FOREIGN BORN		
Total population	**1,276,740**	**100%**	**Foreign-born population, excluding population born at sea**	**322,777**	**100%**
Native	953,963	74.7%	Europe	26,359	8.2%
Born in United States	935,344	73.3%	Asia	134,756	41.7%
State of residence	555,013	43.5%	Africa	9,281	2.9%
Different state	380,331	29.8%	Oceania	2,198	0.7%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	18,619	1.5%	Latin America	144,080	44.6%
Foreign born	322,777	25.3%	Northern America	6,103	1.9%

Source: American Community Survey 2007.

Educational attainment. San Diego's population is well educated: 86 percent of all residents have completed high school and 40 percent have earned a Bachelor's degree or higher. Comparatively, 80 percent of all California residents have completed high school and 30 percent have earned a Bachelor's degree or higher. Exhibit II-7 displays the educational attainment for San Diego's population in 2007.

Exhibit II-7.
Educational Attainment,
San Diego, 2007

Source:
American Community Survey 2007.

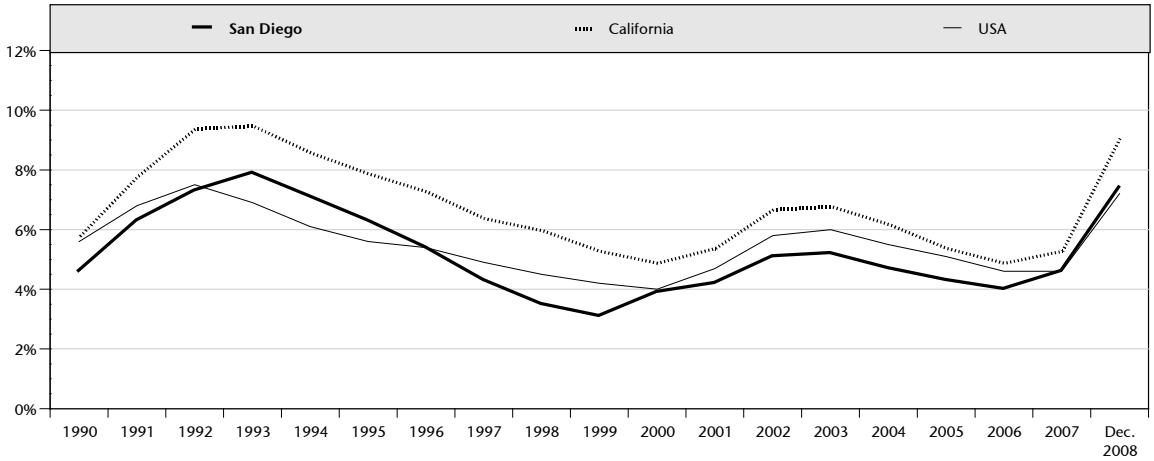
	Number	Percent of Total
Less than 9th grade	56,021	7%
9th to 12th grade, no diploma	56,629	7%
High school graduate (includes equivalency)	150,682	18%
Some college, no degree	166,141	20%
Associate's degree	59,208	7%
Bachelor's degree	203,805	25%
Graduate or professional degree	127,501	16%
Total	819,987	100%

Economic Landscape

Housing affordability, which is examined in the following section, is closely linked to income and wage levels and job opportunities for residents. This section provides information on employment and household income for the City of San Diego.

Unemployment. San Diego has historically had a lower unemployment rate than California and this remained true in December 2008: California's unemployment rate was approximately 9.1 percent while San Diego's unemployment rate was only 7.4 percent. Compared to the United States, San Diego has alternated between having a higher and lower unemployment rate. Exhibit II-8 compares the unemployment rates for San Diego, California and the U.S. from 1990 to 2008.

Exhibit II-8.
Unemployment Rates, Not Seasonally Adjusted, 1990-2008



Note: At time of writing, annual data was unavailable for 2008.

Source: State of California, Employment Development Department, Labor Market Information Division.

Occupations. According to SANDAG, the largest percentage (42 percent) of San Diego's workforce aged 16 and older works in Management, Professional and Related Occupations. These occupations include business professionals, attorneys and doctors. This is a promising sign for San Diego as these jobs typically pay high salaries. Of all Management, Professional and Related Occupations, general management is the most common occupation, representing 10 percent of all San Diego jobs. Sales and Office Occupations represent 27 percent of all occupations and Service Occupations, including Food Preparation and Serving and Healthcare Support, represent 16 percent of all occupations. The median annual wage for the San Diego-Carlsbad-San Marcos MSA was $46,285 in the first quarter of 2008. Management occupations paid the highest annual wage ($105,308) and Food Preparation and Serving Occupations paid the lowest annual wage ($20,986). Exhibit II-9 displays the occupational distribution for employed San Diego residents aged 16 and older for 2008.

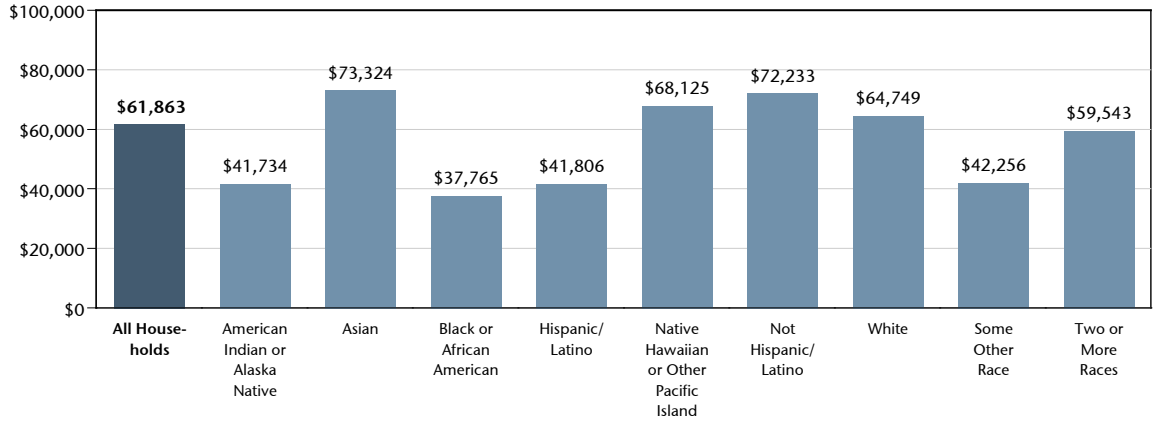
Exhibit II-9.
Employment by Occupation Age 16 and Older, San Diego, 2008

	Total Number Employed	Percent of Total
Management, Professional and Related Occupations - Total	**230,592**	**41.7%**
Management, including farm managers	*54,414*	*9.8%*
Business and Financial	*28,587*	*5.2%*
Computer and Mathematical	*21,947*	*4.0%*
Architecture and Engineering	*19,035*	*3.4%*
Life, Physical and Social Science	*13,556*	*2.4%*
Community and Social Service	*8,242*	*1.5%*
Legal	*9,704*	*1.8%*
Education, Training and Library	*33,114*	*6.0%*
Arts, Design, Entertainment, Sports and Media	*15,749*	*2.8%*
Healthcare Practitioners	*26,244*	*4.7%*
Service Occupations - Total	**87,593**	**15.8%**
Healthcare Support	*8,765*	*1.6%*
Protective Service	*8,453*	*1.5%*
Food Preparation and Serving	*31,199*	*5.6%*
Building and Grounds Cleaning/Maintenance	*20,284*	*3.7%*
Personal Care and Service	*18,892*	*3.4%*
Sales and Office Occupations - Total	**146,898**	**26.5%**
Farming, Fishing and Forestry Occupations - Total	**1,357**	**0.2%**
Construction, Extraction and Maintenance Occupations - Total	**36,973**	**6.7%**
Produciton, Transporation and Material Moving - Total	**49,963**	**9.0%**
ALL OCCUPATIONS	**553,376**	**100%**

Source: SANDAG Current Estimates (2008)

Income. According to the 2007 ACS, the median household income for San Diego was $61,863. The median varies considerably by race and ethnicity, which can explain, in part, lower homeownership rates for minorities. Asian households earned the highest median household income ($73,324) while Black or African American households earned the lowest median household income ($37,765). Exhibit II-10 displays the median household incomes by race and ethnicity for San Diego for 2007.

Exhibit II-10.
Median Household Income by Race and Ethnicity, San Diego, 2007



Source: American Community Survey 2007.

Another way to look at household income is through the use of income categories (i.e., households earning less than $15,000 per year, between $35,000 and $50,000 per year, etc.). According to the ACS, 10 percent of San Diego households (or 46,382 households) earned less than $15,000 in 2007 and more than 25 percent earned less than $35,000. The largest percentage of all households (18 percent) earned between $50,000 and $75,000 in 2007. At the other end of the income spectrum, 13 percent of all households earned more than $150,000 in 2007. Exhibit II-11 displays the income distribution of San Diego households in 2007.

Exhibit II-11. Household Income Distribution, San Diego, 2007

Source: American Community Survey 2007.

	All Households	Percent of Total
Less than $10,000	24,174	5.2%
$10,000 to $14,999	22,208	4.7%
$15,000 to $24,999	44,046	9.4%
$25,000 to $34,999	41,205	8.8%
$35,000 to $49,999	60,315	12.9%
$50,000 to $74,999	83,529	17.8%
$75,000 to $99,999	59,598	12.7%
$100,000 to $149,999	74,278	15.9%
$150,000 to $199,999	29,893	6.4%
$200,000 or more	29,223	6.2%
Total	**468,469**	**100%**

SANDAG produced an interesting comparison of San Diego's household income distribution in 2000 and 2008, using real 1999 dollars.[1] This comparison revealed that the number of households earning small incomes, particularly below $30,000 a year, either grew by a very low rate or decreased since 2000, whereas the number of households earning large incomes grew by double-digit percentages. This indicates that higher income households have been moving into the City and/or their incomes have been growing, while lower income households have not grown in numbers. Exhibit II-12 displays these findings.

Exhibit II-12. Household Income Distribution (in 1999 dollars), San Diego, 2000 and 2008

	2000 Census	2008 SANDAG Estimates	2000 to 2008	
			Numeric Change	*Percent Change*
Less than $15,000	63,341	61,262	(2,079)	-3.3%
$15,000 to $29,999	82,199	83,292	1,093	1.3%
$30,000 to $44,999	76,347	80,345	3,998	5.2%
$45,000 to $60,000	59,588	64,594	5,006	8.4%
$60,000 to $74,999	48,285	53,522	5,237	10.8%
$75,000 to $99,999	50,436	57,483	7,047	14.0%
$100,000 to $124,999	28,959	34,253	5,294	18.3%
$125,000 to $149,999	14,500	18,126	3,626	25.0%
$150,000 to $200,000	13,579	17,738	4,159	30.6%
$200,000 or more	13,457	17,160	3,703	27.5%

Note: Income distributions for both 2000 and 2008 reflect incomes in 1999 values.
Source: SANDAG Current Estimates (2008).

[1] This indicates that the 2008 household incomes were adjusted to be equivalent to the 2000 household incomes. In other words, the adjustments made $1 in 2008 equal to $1 in 2000 by accounting for inflation and other factors.

The majority of household income analysis, particularly for planning purposes, is based on the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development. For 2008, the San Diego AMI equaled $72,100. Using the household income distribution from Exhibit II-9 and the San Diego AMI of $72,100, we can calculate the percentage of households classified as extremely low income (earning less than 30 percent of the AMI), low income (earning 31 to 50 percent of AMI), moderate income (earning 51 to 80 percent of AMI) and middle/upper income (earning 81 percent and higher of AMI). Exhibit II-13 displays this calculation by race and ethnicity.

Exhibit II-13.
Household Income by AMI by Race and Ethnicity, San Diego, 2007

	Percent of All Households	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Upper Income (81%+ AMI)
American Indian or Alaska Native	0.6%	N/A	N/A	N/A	N/A
Asian	11.9%	14.5%	10.2%	14.1%	61.1%
Black or African American	6.7%	28.1%	19.2%	20.3%	32.3%
Native Hawaiian or Pacific Islander	0.3%	N/A	N/A	N/A	N/A
White	72.9%	15.0%	12.4%	17.2%	55.4%
Some Other Race	5.0%	21.5%	19.3%	20.0%	39.2%
Two or More Races	2.7%	15.1%	10.3%	23.5%	51.1%
Hispanic/Latino	20.3%	22.7%	19.7%	21.1%	36.5%
Not Hispanic/Latino	58.7%	13.0%	10.4%	16.3%	60.3%
All Households	**100%**	**16.1%**	**12.9%**	**17.5%**	**53.5%**

Source: American Community Survey 2007 and U.S. Department of Housing and Urban Development Income Limits 2008.

For all San Diego households, 16 percent are classified as extremely low income, 13 percent are classified as very low income, 18 percent are classified as low income and 54 percent are classified as moderate/upper income (see bottom row of Exhibit). Twenty-eight percent of Black or African American households are classified as extremely low income; this is the highest percentage of any race for the income category. Asian households have the smallest percentage classified as extremely low income at 14.5 percent of all households. White households and Two or More Races households are represented at 15.0 and 15.1 percent respectively. When examined by ethnicity, ten percent more Hispanic/Latino households are classified as extremely low income when compared to Non-Hispanic/Latino households. As the data in Exhibit II-11 clearly shows, there is a significant discrepancy in income status for minorities when compared to San Diego's White and Asian households.

Income by age of householder. When examined by age of householder, San Diego's income spectrum shows a high percentage of the City's youngest and oldest households earning lower incomes. In 2007, 36.2 percent of households with the primary householder under the age of 25 were classified as extremely low income and 17.7 percent were classified as very low income. In combination, over 50 percent of the City's youngest households are considered extremely low income or very low income. Similarly, 27.7 percent of San Diego's households with the primary householder over the age of 64 were classified as extremely low income and 18.6 percent were classified as very low income. Exhibit II-14 displays San Diego's income distribution by age of householder.

Exhibit II-14.
Household Income by AMI by Age of Householder, San Diego, 2007

Household Type	Percent of All Households	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Upper Income (81%+ AMI)
Under 25 Years	6.7%	36.2%	17.7%	22.1%	23.9%
25 to 44 Years	41.9%	10.8%	12.1%	18.6%	58.5%
45 to 64 Years	34.3%	12.7%	10.4%	15.4%	61.5%
Over 64 Years	17.1%	27.7%	18.6%	18.2%	35.6%
All Households	**100%**	**16.1%**	**12.9%**	**17.5%**	**53.5%**

Source: American Community Survey 2007 and U.S. Department of Housing and Urban Development Income Limits 2008.

SECTION III.
Housing Market Analysis and Housing Needs for Special Needs Populations

SECTION III.
Housing Market Analysis and Housing Needs for Special Needs Populations

This section of the Consolidated Plan contains the analysis of housing market conditions in the City, as required by Section 91.210 of the Local Government Consolidated Plan Regulations. This section also discusses the housing and community development needs of special needs populations in San Diego, pursuant to Sections 91.205, 91.210 and 91.215 of the regulations.

Housing Market Analysis

SANDAG, San Diego's regional planning agency, maintains the most recent local data on the City's housing market. SANDAG estimates that in 2008 there were 508,450 housing units in the City. Ninety-six percent of these units were occupied (487,775), for a vacancy rate of 4 percent. This vacancy rate is about the same as that reported by the 2000 Census (4.1 percent).

The U.S. Census' American Community Survey (ACS) estimates that San Diego had 504,281 units as of 2007. ACS estimated that 35,800 of these units were vacant, for a higher estimated vacancy rate of 7 percent. If the ACS data are adjusted for seasonal units that are vacant (and estimated 7,700 units), the vacancy rate is 5.7 percent. Of these vacant units, 53 percent were rental units and 19 percent were units that were for sale[1].

For the purposes of our affordability analysis (below), we estimate a rental vacancy rate of 6 percent and an owner-occupied vacancy rate of 2 percent, for an overall vacancy of 4 percent—consistent with SANDAG's estimate. The rental vacancy used is higher than that estimated by the SDCAA Fall 2008 Vacancy & Rental Rate Survey, which placed the City's rental vacancy rate at 3.7 percent, but consistent with the organization's Spring 2008 vacancy rate of 5.3 percent.

We recognize that housing markets are very dynamic and, especially during periods of rapid increase or decline in prices, estimates of vacancy rates, rental cost and home prices can change quickly. This report uses the most recent data available at the time it was prepared—however, the data are largely from 2008 and 2007 and do not specifically reflect housing conditions during the first part of 2009. However, even given extreme changes in housing costs in San Diego, home prices were so high to begin with that the City's greatest needs are likely to be consistent with the needs identified using 2007-2008 data.

Tenure. SANDAG does not estimate tenure (renter or owner occupied). For 2007, ACS estimated that 50 percent of the City's housing units were occupied by owners and 50 percent were occupied by renters. We use this estimate of tenure in our affordability analysis.

[1] One quarter were "other" vacant, the reason for the vacancy unknown.

Growth. Since 2000, the City has added 38,761 housing units, increasing the housing stock by 8.3 percent. This is equivalent to adding 4,850 housing units to the City each year on average (about 1 percent growth). Since population has increased faster than housing units (population increased by 9.3 percent compared to 8.3 percent for housing units), this suggests that more people are living in each housing unit in 2000 than did in 2008. However, Census estimates no change in the average household size between 2000 and 2007. In contrast, SANDAG reports an increase from 2.61 in 2000 (Census) to 2.65 in 2008.

Type. Exhibit III-1 shows the breakdown of housing units by type according to SANDAG. The City's housing stock is largely made up of multifamily units (rentals) and single family detached homes.

Exhibit III-1.
Occupied Housing Units by Type, 2008

Source:
SANDAG.

	Number	Percent
Single family, detached	205,100	42%
Single family, attached	64,599	13%
Multifamily	212,910	44%
Mobile home and other	5,166	1%
Total	**487,775**	**100%**

Exhibit III-2 shows the types of dwelling units for which the City has issued building permits from 2000 through July 2008[2]. The exhibit shows that multifamily permits have dominated the types of dwelling units permitted in the City, especially during the past few years. The exhibit also shows the recent decline in the number of permits issued, reflective of the downtown in the housing market.

Exhibit II-2
Building Permits Issued by Type, 2000 through part year 2008

Source:
City of San Diego.

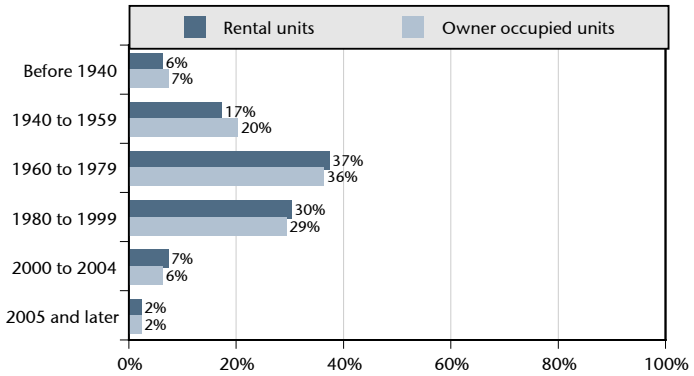
	Single Family	Percent of All	Multifamily	Percent of All
2000	2,084	27%	5,662	73%
2001	2,075	35%	3,829	65%
2002	2,353	36%	4,150	64%
2003	2,379	31%	5,280	69%
2004	1,877	32%	4,005	68%
2005	1,271	19%	5,334	81%
2006	1,290	28%	3,260	72%
2007	903	23%	3,004	77%
Part year 2008	220	14%	1,335	86%

[2] The City of San Diego makes no guarantee, representation or warranty regarding the quality, accuracy, timeliness or completeness of the information included in this Residential Permit Report. The City of San Diego expressly disclaims any guarantees, representations or warranties of any kind, including those of merchantability and fitness for a particular purpose.

Year built. Exhibit III-3 shows the distribution of housing units by year built as estimated by the ACS for 2007. Much of the City's housing stock was built during the 1970s and 1980s, followed by the 1950s and 1960s.

Exhibit III-3.
Year Housing Units Were Built, 2007

Source:
American Community Survey, 2007.



Condition of housing. The 2007 ACS reported that approximately 7,200 housing units in San Diego are considered severely substandard because they lacked complete plumbing facilities[3] or complete kitchens[4]. Together, assuming no overlap, these units represented about 1.5 percent of the City's total housing units in existence in 2007.

Overcrowding. SANDAG estimates that the average number of persons per housing unit in San Diego was 2.65 as of January 2008. This was slightly larger than the 2000 Census' estimate of 2.61. This means that there is one additional person per every 25 housing units in San Diego.

HUD requires communities to estimate the number of housing units that are overcrowded as part of their Consolidated Plans. Overcrowding in housing can threaten public health, strain public infrastructure, and points to an increasing need of affordable housing. The amount of living space required to meet health and safety standards is not consistently specified; measurable standards for overcrowding vary. According to HUD, the most widely used measure assumes that a home becomes unhealthy and unsafe where there are more than 1, or sometimes 1.5, household members per room.[5] Another frequently used measure is the number of individuals per bedroom, with a standard of no more than 2 persons per bedroom. Assisted housing programs usually apply this standard.

According to the 2000 Census, 3 percent of owner-occupied housing units in San Diego (6,700 units) were overcrowded (using the more than 1.5 persons per room definition) and 11 percent of renter-occupied units (25,500 units) were overcrowded. The 2007 ACS reports a much lower level of overcrowding at less than one percent for owners and 2.2 percent for renters.

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[3] The data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

[4] A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range, or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, should not be considered as having complete kitchen facilities. An icebox is not considered to be a refrigerator.

[5] The HUD American Housing Survey defines a room as an enclosed space used for living purposes, such as a bedroom, living or dining room, kitchen, recreation room, or another finished room suitable for year-round use. Excluded are bathrooms, laundry rooms, utility rooms, pantries, and unfinished areas.

Overcrowding can be an issue more prevalent among certain racial and ethnic groups, lower-income households and inner-City dwellers. In 2007, Hispanic or Latino, Asian and, to a lesser extent, African American households were more likely to be living in crowded conditions when compared to White alone, not Hispanic or Latino households. Approximately 15.7 percent of Hispanic or Latino households were crowded compared to 1.4 percent of White alone, not Hispanic or Latino households[6]. This compares to 6.7 percent for African American households that were in living in crowded conditions and 8.7 percent of Asian households. The higher prevalence of crowding could be because of a preference for an extended family to occupy one housing unit, lower average incomes held by certain ethnic groups, or a greater likelihood of ethnic groups living in smaller rental properties.

Affordability. This section discusses the affordability of both for sale and rental housing in the City of San Diego, beginning with for sale housing.

Housing to buy. The median value of an owner-occupied home in the City of San Diego was $558,100 in 2007 according to the ACS[7]. In 2000, the Census estimated the median at $220,000. Based on these estimates, the median has increased by $338,000, or by an average of $48,000 per year. This equates to a 154 percent increase in value since 2000, or an average of 22 percent per year.

In 2007, a household would need to earn about $100,000 more to be able to afford the median priced home than they would have needed to earn in 2000. The median household income of San Diego owners has increased since 2000—but only by $22,130.

The San Diego Association of Realtors reported an average for sale price in San Diego County of $509,500 as of second quarter 2008. This was down from $526,500 in the first quarter of 2008.

More recent reports on the for sale market in San Diego show dramatic drops in prices. DataQuick, which is based in San Diego, reports a median price of home sales in all of Central San Diego of $259,000 in January 2009, compared with $360,000 for all of 2008.

Home prices vary dramatically by zip code, as shown by Exhibits III-4 through III-7. The maps present the median sales prices for attached and detached homes separately, for 2007 and through April 2008.

[6] This comparison uses the more than 1.0 persons per room definition for "crowding." Data by race and ethnicity are not available at the 1.5 persons per room level.

[7] Mobile homes were substantially cheaper at a median of $55,800 in 2007, less than 10 percent of the median valued owner-occupied home.

Exhibit III-4.
Median Sale Prices of *Attached* Single Family Homes by Zip Code, San Diego, December 2007

Source:
BBC Research & Consulting from data provided by San Diego Association of Realtors.

Exhibit III-5.
Median Sales Prices of *Detached* Single Family Homes by Zip Code, San Diego, December 2007

Source:
BBC Research & Consulting from data provided by San Diego Association of Realtors.

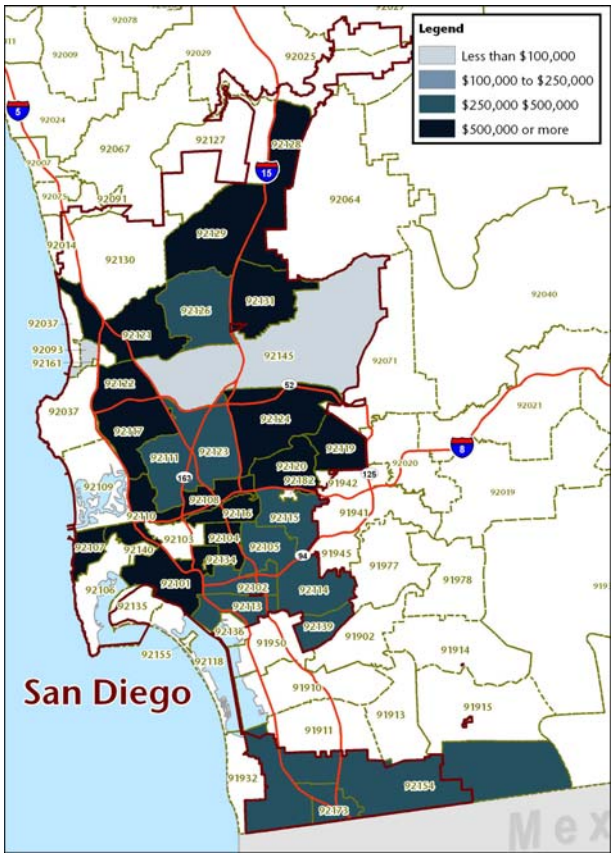


Exhibit III-6.
Median Sales Prices of *Attached* Single Family Homes by Zip Code, San Diego, April 2008

Source:
BBC Research & Consulting from data provided by San Diego Association of Realtors.

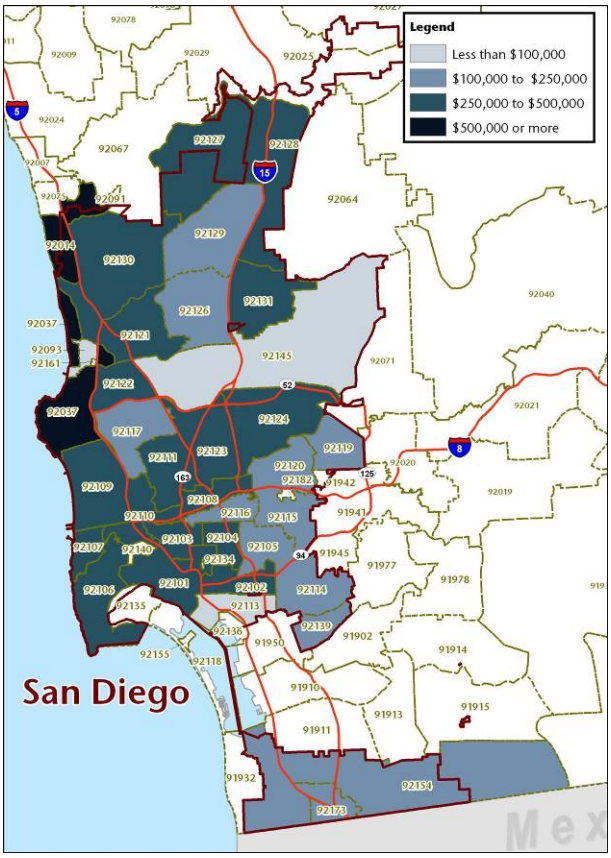
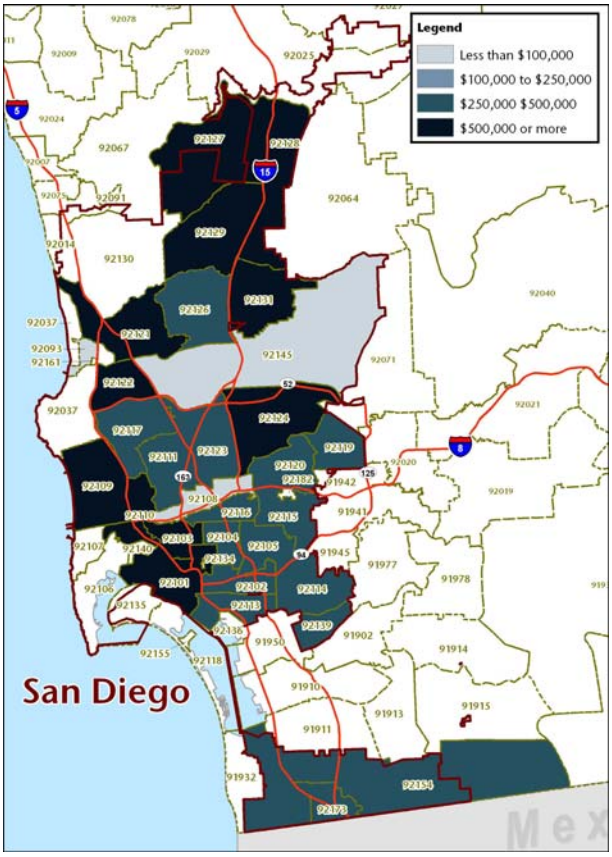


Exhibit III-7.
Median Sales Prices of *Detached* Single Family Homes by Zip Code, San Diego, April 2008

Source:
BBC Research & Consulting from data provided by San Diego Association of Realtors.



Housing to rent. In 2000, the median rent in San Diego was $763. In 2007, the median had increased to $1,209, or by 58 percent. In 2007, according to ACS, a renter is paying $446 more per month for the median rental unit than in 2000. This renter would need to earn $17,800 more per year to cover the cost of this increase without being cost burdened. By comparison, the median income for renters in San Diego increased by $12,000 between 2000 and 2007.

In its Fall 2008 apartment survey, the San Diego County Apartment Association reported an average monthly rental rate of $884 for studio apartments in the City; $1,275 for 1 bedrooms; $1,586 for 2 bedrooms; and $1,859 for 3+ bedrooms. Exhibit III-8 shows the average rental rates by apartment size for San Diego apartments from spring 2007 to fall 2008. The exhibit shows little change in rent prices during the period except for studio apartments which have become less expensive on average.

Exhibit III-8.
Average Rental Rates, City of San Diego, Spring 2007 to Fall 2008

	Spring 2007	Fall 2007	Spring 2008	Change from Spring 2007	Fall 2008	Change from Fall 2007
Studio	$ 1,106	$ 1,017	$ 1,078	$ (28)	$ 884	$ (133)
1 bedroom	$ 1,238	$ 1,285	$ 1,286	$ 48	$ 1,275	$ (10)
2 bedrooms	$ 1,540	$ 1,596	$ 1,514	$ (26)	$ 1,586	$ (10)
3+ bedrooms	$ 1,832	$ 1,892	$ 1,916	$ 84	$ 1,859	$ (33)

Source: SDCAA Fall 2008 Vacancy & Rental Rate Survey.

Exhibit III-9 and III-10 shows how the average rental rates vary by zip code. The average rents are shown separately for one and two bedroom rental units, as of fall 2008.

Exhibit III-9.
Average Rent for *One*-Bedroom Rental Units by Zip Code, San Diego, Fall 2008

Source:
BBC Research & Consulting from data provided by the San Diego County Apartment Association.

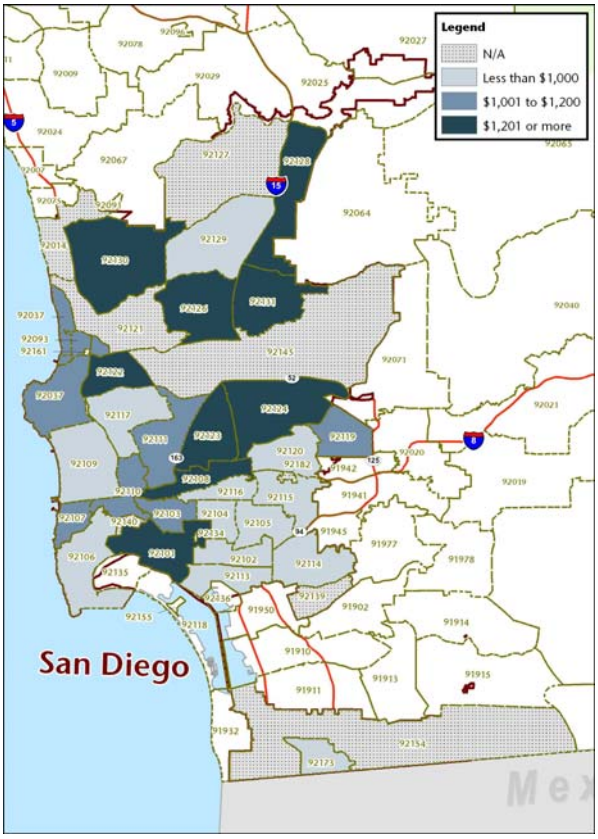


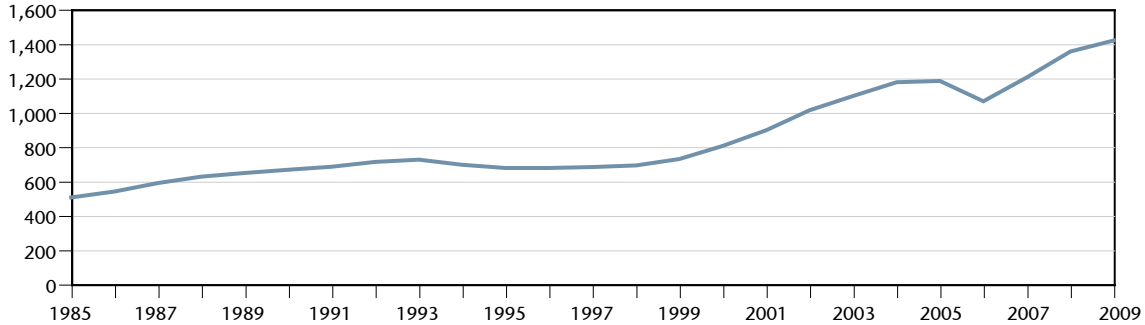
Exhibit III-10.
Average Rent for *Two*-Bedroom Rental Units by Zip Code, San Diego, Fall 2008

Source:
BBC Research & Consulting from data provided by the San Diego County Apartment Association.

Exhibit III-11 shows the "Fair Market Rent" or FMR for a 2 bedroom unit as calculated by HUD for the San Diego region from 1985 through 2009.

Fair Market Rents (FMRs) are used by HUD to determine subsidies for federal housing programs such as the Section 8 Housing Choice Voucher program. FMRs include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. Currently, "fair market" for the FMR definition is the 40th percentile rent—that is, the dollar amount below which 40 percent of the standard-quality rental housing units in the private market are rented. Since 2002, the FMR in the San Diego region has been above $1,000. To afford an apartment of more than $1,000 per month, renters must earn more than $40,000.

Exhibit III-11.
Fair Market Rent, 2 bedroom Apartment, San Diego Region, 1985 to 2009



Source: U.S. Department of Housing & Urban Development.

What residents pay for housing. Exhibit III-12 shows the distribution of housing costs in 2007 according to the ACS, along with the income needed to afford the monthly costs. The costs represent both renter and owner households.

Exhibit III-12. Monthly Housing Costs, 2007

Source:
American Community Survey, 2007.

	Number of Households	Percent	Annual income required to afford costs
Less than $100	1,121	0%	$ 4,000
$100 to $199	5,365	1%	$ 7,960
$200 to $299	15,553	3%	$ 11,960
$300 to $399	12,001	3%	$ 15,960
$400 to $499	13,107	3%	$ 19,960
$500 to $599	13,393	3%	$ 23,960
$600 to $699	14,995	3%	$ 27,960
$700 to $799	20,830	4%	$ 31,960
$800 to $899	22,905	5%	$ 35,960
$900 to $999	25,544	5%	$ 39,960
$1,000 to $1,499	100,232	21%	$ 59,960
$1,500 to $1,999	76,752	16%	$ 79,960
$2,000 or more	140,575	30%	$ 80,000
No cash rent	6,096	1%	

Sixty-eight percent of the City's households pay more than $1,000 per month in housing costs, with 30 percent paying $2,000 and more. By comparison, an estimated 52 percent of the City's households earned enough to pay more than $1,000 in housing costs.

Cost burden. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is "affordable" if no more than 30 percent of a household's monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered "cost burdened."

In 2007, the ACS estimated that more than half of the City's renters are cost burdened: 54 percent pay more than 30 percent of their incomes in rents and utilities. Of these cost burdened households, 48 percent are "severely" cost burdened, meaning they pay more than 50 percent of their income in housing costs. Overall, one-fourth of the City's renters are severely cost burdened.

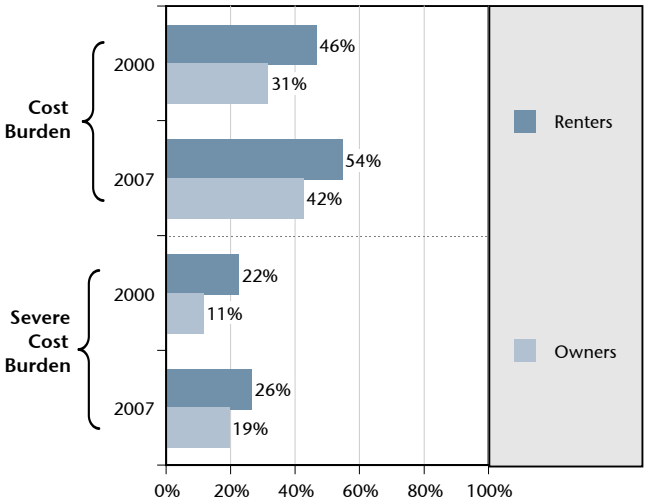
Cost burden among renters has increased since 2000, when 46 percent of all renters were cost burdened. In 2007, 22,400 more renters were cost burdened than in 2000. The City's number of cost burdened renters has increased by 23 percent since 2000—almost 3 times the rate of the overall household growth.

About 42 percent of the City's owners were cost burdened in 2007 according to the ACS. This is up from 31 percent in 2000. There are 38,900 more cost burdened owners in 2007 than existed in 2000, or 67 percent more, which is about 8 times the overall growth in households. Severe cost burden, although lower among owners, has increased more significantly for owners since 2000.

Exhibit III-13 shows the levels of cost burden for renters and owners and the change in cost burden from 2000.

Exhibit III-13.
Cost Burden, 2000 and 2007

Source:
American Community Survey 2007 and U.S. Census 2000.



Gaps in housing market. To understand more specifically where the housing market in San Diego fails to meet residents' needs, we performed an exercise called a "gaps analysis." This section reports the results of the model.

The gaps exercise compares the supply of housing at various price points to the number of households who can afford such housing. If there are more housing units than households, the market is "over-supplying" housing at that price range. Conversely, if there are too few units, the market is "under-supplying" housing.

Renters. According to the ACS, 50 percent of San Diego's rental units are priced under $1,175 per month; 50 percent rent for more. Just 10 percent of units rent for less than $575 per month. This compares with 29 percent of the City's renters who cannot afford to pay more than $575 in rent costs.

Exhibit III-14 compares the number of San Diego households at various income ranges with the supply of rental units. The column on the far right shows the mismatch between supply and demand. For example, there are 36,144 renters in the City who earn less than $15,000 per year and can only afford to pay $325/month or less in rent. There are 13,255 units and vouchers available to serve these renters—leaving a difference, or shortage, of 22,889 units. This is the area where the City has the greatest rental housing needs.

Once renters earn $35,000 and more—especially those earning $50,000 and more—they can find many affordable rental units.

Exhibit III-14.
Mismatch in Rental Market, City of San Diego, 2008

Income Range		Renters		Maximum Affordable Rent & Utilities	Total Rental Units and Vouchers		Rental Gap
		Number	*Percentage*		*Number*	*Percentage*	
$0	$14,999	36,144	15%	$ 325	11,983	4%	-22,889
$15,000	$24,999	33,044	14%	$ 575	15,818	6%	-16,758
$25,000	$34,999	27,015	11%	$ 800	34,526	13%	4,693
$35,000	$49,999	40,526	17%	$ 1,175	65,829	26%	28,486
$50,000	$74,999	45,484	19%	$ 1,800	80,476	32%	32,872
$75,000	$99,999	26,980	11%	$ 2,400	26,890	10%	-76
$100,000	$149,999	24,214	10%	$ 3,650	21,657	8%	-2,556
$150,000	$500,000	10,480	4%	$ 3,650			-10,480
	Total	**243,888**	**100%**		**257,180**	**100%**	

Source: BBC Research & Consulting.

It is good news that renters earning more than $50,000 have ample rental opportunities because their options for purchasing in San Diego are extremely limited. Indeed, renters earning $100,000 could afford just 16 percent of homeownership units. Renters must earn $150,000 and more before half of owned units become affordable to them.

Exhibit III-15 demonstrates the affordability of the City's for sale market to its renter population.

Exhibit III-15.
Market Options for Renters Wanting to Buy, San Diego, 2008

Income Range		Renters		Maximum Affordable Home Price	Estimated Housing Units	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions
		Number	Proportion						
$0	$14,999	36,144	15%	$ 52,668	3,749	2%		0.10	-13%
$15,000	$24,999	33,044	14%	$ 87,782	2,654	1%	3%	0.08	-12%
$25,000	$34,999	27,015	11%	$ 122,896	1,637	1%	3%	0.06	-10%
$35,000	$49,999	40,526	17%	$ 175,567	1,802	1%	4%	0.04	-16%
$50,000	$74,999	45,484	19%	$ 263,352	11,742	5%	9%	0.26	-14%
$75,000	$99,999	26,980	11%	$ 351,137	18,519	7%	16%	0.69	-4%
$100,000	$149,999	24,214	10%	$ 526,707	73,673	30%	46%	3.04	20%
$150,000	$500,000	10,480	4%	$ 1,755,701	135,088	54%	100%	12.89	50%
	Total	**243,888**	**100%**		**248,865**	**100%**			

Source: BBC Research & Consulting.

Disproportionate need. HUD requires that City's consider "disproportionate need" as part of examining housing needs. Disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

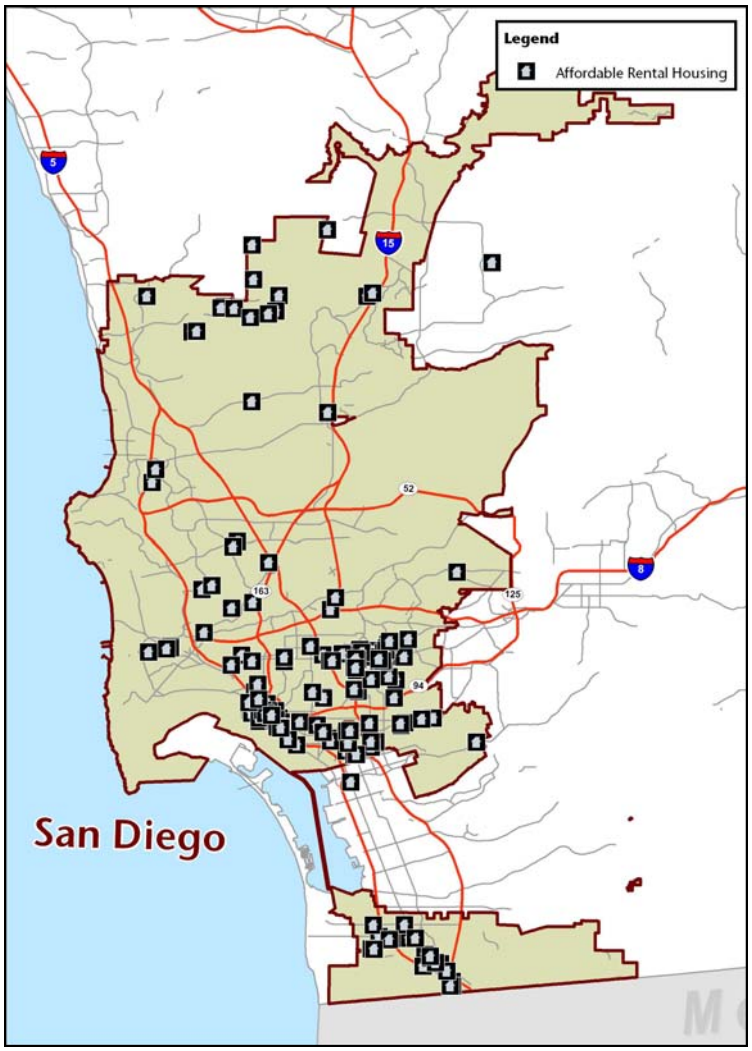
HUD uses a needs table that reports housing needs by tenure, income and racial/ethnic category to determine disproportionate need. Using this table, we compared housing needs by race and ethnicity to determine disproportionate need. Among all racial/ethnic groups there were no disproportionate needs in housing affordability. In fact, the racial and ethnic groups had less housing problems on a percentage basis than the general population.

Assisted units. The City has numerous assisted housing units ranging from emergency shelters to assist homeless individuals to mixed income rental complexes to affordable homes for sale through the City's inclusionary zoning program.

The units that are targeted to specific populations are described in the following Special Needs section and listed by targeted clientele. A comprehensive guide of affordable housing by program and unit type—"2009 Affordable Housing Resources"—is attached to the end of this section. The following exhibit displays the location of the City's affordable housing units by type.

Exhibit III-16.
Affordable Rental Housing Locations, San Diego, 2009

Source:
San Diego Housing Commission's 2009 Affordable Housing Resources guide.



The City's major subsidized housing programs provided by the San Diego Housing Commission (SDHC) include the following:

- **Section 8 vouchers—low income renters.** SDHC administers the Section 8 Housing Choice Voucher program in the City. Households must earn less than 80 percent of the AMI to be eligible for the program (the income level is adjusted for family size). Through this program, SDHC currently assists 13,780 residents with their rental costs. There is much demand for the program: The waiting period for Section 8 vouchers is 5 to 7 years, with 35,930 families on the Section 8 wait list.

- The public housing that SDHC previously owned and managed (1,749 rental units) are now vouchers scattered throughout the City that are available for rent by low-income families, seniors and persons with disabilities. Households must earn less than 80 percent of the AMI to be eligible for the program (the income level is adjusted for family size). These units are mostly located in smaller rental complexes (most have fewer than 25 units).

- **Affordable private rental and for sale housing.** Through the City's mandated inclusionary zoning program, private sector developers build affordable rental and for sale housing. These units may be integrated into market rate developments or developed off site. SDHC maintains updated lists of affordable properties on its website at www.sdhc.org[8]. There are income limits for all of the properties. At the time this report was prepared, there were a variety of affordable rental properties available, most with rents serving between 30 and 60 percent of the AMI (roughly $350/month to $1,000/month).

- **Home repair programs.** The City has a variety of home rehabilitation/repair programs. Households must earn under a certain amount to eligible for the programs. The programs include:
  - Owner-occupied residential rehabilitation, which provides loans for the repair of owner-occupied homes and grants for the repair of mobile homes.
  - One percent deferred payment loans are offered for one- to four-unit owner-occupied properties. Loans of up to $35,000 for single-unit and $50,000 for two- to four-unit properties are available. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.
  - No interest deferred payment loans of $10,000 and $20,000 are also available to single-unit owner-occupants. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.
  - Mobile home repair grants of up to $5,500 are available to owner-occupants of mobile homes for elimination of health and safety hazards.
  - Owner- and renter-occupied properties built prior to 1979 which have children under 6 years residing in them a d are found to have lead hazards can receive grants to mitigate the lead hazards of up to $10,000 for single family units and $5,000 per multifamily units (with an additional $5,000 available for multi-unit common areas).
  - The City's redevelopment areas offer additional owner-occupied rehabilitation assistance.

[8] http://www.sdhc.org/giaffordhousingnews1.shtml

- **Downpayment assistance.** The City also offers a variety of programs to help potential homeowners afford to purchase homes in the City. Households must earn under a certain amount to eligible for the programs. The programs include:
  - First-time homebuyers can receive a tax credit equal to 15 or 20 percent of the mortgage interest they pay each year on their federal taxes. Buyers apply through local lenders.
  - Downpayment and closing cost assistance is available to buyers applying for the tax credits described above. Up to $10,000 can be used toward downpayment and closing costs; this grant must be repaid if the buyers sells the home within 6 years.
  - The City's Shared Equity program provides loans with zero percent interest on a second deed of trust against the purchased property. The maximum loan amount is $93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC. The State of California offers a similar program, for which City residents are also eligible.
  - The City offers two versions of condominium conversion loans for very low to moderate income renters who are in rental complexes that are being converted to condominiums. These programs help renters purchase their units. The maximum loan amount is $93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC.
  - The Centre City Redevelopment Corporation, on behalf of the Redevelopment Agency of San Diego, has a program that assists first-time homebuyers purchase a home in downtown San Diego. The program provides financing in the form of a second deed of trust loan (30 years, zero percent interest) up to $75,000. If the buyer sells within 30 years, they must pay an amount equal to the Corporation's share of the appreciation in value of the property.

Special Needs Housing

Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulties finding and paying for adequate housing, and often require enhanced community services. The groups discussed in this section include:

- The elderly and frail elderly;
- Persons with physical disabilities;
- Persons with developmental disabilities;
- Persons with severe mental illness;
- Persons with substance abuse problems;
- Persons with HIV/AIDS;
- At-risk youth;
- Victims of domestic violence; and
- Persons experiencing homelessness and at risk of homelessness.

The methodology used to gather and analyze information for the housing and non-housing needs assessment involved a variety of tasks including review and analysis of secondary data and existing studies on the housing needs of special populations including persons who are homeless, as well as focus groups with stakeholders and service providers in the City.

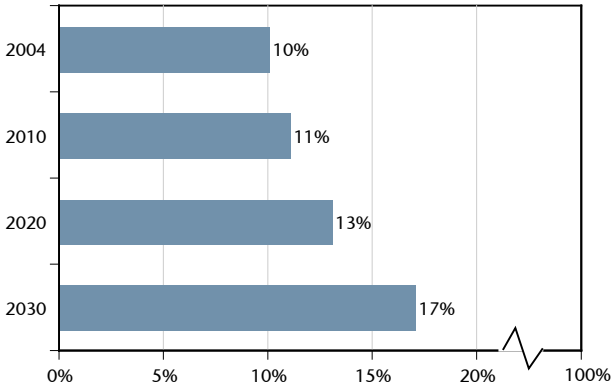
The Elderly

Total population. SANDAG estimates the City's senior population at 144,390 as of 2010, making up 10.6 percent of the City's population overall. By 2030, the senior population is projected to grow to 286,157, or 17.3 percent of the City's population—an increase of 98 percent.

Exhibit III-17 shows the increase in the proportion of the City's elderly population between 2004 and 2030.

Exhibit III-17.
Percentage of San Diego's population that is Elderly, 2004 to 2030

Source:
SANDAG.



Frail elderly are defined for the purposes of this report as individuals age 65 and older with a self-care disability. In 2007, according to the ACS, 12,761 of the City's elderly had a self-care disability, or about 10 percent of all elderly. According to CHAS data – special tabulations of the 2000 Census reported by HUD – 32 percent of elderly households in San Diego have self-care or mobility limitations and can be considered "frail."

Housing the elderly. Elderly housing can best be described using a continuum of options, ranging from independent living situations to nursing homes with intensive medical and personal care support systems. Common steps along this housing continuum include the following:

- **Independent living.** The elderly may live with relatives, on their own or in subsidized units.
- **Congregate living.** Typically unsubsidized facilities that can be quite expensive for low- and moderate-income elderly. Normally, three meals per day are available, with at least one included in the monthly charge. Organized social activities are generally provided.
- **Assisted living facilities.** 24-hour non-nursing assistance, often including bathing, dressing and medication reminders. These facilities are not medical in nature and typically do not accept Medicaid reimbursement; however, nursing care is sometimes provided through home health care services. These facilities can also be fairly expensive.
- **Nursing homes.** 24-hour nursing care. Services may be generalized or specialized (e.g., for Alzheimer's patients). Nursing homes are less medical intensive than hospitals and accept Medicaid reimbursement.

There is an increasing likelihood that seniors, particularly women, will live alone as they age. This is due in large part to the longer life expectancies of women.

In most communities, seniors prefer to stay in their own homes as long as possible. If they are nearby, family members can assist with basic care needs, enabling seniors to remain in their homes longer than they would otherwise. However, the increased work demands and the transience of the population in recent years have made family assistance more challenging. Home health care and housekeeping services can be critical to helping elderly remain in independent living settings as they age.

Needs of the elderly. Low-income seniors face a wide range of housing issues, including substandard housing, a need for modifications due to physical disabilities as well as a lack of affordable housing.

Substandard housing. HUD's 1999 Elderly Housing Report provides the latest national data available on seniors living in housing in need of repair or rehabilitation.[9] HUD reported that 6 percent of seniors nationwide lived in housing that needed repair or rehabilitation. Applying this rate to the City of San Diego, it is estimated that as many as 8,663 elderly residents (6 percent of the City's elderly population) were likely to live in substandard housing in 2009.

Disability. In 2007, 38 percent of non-institutionalized elderly persons in San Diego (47,879 elderly) reported that they had some form of disability (sensory, medical or physical)[10]. This compares with 11 percent of non-institutionalized residents overall who reported a disability. Elderly persons with such needs are best housed in accessible housing (including assisted living and nursing home facilities), or need assistance (modifications as well as services) to remain in their homes.

Income constraints. Compounding the needs some seniors face for home repair or improvements are the low- and/or fixed-incomes they have available to make those changes. In addition, as their non-housing costs have increased (e.g., prescription drugs, health care), they have less to spend on housing costs.

Elderly make up a disproportionate share of the lowest income households in San Diego: Of the 35,000 households earning less than $15,000 in 2007, seniors made up 41 percent. In 2007, 10,235 seniors lived below the poverty level in San Diego. This is equivalent to a poverty rate for seniors of 8.7 percent.

ACS data from 2007 showed the highest cost burden among the City's youngest and elderly households. In 2007, an estimated 74 percent of elderly households, or 15,409 households, were cost burdened, meaning they paid more than 30 percent of their monthly income in housing costs.

According to CHAS data from 2000, approximately 53 percent of elderly renter households and 26 percent of elderly owner households were cost burdened. Applying this same rate to the 2007 elderly household population produces an estimate of 27,500 elderly renter and owner households that were cost burdened. Among the estimated 25,400 elderly households in San Diego with self-care and mobility limitations (the "frail elderly"), an estimated 9,600 had housing problems, or about 38 percent.

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[9] Department of Housing and Urban Development, *Housing Our Elders: A Report Card on the Housing Conditions and Needs of Older Americans,* 1999.

[10] "Non-institutionalized" means not living in an institution such as a nursing home or group home.

Resources. This section discusses the housing and services available to assist seniors in need in San Diego.

Housing. There are several different housing options available to seniors. Nursing homes serve the frail elderly population unable to take care of themselves. Assisted living centers serve elderly individuals who still maintain adequate mental and physical capabilities and provide assistance with daily activities such as bathing, taking medications, eating, dressing, etc. Seniors who can live independently and have lower incomes are assisted through home health care and housing rehab programs in addition to subsidized rentals.

State-regulated 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 some medical services. RCFEs may also be known as assisted living facilities, retirement homes and board and care or group homes. The facilities can range in size from six beds or less to over 100 beds.

Exhibit III-18 summarizes the specialized housing currently available to the elderly in San Diego, focusing on independent rental units serving lower income elderly and RCFEs. Once elderly are unable to live on their own, if they do not have family nearby who can assist them and/or access to other support services, they usually move to a nursing home setting. Nursing homes are regulated at the state level, by the Department of Public Health.

It should be noted that while lower-income seniors typically do not take advantage of private assisted living facilities because they are cost prohibitive, the State of California has had an Assisted Living Waiver Pilot Project in place during the past 3 years for three counties (San Diego is not one of the pilot project counties). The goal of the pilot project was to enable low-income, Medi-Cal eligible seniors and persons with disabilities, who would otherwise require nursing facility services, to remain in or relocate in their communities by receiving assisted living services (this may or may not include placement in an assisted living facility). The program is in the process of being converted to a five year federal waiver program.

Exhibit III-18.
Housing Available to Low Income and/or Disabled Seniors, 2009

Name	Address	Unit Size	Units	Beds	Target Clientele
Residental Care Facilities for the Elderly					
Various	Various	Various		5,273	Seniors 60+
Low Cost Rentals					
Barrio Senior Villas	2322 Newton Ave.	1-bedroom and 2-bedroom	10		Seniors 62+
Casa Colina Del Sol	5207 52nd Pl.	1-bedroom	75		Seniors 62+; Disabled
Cathedral Arms	3911 Park Blvd.	Studio and 1-bedroom	205		Seniors 62+
Cathedral Plaza	1551 Third Ave.	Studio and 1-bedroom	172		Seniors 62+
CCBA Senior Garden	438 Third Avenue	Studio and 1-bedroom	45		Seniors 55+
Cerro Pueblo Apts.	2835 Clairemont Dr.	1-bedroom	45		Seniors 62+
City Heights Square	4065 43rd Street	Studio and 1-bedroom	150		Seniors
Columbia Tower	94 State Street	Studio and 1-bedroom	150		Seniors 62+
Golden Age Garden Apts.	740 S. 36th Street	1-bedroom	76		Seniors 62+
Grace Tower	3955 Park Blvd.	Studio and 1-bedroom	165		Seniors 62+
Green Manor	4041 Ibis St.	Studio and 1-bedroom	150		Seniors 62+
Guadalupe Plaza	4142 42nd St.	1-bedroom	124		Seniors 62+; Disabled
Harmony Home Apts.	4251 44th St.	1-bedroom	12		Seniors 65+; Disabled
Horton House	333 "G" St.	Studio and 1-bedroom	150		Seniors 62+; Disabled
Jean C. McKinney Manor	5641 Imperial Avenue	1-bedroom	50		Seniors
Lakeshore Villa	6888 Golfcrest Dr.	1-bedroom	126		Seniors 62+
Lions Community Manor	310 Market St.	1-bedroom	129		Seniors 62+
Luther Tower Apts.	1455 Second Ave.	Studio and 1-bedroom	32		Seniors 62+
Market Square Manor	525 14th St.	Studio	200		Seniors 62+
Olivewood Gardens	2865 55th St.	1-bedroom	60		Seniors 55+
Park Place Apts.	4033 33rd Street	1-bedroom	32		Seniors 62+
Potiker Residence	525 14th Street	Studios	200		Seniors
Redwood Villas	3060 53rd Street	Studio,1-bedroom and 2-bedrooms	90		Seniors
San Diego Apts.	4085 44th St.	Studio and 1-bedroom	16		Seniors 55+; Disabled
San Diego Square	1055 9th Ave.	1-bedroom	154		Seniors 62+
Silvercrest San Diego	727 "E" Street	1-bedroom	123		Seniors 62+
Sorrento Tower	2875 Cowley Way, #102	Studio and 1-bedroom	184		Seniors 62+
St. Paul's Manor	2635 Second Ave.	1-bedroom	147		Seniors 60+
St. Stephens Apts.	5825 Imperial Avenue	1-bedroom	50		Seniors 55+
St. Stephen's Retirement Center (formerly Lazzell)	5625 Imperial Ave	Studio and 1-bedroom	59		Seniors 62+
Trinity Manor	3940 Park Blvd.	1-bedroom	98		Seniors 62+
Villa Alta	4227 52nd St.	1-bedroom	69		Seniors 62+
Villa Merced	1148 Beyer Way	1-bedroom	100		Seniors
Vista Serena Apts.	3155 "L" Street	Studio and 1-bedroom	21		Seniors 62+
Wesley Terrace	5343 Monroe Ave.	Studio and 1-bedroom	160		Seniors 62+
Westminster Manor	1730 Third Ave.	Studio and 1-bedroom	152		Seniors 62+
Section 8 Vouchers					
Various	Various	Various	approx. 4,400		Seniors and disabled, low income

In addition to the above, state-licensed adult care facilities provide a care setting during the day for adults who cannot care for themselves. There are 812 spaces within 15 adult day care facilities in San Diego.

Rehab programs. In addition to the housing units above, the City has a number of programs that are available to assist households with home repairs and maintenance and that give preferences to seniors. Major programs include:

- ***Shared Housing Program.*** This program is operated by ElderHelp of San Diego. The Shared Housing Program matches persons in need of low-cost housing with residents who have space in their homes to share. Home providers supply a private bedroom, shared common space and utilities in exchange for the home seeker's contribution of low-cost rent or services.

- ***Home Security Screen Door & Lighting Program.*** This program funds the installation of free security screen doors and exterior lighting. It serves low income owner-occupied households and gives a preference to seniors and/or disabled persons. The program is administered by the SDHC, which contracts with Labor's Community Service Agency to administer the program.

- ***Minor home repairs program***. This program provides limited home repair and some materials to very low income seniors and disabled homeowners. Three agencies administer the program under contract with the SDHC, including Lutheran Social Services, MAAC Project and San Diego Gas & Electric Energy Team.

- Seniors residing in mobile homes can also receive one-time non-repayable grants of up to $5,500 for the elimination of health and safety standards through the SDHC's ***Mobile Home Repair Grants*** program.

Persons with Physical Disabilities

The Census's definition of disability status is based on individuals' answers to several Census survey questions. According to the Census, individuals have a disability if any of the following three conditions were true: (1) they were 5 years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to go-outside-home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability.

The 2000 Census definition of disability encompasses a broad range of categories, including physical, sensory and mental disability. Within these categories are people who have difficulties:

- performing certain activities such as dressing, bathing or getting around inside the home (self-care disability);
- going outside the home alone (go-outside-home disability); or
- working at a job or business (employment disability).

The Census definition of people with disabilities includes individuals with both long-lasting conditions, such as blindness and individuals that have a physical, mental or emotional condition lasting 6 months or more that makes it difficult to perform certain activities. All disability data from the Census is self-reported by respondents.

Total population. In 2007, an estimated 122,028 people residing in San Diego—or 11 percent of the City's population—had some type of disability. As shown in Exhibit III-19, disabilities are most common for the City's older residents.

Exhibit III-19.
Disability Status by Age, San Diego, 2007

Source:
U.S. Census Bureau, 2007 American Community Survey.

	Number with Disabilities	Percentage of Age Cohort
5 to 15 years	6,785	4.1%
16 to 64 years	67,364	8.1%
65+ years	47,879	37.6%
Total	**122,028**	**10.9%**

Disabilities as defined by the census can include physical, sensory, mental, self-care, go-outside-the-home and employment disabilities. Of all San Diegans age 5 and older, 74,824 had a *physical* disability in 2007. This is equivalent to 6.7 percent of the population 5 years and older. Of the residents with physical disabilities, over 15 percent lived below the poverty line, compared to 11 percent of the population overall. According to 2000 CHAS data, almost 49 percent of the households with self-care and mobility limitations had housing problems.

As noted above, SANDAG estimates that the City of San Diego's elderly population will grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.

Resources. In determining the resources available to people with physical disabilities in San Diego, it should be noted that individuals may have access to the following federal and state supportive programs to help meet their housing needs:

- Supplemental Security Income (SSI) is a federal support program that is available to people who have disabilities as well as limited income and resources.
- Medicaid can be used by individuals in nursing homes or hospital care. Medicaid waivers make Medicaid available for home- and community-based services, such as transportation. They cannot be used to cover the cost of housing, although up to $10,000 can be used for environmental modifications (i.e., ramps, handrails, etc.).

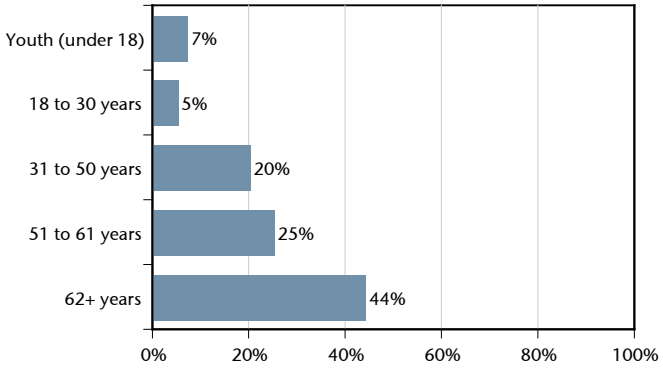
Housing. The San Diego Housing Commission has 476 subsidized housing units that are accessible to persons with disabilities. This is equivalent to 27 percent of all subsidized housing units owned and operated by the Commission.

Of the accessible units, 320 are elderly/disabled units with 36 wheelchair-accessible, and 49 sight and/or hearing impaired equipped units. Another 156 are family/disabled units with 56 wheelchair-accessible, and 100 sight and/or hearing impaired equipped units.

In addition, residents with disabilities receive Section 8 vouchers to assist them make their rent payments. Altogether, the SDHC assists a total of 8,819 people with disabilities with housing. The majority of those assisted are seniors and older adults. Exhibit III-20 shows the proportion of people assisted with disabilities by age.

Exhibit III-20.
Persons with Disabilities Receiving Housing Assistance from SDHC by Age, 2009

Source:
San Diego Housing Commission.



In addition to the SDHC, local nonprofits assist persons with disabilities to obtain housing and services. Many of the housing units available to persons with disabilities are also available to seniors and are captured in the senior housing exhibit (Exhibit III-20) above. There are a few developments available to persons with disabilities *only*; these are shown in Exhibit III-21 below.

Adult Residential Facilities (ARF) are state-regulated 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.

Exhibit III-21.
Housing Available to Disabled Residents Only, 2009

Name	Address	Unit Size	Units	Beds	Target Clientele
Low Cost Rentals					
Adult Residential Facilities	Various	Various	Various	1,209	Physically developmentally disabled
Harbor View	404 47th Street	2-bedroom 3-bedroom	60		Disabled
Mercy Gardens	N/A	Studio 1-bedroom	22		Disabled; special purpose
Reese Village	N/A	1-bedroom	18		Disabled; special purpose
Villa Harvey Mandel Apts.	72 17th Street	Studio 1-bedroom	90		Disabled; homeless
Village Place Apts.	32 17th Street	1-bedroom	46		Disabled; homeless
Vista Lane Courts	440 South Vista Lane	Studio 1-bedroom 2-bedroom	40		Disabled

Source: San Diego Housing Commission.

In addition to the housing described above, low income persons with disabilities receive preferences for the City's Home Security Screen Door & Lighting and Minor Home Repairs programs (described under the elderly section).

Persons with Developmental Disabilities

Definition. Title 17 of the California Code of Regulations defines a developmental disability as follows:

- a disability that is attributable to mental retardation, cerebral palsy, epilepsy, autism, or disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation;
- is manifested before the individual attains age 18;
- is likely to continue indefinitely;
- results in a "substantial disability" that impairs cognitive and/or social functioning, representing sufficient impairment to require interdisciplinary planning and coordination of special or generic services to assist the individual in achieving maximum potential;
- and causes functional limitations in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living and economic self-sufficiency.

Total population. The Administration on Development Disabilities (ADD) estimates there are nearly four million Americans, or 1.4 percent of the total population, with a severe developmental disability. Applying this percentage to the City of San Diego's 2007 population, approximately 17,900 residents would have a developmental disability.

The Centers for Disease Control and Prevention (CDC) estimates that about 17 percent of U.S. children under 18 years of age have a developmental disability. Applying this incidence rate to the population of children in San Diego suggests that approximately 49,500 children have some form of physical, cognitive, psychological, sensory or speech impairment. This estimate is higher than the ADD estimate as it includes non-severe developmental disabilities. Additionally, the CDC estimates that approximately 2 percent of school-aged children in the U.S. have a serious developmental disability, such as mental retardation or cerebral palsy and need special education services or supportive care. Applying this percentage indicates that approximately 4,000 children in the City of San Diego have a serious developmental disability.

The Institute on Community Integration at the University of Minnesota estimates that 33 percent of persons with developmental disabilities live below the poverty level. Applying this to the 2007 estimation of the number of persons with developmental disabilities living in San Diego, an estimated 5,900 persons in San Diego with developmental disabilities live below the poverty level and are likely in need of housing assistance.

Resources. San Diego has about 115 residential care facilities licensed by the California Department of Social Services that serve persons with developmental disabilities. These facilities generally serve at least four and no more than eight developmentally disabled individuals each. Together, these residential care facilities have capacity for 665 persons with developmental disabilities.

As an alternative to nursing facility care, persons with developmental disabilities can receive services from Adult Day Programs, which provide health and social services, individual therapeutic and psychological care on a daily basis. In San Diego, 14 Adult Day Programs have capacity for roughly 810 persons, including persons with developmental disabilities.

A number of facilities in the greater San Diego area specialize in service for developmentally disabled persons, including the San Diego Regional Center for the Developmentally Disabled and the ARC of San Diego. These organizations offer comprehensive services for persons for individuals with developmental disabilities and their families, including diagnosis, counseling, coordination of services, advocacy and community education/training.

Persons with Mental Illnesses

The Center for Mental Health Services (CMHS) defined a Severe Mental Illness (SMI) as a "diagnosable mental, behavioral or emotional disorder that met the criteria of DSM-III-R and that has resulted in functional impairment which substantially interferes with or limits one or more major life activities." An SMI can only be diagnosed for adults; the equivalent diagnosis for children 17 and under is a severe emotional disorder (SED).

Total population. According to the 2007 ACS, 48,242 persons age 5 and older in San Diego had some sort of mental disability. The age group with the highest rate of mental disability was seniors 75 and older, of which 15 percent had a mental disability, compared with 6 percent of seniors 65 to 74 years old. The rate of mental illness in age groups below 65 was below 4 percent.

These numbers represent a slight increase from the 2000 Decennial Census, in which 46,369 San Diego residents were found to have mental disabilities, and this represented the same proportion of the population (4.2%) as in 2007. The rates of mental disability prevalence in each age group were similar: 17 percent for seniors over 75 years old; 8 percent for seniors 65 to 75; and around 3 to 4 percent for age groups below 64.

Persons with mental disabilities are more likely to live in poverty, according to data from the American Community Survey. In 2007, over 19 percent of the mentally disabled population in San Diego lived below the poverty line, compared to 11% of the population overall. A 2008 point-in-time homelessness count by the San Diego Regional Task Force on the Homeless found that 936 homeless adults in the City of San Diego had mental illnesses, or about 24 percent of the homeless adults surveyed.

Resources. According to the California Social Services website, residential care facilities include "that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs" as a result of a physical, developmental or mental disability. There are currently 12 residential care facilities specializing in emergency and transitional care for persons with mental illnesses. Many of these facilities also serve persons with substance abuse issues. Together, these facilities have capacity for 275 persons, as shown in Exhibit III-22.

Exhibit III-22.
Transitional Care Facilities for Persons with Severe Mental Illness, City of San Diego

Name	Address	Beds/ Units	Target Clientele
Social Rehabilitation Facilities			
Community Research Foundation:			
Isis Center	892 27th St.	12	Severely Mentally Ill (SMI)
Jary Barreto Crisis Center	2865 Logan Ave.	5	Severely Mentally Ill (SMI)
New Vistas Crisis Center	734 10th Ave.	14	SMI and Substance Abuse
Vista Balboa Crisis Center	545 Laurel Street	16	Severely Mentally Ill (SMI)
Community Mental Health Services	3177 Oceanview Blvd	23	Severely Mentally Ill (SMI)
Transitional & Supportive Housing			
Community Research Foundation - 10th Ave. Apts.	743 10th Ave.	28	Severely Mentally Ill (SMI)
Episcopal Community Services - Safe Haven Transitional Shelter	2822 5th Ave.	19	Severely Mentally Ill (SMI)
Vietnam Veterans of San Diego:			
Mahedy House	866 24th St.	14	SMI and Substance Abuse
Rehabilitation Center	4141 Pacific Hwy.	87	SMI and Substance Abuse
Pathfinders - Shelter Plus Care	3806 Grim Avenue	17	SMI and Substance Abuse
Association for Community Housing Solutions (TACHS):			
Del Mar Apartments	2172 Front Street	22	Severely Mentally Ill (SMI)
Reese Village Apartments	4809 70th Street	18	Severely Mentally Ill (SMI)
	Total:	**275**	

Source: San Diego Housing Commission.

In addition to these rehabilitation and transitional facilities, there are 49 residential care facilities and 17 group homes licensed by the California Department of Social Services that provide specialized long-term care for persons with mental disabilities in San Diego. Together, these facilities have capacity for almost 800 persons. The largest of these facilities are shown in Exhibit III-23.

Exhibit III-23.
Licensed Residential Care Facilities for Persons with Severe Mental Illness (SMI), City of San Diego

Source:
California Department of Social Services and the California Healthcare Foundation.

Name	Capacity
The Broadway Home	49
Chipper's Chalet	45
Nelson-Havel	40
New Alternatives, #12	36
Friendly Home of Mission Hills	32
Toussaint Academy of Arts and Sciences	30
New Alternatives, #15	28
Jack & Carol Clark Adolescent Treatment	24
New Alternatives - Hillcrest #6	24
San Diego Center for Children	24
Salvation Army Door of Hope	24
San Diego Center for Children	24
Friendly Home II	22
Rosie's Board & Care	15
Friendly Home	14
Chavez Residential Care Home	13
Other (capacity 12 and under)	345
Total:	**789**

San Diego County and nonprofit agencies provide most supportive services for persons with mental illness in San Diego. The County Health and Human Services Administration's Adult/Older Adult Mental Health Services (A/OAMHS) program offers comprehensive mental health services for adults experiencing severe mental illness, including case management. The County Children's Mental Health Services (CMHS) oversees similar care for children with severe emotional disabilities (SED). Other non-profit agencies providing counseling, rehabilitation and support related to mental illness include the Community Research Foundation and the National Alliance on Mental Illness (NAMI).

Persons with Substance Abuse Disorders

Total population. The U.S. Department of Health and Human Services, through its Substance Abuse and Mental Health Services Administration (SAMHSA), tracks substance abuse prevalence at the state level. According to SAMSHA's 2006 National Household Survey on Drug Use and Health (NHSDUH), the statewide prevalence rate for alcohol or illicit drug dependence or abuse in California is 9.6 percent for persons age 12 and older, slightly higher than the nationwide rate of 9.2 percent. The rate for the region including San Diego and Imperial counties was *significantly higher* at 10.6 percent (the highest rate of all 15 regions in California). Applying this estimate to San Diego's 2007 population 12 years and over according to the American Community Survey, an estimated 114,500 persons would have had some form of substance abuse problem.

The 2006 NHSDUH showed that 11.5 percent of the population ages 12 and older in San Diego and Imperial counties had used marijuana one or more times in the last twelve months, 5.8 percent had used nonmedical pain relievers one or more times in the past 12 months and 2.5 percent had used cocaine one or more times in the last twelve months. Only the rate of nonmedical pain relievers usage was significantly higher than the statewide and national rates (around 4.9 percent). These regional usage rates for persons 12 years and over translate to citywide estimates of 123,700 marijuana users, 62,500 nonmedical pain reliever users and 26,400 cocaine users in San Diego. The percentage of individuals addicted to these substances is probably lower than the percentage of people reporting usage.

Outstanding need. The 2006 National Household Survey on Drug Use and Health (NHSDUH) estimates that 2.9 percent of the population 12 years and over in the sub-state region including San Diego need but are not receiving treatment for illicit drug use. Applying the percentage to the population in San Diego, approximately 31,200 persons need and are not receiving treatment for illicit drug use. The same study also estimates that 9.0 percent of San Diego area residents age 12 and over need but are not receiving treatment for alcohol use. Using this same incidence rate, approximately 96,700 San Diego residents age 12 and over need but do not receive treatment for alcohol abuse.

Using data from a 2008 point-in-time homelessness count and a client database of agencies serving the homeless population, the San Diego Regional Task Force on the Homeless estimated that 1,486 homeless persons in the City of San Diego had alcohol abuse problems and 1,204 had drug abuse problems.

Resources. According to the San Diego Housing Commission, there are currently at least 14 organizations offering residential treatment facilities for persons with substance abuse problems, with a combined capacity of almost 640. As shown in Exhibit III-24 below, the organizations serving the largest number of clients include the Salvation Army, Vietnam Veterans of San Diego, CRASH, Inc., and Volunteers of America.

Exhibit III-24. Licensed Residential Care Facilities for Persons with Substance Abuse Problems, City of San Diego

Source:

California Department of Social Services and the California Healthcare Foundation.

Name	Beds/ Units	Target Clientele
The Salvation Army	125	Substance Abuse Treatment
Vietnam Veterans of San Diego	101	SMI and Substance Abuse
CRASH, Inc.:	89	Substance Abuse Treatment
Volunteers of America	84	Substance Abuse Treatment
Pathfinders	56	Substance Abuse - Men
Tradition One	55	Substance Abuse Treatment
Stepping Stone	36	HIV/AIDS/Substance Abuse
Heartland House	26	Substance Abuse - Men
Crossroads Recovery Home	20	Substance Abuse - Women
Way Back	18	Substance Abuse - Men
Community Research Foundation - New Vistas Crisis Center	14	SMI and Substance Abuse
House of Metamorphosis	7	Substance Abuse Treatment
Turning Point Home of San Diego	5	Substance Abuse - Women
MAAC Project - Casa de Milagros	2	Substance Abuse - Women
	638	

The County Health and Human Services Administration's Alcohol and Drug Services (ADS) program provides an integrated system of prevention, intervention, treatment and recovery services for individuals and families affected by alcohol and substance abuse problems. Many other non-profit agencies work with the County to provide prevention, outpatient treatment and rehabilitation services.

Persons with HIV/AIDS

Total population. The Centers for Disease Control and Prevention (CDC) estimates there are now 1,000,000 people, or approximately 0.3 percent of the nation's population, currently living with HIV/AIDS, with over 50,000 new HIV/AIDS infections occurring in the U.S. every year.[11] In its 2006 report, the Center for Disease Control (CDC) reported 12,995 cumulative cases of HIV/AIDS in the San Diego metropolitan area, representing a rate higher than that of the nation as a whole. According to the San Diego County Health and Human Services Agency, there were 9,552 cases of HIV/AIDS in the City of San Diego alone. Representing 0.75% of the City population, this is well over twice the rate nationwide.

[11] Centers for Disease Control and Prevention, "2007 HIV/AIDS Surveillance Report," http://www.cdc.gov/HIV/topics/surveillance/resources/reports/2007report/pdf/2007SurveillanceReport.pdf.

Outstanding need. Providers of services to people with HIV/AIDS estimate that between 30 and 50 percent of the number of people with HIV/AIDS are in need of housing. According to the advocacy group AIDS Housing of Washington, 65 percent of people living with HIV/AIDS nationwide cite stable housing as their greatest need next to healthcare. The organization also estimates that one-third to one-half of people living with AIDS are either homeless or in imminent danger of losing their homes. Given these national statistics, it is estimated that at least 3,100 persons living with HIV/AIDS in San Diego require housing assistance.

A 2008 survey of persons with HIV/AIDS in San Diego County revealed that about 57 percent had monthly income below $1,000. About 15 percent of those surveyed said they were homeless, and almost 30 percent said over 50 percent of their monthly income was spent on rent. When asked what they needed to get housing or keep their current housing, almost half said they needed help paying for rent through Section 8 vouchers or other subsidies. The most cited supportive service needs were dental care (reported by 14 percent), legal services (10%), emergency utility payment (10%) and transportation (10%).

Barriers to housing. In addition to living with their illness and inadequate housing situations, persons with HIV and AIDS in need of housing face a number of barriers, including discrimination, housing availability, transportation and housing affordability. The co-incidence of other special needs problems with HIV/AIDS can make some individuals even more difficult to house. For example, an estimated 20 percent of people currently living with HIV/AIDS use or abuse substances other than their own prescription medicine, and 36 percent have abused substances in the past. The incidence of mental illness among the HIV/AIDS community is also high. Approximately 17 percent of people currently living with HIV/AIDS have a persistent mental illness; 5 percent have AIDS-related dementia. Because of frequent concurrence of substance abuse and mental illness with HIV/AIDS, housing providers often struggle to serve this population.

Resources. The primary source of funding for HIV/AIDS housing is the HUD's Housing Opportunities for People with AIDS (HOPWA) program. HOPWA coordinates long-term rental assistance, short-term mortgage/rent payment and utility payment assistance, and other supportive and homeless prevention services. The City of San Diego is the HOPWA program grantee, but all HOPWA programs are administered by the County Department of Housing and Community Development (HCD).

HOPWA funds have gone towards a number of activities. Rental subsidies are available to qualifying persons with HIV/AIDS through the PARS Program and the Tenant-Based Rental Assistance (TBRA) Program. HOPWA subsidy programs currently benefit 354 individuals, and an additional 244 receive subsidies from other funding sources. Some HOPWA-funded organizations offer permanent supportive and transitional housing, currently serving over 100 individuals in all. These include Stepping Stone, Townspeople, PACTO Latino and St. Vincent de Paul, Inc. Josue Homes. The Center for Social Support and Education offers 15 emergency beds for persons with HIV/AIDS.

HOPWA funds enable a number of community agencies to offer supportive services to individuals with HIV/AIDS. Townspeople provides housing information and referrals to programs and landlords sensitive to HIV/AIDS issues. Being Alive offers information and referrals, seminars, social activities, benefit enrollment assistance, and a moving service. Stepping Stone specializes in

treatment of alcohol and substance abuse for persons with HIV/AIDS. Currently, 389 individuals in San Diego receive HOPWA-funded supportive services.

San Diego County's Health and Human Services Agency is in charge of case management for persons with HIV/AIDS, and provides assistance to these persons in accessing medical and social services. The program focuses on persons who are incarcerated and those who require treatment for substance abuse problems.

At-Risk Youth

Population. There are three segments of the population of youth in San Diego who have potential housing and supportive service needs: youths aging out of the foster care system; older youth transitioning to adulthood with uncertain future plans; and youth who are homeless. Youth who have no supervision at home after-school, and who lack after-school activities, are also youth who may be at-risk.

Youth exiting the foster care system. At age 18, many youth "age out" of the foster care system, social services and the juvenile justice system. Typically, the foster care system expects youth to live on their own at age 18. Often, youth in foster care do not get the help they need with high school completion, employment, accessing health care, continued educational opportunities, housing and transitional living arrangements, which can lead to longer-term housing and supportive service needs. A 2008 study by the Urban Institute found that only two in five children aging out of foster care are employed by age 24, and half experience homelessness or precarious housing situations.[12] According to San Diego Youth Services, between 25 and 40 percent of youths aging out of the foster care system experience homelessness within 12 months after their 18th birthday.

According to County officials, there were about 6,300 children living in foster care in San Diego County in 2004-2005.

Youth with uncertain futures. The KIDS COUNT program of the Annie E. Casey Foundation uses annual Census data to track the number of at-risk, or "disconnected" youths throughout the U.S Disconnected youth are persons ages 18 to 24 who are not presently enrolled in school, are not currently working and have no degree beyond a high school diploma or GED. The statistic intends to capture a population of young adults having difficulty making the transition to adulthood. In 2007, 15,000 young adults ages 19 to 24 in San Diego (9 percent of this population) were reported to be disconnected, much lower than the statewide and nationwide rate of 15 percent.

Youth who are homeless or at risk of homelessness. The KIDS COUNT program of the Annie E. Casey Foundation estimates that 16,000 children under age 18 in San Diego, or 5 percent of this population, are not living with either one of their parents.

Resources. The federal government serves the population of youths aging out of foster care through the John H. Chafee Foster Care Independence Program. The Chafee program offers college and career counseling and can help participants pay for bus passes, car insurance, work clothes and school supplies.

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[12] Urban Institute (2008). "Coming of Age: Employment Outcomes for Youth Who Age Out of Foster Care through their Middle Twenties." http://www.urban.org/UploadedPDF/1001174_employment_outcomes.pdf

San Diego Youth Services (SDYS) is the primary organization serving the community of homeless, runaway, abused and at-risk youth in the San Diego area. It offers emergency services, coordinates temporary and long-term living arrangements, and provides other supportive services for this population.

SDYS operates a number of emergency and transitional care facilities for at-risk youths. The Storefront is the City's only emergency shelter for homeless and runaway youth and has capacity for 20 persons. The Bridge is a group home for children age 12 to 17 where up to 8 children can stay as SDYS attempts to reunite them with family or coordinate alternative living arrangements. The Bridgeman Home is a group home specializing in care for up to six deaf and hard of hearing youths. The Take Wing is an 18-month transitional living program that offers 32 transitional housing units and training in independent living to at-risk youths between 18 and 24. Finally, the 35th Street Apartments, inaugurated in 2007, include 8 apartments for young adults who have recently aged out of the foster care system.

St. Vincent de Paul Village operates the Toussaint Academy of Arts and Sciences, providing housing, education and integrated services to homeless youths between 14 and 17. It has capacity for approximately 35 youths. Run by the San Diego Lesbian, Gay, Bisexual, Transgender Community Center, the Sunburst Apartment complex has 23 studio and one-bedroom units for youths with HIV/AIDS or a mental disability who have experienced homelessness or who are aging out of the foster care system.

In 2006, the San Diego City Council established the Commission on Gang Prevention and Intervention to address gang-related issues in the City. In order to curb gang activity in the City, the Commission partners with the police and numerous local agencies to identify youth at risk of gang recruitment and engage in outreach efforts to prevent and suppress gang involvement. Successful efforts related to prevention have included extending hours at local recreation centers, increasing options for afterschool activities, and working with agencies to coordinate summer employment for youth. Intervention and suppression efforts involve close work with the San Diego Police and local agencies, counselors and other specialists in gang issues.

Victims of Domestic Violence

Victims of domestic violence require specialized housing, counseling and legal services. Given the hidden nature of domestic violence and the problems associated with self-reporting of such sensitive information, reliable statistics on the number of persons in violent domestic situations are not available. However, data from the San Diego Association of Governments shows that there were 8,137 reports of domestic violence in San Diego in 2007, or 17 reported cases for every 1,000 households in the City. This was down from 10,526 reported cases of domestic violence in San Diego in 2003 – a decrease of 23 percent over the 5-year period.

Using data from a 2008 point-in-time homelessness count and a client database of agencies serving the homeless population, the San Diego Regional Task Force on the Homeless estimated that 814 homeless persons in the City of San Diego were victims of domestic violence.

Resources. There are a number of special shelters in San Diego where victims of domestic violence can go with their children in order to escape a violence domestic situation. These shelters and their capacities are shown in Exhibit III-25.

Exhibit III-25.
San Diego Domestic Violence Shelters,

Source:
San Diego Housing Commission.

Name	Beds/ Units
Emergency Shelters	
Center for Community Solutions - Project Safehouse	12
YWCA - Casa de Paz	30
Transitional Shelters	
Center for Community Solutions - Next Step	10
Ecumenical Council of San Diego - El Nido	45
Episcopal Community Svcs. - Julian's Anchorage	18
Sanctuary - Bridges	33
YWCA - Passages	80
Total	**228**

In total, San Diego's domestic violence shelters have capacity for almost 230 women and their children.

In addition to temporary shelter, domestic abuse programs in San Diego offer a variety of services, including a crisis hotline, counseling, safety planning and legal advocacy. Some shelters also offer longer-term transitional housing for women and their families escaping violent households.

Persons Experiencing and At Risk of Homelessness

Definition. The Stewart B. McKinney Homelessness Act defines a person experiencing homelessness as "one who lacks a fixed permanent nighttime residence or whose nighttime residence is a temporary shelter, welfare hotel or any public or private place not designated as sleeping accommodations for human beings." It is important to note that this definition includes those living with friends or relatives on a temporary basis as well as the more visible homeless in shelters or on the streets.

HUD's definition of homelessness is slightly more comprehensive. In addition to defining individual and families sleeping in areas "not meant for human habitation," the definition includes persons who:

- "Are living in transitional or supportive housing for homeless persons but originally came from streets or emergency shelters;
- Ordinarily sleep in transitional or supportive housing for homeless persons but are spending a short time (30 consecutive days or less) in a hospital or other institution;
- Are being evicted within a week from private dwelling units and no subsequent residences have been identified and they lack resources and supportive networks needed to obtain access to housing; or
- Are being discharged within a week from institutions in which they have been residents for more than 30 consecutive days and no subsequent residences have been identified and they lack the resources and support networks needed to obtain access to housing."

This definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population.

Total population. Estimating the total population of persons experiencing homelessness on a nationwide, statewide or even local level is challenging due to of the various types of homelessness and difficulties in locating the population. For example, an individual living with friends on a temporary basis could be experiencing homelessness, but would be unlikely to be identified in a homeless count. Since 2006, the San Diego Regional Task Force on the Homeless (RTFH) has conducted a point-in-time survey (PIT) to measure the City's homeless population, as well as to identify the needs of persons experiencing homelessness.

Point-in-time count. The Regional Task Force on the Homeless (RTFH) conducted point-in-time homeless counts (PITs) in 2006 and 2008 to track homelessness in San Diego County. The 2008 PIT found 4,082 homeless persons in the City of San Diego, down over 3 percent from 4,221 homeless individuals in the 2006 PIT. However, the number of homeless persons identified by the PIT counts increased 9 percent countywide, from 6,968 to 7,582.

The RTFH homeless counts survey individuals living on the street, in shelters, or in jails or detoxification facilities on a particular night. Demographic characteristics of the homeless population were generated through a more in-depth survey of a sample of unsheltered homeless persons, as well as data from the Homeless Management Information System project (HMIS), a data warehouse with unduplicated records of homeless clients served by the participating agencies in the region. Data from the PIT studies have limitations. Final results were not adjusted to account for homeless persons that were not located by the survey methodology (i.e. persons temporarily staying with friends or family); therefore, the total homeless population understated by PIT counts.

Characteristics of persons experiencing homelessness. While the only consistent characteristic of the homeless is the lack of a permanent place to sleep, there are a number of demographic characteristics disproportionately typical of the homeless population, as demonstrated in Exhibit III-26.

Exhibit III-26.
Characteristics of Homeless Population, San Diego

	2008 PIT Count		2007 ACS Estimate		2008 PIT Count		2007 ACS Estimate
	*Number**	*Percent*			*Number**	*Percent*	
Race				**Gender**			
White	2,377	59.0%	67.3%	Male	2,719	67.5%	50.9%
African American	729	18.1%	6.7%	Female	1,309	32.5%	49.1%
Other	922	22.9%	26.0%	**Total**	**4,028**	**100%**	**100%**
Total	**4,028**	**100%**	**100%**				
				Age			
Ethnicity				Children/teens (0-17)	685	17.0%	23.5%
Hispanic	1,007	25.0%	27.4%	Young adults (18-30)	445	11.1%	20.8%
Non-Hispanic	3,021	75.0%	72.6%	Adults (31-50)	1,918	47.6%	29.6%
Total	**4,028**	**100%**	**100%**	Older adults (51-61)	719	17.9%	13.4%
				Seniors (62+)	261	6.5%	12.8%
				Total	**4,028**	**100%**	**100%**

Note: * Population characteristic percentages based on in-depth survey of a sample of street homeless (n=190) and the HMIS client database, applied to the City of San Diego homeless population counted in the PIT (n=4,028).

Source: San Diego Regional Task Force on the Homeless, 2008 PIT Count.

These data and other nationwide statistics indicate that homelessness disproportionately affects individuals of certain sub-groups in San Diego. These include the following:

- **Black/African American.** Census data show that homelessness afflicts the Black/African American populations more greatly than non-black groups. In the PIT survey, 18.1 percent of respondents were Black/African-American, while only an estimated 6.7 percent of the population in the City of San Diego was Black/African American in 2007.

- **Youth and children.** In many communities, the fastest growing population of persons who are homeless is children. However, the 2008 RTFH did not find a disproportionately large number of children living in homelessness in San Diego. Children 17 and under represented 17.0 percent of the homeless population identified in the PIT, compared to 23.5 of the total population.

- **HIV/AIDS.** National estimates place the proportion of homeless persons who are HIV positive at 15 percent. Applied to the homeless population according to the 2008 PIT, this would translate to 612 homeless persons with HIV/AIDS. The 2006 homeless count reported only 162 homeless individuals with HIV/AIDS, but this number is certainly much higher. HIV status is a sensitive question greatly subject to a self-reporting bias, and many individuals may be unaware of their HIV status.

- **Substance abuse.** A HUD study found that 31 percent of homeless individuals who contact shelters, food pantries or other assistance providers have an alcohol problem, 19 percent have a drug problem and 7 percent have both.[13] The 2008 PIT survey reported that 22.2 percent of homeless adults had a problem with alcohol abuse, and 33.7 had a problem with drug abuse. Homeless persons living on the street were particularly likely to have problems with alcohol abuse (41.1%).

- **Mentally ill.** HUD estimates that 39 percent of homeless persons who contact an assistance provider are mentally ill.[14] A lower percentage of homeless persons identified in the 2008 count said they had a serious mental illness—23.9 percent—but a self-reporting bias is inherent in this type of question.

- **Veterans**. War veterans are significantly more likely to live in homelessness across the nation. According to the National Coalition for Homeless Veterans, 23 percent of homeless persons are veterans. Veterans represented almost 20 percent of the homeless population reported in the 2008 PIT in San Diego, which is roughly on par with the nationwide estimate.

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[13] *National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)*, ICF Consulting for the U.S. Department of Housing and Urban Development.

[14] *National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)*, ICF Consulting for the U.S. Department of Housing and Urban Development.

Nature of Homelessness. The 2008 PIT survey identified individuals living on the street, emergency shelters, and transitional housing as homeless. Exhibit III-27 below shows the number of homeless individuals by their shelter status in the City of San Diego.

Exhibit III-27.
Homeless Persons by Shelter Status, City of San Diego, 2008

Source:
San Diego Regional Task Force on the Homeless, 2008 PIT Count.

Location	City of San Diego	Percent of Total
Street homeless	1,658	40.6%
Emergency shelter	696	17.1%
Transitional housing	1,728	42.3%
Total	**4,082**	**100%**

A large proportion of homeless individuals were living on the street (41 percent), while 59 percent were sheltered—17 percent in emergency shelters and 42 percent in transitional housing. The City of San Diego had a large majority of the region's homeless population staying in emergency shelters—69 percent overall—and was home to 54 percent of the region's total homeless population at the time of the PIT count.

The large majority of homeless persons in the City (78 percent) were located in the Second Council District. The Second District is home to virtually all of San Diego's emergency shelters and transitional housing, and accordingly it had 92 percent of the sheltered homeless population. It contained a much smaller majority (56 percent) of the city's unsheltered "street" homeless population. Given these numbers, about 1 in every 50 persons in the Second District is homeless.

Chronic homelessness. According to HUD, a person who is chronically homeless is defined as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years." HUD does not consider families in its definition of chronic homelessness.

Of the respondents to the 2008 PIT survey, 23.7 percent were determined to be chronically homeless, or an estimated 955 in the City of San Diego. Over 45 percent of the homeless persons surveyed in emergency shelters were determined to be chronically homeless.

Perceived need. RTFH compared findings from the 2008 PIT to estimates on bed availability in San Diego County to determine the unmet need for homeless persons of different subgroups. It found that 62 percent of the need for shelter for the homeless community was unmet (although this was less in winter months when winter shelters were in operation). The shelter need was found to be up to 60 percent for persons with substance abuse problems, 89 percent for the mentally ill, and 82 percent of domestic violence victims.

Inventory of shelter beds and housing for homeless. San Diego has many resources available to individuals and persons who are homeless. Homeless shelters can include emergency overnight housing and longer-term transitional housing. Exhibit III-28 lists the major homeless shelters in the City of San Diego along with the number of people they can serve at one time.

Exhibit III-28.
San Diego Homeless Shelters and Estimated Capacity, 2007

Name	Beds/ Units	Target Clientele
Emergency Shelters		
■ Catholic Charities - Rachel's Night Shelter	35	Adult women
■ San Diego Youth Services - The Storefront	20	Homeless youth
■ Ecumenical Council of San Diego Shelters	60	General homeless
■ San Diego Rescue Mission	60	Women and children
Total	**175**	
Seasonal Shelters (open Dec. 15 - Mar. 15)		
■ City Winter Shelter Program	200	General homeless
■ Vietnam Veterans of San Diego - Winter Shelter	150	Veterans
■ Interfaith Rotational Shelter Program	12	General homeless
Total	**362**	
Transitional Shelters		
■ San Diego Rescue Mission - Men's Center	200	Adult men
■ San Diego Rescue Mission - Women and Children's Center	75	Women and children
■ St. Vincent de Paul Village, Inc.		
— Family Living Center	110	Families with children
— Joan Kroc Center	30	Adult men
— Joan Kroc Center for Families	133	Families with children
— Men's Fresh Start (Bishop Maher Center)	150	Adult men
— Paul Mirabile Men's Center	270	Adult men
— Paul Mirabile Women's Center	80	Adult women
— S.T.E.P. for Single Women	35	Adult women
— Toussaint Teen Center	35	Homeless youth
■ The Salvation Army		
— Door of Hope- Transitional Living Center	36	Women and children
— Emergency Lodge	57	Families with children
— STEPS	42	Adult men
■ YWCA - Cortez Hill Family Center	150	Families with children
■ Other (capacity below 30)	118	Various
Total	**1,521**	

Source: San Diego Housing Commission.

Emergency shelters. Emergency shelters are those facilities designed to temporarily house homeless persons who have recently become homeless. They offer food, case management, training and employment services to help these persons to live on their own as soon as possible. Emergency shelters are not meant to become permanent residences of homeless people and most cap stays at 90 days.

According to the San Diego Housing Commission, there are 175 beds at emergency homeless shelters in the City. An additional 350 spaces are made available in the winter months through the City's Winter Shelter Program. Two seasonal shelters administered by St. Vincent de Paul Village and the Vietnam Veterans of San Diego offer shelter for 350 homeless adults, families and veterans. The Interfaith Shelter Network's Rotational Shelter Program serves an additional 12 homeless persons per night at rotating congregations in the San Diego area during the winter months.

Transitional shelters. Transitional housing programs offer temporary but longer-term housing for homeless persons in order to help them transition into employment and economic self-sufficiency. These programs typically offer housing and supportive services for several months up to two years. In San Diego, a number of agencies offer over 1,500 spaces in transitional housing for different segments of the population. The City's Senior Transitional Housing Program, in partnership with the County and Senior Community Services, offers 35 units for homeless seniors.

The organization serving the greatest number of individuals with transitional housing is St. Vincent de Paul, INC., with space for over 840 men, women and youths at it many facilities throughout the City.

Permanent supportive housing. The Mental Health Services Act (MHSA) under state Proposition 63, offers funding for capital and services for the creation of permanent supportive housing units for individuals. Currently, 92 housing units administered by the San Diego Housing Authority exist for families, and 616 units exist for individuals. The largest of these permanent supportive housing facilities is Village Place, run by St. Vincent de Paul, Inc.

Supportive Services. In 2006, the City of San Diego adopted a Regional Ten-Year Plan to End Chronic Homelessness (PTECH) in collaboration with the County and the United Way of San Diego. It is based on a Housing First model – emphasizing the necessity of stable housing first, followed by mental, medical, legal, job training and other supportive services to combat chronic homelessness.

The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependent and/or mentally ill needs predominately in the downtown area. They are the Homeless Outreach Team (HOT) and the Serial Inebriate Program (SIP). Outreach services are critical in terms of identifying those in need of assistance and directing them to the services that can help them. They focus outreach efforts on the identification and engagement of the chronically homeless.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, four police officers team with two County social workers, and two Psychiatric Emergency Response Team clinicians to contact homeless people.

The Serial Inebriate Program (SIP) does outreach in the jails to people who have long histories of "drunk in public" charges. Once their case comes before the court, the person charged is given the choice between incarceration and a recovery program. Of the 178 assessed by the SIP team, half choose to participate (89). Of the participants, 63 percent (56) become clean and sober and graduate into permanent housing.

The City also operates the Neil Good Day Center, a daytime drop-in facility where homeless persons can go for showers, mail, telephone service and personal storage.

SECTION IV.
Housing and Community Development Needs

SECTION IV.
Housing and Community Development Needs

This section presents the results of stakeholder and citizen focus groups, conducted to elicit public opinion regarding needs and priorities to be addressed in the Consolidated Plan.

Approach

Two focus groups were conducted with stakeholders who provide housing and services to low to moderate income populations as well as special needs populations. Two focus groups were conducted with members of the public who are currently experiencing homelessness, are low to moderate income and/or are persons with special needs. Each session was conducted at a different location and at different times to day to maximize the opportunity for interested persons to participate. The stakeholder sessions were held at the Housing Commission offices and at the War Memorial Building in Balboa Park. The citizen sessions were held at two Father Joe's Villages locations.

Each focus group consisted of a presentation describing the Consolidated Plan purpose and process. The presentation provided examples of how San Diego has spent CDBG, HOME, ADDI, ESG and HOPWA dollars in the past. After the presentation, participants shared their opinions of the needs of low to moderate income San Diegans with respect to Housing, Economic Development, Community Development/Public Services and Special Needs Populations. Once needs were identified, participants individually ranked the needs as high, medium or low and then discussed overall needs as a group. Through a prioritization exercise, participants allocated limited resources to the identified needs, yielding overall group priorities.

Description of Focus Group Participants

A total of 58 individuals participated in the focus groups. Participants in the focus groups reflected the diversity of low to moderate income populations in San Diego, populations with special needs and the advocates and non-profit organizations that serve these populations. Participants in the focus groups included:

- Veterans and veterans with disabilities as well as organizations serving disabled veterans;
- Persons experiencing homelessness;
- Organizations serving low to moderate income seniors;
- Low and moderate income San Diegans;
- Organizations serving low income San Diego neighborhoods;
- Community Development Corporations;
- Fair Housing advocates;
- Persons with physical disabilities and organizations which advocate for and provide services to persons with disabilities;

- Organizations which provide residential housing for persons recovering from substance abuse;
- Organizations serving young women who are pregnant or parenting, with an emphasis on child abuse prevention;
- Microenterprise providers;
- Affordable housing advocates and providers;
- Organizations serving homeless populations, including providers of transitional housing;
- Organizations working to provide energy efficient solutions in low income communities; and
- Observers from the City of San Diego and the Housing Commission.

Summary of Needs and Priorities from Public Input

- **Housing.** With respect to the housing needs of low to moderate income populations, participants were very consistent in their responses. Affordable housing, both to own and rent, was the greatest need identified. In addition to increasing the supply of affordable housing units, participants identified a significant need for a variety of rental assistance programs, ranging from deposit assistance to some form of gap assistance to prevent evictions while renters secure new jobs or await the receipt of funds from other programs (e.g., disability payments).
- **Economic Development.** For participants in the focus groups, the creation and preservation of jobs was the greatest need identified. In every session, job creation was a top concern. In addition to jobs, participants perceive a need for job training or retraining. Support for small business starts as well as growth was also a need. As financing opportunities for small businesses remain limited, some participants suggested that new loan or grant programs be developed to support the expansion of small businesses in San Diego.
- **Community Development/Public Services.** With respect to Community Development/ Public Services, participants across the four groups identified needs that ranged widely and did not yield an overall consensus, with one exception. Participants in each session identified the need to improve communication with stakeholders and the public in three key areas:
  - Information about affordable housing and supportive services (e.g., one-stop information, comprehensive database of affordable housing resources, etc);
  - Information about accessible housing and services for persons with disabilities (e.g., comprehensive database of accessible housing options); and
  - The creation of a permanent, stakeholder committee staffed by the Housing Commission to be comprised of low to moderate income residents, affordable housing advocates and providers and other key stakeholders empowered to ensure that the needs and priorities identified in the Consolidated Plan are adequately addressed in the City Council's legislative process.
  - Other needs identified regarding Community Development/Public services included infrastructure improvements in low income neighborhoods, enhancements to the transit system, including improving access for persons with disabilities, and code enforcement.

- **Special Needs Populations.** With respect to special needs populations, appropriate transitional housing and supportive services were among the greatest needs identified, whether the population of interest was persons with disabilities, veterans, or the homeless. Advocates for persons with disabilities strongly recommend that San Diego conduct a comprehensive strengths and needs assessment of housing for persons with disabilities. There is also a need for emergency shelters to be accessible to persons with disabilities.

Detailed Discussion of Needs & Priorities Identified by the Public

The needs and priorities identified by the public are discussed in detail by topic – housing, economic development, community development/public services, and special needs populations. The priorities listed are the result of the final prioritization exercise conducted in each session, grouped across all sessions, and are ranked from first to last in order of importance.

Housing Needs and Priorities. With respect to housing needs of low to moderate income persons, participants in the focus groups identified the need for affordable housing, both rented and owned, as the greatest need in San Diego. Increasing the supply of affordable housing received a high level of importance in every session. Other highly ranked needs include rental assistance, accessible housing (Universal Design) and home ownership programs. Exhibit IV-1 presents the housing priorities identified by the public after a discussion of needs.

Exhibit IV-1.
Housing Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Housing Needs
High	➢ Affordable housing and preservation of affordable housing, including mobile homes ➢ Rental assistance ➢ Universal design ➢ Home ownership programs, including lease to own ➢ Pre-development dollars for non-profit organizations: dollars will fund from concept to approved plans ➢ Shared housing units for people transitioning from a shelter ➢ Money for non-profits to purchase existing restricted affordable units when the restrictions expire
Medium	➢ Increase funding for Section 8 so more people can participate ➢ Shared housing ➢ Quality SRO housing ➢ Suitable living environment ➢ Buy/finish stalled condo projects/foreclosed homes ➢ Safe emergency housing units ➢ Permanent homeless shelter ➢ Fair housing: compliance, prevention, education
Low	➢ Permanent, supportive sober living environments ➢ Blended communities—own, rent, assisted living, small enough for people to get to know each other, maybe 200-500 units ➢ Energy efficiency ➢ Enforcement of rent restrictions ➢ Loans to rehabilitate existing housing ➢ Build affordable rental housing ➢ Change median income calculation to neighborhood level, versus City ➢ Assistance for high-interest mortgage loan modifications

Housing Needs. Participants discussed a broad range of housing needs of low to moderate income persons in San Diego. Overall, the needs grouped into the following categories:

- Preserve and increase the supply of affordable housing (to rent or own) through new construction or acquisition.
  - Take advantage of decreased home prices to buy foreclosures or stalled condo projects and convert these into affordable units.
  - Support construction of new affordable units, particularly in neighborhoods that currently lack affordable housing (in the spirit of San Diego's Balanced Communities statute 600-19).
  - Mobile homes are an existing affordable housing source that are under threat. Preserve these affordable homes.
  - When the contracts on existing affordable units expire, these units will be lost unless the City or non-profit organizations buy the units and commit to preserving them as permanently affordable.
  - SRO housing has been decreasing, despite San Diego's 1:1 SRO replacement policy.
  - Affordable housing, to rent or own, should include a mix of housing types, including both multifamily <u>and</u> single family units.
- Rental Assistance in several forms is needed.
  - There is a significant need for rental assistance in the form of security deposits or first/last month rent to help low income residents secure rental housing.
  - There is a need for "gap" rental assistance to prevent evictions when tenants suffer a job loss or medical problems. The "gap" assistance would allow tenants to buy time to seek work, disability payments, etc., and stave off homelessness.
  - The Section 8 program waitlist averages 5 to 7 years.
- Emergency/disaster housing.
  - There is a need for a permanent homeless shelter, including beds for single women and women with children.
  - The existing Winter Shelter and emergency shelter is not accessible to persons with disabilities.
  - There is a need for emergency housing to be accessible for at least two years.
- Transitional housing. In addition to transitional housing needed for special needs populations (discussed below), participants saw a need for transitional housing to serve young adults (ages 18-23) who are leaving the foster care system and pregnant and parenting teens/young adults.
- Home ownership programs.
  - Participants were interested in home ownership programs that used the lease to own approach.
  - There is a need for on-going financial education with regard to home ownership for both first-time homebuyers as well as those who have perhaps experienced foreclosure.

- Safe and livable affordable housing.
  - Participants discussed the need for quality, well-maintained affordable housing
  - Affordable housing should be functional and livable, including being located near transit, recreation centers, child care, health clinics, etc.
  - Affordable housing should be spread across the City, not just concentrated in a few low income census tracts. This supports the intent of San Diego's Balanced Communities law.
- Energy efficiency.
  - There is a need to help reduce energy costs through sustainable building and energy efficiency.
  - Support access to tax credits or rebates to help low to moderate income homeowners install solar panels.
- Fair Housing laws need to be enforced, and education and testing should be conducted.
- Some participants were concerned that a second wave of predatory lending may hit as homeowners look to refinance their homes. There is a need to work to prevent predatory lending, through policy and public education.

Economic Development Needs and Priorities. With respect to Economic Development needs and priorities, participants across all groups were remarkably consistent in their responses. Resources need to be dedicated to job creation and preservation, employment training and support of small businesses. Exhibit IV-2 presents the priorities identified by participants.

Exhibit IV-2.
Economic Development Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Economic Development Needs
High	➢ Job training & retraining, including high-tech/high-skilled industries ➢ Jobs ➢ Creating and supporting small businesses - access to capital, help with working with the city, legal help
Medium	➢ Salaries that are livable ➢ Economic development and local jobs
Low	➢ Jobs for youth - not just in the summer ➢ Attract green industry employers

Economic Development needs. As shown in the exhibit above, participants' priorities for economic development centered on employability and job creation.

- There is a need for economic development activities to attract new jobs to the community.
- Job training and retraining.
  - Need help with job readiness and adult basic education (e.g., literacy).
  - Computer training.
  - Need for career training centers to be open from 5pm-10pm so that the working poor can take advantage of job training and search services.

- Jobs that pay a sustainable wage and offer promotional opportunities (career paths) are needed.
- Support for small businesses.
  - Loans are needed to help existing small businesses survive, retool and grow. Consider 12 months without payments to help get things going.
  - Give small businesses a tax break so that they can survive and hire new employees.
  - Microenterprise grants should be integrated into broader economic development plans and should support businesses that connect to economic drivers such as biotechnology, "green" industries, etc.

Community Development/Public Services Needs and Priorities. In the discussions of community development/public services, participant's opinions on needs and priorities ranged widely and did not yield the clear high consensus seen in other discussion areas. Overall, only one of the priorities was seen as of high importance in every session—the need for improved communication and outreach. Exhibit IV-3 presents the Community Development/Public Services priorities identified by focus group participants.

Exhibit IV-3.
Community Development/Public Services Needs
Identified by the Public, Ranked in Order of Importance

Level of Importance	Community Development/Public Services Needs
High	➢ Communication and outreach ➢ Infrastructure improvements: e.g., sidewalks, signal lights, lighting, shade trees ➢ Tenant capacity building/education/empowerment ➢ Smart growth - build compact villages with jobs, housing, health care in one place ➢ Affordable health clinics close to home, with walk in services, critical care and open after usual business hours
Medium	➢ Connectivity to the Internet - wireless, hard wired, everywhere ➢ Code enforcement ➢ Food banks ➢ Financial planning, education and savings for home buying - for renters, homeowners, everyone ➢ Transit improvements – e.g., accessibility, efficiency, frequency
Low	➢ More small parks, greenbelts ➢ Day care/child care for people who wouldn't be able to work without it ➢ Affordable education for adults and children ➢ Safe communities - live in a safe place and secure community ➢ Urban/community gardens ➢ Supportive services for families with low-moderate income ➢ Diverse cultural and recreational opportunities for all ages and abilities

Community Development/Public Services Needs. Participant's discussions of community development/public services needs were wide-ranging, and much of the discussion focused on the need to improve communication and outreach to low income and special needs populations about affordable housing and supportive services.

- Communication and outreach. Needs related to communication and outreach encompassed several topics, including:
  - A need for a comprehensive, single database of affordable housing resources across the City and including resources provided by the Housing Commission, City of San Diego, non-profit organizations and faith-based organizations.
  - Enhancements to the 211 system, including increasing the capacity of 211 to field calls regarding homelessness and affordable housing.
  - Creation of a one-stop center for affordable housing, employment and supportive services;
  - Improved communication to low income populations, including seniors and the homeless, about housing and employment resources. Suggestions for reaching these populations included bus ads, hospitals, libraries, job search centers, schools, community centers, churches, coffee shops, Public TV Channel 24, radio, and changeable billboards. If a one-stop center for affordable housing, employment and services is established, tenants who have been evicted should receive information about the center, or the affordable housing database, at the time of eviction.
  - The City needs a coordinated, permanent stakeholder group, staffed by the Housing Commission to advocate for affordable housing and to ensure that the priorities identified in the Consolidated Plan are addressed.
- Transportation system improvements
  - Additional curb cuts are needed to improve the path of travel for persons with disabilities.
  - The transit system needs to be more efficient, frequent and accessible. Transit stops should be close to housing.
  - Transit hours of service need improvement to allow residents to travel to and from work, including at night.
- Code enforcement
  - Some participants considered current code enforcement efforts to be inadequate.
  - Increasing code enforcement would help create more livable neighborhoods.
- Infrastructure improvements
  - Need for infrastructure improvements in low income census tracts, including streets, sidewalks, signal lights and lighting. One participant mentioned the need for a signalized crosswalk at the corner of Ward Road across from the Trolley and 24-Hour Fitness as well as shade trees or shade screening at the Mission Valley Trolley stop.
  - Additional parks, greenbelts, shade trees, community gardens and trails

- Health Care
  - There is a need for affordable, health clinics in neighborhoods across the City. In addition to walk-in services, there is a need for the clinics to be accessible at night.
  - Health, food and nutrition education is needed.
- Youth services
  - After-school tutoring programs in reading, writing and math
  - After-school activities, such as sports programs or cultural programs
  - Early childhood education programs

Special Needs Populations Needs and Priorities. As shown in Exhibit IV-4 below, participants in the focus groups prioritized housing solutions and supportive services as the most pressing needs of special needs populations. Transitional housing and accessible housing were identified as high needs for persons with disabilities, seniors, veterans and the homeless.

Exhibit IV-4
Special Needs Populations Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Needs of Persons with Special Needs
High	➢ Transitional housing and services for veterans and disabled veterans, including mental disabilities/PTSD ➢ Affordable and accessible housing for people transitioning from or staying out of institutions/ skilled nursing facilities ➢ Strengths and needs assessment on housing for persons with disabilities ➢ Accessible emergency and winter shelters ➢ Support for 18-23 year-olds transitioning out of foster care ➢ Transitional housing and supportive services for pregnant and parenting teens/young women ➢ Build senior-friendly housing
Medium	➢ Dollars for accessible rehabilitation of housing ➢ Services for homeless teenagers ➢ Housing fair for the homeless ➢ Beds for homeless single women (who don't have kids) ➢ Case managers need to place homeless into housing units ➢ Accessible transportation for people with disabilities
Low	➢ Homeless housing - both temporary and permanent ➢ Affordable housing for women and children leaving domestic violence ➢ Senior centers ➢ Housing for people with special needs ➢ Supportive housing for the developmentally disabled ➢ Supportive housing for the chronically homeless

Special Needs Populations, Discussion of Needs. Across all of the focus groups, participants were very consistent in their identification of the needs of special needs populations. Although there are similarities across populations, each segment is discussed in turn in order to highlight the needs impacting each population.

Persons with Disabilities—Discussion of Needs

- Accessible housing, including accessible emergency/disaster shelters
  - Funds are needed to rehabilitate housing units for accessibility and Universal Design projects.
  - Accessible housing is needed for people trying to leave or stay out of hospitals/institutions/skilled nursing facilities.
  - San Diego's Emergency Shelters are not accessible. Once in, people with disabilities or mobility challenges cannot leave under their own power. The cots and bathrooms are not accessible.
  - Accessible housing must also be affordable housing.
  - Work with HOAs to ensure that accessible rehabilitation projects are not stopped by HOA rules.
- Accessible transportation needs to be expanded, and accessible bus routes should be located near accessible housing. Additional curb cuts are badly needed.
- A strengths and needs assessment on housing for persons with disabilities needs to be conducted.
- Communication and outreach
  - Disabled need access to information about accessible housing, services and transportation.
  - Need for a stand-alone guide to accessible, affordable housing for people with disabilities. This information should be found on a website, in libraries, grocery stores, and places where persons with disabilities go.
  - Newly disabled people need help identifying accessible homes and access to resources to make their homes accessible.

Seniors—Discussion of Needs

- Affordable housing
  - Seniors are at risk of homelessness. They need low income housing with supportive services.
  - There is a perception that there are inadequate solutions for seniors who lose their homes.
  - The Shared Housing Program is a very successful model that could be expanded with funding for additional staff.
- Job training and skills updates as well as job placement are needed as more seniors need to return to work or work longer.

Veterans, Including Veterans with Disabilities—Discussion of Needs

- Veterans with disabilities as a group need supportive, separate housing while recovering from their injuries and transitioning back to civilian life.

- Female veterans, with and without physical disabilities, are more vulnerable. Safety is a concern, especially if they have kids. They are a growing part of San Diego's homeless population. There are no resources specifically to help female veterans.

Homeless Persons—Discussion of Needs

- Increase the supply of Emergency Shelters/Transitional housing beds/units.
  - There is a need for emergency housing/transitional housing that allows a person to stay for up to two years.
  - There are no beds for single women who don't have kids, even if you have a medical need. There is no help for single women.

- Affordable housing needs to be increased.

- Employment and education.

- Underserved segments of the homeless population, which may be growing and whose needs are not met.
  - Single women with no children
  - "General" or "Newly" homeless who have recently been evicted or experienced foreclosure. Many of these people may not qualify for services because they do not fit into existing programs. For example, they may not be single women with children, nor substance abusers, nor victims of domestic violence nor persons with disabilities. There is a perception among some homeless that only the chronically homeless, people with children, and substance abusers can access programs.

- Communication and outreach about available programs needs to be increased.
  - Create a one-stop location for information about housing, employment and supportive services
  - 211 is not adequate to address the myriad needs of the newly homeless
  - Information about programs and resources is communicated via word of mouth amongst the homeless. Absent a more available, reliable and comprehensive source of information, it is likely that the information spread via this person to person process creates confusion and spreads only partial information about programs and services.

Homeless Persons—Discussion of the Need for Case Management Improvements

In the focus group conducted with persons currently experiencing homelessness, case management was a big issue. None of the participants felt that they had been adequately served by the case managers they'd worked with. Participants discussed that it's difficult to keep their dignity as they try to navigate a system they view as fractured, inconsistent and difficult to comprehend.

If they were to improve the case management process, participants would want case managers to:

- Start with an assessment, including a discussion of how they lost their housing as well as an assessment of whether or not the homeless person should be focused on looking for work or going to school. If the recommendation is school or retraining, there is a need to give the homeless person guidance on what kind of school or training they should pursue.
- Acknowledge how overwhelming it is to be evicted
- Acknowledge that it is difficult to ask for help
- Provide support and guidance
- Currently they ask what are your problems, instead of what are your goals and the current "intake" system creates the potential for you to tailor your story in order to get into program openings
- Older, more experienced case managers
- Increase the level of professionalism of staff
- Restore an attitude of caring and preserve the dignity of the homeless person seeking help
- Currently, case managers treat everyone the same, regardless of real problems.
- Accountability for performance of case managers
  - Show number of people placed in permanent housing
  - Show what happens to people after they've left transitional housing
  - The City should be accountable to the people that San Diego is providing the services that it is supposed to

SECTION V.
Community and Economic Development Needs

SECTION V.
Community and Economic Development Needs

The City of San Diego Community and Economic Development Department oversees a number of activities using CDBG and other funding sources to stimulate neighborhood revitalization, economic growth, and other aspects of community development.

The City's Economic Development Strategy Plan outlines the policies it plans to implement in order to stimulate economic growth and enhance the City's quality of life. The Plan outlines a number of objectives that address goals of redevelopment and elimination of blight:

- Support the use of redevelopment in conjunction with input from the respective communities, subject to public hearings and approvals by the City Council, for those urbanized areas meeting the requirements of California Community Redevelopment Law (CCRL).
- Establish project areas that are large enough to create critical mass and generate sufficient tax increment to stimulate successful redevelopment activities over the life of the redevelopment plan and achieve long-term community objectives.
- Use tax increment funds for projects and associated infrastructure improvements that will stimulate future tax increment growth within the project areas that are consistent with the respective five-year implementation plans.
- Redevelop assisted affordable housing investment within the same redevelopment project area, or in close proximity to, where the tax increment is generated, only to the degree that such affordable housing is not over-concentrated in particular areas.
- Ensure the timely provision of affordable housing with all redevelopment assisted residential and mixed-use development projects.
- Partner with other municipalities, school districts, and other public or non-profit agencies, whenever possible, to achieve General Plan, redevelopment, and community plan goals.
- Utilize redevelopment to eliminate or minimize land use conflicts that pose a significant hazard to human health and safety.
- Minimize displacement of existing residents, businesses, and uses in redevelopment projects. Those displaced should have adequate access to institutions, employment and services.
- Extend involvement opportunities to existing property owners in the redevelopment process by encouraging the use of owner participation agreements.

Capital Improvement

This section discusses the City's planned capital improvements, as identified through its Capital Improvement Plan. It focuses on needs that were identified as qualifying for CDBG funding.

Budgeted capital outlays. The City of San Diego's Capital Improvement Program (CIP) Budget for Fiscal Year 2009 totals $587 million. This represents an increase from the previous fiscal year due to deferred maintenance needs. About $3.2 million for projects in low- to moderate-income areas will come from CDBG funds. Exhibit V-1 below shows the capital improvement projects that will use CDBG funding, and the amount of this funding.

Exhibit V-1.
CDBG-funded Capital Improvements, FY2009-2013

Capital Improvement Project (Neighborhood)	Total Funding FY2009-2013	CDBG Funding
Engineering and Capital Projects Department		
El Cajon Boulevard streetscape improvements (North Park)	$ 2,821,279	$ 476,000
El Cajon median improvements (College Area)	2,220,920	235,000
University Avenue signage and public improvements (Greater North Park)	2,306,500	694,000
Washington Street streetscape improvements (Uptown)	1,800,500	473,500
ADA improvements for city facilities (Citywide)	10,960,979	960,979
Azalea Park roadway, sidewalk and signage improvements (Mid-City/Azalea Park)	562,432	126,432
Euclid Avenue streetscape and roadway improvements (Mid-City)	1,087,240	94,000
Rio Drive streetscape improvements (Skyline/Paradise Hills)	2,101,338	17,108
Shirley Ann Place sidewalks and lighting (Greater North Park)	78,000	23,000
Streamview Drive street improvements (Mid-City)	2,107,000	137,000
Thorn Street Median improvements (Greater North Park)	431,200	1,200
City Planning and Community Investment Department		
University Avenue streetscape improvements (City Heights)	$ 1,677,495	$ 490,200
Ray Street improvements (Greater North Park)	125,000	25,000
Parks and Recreation Department		
North Ocean Beach streetscape enhancement (Ocean Beach)	$ 1,385,000	$ 835,000
Talmadge streetscape and lighting improvements (Mid-City)	1,458,616	53,050
Language Academy sports and recreation improvements (College Area)	1,399,000	418,000
Montgomery Academy joint-use sports fields (Linda Vista)	1,330,000	107,095
North Chollas Community Park (Mid-City)	29,640,000	422,483
Sunshine Bernardini Fields development (Mid-City)	14,510,000	180,000
Library Department		
North Park Branch Library (Greater North Park)	$ 14,078,598	$ 25,000
Ocean Beach Branch Library (Ocean Beach)	10,108,220	100,000
Total	**$ 102,189,317**	**$ 5,894,047**

Source: BBC Research & Consulting.

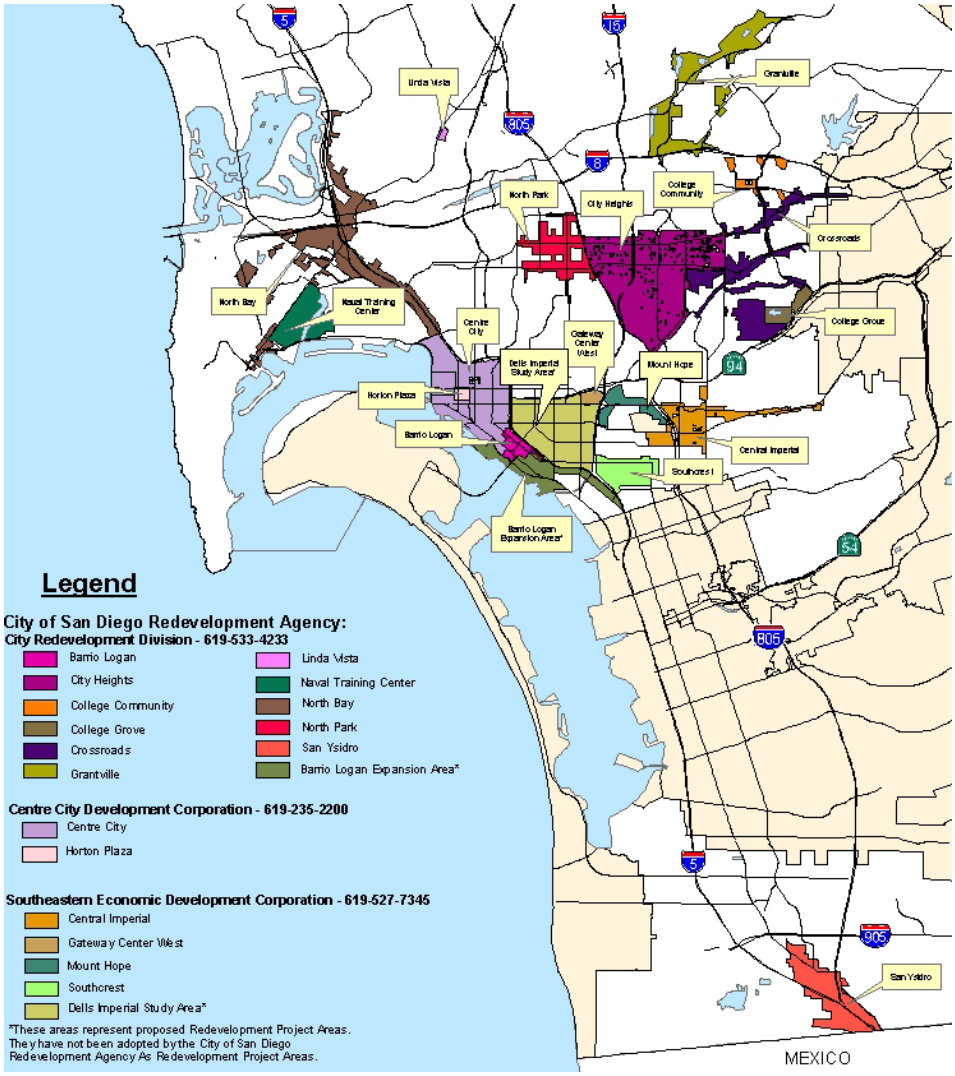
Citywide capital improvements related to ADA compliance will receive over $960,000 in CDBG funds in FY2009-2013, in addition to $10 million in capital outlays. The Mayor has identified ADA compliance improvements as one of the Mayor's eight "significant areas" for capital improvements.

Unfunded needs. Beyond the $11 million for citywide ADA improvements outlaid by the City in the FY2009-2013 Budget, the City estimates an additional $11.2 are necessary for ADA retrofitting of City facilities, including installation of curb ramps, rails, ramps and parking.

Redevelopment Areas

San Diego contains 17 targeted "redevelopment areas" covering over 11,700 acres in which community activities are encouraged through special financial incentives. These areas meet the income requirements set by the California Community Redevelopment Law (CCRL). The Redevelopment Division of San Diego's City Planning and Community Investment Department oversees 11 of 17 designated project areas. The Centre City Development Corporation oversees two redevelopment areas in downtown San Diego, and the Southeastern Economic Development Corporation oversees the remaining four. The location and coverage of these redevelopment areas are shown below in Exhibit V-2.

Exhibit V-2.
Designated Redevelopment Areas



Source: City of San Diego Redevelopment Agency.

Most of these redevelopment project areas contain low-income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.

Barrio Logan. Redevelopment activity in this 133-acre area near the San Diego/Coronado Bay Bridge focuses on eliminating blight while preserving the neighborhood's distinctive character. A major objective is development that enhances the community's cultural and ethnic qualities. Specific objectives include elimination of blight and deterioration, encouragement of new and continuing private sector investment, diversification of commercial base, development of affordable multifamily and senior housing, and a strong transit character to minimize congestion.

Current redevelopment projects include a 42-unit Gateway I apartment complex for low- and very low-income families and the 144-unit Mercado Apartments affordable housing complex. Future projects include 85-unit and 89-unit low-income housing complexes, a continuing education center, and a the 115,000 square-foot Mercado del Barrio Commercial Center, which will have a Hispanic-oriented supermarket.

City Heights. The largest of the redevelopment areas at 1,984 acres, the City Heights Redevelopment Project consists of several smaller community planning areas and emphasizes education and beautification. Its centerpiece is the City Heights Urban Village, a master planned redevelopment project is a pedestrian-friendly town square with schools, a gymnasium and recreation center, a library, retail, townhomes, and a performing arts center. Other existing and future developments include an affordable housing complex for seniors, several other mixed-use facilities with affordable housing for low-income families, pocket parks, a medical clinic, and an innovative alternative fuel vehicle center (AFV).

City Heights enjoys the participation of a number of non-profit organizations (City Heights Community Development Corporation San Diego Revitalization Corporation and Community Housing Works) that acquire and rehabilitate housing, promote financial literacy, oversee job training and employment referral programs program, plant trees and install lighting, and other activities that promote community revitalization and beautification.

Crossroads. The focus of the 1,031-acre Crossroads Redevelopment Project Area is to revitalize the properties along a number of major corridors in order to eliminate and prevent the spread of blight and deterioration. Specific objectives include economic growth enhancement, infrastructure improvement, expansion of employment and recreational opportunities, preservation and expansion of housing stock and retention and expansion of existing neighborhood-supporting businesses. Programs in place to address blight in this Project Area include the Housing Enhancement Loan Program (HELP), a commercial rehabilitation program, multifamily housing development, economic development. Specific areas to be redeveloped will include the Chollas Triangle.

Grantsville. Located in eastern San Diego, the 990-acre Grantville Redevelopment Project Area will address economic blighting conditions through streetscape improvement, commercial rehabilitation, pollution mitigation, transit-oriented mixed-use residential and commercial development, and parking and circulation projects.

Linda Vista. The 12-acre Linda Vista Redevelopment Area was created in 1972 primarily to eliminate the conditions of blight associated with a deteriorated shopping center. The center was redeveloped in 1988, but the Redevelopment Plan is effective through 2012 and the principal remaining objective is the redevelopment of a vacant lot. The Project Area itself does not contain any residential units; however, the proposed Linda Vista Housing Rehabilitation Program will provide improvement loans to low-income households in the area served by the Linda Vista Redevelopment Project.

North Park. The 555-acre North Park Redevelopment Area is located within 5 miles of downtown. The project focuses on the revitalization of commercial areas in North Park, with special attention for the El Cajon Boulevard and University Avenue corridors. Other objectives include the provision of affordable housing and the preservation of historic properties. Redevelopment projects within North Park include a 108-unit mixed-use affordable housing complex, a 224-unit condominium project with 45 affordable units, the rehabilitation of a theater and a community library.

San Ysidro. The 766-acre San Ysidro Redevelopment Project is located in the far southern arm of San Diego immediately north of the international border crossing to Tijuana, Mexico. The project area focuses on redeveloping a vital business district, attracting new businesses to the area, and encouraging continued tourism from American and Mexican visitors. Along with the San Ysidro Business Improvement District (BID), the Redevelopment Agency has identified streetscape improvement as a priority for the community, and projects will include new sidewalks, curbs and gutters, street furniture and lighting. An 8-unit affordable housing complex opened in 2004. Other development projects include a large mixed-use development that will have around 1,000 housing units, another 45-unit affordable apartment building for low-income households, and the rehabilitation of the San Ysidro Civic and Community Center. The Storefront Improvement Program (SIP) and Home Enhancement Loan Program (HELP) will encourage property improvements.

Southcrest and Mt. Hope. Overseen by the Southeastern Economic Development Corporation, these two redevelopment areas cover over 500 acres and include developments with affordable housing. The San Diego Housing Commission offers grants for home repair and exterior enhancement in these areas. Mt. Hope is home to the Market Street Urban Village, a new mixed-use commercial/residential development.

Housing Needs

The San Diego Housing Commission oversees a number of programs to assist qualifying low- to moderate-income households conduct home repairs and pay for first homes. Some programs are available only for some of the targeted "redevelopment areas" in the City.

Home repair programs. The City has a variety of home rehabilitation/repair programs. Households must earn under a certain amount to eligible for the programs. The programs include:

- Owner-occupied residential rehabilitation, which provides loans for the repair of owner-occupied homes and grants for the repair of mobile homes.
- One percent deferred payment loans are offered for one- to four-unit owner-occupied properties. Loans of up to $35,000 for single-unit and $50,000 for two- to four-unit properties are available. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.

- No interest deferred payment loans of $10,000 and $20,000 are also available to single-unit owner-occupants. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.
- Mobile home repair grants of up to $5,500 are available to owner-occupants of mobile homes for elimination of health and safety hazards.
- Owner- and renter-occupied properties built prior to 1979 which have children under 6 years residing in them a d are found to have lead hazards can receive grants to mitigate the lead hazards of up to $10,000 for single family units and $5,000 per multifamily units (with an additional $5,000 available for multi-unit common areas).

Several home repair assistance programs are targeted to some of San Diego's designated "redevelopment areas" and available for households whose gross income is less than 80 to 100 percent of the Area Median Income (AMI):

- **Home repair loans and grants**. In City Heights and Linda Vista, home repair of $10,000 to $15,000 are provided at 3 percent interest and forgiven gradually over a 10-year schedule. Similar home repair grants of up to $5,000 are available for Mt. Hope and Southcrest, but these carry no interest and are forgiven over a 5-year schedule.

- **Exterior enhancement loans and grants**. The City provides similar loans and grants for exterior enhancement. In City Heights, loans of up to $10,000 at 3-percent are available for exterior enhancement, forgiven over a 5-year schedule. In Mt. Hope and Southcrest, the City provides similar exterior enhancement grants up to $5,000.

- **Deferred payment loans**. In the Mt. Hope and Southcrest redevelopment areas, the City offers home loans up to $35,000 carrying 3 percent interest. Payment on these loans is deferred until sale of property or 15 years, whichever occurs first. Some homeowners who prefer monthly payments may be eligible for a 0 percent loan requiring principal-only payments for 15 years.

- **Housing Enhancement Loan Program (HELP)**. The HELP program was created to increase, improve, and preserve the supply of housing occupied by households of extremely low- to moderate- income within the Crossroads Redevelopment Project Area. Loans up to $15,000 benefit households for exterior and interior improvements that enhance energy consumption, repair health and safety hazards, create aesthetic improvements that instill pride in the neighborhood and encourage improvement of other properties, etc. Loans carry 3 percent interest and are forgiven gradually starting year 8 on a 12-year schedule.

Downpayment assistance. The City also offers a variety of programs to help potential homeowners afford to purchase homes in the City. Households must earn under a certain amount to eligible for the programs. The programs include:

- First-time homebuyers can receive a tax credit equal to 15 or 20 percent of the mortgage interest they pay each year on their federal taxes. Buyers apply through local lenders.

- Downpayment and closing cost assistance is available to buyers applying for the tax credits described above. Up to $10,000 can be used toward downpayment and closing costs; this grant must be repaid if the buyers sells the home within 6 years.

- The City's Shared Equity program provides loans with zero percent interest on a second deed of trust against the purchased property. The maximum loan amount is $93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC. The State of California offers a similar program, for which City residents are also eligible.

- The City offers two versions of condominium conversion loans for very low to moderate income renters who are in rental complexes that are being converted to condominiums. These programs help renters purchase their units. The maximum loan amount is $93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC.

- The Centre City Redevelopment Corporation, on behalf of the Redevelopment Agency of San Diego, has a program that assists first-time homebuyers purchase a home in downtown San Diego. The program provides financing in the form of a second deed of trust loan (30 years, zero percent interest) up to $75,000. If the buyer sells within 30 years, they must pay an amount equal to the Corporation's share of the appreciation in value of the property.

Business and Economic Growth

Small Business. The City of San Diego has created a number of programs focused on encouraging small business activity through direct assistance, development and retention programs, and advocacy and regulatory relief. The City oversees many of these programs through the Office of Small Business.

- **Small Business Micro Revolving Loan Fund (SBMRLF)**. With the help of a $750,000 grant from the Economic Development Administration (EDA), the City created this program designed to stimulate growth in economically distressed areas by providing loans between $25,000 and $150,000 to expanding businesses.

- **Storefront Improvement Program**. This program aims at revitalizing older commercial areas by providing rebates to small businesses for storefront improvements and renovations. These rebates up to one-third the costs of standard projects up to $5,000, and one-half the cost of historic projects up to $7,500. Multiple-tenant buildings may be able to receive up to $10,000.

- **Streetscape Improvement Program**. The Commercial Revitalization Team of the Office of Small Business oversees commercial revitalization projects in 13 commercial districts in low- to moderate-income areas of the City. These programs aim at streetscape revitalization through the improvement of sidewalks, lighting, curbs, etc.

- **Business Improvement Districts (BIDs)**. San Diego had the largest BID program in California. Over 18 districts throughout the City involve the participation of over 11,000 small businesses. BIDs are self-assessment districts that collect property taxes for infrastructural improvement and beautification.

Enterprise Zones. The state of California has 39 designated Enterprise Zones, one of which is located in San Diego. Enterprise Zones were created to stimulate business investments in areas that are economically disadvantaged and to spur job growth in areas of high unemployment. In these areas, businesses can claim certain state income tax savings and a number of other advantages:

- Tax credits may be claimed on up to half the wages paid to qualified new employees.
- Tax credits may be claimed for sales taxes paid on equipment purchased for manufacturing or production purposes.
- All net operating losses may be carried forward as a deduction in future years.
- Business equipment depreciation can be accelerated, up to a limited amount.
- Low-income employees can claim their own personal income tax credits.
- The state will give priority for Industrial Development Bond applications.
- Lenders (both commercial and private) may deduct net interest income on loans to Enterprise Zone businesses.

The San Diego Regional Enterprise Zone includes portions of the Third, Seventh and Eighth Council Districts, as well as parts of Chula Vista and National City. Specific benefits of the San Diego Regional Enterprise Zone include the following:

- The Enterprise Zone Job Referral Service assists with recruitment and pre-screening for new employees at no cost and provides the necessary verification for claiming of tax credits on employee wages.
- City staff expedites permit applications and serve as liaisons with other City departments.
- Certain development fees may be reduced or waived.
- New development projects located in the Enterprise Zone are eligible for direct assistance by the City. Assistance includes help in determining project application requirements, fast track permit processing, and liaison help in the development process.
- The City can provide an exemption from urban impact fees and housing trust fund fees.

SECTION VI.
San Diego's Five-year Strategic Plan

3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

Please see the Executive Summary that appears at the beginning of the full Consolidated Plan document.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

Geographic allocation. In the past, the City of San Diego has used a district-based geographic allocation for CDBG. This allocation formula considered the number of low and moderate income household in each City Council district and allocated CDBG dollars proportionately. The city is currently in the process of exploring other alternatives for allocating CDBG dollars; this effort is being led by a sub-committee of city leaders.

The programs funded by HOME, ESG and HOPWA dollars provide direct benefits to low and moderate income populations. These dollars are not allocated geographically. The location/place of residence of the low and moderate income households and of affordable housing developments determines the overall geographic allocation of these funds.

Obstacles to meeting needs. Although the City of San Diego benefits from local and state sources of revenue for affordable housing and community development, the dollars available to address housing and community development needs are small relative to total needs. The current economic climate is particularly challenging for the city: The city is seeing a new wave of homelessness related to the housing market, revenues to address needs have fallen, residents are losing their jobs and businesses are not hiring.

On the plus side, home prices have fallen, enabling more moderate income renters to afford to buy homes under conventional financing. In addition, the city will benefit from new federal funds to address many of its most acute and community development needs.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The City of San Diego. The City of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the following HUD block grant programs:

HOME. The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance/

ADDI. This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and CDBG-housing related. In the past, a portion of the city's CDBG grant was allocated to SDHC for housing activities. CDBG regulations allow fewer housing activities than HOME; CDBG can fund infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance.

The city also manages the federal CDBG and ESG programs, in addition to social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.

CDBG. The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities described above, CDBG can be used for:

construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters); removal of accessibility barriers from public buildings;
loans or grants to business for job training and hiring of lower income workers; demolition of property; provision of operating dollars to social service organizations; public infrastructure improvements (streets, sidewalks); and code enforcement.

ESG. The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and maintenance of a homeless facility; supportive services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

San Diego County Department of Housing and Community Development. The final HUD block grant program, HOPWA—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The city and county have agreed that the County will administer HOPWA funds.

The city retained BBC Research & Consulting (BBC) of Denver to complete the city's Five-Year Consolidated Plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process. Please see the Citizen Participation Process response in the section below.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. Please see the Citizen Participation Process response in the section below.

   *Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

Approach
Two focus groups were conducted with stakeholders who provide housing and services to low to moderate income populations as well as special needs populations.

Two focus groups were conducted with members of the public who are currently experiencing homelessness, are low to moderate income and/or are persons with special needs. Each session was conducted at a different location and at different

times to day to maximize the opportunity for interested persons to participate. The stakeholder sessions were held at the housing commission offices and at the War Memorial Building in Balboa Park. The citizen sessions were held at two Father Joe's Villages locations.

Each focus group consisted of a presentation describing the Consolidated Plan purpose and process. The presentation provided examples of how San Diego has spent CDBG, HOME, ADDI, ESG and HOPWA dollars in the past. After the presentation, participants shared their opinions of the needs of low to moderate income San Diegans with respect to Housing, Economic Development, Community Development/Public Services and Special Needs Populations. Once needs were identified, participants individually ranked the needs as high, medium or low and then discussed overall needs as a group. Through a prioritization exercise, participants allocated limited resources to the identified needs, yielding overall group priorities.

Description of Focus Group Participants

A total of 58 individuals participated in the focus groups. Participants in the focus groups reflected the diversity of low to moderate income populations in San Diego, populations with special needs and the advocates and non-profit organizations that serve these populations. Participants in the focus groups included:

- Veterans and veterans with disabilities as well as organizations serving disabled veterans;
- Persons experiencing homelessness;
- Organizations serving low to moderate income seniors;
- Low and moderate income San Diegans;
- Organizations serving low income San Diego neighborhoods;
- Community Development Corporations;
- Fair Housing advocates;
- Persons with physical disabilities and organizations which advocate for and provide
  services to persons with disabilities;
- Organizations which provide residential housing for persons recovering from substance abuse;
- Organizations serving young women who are pregnant or parenting, with an emphasis on child abuse prevention;
- Microenterprise providers;
- Affordable housing advocates and providers;
- Organizations serving homeless populations, including providers of transitional housing;

- Organizations working to provide energy efficient solutions in low income communities; and
- Observers from the City of San Diego and the housing commission.

Public Comment Period

The city's 30-day public comment period was held from April 1 through April 30, 2009. During the public comment period, the city went above and beyond the federal Consolidated Plan requirements to receive comments on the Draft Consolidated Plan by holding 9 public hearings at the following locations:

Monday **April 6** **6:30 p.m.**	**City Heights Area Planning Committee** Metro Career Center, 3rd Floor 3910 University Avenue, (619) 280-3910
Thursday **April 9** **7:00 p.m.**	**San Pasqual-Lake Hodges Planning Committee** San Diego Wild Animal Park, Conference Room Highway 78, Escondido
Wednesday **April 15** **2:00 p.m.**	**City Council Land Use and Housing Committee Meeting** 202 C Street, 12th floor, (619) 533-4000
Wednesday **April 15** **3:00 p.m.**	**Otay Mesa-Nestor Planning Committee** Otay Mesa-Nestor Branch Library 3003 Coronado Avenue, (619) 696-8350
Wednesday **April 15** **6:00 p.m.**	**Barrio Logan Project Area Committee** Barrio Theatre 2175 Newton Avenue, (619) 238-0314
Thursday **April 16** **6:30 p.m.**	**Peninsula Community Planning Board** Point Loma Branch Library 3701 Voltaire Street, (619)222-2240
Friday **April 17** **9:00 a.m.**	**San Diego Housing Commission** 1122 Broadway, 4th Floor, (619) 578-7542
Monday **April 20** **7:00 p.m.**	**Navajo Community Planners Inc.** Church of Nazarene 4750 Mission Gorge Place, (619) 741-5890
Tuesday **April 28** **2:00 p.m.**	**City Council Meeting - Plan Adoption** 202 C Street, 12th floor, (533-4000)

2. Provide a summary of citizen comments or views on the plan. Please see Appendix D for letters and emails received during the Plan development and 30-day public comment period. In sum, most of the public comments received covered the following topics:

   1) There is a need for in-depth analyses of the housing needs of special populations, including persons with disabilities and the stock of accessible housing in San Diego;

   2) Focus on neighborhood based code enforcement;

3) Expand the Consolidated Plan public input process and examine the use of CDBG to meet the city's greatest needs;

4) More aggressively address homelessness and the loss of SRO housing; keep the winter shelter;

5) Assist small businesses with loans and grants;

6) Create an online reference source that provides up to date information on affordable housing and supportive services;

7) There is a need for better data, including surveys, to truly assess the city's needs ranging from special needs housing to homelessness to dislocated renters due to redevelopment.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

   Communications about the public forums held for the Consolidated Plan were sent to social service providers and neighborhood leaders and circulated throughout their network. In addition, public hearings were held throughout the city, with a focus on the city's low and moderate income neighborhoods.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted. To be included after the draft comment period is complete.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure (91.215 (i))

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

2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional structure and gaps. The institutional structure through which the city's strategic plan and annual action plans will be implemented includes various

agencies of local government, private for-profit and non-profit entities, and various regional task forces.

Within the City of San Diego, the City Planning and Community Investment Department administers CDBG and ESG. The city is also the lead agency for the city's homeless programs. The San Diego Housing Commission administers HOME, in addition to a wide variety of other housing programs. HOPWA is administered at the county level.

The city also has a Redevelopment Agency, created by City Council in 1958 to alleviate conditions of blight in older, urban parts of the city.

The city expects to carry out its strategy through public, nonprofit and private partnerships, which it will continue to encourage. These partnerships have been instrumental in the effort to meet the wide range of homeless and affordable housing needs in the city. In the future, to the extent that is feasible, the public sector will continue to match or augment private sources of funding from nonprofits seeking to create affordable housing opportunities.

The city has identified capacity building of its nonprofits as a need and plans to address this gap through a Neighborhoods Now workshop with LISC, described in more detail in the community development section below.

Public housing response. In 1968, the City Council (through Resolution No. 194944) established the City of San Diego Housing Authority, and pursuant to section 34290 of the Housing Authorities Law, the Council declared itself to be the Commissioners of the Housing Authority. In 1978, the City Council (through Ordinance No. 12515NS) established the San Diego Housing Commission to investigate and advise the city regarding housing issues and to administer housing programs.

The Commission consists of seven (7) members appointed by the Mayor with the approval of the City Council. Four members constitute a quorum and the affirmative vote of four members is necessary for any action by the Commission. Two (2) commissioners must be tenants of housing authority units. At least one (1) commissioner must be over 62 years of age.

The term of office of each member is four (4) years, except that the terms of office of the two (2) members who are tenants of Housing Authority units shall be two (2) years and as set forth in Section 34272 of the Health and Safety Code of the State of California. Vacancies occurring during a term are filled for the unexpired term by the Mayor with the approval of the City Council.

A member holds office until his successor has been appointed and qualified. Each member receives Fifty Dollars ($50.00) for each Commission meeting attended; provided that the total compensation for each member does not exceed One Hundred Dollars ($100.00) in any one month. In addition, each member receives necessary travel and subsistence expenses incurred in the discharge of his duties. Any member may waive compensation by filing a written waiver of compensation form with the Executive Director. For inefficiency, neglect of duty, or misconduct in office, a member may be removed upon the affirmative vote of a majority of the members of the City Council.

Hiring: The Mayor and City Council, acting as the Housing Authority, shall appoint a President and Chief Executive Officer. The President and Chief Executive Officer shall appoint all other personnel.

Contracting and Procurement: The Commission's contracting and procurement policy complies with the Annual Contributions Contract (ACC) between San Diego Housing Commission (SDHC) and the HUD, Federal Regulations at 24 CFR 85.36, the procurement standards of the Procurement Handbook for PHAs, HUD Handbook 7460.8, Rev 2, and applicable State and Local laws. The city is not involved except in the following provision by Ordinace Section 98.0301(d)(1) through (7), the actions of the housing commission upon the following administrative matters shall be advisory only:

(i) Approval of any proposed acquisition, sale, or lease of real property for a term in excess of five (5) years;

(ii) Approval of any development project or rehabilitation loan commitment involving the expenditure of more than $250,000 by the housing commission;

(iii) Approval of any contract for acquisition of goods or services (other than a construction contract for a development project) involving the expenditure of more than $100,000 by the housing commission;

(iv)The establishment or approval of any major new policy relating to the method of operations of the housing commission.
The city does not fund Commission Services. The Commission's local funds (bond program fees, other fees, etc.) pay for services that can't be covered any other way. This includes paying for some city-mandated housing contracts and services. The Commission has never demolished public housing and recently opted out of the public housing program.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

City of San Diego non-housing programs supported with CPD 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).
The city performs the following monitoring functions:

1) Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations);

2) Review all grant recipients' reimbursement requests through desk audits to ensure specific program requirements are being met;

3) Review and determine eligibility of all applications with specific federal funds criteria; and
4) Provide technical assistance to grant recipients in various program areas.

The monitoring process involves frequent telephone contacts, written communications, analysis of reports and audits, desk audits, onsite monitoring, and meetings. The city's goal is to ensure compliance with specific program requirements for the applicable funding source. The primary goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce or augment grant recipients' performance. As part of this process, city staff attempt to be alert for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. On an individual basis, identified deficiencies will be corrected through discussion, technical assistance, or in the case of serious infractions the city may seek to impose sanctions.

The city's CDBG Administration will utilize the current program year to provide guidance and technical assistance to city staff to assist individual project managers in their monitoring efforts. Due to the complexity and voluminous regulatory requirements of federal funds, city staff will attempt to educate, train, and work in partnership with grant recipients' and other stakeholders.

The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

Housing programs supported with federal funds and subject to the Consolidated Plan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the city's affordable housing supported with federal funds awarded to the city or the Public Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority such as: density bonuses, coastal housing provisions, public land, or senior conditional use permits.

SDHC performs the following monitoring functions:

1) Prepares and makes available to housing program participants (i.e. project owners and participating households) any general information regarding income limitations and restrictions which are applicable to the affordable units;

2) Reviews and determines eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restriction;

3) On an annual basis, reviews documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions;

4) Inspects project books and records pertaining to the incomes and rents of participating households, as the Commission may deem necessary; and

5) Notifies project owners of any circumstances of non-compliance of which the Commission becomes aware and takes necessary actions to bring projects into compliance.

SDHC also monitors public housing and Section 8 units provided through HUD assisted programs. Affordable housing projects receiving direct funding from the State or Federal government are often monitored solely by those entities.

Section 3 of the Housing and Urban Development Act of 1968 states:

"To ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income persons."

The City of San Diego makes Section 3 a part of all contracts the city enters into in which a contractor receives CDBG funds from the city. The contractor is required to document good faith efforts to comply with the terms of Section 3.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Housing priorities are determined during the budgetary process; information is gathered from public feedback on changing community needs, funding sources and their requirements, funding amounts, market and economic conditions, opportunities to attract other funding sources, and unique or "one time" situations. Recommendations from the housing commission Board of Commissioners are forwarded to the Housing Authority, which may make changes that conform to funding source requirements before approving the annual budget.

The current housing market and economic conditions suggest a prioritization on rehabilitation programs, to help households make needed repairs, given reductions in incomes and job losses. Additionally, as home prices have dropped in San Diego, there is a unique opportunity to move renters who can access mortgage loans into homeownership. Therefore, the city will continue to prioritize its home rehabilitation and homeownership programs. As opportunities for affordable housing development and acquisition/rehab become available, the city will work with nonprofits to add more affordable housing to the overall stock.

Homeless priorities are based upon public input and a gaps analysis conducted in conjunction with the Consolidated Planning process, as well as community consensus regarding the regional approach to end chronic homelessness.

HIV/AIDS priorities are based on a needs assessment that was conducted in 2004, in addition to information from providers of services to the HIV/AIDS population about housing needs.

Community development priorities reflect the needs identified through the public input process conducted for the Consolidated Plan. Prioritization also considered the city's Capital Improvements Program and neighborhood revitalization plans and goals. The highest priority funding categories include:

- ADA improvements to public facilities
- Acquisition of and improvements to existing affordable housing and facilities that serve persons with special needs
- Funding to assist providers of housing and supportive services to special needs populations, including the homeless, continue their operations
- Critical maintenance and repairs to existing housing units occupied by low and moderate income households, many with special needs
- Economic development, job creation and neighborhood revitalization activities

It should be noted that annually a portion of the CDBG allocation is committed to repayment of Section 108 loans that were used to create community facilities in low and moderate income neighborhoods.

Please see the discussion of obstacles on page 2.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Citywide, an estimated 63,942 units occupied by low and moderate income households (0-80 percent AMI) may contain lead-based paint (LBP). (Approximately 5,977 units occupied by extremely low-income households, 15,177 units occupied by low-income households and 42,788 units occupied by moderate income households may contain LBP). The hazard of lead-poisoning is real; 1,545 cases of lead poisoning were reported in the City of San Diego from 2006 through 2007.

San Diego has many activities to reduce lead-based paint hazards; these policies are part of the city's housing programs and include the following:

Lead Paint Reduction Zero percent Deferred Loans: These loans are available up to $5,000 per unit or up to $15,000 per housing complex when participating in any of the owner-occupied or rental rehabilitation programs.

HUD Lead Hazard Control Grants: These non-repayable grants to reduce lead hazards in residences occupied or frequently visited by children under six years of age are available for owner-occupied or rental properties with occupants under 80 percent of the AMI and located within the City of San Diego. Grants are offered
up to $10,000 for single family residences and up to $5,000 per multi-family unit plus $5,000 for common areas.

The city's overall strategy to reduce lead based pain is comprehensive and is outlined below.

Lead-Based Paint Reduction Strategy
LBP awareness and abatement have been fully integrated by the city into its assisted housing programs. Each tenant, landlord, and homeowner is informed of the dangers, symptoms, testing, treatment, and prevention of LBP poisoning. Adherence to Federal, State and Environmental Protection Agency guidelines for reduction activities of LBP hazards is provided for in every rehabilitation loan/grant. Lead testing and clearance are provided to housing program participants, and favorable financing is offered for the cost of lead remediation. Public housing units, and units acquired by nonprofits through SDHC programs, are abated of LBP hazard at acquisition. Additionally, SDHC is ensuring compliance with the Pre-Renovation Lead
Information Rule (TSCA 406B), required of people performing renovation for compensation.

In 2002, the city developed and began implementation of a new program entitled "Lead Safe Neighborhoods Program." In the first phase, this new program identified various elements that the city could implement to perform primary prevention of lead poisoning. The major components were:

- Create a citizen's advisory taskforce to assist the city in its outreach effort and help identify additional components of an effective lead poisoning prevention program.
- Create a City Agency Lead Working Group that will bring together all public, non-profit, and community-based agencies in the San Diego region that have some capacity for lead poison prevention, to integrate their efforts to maximize resources and improve effectiveness.
- Adopted a municipal ordinance specific to lead hazards qualifying as substandard housing that can be used by city code enforcement personnel to help eliminate lead poisoning before it can occur.
- Provided city staff with lead hazards awareness training and specific methods of lead hazard education for its citizens that staff can perform during the course of their job.
- Implemented a lead hazard education and outreach pilot program in a high risk community to identify effective communication methods that can be used city-wide which has now been implemented on a citywide basis.

- Implemented a lead hazard control pilot in another high risk community to determine cost effective methods of reducing lead hazards in the home which has resulted in on-going effective lead hazard control programs administered by the city's housing commission Housing Rehabilitation staff as well as the City's Environmental Services Department of Hazardous Waste.
- Identify various grants and other means of leveraging funds to develop the capacity to perform lead hazard control work and ensure it can be sustainable with the goal of improving the quality of life of its citizens through the elimination of all lead paint hazards.

This later goal has resulted in the city successfully pursuing HUD Lead Hazard Control Grants and HUD Lead Outreach Grants. The city was awarded HUD Lead Control Grants in 2002, 2005, and 2008 as well as Lead Hazard Reduction Demonstration Grants in 2005 and 2008 in addition to HUD and EPA Outreach & Education Grants, all totaling over $18 million and leveraged with additional local and state funds.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Please see Section III of the full Consolidated Plan for a discussion of the existing housing needs of target and special needs populations, including housing problems of cost burden, severe cost burden, substandard housing and overcrowding.

Five year needs of target populations:

Extremely low-income renters. The gaps analysis completed for the Consolidated Plan found a current need for 22,889 rental units for renters earning less than $15,000 per year. If the city maintains its current population growth, extremely-low income renters experience the same population growth as the city overall, and no new units are developed to assist this group, this need will increase to 41,629 units in 2014.

Low-income renters. The need will increase to 12,668 units, from 12,065 currently, given the same assumptions listed above.

Moderate-income renters. No current need; no future need estimated.

Middle-income renters. No current need; no future need estimated.

Extremely and low-income owners. In San Diego's current housing market, it is very difficult to afford to buy single family homes without earning at least $100,000. As such, it will be critical for existing lower income owners – and some moderate income owners – to stay in their homes. With the economic downturn, it is increasingly difficult for lower income owners to afford to make needed improvements and, in some cases, conduct emergency repairs. The city is currently assisting approximately 800 households with repairs annually through HOME funds. This need is expected to grow until the economy improves. It is difficult to determine how severe this need will be in the future with the current housing market conditions, but is safe to assume it will grow to at least 900 households.

Elderly persons. It is estimated that as many as 8,663 elderly residents (6 percent of the city's elderly population) were likely to live in substandard housing in 2009. By 2014, this could increase to 9,000.

Persons with disabilities. HUD CHAS data on mobility and self care limitations estimate the number mobility limited persons with housing needs at 26,260. By 2014, this could increase to 27,573.

Persons with HIV/AIDS. Housing needs are expected to increase to 3,174 in 2014, from 3,023 currently.

Section 8 voucher holders. The waiting list for households wanting vouchers was 35,930 in March 2009. Assuming the same growth rate as the city overall, in 2014, the waiting list for vouchers could be as high as 37,725.

Disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. For the Consolidated Plan, CHAS data were used to compare housing needs by race and ethnicity to determine disproportionate need. Among all racial/ethnic groups there were no disproportionate needs in housing affordability. In fact, the racial and ethnic groups had less housing problems on a percentage basis than the general population.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

   Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Housing priorities are determined during the budgetary process; information is gathered from public feedback on changing community needs, funding sources and their requirements, funding amounts, market and economic conditions, opportunities to attract other funding sources, and unique or "one time" situations. Recommendations from the housing commission Board of Commissioners are forwarded to the Housing Authority, which may make changes that conform to funding source requirements before approving the annual budget.

The current housing market and economic conditions suggest a prioritization on rehabilitation programs, to help households make needed repairs, given reductions in incomes and job losses. Additionally, as home prices have dropped in San Diego, there is a unique opportunity to move renters who can access mortgage loans into homeownership. Therefore, the city will continue to prioritize its home rehabilitation and homeownership programs. As opportunities for affordable housing development and acquisition/rehab become available, the city will work with nonprofits to add more affordable housing to the overall stock.

Please see the discussion of obstacles on page 2.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Please see Section III for a full analysis of San Diego's housing market, including the needs of special populations and assisted housing. A discussion of how market conditions will affect how funds are prioritized and used appears in the section above.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Priorities and specific objectives.

Housing Goals and Objectives from the city's overall Five-year Strategic Plan:

Goal 5: Add to the supply of affordable rental and homeownership properties and units.

Objective 5.1. Provide 15 percent of HOME funding to certified CHDOs, nonprofits to build affordable rental complexes and homeownership properties.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

Objective 5.3. Provide rental subsidies for low income households.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Objective 6.1. Provide downpayment assistance to low and moderate income families to purchase a home.

Goal 7: Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Objective 7.1. Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into transit-oriented development (TOD).

Resources. The San Diego Housing Commission administers the city's Section 8 program, which currently provides rental assistance to 13,780 households. Local nonprofits have taken advantage of HUD's Section 202 and 811 programs to subsidize affordable housing developments for elderly and persons with disabilities.

Locally, the housing commission uses revenues from the city's Housing Trust Fund to leverage funding for affordable housing development. Housing Trust Fund dollars are generated through the city's commercial linkage fee. The ordinance that created the Housing Trust Fund specified that the trust fund monies should be allocated as follows: 1) At least 10 percent to transitional housing; 2) At least 60 percent to very low income households (50 percent of AMI and less); 3) No more than 20 percent to housing for low income households (50 to 80 percent of AMI); and 4) No more than 10 percent to median income first time homebuyers.

The city also has an inclusionary zoning program through which affordable units are produced and in-lieu fees are generated. The revenues from these two sources are significant, providing approximately $12 million annually. The city also has other smaller local sources of revenue for housing such as condo conversion fees.

Finally, tax increment financing (TIF), which is used in redevelopment projects, contains a provision that 20 percent of the dollars generated be used for affordable housing projects. The city also uses TIF as the major financing source for critical economic development and neighborhood revitalization projects in low to moderate income neighborhoods.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public

housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response: N/A, as the city has recently opted out of the public housing program.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

In 2007, HUD approved the San Diego Housing Commission's Public Housing Disposition application for 1,366 conventional public housing units*. The agency retains ownership of the former public housing units and continues to rent the units at affordable rent ranges, but receives no operating subsidies from HUD for the management of these units.

*The San Diego Housing Commission still owns 36 local public housing units that were not part of the 2007 Public Housing Disposition application.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

The City of San Diego, in conjunction with 13 jurisdictions within San Diego County, is currently conducting a regional Analysis of Impediments to Fair Housing Choice (AI), which will contain a review of barriers to housing development in the city. The last regional AI, conducted in February 2005, found the following potential impediments related to public policies for the city specifically:

- The city does not have specific accommodations for the disabled in its municipal code (in this case, federal laws would apply); and

- Off site parking unit requirements are higher than in some other jurisdictions in the county.

The AI contained a very comprehensive review of land use and zoning ordinances. Aside from the potential barriers listed above, the AI did not find that the city's policies created barriers to affordable housing development. Instead, the city was found to have some of the most progressive policies in the region to encourage affordable housing development.

The city offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing, including:

- Density bonuses for provision of affordable housing units
- Inclusionary housing
- Commercial/industrial housing impact fee
- City-County Reinvestment Task Force
- Gap financing and fee reductions
- Streamlined permit processing
- Flexible development standards
- Condominium conversion tenant relocation benefits

The city has recently hired a consultant to study parking requirements for affordable and transit-oriented developments.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

3-5 Year Strategic Plan Homeless Needs response:
Please see Section III, page 33, for a discussion on homelessness in San Diego.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

The Regional Continuum of Care Council (RCCC) is the primary decision making group for San Diego's CoC planning process, and consists of approximately 80 organizations including public sector, nonprofit organizations, faith-based organizations, homeless/formerly homeless advocates and other interested

parties. This community body has been in existence for over 10 years. During the CoC planning process, the RCCC evaluates priorities and guides the annual homeless count so as to meet HUD requirements. The homeless population assessment found in the Homeless Populations Chart was developed using the same methodology. Priority needs and allocation priorities identified in the chart are based upon public input and a gaps analysis conducted in conjunction with the Consolidated Planning process, as well as community consensus regarding a regional approach to end chronic homelessness.

The following needs are considered **high priority**:

Emergency Shelter for Individuals and Families: Out of the 2,457 homeless individuals and 680 homeless families with children, only 118 year round emergency beds exist for individuals and 104 for families. Given the disparity between emergency housing resources and the number of homeless, the City ranks emergency shelter as a high priority. Members of the public listed a permanent homeless shelter, including beds for single women and women with children a top priority as well as safe emergency housing units.

The City's Winter Shelter Program provides an additional 350 emergency beds, meals, and social services for 120 days during the inclement weather season. The Winter Shelter Program consists of 200 beds for single adults 150 beds for veterans. Using CDBG and ESG funds the City supports non-profit agencies that operate shelters for the homeless and provide supportive services.

The City also supports the Interfaith Rotational Shelter Network, a rotational shelter program which provides emergency beds at various churches and facilities throughout the City.

Permanent Supportive Housing for Individuals and Families: While only 92 units of permanent supportive housing exist for families, 616 units exist for individuals. The Mental Health Services Act (MHSA) under state Proposition 63, offers funding for capital and services for the creation of permanent supportive housing units for individuals. Families are not included in this definition and are thus limited in resources devoted to permanent supportive opportunities. The need is especially great for families with incidence of domestic violence, substance abuse, and/or mental illness.

Since MHSA funding is available for chronically homeless individuals with disabling conditions, the City is exploring different models for the provision of permanent supportive housing for individuals. One model, Integrated Housing, places a certain percentage of permanent supportive units within a larger scale affordable housing project. Due the deep subsidies associated with permanent supportive housing, this model is a cost effective approach and has been proven successful in other large cities. The City of San Diego approved the first integrated housing project in the downtown area in 2007. Given the substantial cost to develop permanent supportive housing, the City will look to other funding sources to meet this need.

Transitional Housing for Individuals and Families: Transitional Housing comprises the largest proportion of San Diego's housing inventory for the homeless. Over 1200 transitional beds exist for homeless individuals and over 800 for families. The City provides 150 of the 800 beds for men, women, and

children experiencing homelessness thought the Cortez Hill Family Center Program.

The Cortez Hill Family Center program is augmented, in partnership with the County, by a hotel/motel voucher program that provides emergency vouchers for families on the waiting list at Cortez Hill. Families can receive up a month stay in a hotel while they wait for beds availability in a transitional program. The hotel voucher also requires that the family participate in case management and begin a case plan that can be continued in the transitional program.

The City also offers a Senior Transitional Housing Program in partnership with the County and Senior Community Services. This program provides 35 single room occupancy (SRO) rooms with case management services to homeless seniors.

Transition housing is also thought to be most effective for and individuals with special needs such as domestic violence, substance abuse, and mental or physical illness. As such, San Diego seeks to create more emergency and permanent opportunities in an effort to offer existing transitional opportunities to families and individuals that need intensive services and case management.

Chronic homeless

Eradicating chronic homelessness is a **high priority** for the City of San Diego and permanent supportive housing is a key component to the Housing First/Housing Plus model adopted in the region's 10 Year Plan to End Chronic Homelessness. Over 45 percent of homeless individuals living in emergency shelters meet HUD's definition of chronically homeless. HUD does not consider families in the definition of chronically homeless. Permanent housing units with supportive services are needed to end the cycle of chronic homelessness and to open up emergency shelter beds for those individuals with short term needs.

Additionally, effective outreach services are needed to identify those in need of assistance and engage them in services that can help them. The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependant, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with County services workers Psychiatric Emergency Response Team clinicians to contact and work with hard to reach homeless persons.

The Serial Inebriate Program (SIP) conducts outreach in jails to homeless that have been charged with public intoxication. Once the case comes before court, the person charged is given the choice between incarceration and a recovery program. The SIP team works with those who chose recovery to access services and become clean and sober.

In 2009, the City will be issuing a Request for Funding Proposals for a one-stop homeless service center and permanent supportive housing units. The RFP recognizes that an adequate supply of permanent service-intensive housing is the central antidote to homelessness. The Housing First/Housing Plus model is defined by the placement of an individual in permanent housing prior to receiving

supportive services. Permanent housing provides the stability individuals and families need to get enrolled and excel in a customized service plan. This model provides flexible housing to get people housed quickly and keep them housed. There is no single model for supportive housing. Development may include integrated apartment buildings with mixed units targeted toward people with special needs, lower income families, scattered site units, rent-subsidized units, or other proposed model.

The objectives of the RFP are to develop wrap around services and identify and secure sufficient permanent supportive housing (based on a housing first model) to ultimately reduce the need for emergency shelter beds. It proposes the provision of wrap around services in a “one-stop” service center. The center will employ an array of homeless service providers and ensure linkage to community resources. It is hoped that as the need diminishes, some transitional and emergency shelters may be restructured to accommodate permanent supportive housing units.

Currently, the City operates the Neil Good Day Center, a daytime drop in center where homeless persons can receive showers, mail and telephone service, storage, and other services. Ultimately, a one-stop service center could support these needs in addition to other more intensive services such as mental health, legal, employment, and substance abuse counseling.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response: Please see Section III, page 33, for a discussion on homelessness in San Diego. Exhibit III-28 provides a list of homeless facilities by type, along with their capacity.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming

homeless.

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Homeless strategy. The City will continue to work with homeless service providers to access funding opportunities for homeless services and permanent supportive housing. Homeless priorities will be developed within the context of this process and according to funding priorities. However, within this framework, City homeless priorities will be tailored to the needs of San Diego.

The City has had a Homeless Management Information System HMIS in place since 2006. While the system is fairly advanced, the City continues to work toward the goal of developing a comprehensive data management system with the capacity to integrate mainstream resources through shared server that functions like a data warehouse. The City's service provider Continum of Care consortium works closely with the Regional Task Force on the Homeless (RTFH), the lead agency responsible for homeless data management, to further advance HMIS goals. HMIS data allows the City to understand better the local homeless climate in an effort to target priorities to those most in need and to better monitor and evaluate outcomes.

Through integration with mainstream resources such as schools, prisons, welfare offices, etc., the City can better identify persons and families at risk of becoming homeless and can employ appropriate prevention strategies. Additionally, HMIS is able to track client level and aggregate level data including use of emergency shelters, transitional living facilities, permanent housing, and services. This data is primary source information for determining the types of housing resources needed and the special needs of each homeless population.

Chronic Homelessness. In 2006, the City of San Diego adopted a Regional Ten Year Plan to End Chronic Homelessness (PTECH) which can be found at http://docs.sandiego.gov/reportstocouncil_attach/2006/06-072att.7.pdf . The PTECH was a collaborative effort among the City and County, with the United Way of San Diego acting as the lead agent in preparing the plan. The United Way is also responsible for overseeing implementation of the plan through leadership and financial contributions toward the goal of ending chronic homelessness.

The PTECH is based on a Housing First/Housing Plus model which provides permanent housing first, followed by mental health, medical, legal, job training and other necessary services. This model is augmented by existing emergency and transitional living services which are coordinated through the CoC application process. PTECH embodies a regional strategy based upon the following five strategic planning areas that must be developed to enact an effective and lasting Housing First/Housing Plus model:

1. Identify and Secure Sufficient Permanent Housing
2. Develop Housing Plus Wrap-around Services Model
3. Strengthen Intervention, Outreach, and Case Management
4. Implement a Systems-wide Data Collection, Evaluation, and Sharing Plan
5. Establish Regional Access and Intervention Centers

The PTECH strategy has become a guiding framework for allocating scare homeless resources, as the Plan carries wide spread political and operational support. Development was organized through a Leadership Council with membership from local leaders in a variety of sectors including; healthcare, public institutions, research organizations, for-profit and non-profit developers, philanthropic organizations, and non-profit services providers. Specialized Committees were created to focus on topic areas such as data and evaluation, outreach and early intervention, prevention, creative housing solutions, justice systems, and implementation. Committees were comprised of a broad spectrum of stakeholders, including representatives from CoC service organizations. CoC organizations, along with an array of other stakeholder groups, were instrumental in designing the implementation strategy and will be integral to carrying out that strategy.

Homeless Prevention. Through the 2009 American Recovery and Reinvestment Act (ARRA), the City will be awarded over $6.1 million in Homeless Prevention and Rapid Re-housing Program (HPRP) funds. Prevention funds will be used to develop an assessment tool aimed at determining those most at-risk of becoming homeless. At-risk indicators include but are not limited to; prior homeless episodes, loss of job, extremely low income (under 15% AMI), number and age of children, and issues such substance abuse or mental illness.

Families or individuals determined to be imminently at risk of becoming homeless will be provided flexible financial assistance and targeted services to help keep them housed and stabilized. Prevention assistance will be offered through either a single point of entry or through multiple yet coordinated points of entry to ensure seamless service delivery. Assistance will be tracked and monitored in an effort to evaluate program effectiveness.

Institutional Structure. The City's homeless strategy relies heavily on partnerships with local homeless and housing non-profit service providers. Homeless funding received by the City is typically made available to these non-profit organizations through a competitive Request for Proposal process.

The City works closely with the San Diego Housing Commission to share administrative responsibility for homeless programs and oversight. The San Diego Housing Commission is the Public Housing Authority responsible for administration of Section 8 vouchers within the City of San Diego. Their experience administering large scale housing subsidy programs makes them uniquely qualified to oversee similar programs targeted to rapidly re-housing the homeless.

Additionally, as indicated in the Needs Section (III-33), the large majority of homeless persons in the City are located in the Second Council District, specifically downtown San Diego. Given the disproportionate number of homeless in the downtown area, the City's downtown redevelopment agency, Center City Development Corporation (CCDC), plays an active role in funding and addressing the need for emergency and permanent supportive facilities in the urban core. The city-wide Redevelopment Agency is also involved in the creation permanent supportive housing units throughout the City.

Discharge Coordination.

Foster Care. The County of San Diego's Foster Care System discharge planning protocol includes the following information and/or steps: written information about youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court; anticipated date court jurisdiction is expected to be terminated; health plans if not Medi-Cal; legal documents including Social Security card, birth certificate, driver's license and/or DMV identification card, copies of parent (s) death certificates, proof of citizenship, residency status; housing plans including referrals to transitional housing, employment or other financial support plans, educational vocational plans including financial aid if appropriate.

Health Care. The County of San Diego Health and Human Services Agency (HHSA) contracted with Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in 6 regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration. In addition, HHSA's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services in collaboration with private entities and the City of San Diego organized in 2006 to improve the structural approach for prevention and response to the

health care needs of the homeless. A joint protocol is being developed with completion estimated 2009 or 2010.

Mental Health. The mental health care system in San Diego County has formalized plans and protocols for low income and no income individuals. Homeless persons are eligible for services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and Network of Care Program. Services include: Health Insurance Counseling and Advocacy program (HICAP), Needymeds program, and mobile units for care access in remote locations. The Network of Care Program offers specific information for homeless persons and reduces barriers to care by providing information in 7 languages. Resources are updated through the United Way InfoLine to ensure regular updates. Funding from the State of California Mental Health Services Act (MHSA) has enabled the County to implement the approved plan and protocol for housing and services for homeless mentally ill persons, frequent users of emergency health care and persons exiting correctional facilities with mental health issues.

Corrections. Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Dept. Services are summarized in the SD Sheriff's Health and Human Services Discharge Plan. The Sheriff's Dept. has designated staff positions as homeless liaisons, mental health specialists, and an Americans with Disabilities Act Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody. The Mental Health Psychiatric Security units of the jail (licensed by the State Dept. of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

2. Describe the basis for assigning the priority given to each category of priority

needs.

3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Priorities. The city's community development priorities were determined through the public input process, an analysis of the City's Capital Improvement Plan and redevelopment areas and an analysis of ADA needs as contained in its ongoing transition plan. Through these analyses, the following top priorities for community development were developed:

1) Improving access to facilities and creating more pedestrian friendly environments for persons with disabilities (ADA improvements);

2) Continued neighborhood revitalization activities in 17 targeted "redevelopment areas."

3) Job creation and training activities.

Obstacles. Please see the discussion of obstacles that appears on page 2.

Neighborhoods Now. It is anticipated that the future work of investing in San Diego neighborhoods, the work of community development will require a more strategic investment in local infrastructure, including organizational capacity, financing and expertise. It also will require new partnerships, leadership and strategies; entrepreneurship and innovation.

After nearly two decades of LISC and the City of San Diego working together on behalf of San Diego neighborhoods, it is time to convene a conversation about confronting new challenges and seizing new opportunities to help improve the quality of life for all San Diegans and to create a city comprised of America's Finest neighborhoods. This concept includes the hosting of a two-day community development innovation forum to be referred to as Neighborhoods Now.

Community/Economic Development Goals and Objectives from the city's overall Five-year Strategic Plan:

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs,
- Provide jobs that pay a living wage, and
- Expand employment opportunities, all especially for low to moderate income households.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

Objective 9.3. Create opportunities for microenterprises.

Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to "jump start" revitalization in low to moderate income neighborhoods.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes do not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs.

Objective 10.4. Annually fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities (see project tables for full description of activities).

Objective 10.5 . Support CDBO activities in neighborhoods targeted for revitalization.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments (also included above); and
- Small business microenterprise lending.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city's nonprofits.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG public service dollars.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

The most potent antidote to poverty is earned income. Programs that help households reduce costs mitigate the consequences of poverty. To this end, the city seeks to reduce the number of people living in poverty by providing a number of programs that include economic development assistance, job training opportunities, and supportive services, in addition to housing assistance.

Specifically, the housing commission also operates a variety of resident empowerment programs, which promote upward mobility and self-sufficiency. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation. Learning Opportunity Centers at seven affordable housing sites provide youth programming, including academic tutoring, leadership skills, and gang prevention.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response: N/A

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Priorities and specific objectives.

Special Needs Housing Goals and Objectives from the city's overall Five-year Strategic Plan:

Goal No. 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

Objective: 2.3. Support operations of the City's social service and housing organizations that assist persons with special needs.

Objective: 2.4. Increase the number of facilities in San Diego that serve persons with special needs.

Also see Objective 7.2, which will benefit many individuals with special needs.

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

Objective 3.3. Support outreach efforts to increase the number of persons who are homeless who have access to shelter and services.

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

Objective 4.2. Provide transitional housing to persons living with HIV/AIDS who are low income.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

Resources. The San Diego Housing Commission administers the city's Section 8 program, which currently provides rental assistance to 13,780 households, 8,819

of whom have some type of disability. Local nonprofits have taken advantage of HUD's Section 202 and 811 programs to subsidize affordable housing developments for elderly and persons with disabilities. The city expects to receive $6.1 million in additional federal funding (through the Homeless Prevention and Rapid Re-housing program) to assist persons who are newly homeless, many of whom also have special needs.

As mentioned above, the housing commission uses revenues from the city's Housing Trust Fund and inclusionary zoning programs to leverage funding for affordable housing development.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
   *****Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Please see the HUD tables and Section III of the full Consolidated Plan document for an analysis of needs of non-homeless special populations, including the

facilities available to assist them. Obstacles to meeting needs appear on page 2 of this document.

The CPMP tables attached to this Consolidated Plan provide estimates of housing and, where available, supportive service needs.

The rental gaps analysis completed for this study found that as many as 39,000 renter households earning less than $25,000 per year are cost burdened, many severely cost burdened. In addition, the housing commission's wait list for Section 8 vouchers is approximately 36,000 households. The best way to address the needs of these households is through tenant based rental assistance, as developing rental units for such low income households is very difficult in San Diego given high land costs, and the development process can be lengthy.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response: HOPWA is administered at the county level. Please see the documents submitted as part of the county's HOPWA reporting requirements.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response: HOPWA is administered at the county level. Please see the documents submitted as part of the county's HOPWA reporting requirements.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

SECTION VII.
San Diego's First Program Year (2010) Action Plan

First Program Year Action Plan

The CPMP First Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

Please see the Executive Summary that appears at the beginning of the full Consolidated Plan document.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Geographic allocation. In the past, the City of San Diego has used a district-based geographic allocation for CDBG. This allocation formula considered the number of low

and moderate income household in each City Council district and allocated CDBG dollars proportionately. The city is currently in the process of exploring other alternatives for allocating CDBG dollars; this effort is being led by a sub-committee of city leaders.

The programs funded by HOME, ESG and HOPWA dollars provide direct benefits to low and moderate income populations. These dollars are not allocated geographically. The location/place of residence of the low and moderate income households and of affordable housing developments determines the overall geographic allocation of these funds.

Obstacles to meeting needs. Although the City of San Diego benefits from local and state sources of revenue for affordable housing and community development, the dollars available to address housing and community development needs are small relative to total needs. The current economic climate is particularly challenging for the city: The city is seeing a new wave of homelessness related to the housing market, revenues to address needs have fallen, residents are losing their jobs and businesses are not hiring.

On the plus side, home prices have fallen, enabling more moderate income renters to afford to buy homes under conventional financing. In addition, the city will benefit from new federal funds to address many of its most acute and community development needs.

To address these obstacles, the city will work in the 2010 program year to use additional funding through federal sources (e.g., HPRP) to supplement existing funding, aggressively address existing needs and mitigate increasing needs.

Available resources. During program year 2010, the city expects the following resources to be available to meet the housing and community development needs identified in the Consolidated Plan:

Federal resources:

CDBG, HOME, ESG and HOPWA of approximately $26 million (exact allocation was not available as of the publication of the draft Action Plan).

Homeless Prevention and Rapid Re-Housing Program (HPRP), approximately $6 million.

HUD lead grant, $7 million (over 3 years).

State resources: $0.

Local resources:

Redevelopment funds, approximately $3.5 million.
Housing trust funds, inclusionary zoning fees and housing impact fees, approximately $6 million for rehabilitation programs.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process. Please see the citizen participation process section below.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The City of San Diego. The City of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the following HUD block grant programs:

HOME. The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance/

ADDI. This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and CDBG-housing related. In the past, a portion of the city's CDBG grant was allocated to SDHC for housing activities. CDBG regulations allow fewer housing activities than HOME; CDBG can fund infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance.

The city also manages the federal CDBG and ESG programs, in addition to social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.

CDBG. The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities described above, CDBG can be used for:
construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters); removal of accessibility barriers from public buildings; loans or grants to business for job training and hiring of lower income workers; demolition of property; provision of operating dollars to social service organizations; public infrastructure improvements (streets, sidewalks); and code enforcement.

ESG. The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and maintenance of a homeless facility; supportive services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

San Diego County Department of Housing and Community Development. The final HUD block grant program, HOPWA—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The city and county have agreed that the County will administer HOPWA funds.

The city retained BBC Research & Consulting (BBC) of Denver to complete the city's Five-Year Consolidated Plan.

Enhanced coordination. For the Five-year Consolidated Plan, the city has a goal to enhance capacity building of nonprofits, including those that provide fair housing assistance. To this end, in program year 2010, the city intends to work with LISC to bring a Neighborhoods Now workshop to San Diego. This concept includes the hosting of a two-day community development innovation forum to be referred to as Neighborhoods Now. This workshop will be a starting point for laying the foundation to improve coordination among the city's nonprofits and agencies that deliver housing and community services.

Citizen Participation

1. Provide a summary of the citizen participation process.

Approach
Two focus groups were conducted with stakeholders who provide housing and services to low to moderate income populations as well as special needs populations.

Two focus groups were conducted with members of the public who are currently experiencing homelessness, are low to moderate income and/or are persons with special needs. Each session was conducted at a different location and at different times to day to maximize the opportunity for interested persons to participate. The stakeholder sessions were held at the Housing Commission offices and at the War Memorial Building in Balboa Park. The citizen sessions were held at two Father Joe's Villages locations.

Each focus group consisted of a presentation describing the Consolidated Plan purpose and process. The presentation provided examples of how San Diego has spent CDBG, HOME, ADDI, ESG and HOPWA dollars in the past. After the presentation, participants shared their opinions of the needs of low to moderate income San Diegans with respect to Housing, Economic Development, Community Development/Public Services and Special Needs Populations. Once needs were identified, participants individually ranked the needs as high, medium or low and then discussed overall needs as a group. Through a prioritization exercise, participants allocated limited resources to the identified needs, yielding overall group priorities.

Description of Focus Group Participants
A total of 58 individuals participated in the focus groups. Participants in the focus groups reflected the diversity of low to moderate income populations in San Diego,

populations with special needs and the advocates and non-profit organizations that serve these populations. Participants in the focus groups included:

- Veterans and veterans with disabilities as well as organizations serving disabled veterans;
- Persons experiencing homelessness;
- Organizations serving low to moderate income seniors;
- Low and moderate income San Diegans;
- Organizations serving low income San Diego neighborhoods;
- Community Development Corporations;
- Fair Housing advocates;
- Persons with physical disabilities and organizations which advocate for and provide
  services to persons with disabilities;
- Organizations which provide residential housing for persons recovering from substance abuse;
- Organizations serving young women who are pregnant or parenting, with an emphasis on child abuse prevention;
- Microenterprise providers;
- Affordable housing advocates and providers;
- Organizations serving homeless populations, including providers of transitional housing;
- Organizations working to provide energy efficient solutions in low income communities; and
- Observers from the City of San Diego and the Housing Commission.

Public Comment Period

The city's 30-day public comment period was held from April 1 through April 30, 2009. During the public comment period, the city went above and beyond the federal Consolidated Plan requirements to receive comments on the Draft Consolidated Plan by holding 9 public hearings at the following locations:

Monday **April 6** **6:30 p.m.**	**City Heights Area Planning Committee** Metro Career Center, 3rd Floor 3910 University Avenue, (619) 280-3910
Thursday **April 9** **7:00 p.m.**	**San Pasqual-Lake Hodges Planning Committee** San Diego Wild Animal Park, Conference Room Highway 78, Escondido
Wednesday **April 15** **2:00 p.m.**	**City Council Land Use and Housing Committee Meeting** 202 C Street, 12th floor, (619) 533-4000

Wednesday **April 15** **3:00 p.m.**	**Otay Mesa-Nestor Planning Committee** Otay Mesa-Nestor Branch Library 3003 Coronado Avenue, (619) 696-8350
Wednesday **April 15** **6:00 p.m.**	**Barrio Logan Project Area Committee** Barrio Theatre 2175 Newton Avenue, (619) 238-0314
Thursday **April 16** **6:30 p.m.**	**Peninsula Community Planning Board** Point Loma Branch Library 3701 Voltaire Street, (619)222-2240
Friday **April 17** **9:00 a.m.**	**San Diego Housing Commission** 1122 Broadway, 4th Floor, (619) 578-7542
Monday **April 20** **7:00 p.m.**	**Navajo Community Planners Inc.** Church of Nazarene 4750 Mission Gorge Place, (619) 741-5890
Tuesday **April 28** **2:00 p.m.**	**City Council Meeting - Plan Adoption** 202 C Street, 12th floor, (533-4000)

2. Provide a summary of citizen comments or views on the plan.

   1) There is a need for in-depth analyses of the housing needs of special populations, including persons with disabilities and the stock of accessible housing in San Diego;

   2) Focus on neighborhood based code enforcement;

   3) Expand the Consolidated Plan public input process and examine the use of CDBG to meet the city's greatest needs;

   4) More aggressively address homelessness and the loss of SRO housing; keep the winter shelter;

   5) Assist small businesses with loans and grants;

   6) Create an online reference source that provides up to date information on affordable housing and supportive services;

   7) There is a need for better data, including surveys, to truly assess the city's needs ranging from special needs housing to homelessness to dislocated renters due to redevelopment.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

   Communications about the public forums held for the Consolidated Plan were sent to social service providers and neighborhood leaders and circulated throughout their network. In addition, public hearings were held throughout the city, with a focus on the city's low and moderate income neighborhoods.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted. To be included after the draft comment period is complete.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

Neighborhoods Now. It is anticipated that the future work of investing in San Diego neighborhoods, the work of community development will require a more strategic investment in local infrastructure, including organizational capacity, financing and expertise. It also will require new partnerships, leadership and strategies; entrepreneurship and innovation.

After nearly two decades of LISC and the City of San Diego working together on behalf of San Diego neighborhoods, it is time to convene a conversation about confronting new challenges and seizing new opportunities to help improve the quality of life for all San Diegans and to create a city comprised of America's Finest neighborhoods. This concept includes the hosting of a two-day community development innovation forum to be referred to as Neighborhoods Now.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

City of San Diego non-housing programs supported with CPD 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).
The city performs the following monitoring functions:

1) Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations);

2) Review all grant recipients' reimbursement requests through desk audits to ensure specific program requirements are being met;

3) Review and determine eligibility of all applications with specific federal funds criteria; and

4) Provide technical assistance to grant recipients in various program areas.

The monitoring process involves frequent telephone contacts, written communications, analysis of reports and audits, desk audits, onsite monitoring, and meetings. The city's goal is to ensure compliance with specific program requirements for the applicable funding source. The primary goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce or augment grant recipients' performance. As part of this process, city staff attempt to be alert for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. On an individual basis, identified deficiencies will be corrected through discussion, technical assistance, or in the case of serious infractions the city may seek to impose sanctions.

The city's CDBG Administration will utilize the current program year to provide guidance and technical assistance to city staff to assist individual project managers in their monitoring efforts. Due to the complexity and voluminous regulatory requirements of federal funds, city staff will attempt to educate, train, and work in partnership with grant recipients' and other stakeholders.

The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

Housing programs supported with federal funds and subject to the Consolidated Plan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the city's affordable housing supported with federal funds awarded to the city or the Public Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority such as: density bonuses, coastal housing provisions, public land, or senior conditional use permits.

SDHC performs the following monitoring functions:

1) Prepares and makes available to housing program participants (i.e. project owners and participating households) any general information regarding income limitations and restrictions which are applicable to the affordable units;

2) Reviews and determines eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restriction;

3) On an annual basis, reviews documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions;

4) Inspects project books and records pertaining to the incomes and rents of participating households, as the Commission may deem necessary; and

5) Notifies project owners of any circumstances of non-compliance of which the Commission becomes aware and takes necessary actions to bring projects into compliance.

SDHC also monitors public housing and Section 8 units provided through HUD assisted programs. Affordable housing projects receiving direct funding from the State or Federal government are often monitored solely by those entities.

Section 3 of the Housing and Urban Development Act of 1968 states:

"To ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income persons."

The City of San Diego makes Section 3 a part of all contracts the city enters into in which a contractor receives CDBG funds from the city. The contractor is required to document good faith efforts to comply with the terms of Section 3.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:

The actions that will take place during the next to address lead-based paint hazards include:

Lead Paint Reduction Zero percent Deferred Loans: These loans are available up to $5,000 per unit or up to $15,000 per housing complex when participating in any of the owner-occupied or rental rehabilitation programs.

HUD Lead Hazard Control Grants: These non-repayable grants to reduce lead hazards in residences occupied or frequently visited by children under six years of age are available for owner-occupied or rental properties with occupants under 80 percent of the AMI and located within the City of San Diego. Grants are offered up to $10,000 for single family residences and up to $5,000 per multi-family unit plus $5,000 for common areas.

The city's overall strategy to reduce lead based pain is comprehensive and is outlined in the Strategic Plan.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Housing Goals, Objectives and Outcomes and Funding Sources

Goal 5: Add to the supply of affordable rental and homeownership properties and units.

Objective 5.1. Provide 15 percent of HOME funding to certified CHDOs, nonprofits to build affordable rental complexes and homeownership properties.

- *Outcome 5.1.1.* Develop 35 affordable housing units through CHDO assistance in 2010.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

- *Outcome 5.2.1.* Develop 85 affordable housing units through HOME assistance in 2010.

Objective 5.3. Provide rental subsidies for low income households.

- *Outcome 5.3.1.* Provide tenant based rental assistance vouchers to 30 households in 2010.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

- *Outcome 5.4.1.* Acquire and rehabilitate 3 housing units for sale as affordable homeownership units using $269,358 of CDBG in 2010.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Objective 6.1. Provide downpayment assistance to low and moderate income families to purchase a home.

- *Outcome 6.1.1.* In 2010, assist 45 households earning 80 percent and less of AMI annually with downpayment assistance using ADDI and HOME funds.

- *Outcome 6.1.2.* During 2010, provide CDBG funding for operation of homeownership counseling services ($195,500 in CDBG).

Goal 7: Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Objective 7.1. Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

- *Outcome 7.1.1.* Assist 25 very low income owner-occupied households during 2010 with deferred loans for health and safety repairs using HOME funding.

- *Outcome 7.1.2.* In 2010, assist185 low income owner-occupied households with deferred loans for health and safety repairs using local trust fund dollars.

- *Outcome 7.1.3.* With $212,000 of CDBG, provide free security repairs to 200 low to moderate income households to increase the safety and security of their homes during 2010. Also provide CDBG funding ($136,000) to low and moderate income seniors to install smoke alarms free of charge in their homes.

- *Outcome 7.1.4.* Using $85,000 of CDBG in 2010, provide weatherization, minor rehabilitation and minor home security improvements to low income seniors and persons with disabilities.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

- *Outcome 7.2.1.* Using CDBG, annually provide funds for needed rehabilitation activities *in housing units* occupied by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).

- *Outcome 7.2.2.* Using CDBG, annually provide funds for needed rehabilitation activities *of facilities that serve* by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

- *Outcome 7.3.1.* Using HUD lead grant funding, assist 40 low income owners and 135 low income renters with lead-based paint removal and hazard mitigation.

- *Outcome 7.3.2.* Fund the Lead Safe Neighborhoods program using $39,000 of CDBG in 2010.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into transit-oriented development (TOD).

- *Outcome 8.1.1.* Conduct a study that looks at the transportation uses of TOD residents relative to parking requirements.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response: N/A

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

The city offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing. These programs will be continued during the 2010 program year:

- Density bonuses for provision of affordable housing units
- Inclusionary housing
- Commercial/industrial housing impact fee
- City-County Reinvestment Task Force
- Gap financing and fee reductions
- Streamlined permit processing
- Flexible development standards
- Condominium conversion tenant relocation benefits

In addition, the city has recently hired a consultant to study parking requirements for affordable and transit-oriented developments.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
   e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
   f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
   b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
   c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

Resale and recapture guidelines. The participating jurisdiction has elected to continue the previously HUD-approved (March 17 and October 22, 1993) first-time homebuyer resale guidelines by following 24 CFR §92.254(a)(5)(ii), commonly called by HUD "Option #2", namely the recapture of the full HOME Investment subsidy amount out of the net sale proceeds. Such recaptured amounts will be recycled through the participating jurisdiction's HOME Investment Partnership fund in order to assist HOME eligible activities, as determined by the San Diego Housing Commission's annual budget process.

Refinancing provisions. This Consolidated Plan includes the HOME Investment Partnerships Program (HOME). Under certain circumstances, HOME allows the use of HOME funds for refinancing. However, the HUD regulations, at 24 CFR 92.206(b), require that "Refinancing Guidelines" be included in the local participating jurisdiction's Consolidated Plan. Subject to certain HUD requirements, the local participating

jurisdiction designs its own "Refinancing Guidelines", and includes these guidelines in the Consolidated Plan for public input and HUD review/approval.

The HOME regulations, at 24 CFR 92.206(b), allow HOME funds to pay *"the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds:*

1. For single family (1 to 4 family) owner-occupied housing when lending HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable;

2. For multifamily projects, when lending HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under 24 CFR 92.252. The Participating Jurisdiction must establish refinancing guidelines and state them in its consolidated plan."

   The proposed "Refinancing Guidelines" below describe the conditions under which the City of San Diego, through SDHC, will use HOME funds in any project proposing to refinance existing debt on a multifamily housing property.

1. **NOT FOR SINGLE-FAMILY HOUSING**: Although HUD's HOME regulations allow HOME funds for refinancing in connection with "single family (one to four family) housing", SDHC staff is proposing that HOME funds to refinance may only be allowed in connection with multifamily housing projects; refinancing may not be allowed with single family housing; HUD defines "single family housing" as one to four units.

2. **"HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG".** (This is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(vi).)

3. **HOME funds may not be used to refinance properties that previously received HOME funding**. This is a HOME regulations requirement. It is stated, at 24 CFR 92.214(a)(7), that HOME funds may not be used to provide HOME assistance (beyond one year after project completion) to a project previously assisted with HOME funds during the period of affordability established in the original written agreement.

4. **Use of HOME funds for refinancing will only be allowed in multifamily projects, which are proposed to be rehabilitated with HOME funds.** This is a HOME regulations requirement. It is stated, at 24 CFR 92.206(b), that HOME funds may be used to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds (emphasis added).

5. **The refinancing must be necessary to permit or continue affordability** under HOME regulations at 24 CFR 92.252 ("Qualification As Affordable Housing: Rental Housing"). The purpose of the refinancing must be to maintain current affordability and/or create additional affordable units. This is a HOME regulations requirement at 24 CFR92.206(b)(2).

6. **The new investment of HOME funds for refinancing can be made either to maintain current affordable units, or to create additional affordable units**. Levels of affordability will be, at a minimum, those required by the HOME Program regulations. This guideline is a HOME regulations requirement, at 24 CFR

92.206(b)(2)(iii): the Guidelines must "state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both."

For those projects which currently have affordable (non HOME-funded) Housing Commission-restricted units and which may seek to use HOME Program "Refinancing with Rehabilitation" the requirement to "maintain current affordable units or create additional affordable units" may also be met by increasing the project's current affordability level. For example, an increased affordability level may be achieved:

1. by lowering the existing rent restrictions;
2. by increasing the number of affordable/restricted units;
3. by extending the term of existing affordability restrictions; or
4. by a combination thereof.

The level of additional affordability (if any) will be determined in the context of overall financial feasibility of each financing.

7. **Regardless of the amount of HOME funds invested, the minimum affordability period shall be at least 15 years**. This is a HOME regulations requirement at 24 CFR 92.206(b)(2) and by 24 CFR 92.206(b)(2)(iv), (HOME normally requires minimum affordability periods: under $15,000/unit = 5 years; $15,000-$40,000/unit = 10 years; over $40,000/unit = 15 years; new construction = 20 years).

8. **The investment of HOME funds, for refinancing will be allowed jurisdiction-wide.** Eligible properties must be **located in the City of San Diego**. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(v), which requires the guidelines to specify whether the investment of HOME funds, for refinancing, will be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy.

9. Projects involving refinancing will be evaluated to ensure that disinvestment has not occurred; the long term needs of the project can be met; and that the feasibility of serving the targeted population is demonstrated. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(ii).

ADDI funds. ADDI funds are used to provide closing cost and downpayment assistance grants to first-time homebuyers earning 80 percent or less of area median income. To inform public housing residents of the choices available to them with respect to homeownership assistance, Housing Commission staff: holds discussions with the Resident Advisory Board during preparation of annual plans; provides information in newsletters distributed to public housing residents; includes homeownership assistance material in Family Self Sufficiency workshops; and distributes flyers outlining the program to Learning Centers, resident outreach workers and public housing staff who communicate regularly with public housing residents.

To ensure the suitability of families receiving ADDI assistance to undertake and maintain homeownership, all homebuyers who receive this assistance in conjunction with deferred second trust deed loans are required to complete a homebuying counseling class. Funding does not occur until the Housing Commission receives a certificate of completion from a homebuying counseling class by the homebuyer.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

Sources of funds. Funding for the activities described below will come from ESG, CDBG and HPRP funds. ESG and CDBG funds will be used in 2010 to support the operations of existing shelters and supportive service providers. The use of HPRP fund is described in the Homeless Prevention section below.

Homelessness. The goals, objectives and outcomes for the Five-year Strategic Plan and 2010 Action Plan that are related to homelessness include:

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

- *Outcome 3.1.1.* Provide shelter to 350 unduplicated persons annually using $195,000 ESG and $105,000 CDBG during 2010.

- *Outcome 3.1.2.* Using $438,840 of CDBG in 2010, provide walk in and referral services to up to 1,250 homeless persons at the Neil Good Day Center.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

- *Outcome 3.2.1.* In the 2010 program year, assist 100 families with housing, case management and support services using $403,129 ESG and $243,568 CDBG.

Objective 3.3. Support outreach efforts to increase the number of persons who are homeless who have access to shelter and services.

- *Outcome 3.3.1.* In the 2010 program year, make contact and provide resources to 1,200 chronic homeless persons, 322 unduplicated homeless persons and 255 unduplicated placements into housing.

Chronic homelessness. Eradicating chronic homelessness is a **high priority** for the City of San Diego and permanent supportive housing is a key component to the Housing First/Housing Plus model adopted in the region's 10 Year Plan to End Chronic Homelessness. Over 45 percent of homeless individuals living in emergency shelters meet HUD's definition of chronically homeless. HUD does not consider families in the definition of chronically homeless. Permanent housing units with supportive services are needed to end the cycle of chronic homelessness and to open up emergency shelter beds for those individuals with short term needs.

Additionally, effective outreach services are needed to identify those in need of assistance and engage them in services that can help them. The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependant, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with County services workers Psychiatric Emergency Response Team clinicians to contact and work with hard to reach homeless persons.

The Serial Inebriate Program (SIP) conducts outreach in jails to homeless that have been charged with public intoxication. Once the case comes before court, the person charged is given the choice between incarceration and a recovery program. The SIP team works with those who chose recovery to access services and become clean and sober.

In 2009, the City will be issuing a Request for Funding Proposals for a one-stop homeless service center and permanent supportive housing units. The RFP recognizes that an adequate supply of permanent service-intensive housing is the central antidote to homelessness. The Housing First/Housing Plus model is defined by the placement of an individual in permanent housing prior to receiving supportive services. Permanent housing provides the stability individuals and families need to get enrolled and excel in a customized service plan. This model provides flexible housing to get people housed quickly and keep them housed. There is no single model for supportive housing. Development may include integrated apartment buildings with mixed units targeted toward people with special needs, lower income families, scattered site units, rent-subsidized units, or other proposed model.

The objectives of the RFP are to develop wrap around services and identify and secure sufficient permanent supportive housing (based on a housing first model) to ultimately reduce the need for emergency shelter beds. It proposes the provision of wrap around services in a “one-stop” service center. The center will employ an array of homeless service providers and ensure linkage to community resources. It is hoped that as the need diminishes, some transitional and emergency shelters may be restructured to accommodate permanent supportive housing units.

Currently, the City operates the Neil Good Day Center, a daytime drop in center where homeless persons can receive showers, mail and telephone service, storage, and other services. Ultimately, a one-stop service center could support these needs in addition to other more intensive services such as mental health, legal, employment, and substance abuse counseling.

Homeless Prevention. Through the 2009 American Recovery and Reinvestment Act (ARRA), the City will be awarded over $6.1 million in HPRP funds. Prevention funds will be used to develop an assessment tool aimed at determining those most at-risk of becoming homeless. At-risk indicators include but are not limited to; prior homeless episodes, loss of job, extremely low income (under 15% AMI), number and age of children, and issues such substance abuse or mental illness.

Families or individuals determined to be imminently at risk of becoming homeless will be provided flexible financial assistance and targeted services to help keep them housed and stabilized. Prevention assistance will be offered through either a single point of entry or through multiple yet coordinated points of entry to ensure seamless service delivery. Assistance will be tracked and monitored in an effort to evaluate program effectiveness.

Discharge Coordination. Discharge coordination activities will continue during 2010 and include the following:

Foster Care. The County of San Diego's Foster Care System discharge planning protocol includes the following information and/or steps: written information about youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court; anticipated date court jurisdiction is expected to be terminated; health plans if not Medi-Cal; legal documents including Social Security card, birth certificate, driver's license and/or DMV identification card, copies of parent (s) death certificates, proof of citizenship, residency status; housing plans including referrals to transitional housing, employment or other financial support plans, educational vocational plans including financial aid if appropriate.

Health Care. The County of San Diego Health and Human Services Agency (HHSA) contracted with Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in 6 regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration. In addition, HHSA's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services in collaboration with private entities and the City of San Diego organized in 2006 to improve the structural approach for prevention and response to the health care needs of the homeless. A joint protocol is being developed with completion estimated 2009 or 2010.

Mental Health. The mental health care system in San Diego County has formalized plans and protocols for low income and no income individuals. Homeless persons are eligible for services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and Network of Care Program. Services include: Health Insurance Counseling and Advocacy program (HICAP), Needymeds program, and mobile units for care access in remote locations. The Network of Care Program offers specific information for homeless persons and reduces barriers to care by providing information in 7 languages. Resources are updated through the United Way InfoLine to ensure regular updates. Funding from the State of California Mental Health Services Act (MHSA) has enabled the County to implement the approved plan and protocol for housing and services for homeless mentally ill persons, frequent users of emergency health care and persons exiting correctional facilities with mental health issues.

Corrections. Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Dept. Services are summarized in the SD Sheriff's Health and Human Services Discharge Plan. The Sheriff's Dept. has designated staff positions as homeless liaisons, mental health specialists, and an Americans with Disabilities Act Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody. The Mental Health Psychiatric Security units of the jail (licensed by the State Dept. of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
   *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

Community/Economic Development Goals, Objectives and Outcomes and Funding Sources

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs,
- Provide jobs that pay a living wage, and
- Expand employment opportunities, all especially for low to moderate income households.

- *Outcome 9.1.1.* Expand contacts in the energy efficiency industry to create partnerships for future job creation and training in the field.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

Objective 9.3. Create opportunities for microenterprises.

- *Outcome 9.3.1.* With CDBG, provide financial literacy and business development and educational services for low to moderate income residents who want to create a microenterprise business.

- *Outcome 9.3.3.* Using CDBG, provide small business loans and education/training to low to moderate income clients.

Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

- *Outcome 10.1.1.* Using $175,000 of CDBG in 2010, assist low to moderate income households annually become compliant through code enforcement services.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to "jump start" revitalization in low to moderate income neighborhoods.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes do not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs.

Objective 10.4. Annually fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities (see project tables for full description of activities).

Objective 10.5 . Support CDBO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1. Using $220,000 of CDBG in 2010, provide a comprehensive CDBO program in the Mid City/City Heights area to include neighborhood revitalization, community economic development and energy conservation.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments (also included above); and
- Small business microenterprise lending.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city's nonprofits.

- *Outcome 12.1.1.* Work with LISC to bring a Neighborhoods Now workshop to San Diego.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG public service dollars.

- *Outcome 12.2.1.* Use CDBG administrative dollars ($104,000 in 2010) to accept and investigate complains alleging housing discrimination based on federal, state and local laws.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

The most potent antidote to poverty is earned income. Programs that help households reduce costs mitigate the consequences of poverty. To this end, the city seeks to reduce the number of people living in poverty by providing a number of programs that include economic development assistance, job training opportunities, and supportive services, in addition to housing assistance.

Specifically, the housing commission also operates a variety of resident empowerment programs, which promote upward mobility and self-sufficiency. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation. Learning Opportunity Centers at seven affordable housing sites provide youth programming, including academic tutoring, leadership skills, and gang prevention.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Special Needs Housing Goals, Objectives and Outcomes and Funding Sources

Goal No. 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

- *Outcome 2.1.1.* Complete an ADA needs assessment/survey of 185 City-owned properties which identifies the facilities in need of ADA

improvements and prioritizes the improvements according to barriers to access, complaints received about access and frequency of usage.

- *Outcome 2.1.2.* Develop a revised transition and funding plan using CDBG to address the identified needs.
- *Outcome 2.1.3 .* Provide CDBG funding to make ADA improvements to at least 6 public facilities annually beginning in 2010.
- *Outcome 2.1.4 .* As opportunities arise, use CDBG funding to make improvements to recreational areas within San Diego to improve access for persons with physical disabilities.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

- *Outcome 2.2.1.* Continue the city's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements. Funding source in 2010 will be local housing trust fund dollars (non-HOME).
- *Outcome 2.2.2.* Using CDBG funds of $135,000 in 2010, provide rehabilitation services and accessibility modifications for an estimated 26 owner occupied households.

Objective: 2.3. Support operations of the City's social service and housing organizations that assist persons with special needs.

- *Outcome 2.3.1.* Annually fund a variety of activities ranging from case management, health care, teen parenting training, homeless services, legal services to recreation using the 15 percent CDBG public services set aside (see project tables for full description of activities).

Objective: 2.4. Increase the number of facilities in San Diego that serve persons with special needs.

- *Outcome 2.4.1. In 2010, using $70,000 of CDBG, help to develop a maternity group home for low to moderate income pregnant and parenting teens. Funds will support property acquisition.*

Also see Objective 7.2, which will benefit many individuals with special needs.

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

- *Outcome 3.1.1.* Provide shelter to 350 unduplicated persons annually using $195,000 ESG and $105,000 CDBG during 2010.

- *Outcome 3.1.2.* Using $438,840 of CDBG in 2010, provide walk in and referral services to up to 1,250 homeless persons at the Neil Good Day Center.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

- *Outcome 3.2.1.* In the 2010 program year, assist 100 families with housing, case management and support services using $403,129 ESG and $243,568 CDBG.

Objective 3.3. Support outreach efforts to increase the number of persons who are homeless who have access to shelter and services.

- *Outcome 3.3.1.* In the 2010 program year, make contact and provide resources to 1,200 chronic homeless persons, 322 unduplicated homeless persons and 255 unduplicated placements into housing.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

The city and county have agreed that San Diego County will administer HOPWA funds. As such, the county is responsible for submitting all required HOPWA reporting to HUD.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

- *Outcome 4.1.1.* In 2010, assist 80 households with rental assistance so that they pay no more than 30 percent of their annual household income in rent.
- *Outcome 4.1.2.* Ensure that 100 percent of the units leased in the program meet HUD's established quality standards.
- *Outcome 4.1.3.* In 2010, provide 17 permanent housing units in three apartment complexes with affordable rents for persons with HIV/AIDS.

Objective 4.2. Provide transitional housing to persons living with HIV/AIDS who are low income.

- *Outcome 4.2.1.* In 2010, provide funding to support up to 53 transitional housing beds.
- *Outcome 4.2.2.* In 2010, provide funding for the operation of 20 residential care facility beds for the chronically ill.

- *Outcome 4.2.3.* Ensure that 100 percent of the units in the transitional housing program meet HUD's established quality standards.
- *Outcome 4.2.4.* Ensure that all HOPWA program participants in the transitional housing program pay no more than 30 percent of their annual household income in rent.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- *Outcome 4.3.1.* Annually fund the coordination of residential services; in 2010, provide funding for 20 apartments in 3 complexes.
- *Outcome 4.3.2.*Provide case management services for 25 households in 2010.
- *Outcome 4.3.3.*Fund intensive case management for HOPWA program participants, up to 100 in 2010.
- *Outcome 4.3.4.*Fund and provide moving services to HOPWA participants, up to 135 in 2010.
- *Outcome 4.3.5*. Using CDBG ($52,675 in 2010), fund educational, counseling and referrals to low and moderate income and disabled and homeless San Diegans infected by HIV/AIDS.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

- *Outcome 4.4.1.* Provide up to educational training sessions countywide each year.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

APPENDIX A.
Consolidated Plan Certifications and SF-424

APPENDIX A.
Consolidated Plan Certifications and SF-424

This appendix to the Consolidated Plan is a placeholder for the HUD required signature forms that will be submitted with the Final Consolidated Plan.

APPENDIX B.
HUD Tables and Proposed Projects

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

				Current % of House-holds	Current Number of House-holds	3-5 Year Quantities: Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual	Multi-Year Goal	Multi-Year Actual	% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member: % HSHLD	Households with a Disabled Member: # HSHLD	Disproportionate Racial/ Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/ AIDS Population
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	7425																	100%		No		
			Any housing problems	67.9	5042	7											0	####					0			
			Cost Burden > 30%	66.9	4967												0	####								
			Cost Burden >50%	50.4	3742												0	####								
		Small Related	NUMBER OF HOUSEHOLDS	100%	13605																			No		
			With Any Housing Problems	87.2	11864	3											0	####								
			Cost Burden > 30%	80.5	10952												0	####								
			Cost Burden >50%	65.9	8966												0	####								
		Large Related	NUMBER OF HOUSEHOLDS	100%	6145																			No		
			With Any Housing Problems	95.0	5838	10											0	####								
			Cost Burden > 30%	82.5	5070												0	####								
			Cost Burden >50%	57.1	3509												0	####								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	16905																			No		
			With Any Housing Problems	79.5	13439												0	####								
			Cost Burden > 30%	78.1	13203												0	####								
			Cost Burden >50%	71.5	12087												0	####								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	5170																					
			With Any Housing Problems	69.2	3578	10											0	####								
			Cost Burden > 30%	68.8	3557												0	####								
			Cost Burden >50%	49.3	2549												0	####								
		Small Related	NUMBER OF HOUSEHOLDS	100%	2734																			No		
			With Any Housing Problems	76.8	2100	5											0	####								
			Cost Burden > 30%	73.5	2009												0	####								
			Cost Burden >50%	64.6	1766												0	####								
		Large Related	NUMBER OF HOUSEHOLDS	100%	1030																			No		
			With Any Housing Problems	90.3	930												0	####								
			Cost Burden > 30%	84.5	870												0	####								
			Cost Burden >50%	79.6	820												0	####								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	2679																			No		
			With Any Housing Problems	73.9	1980												0	####								
			Cost Burden > 30%	72.2	1934												0	####								
			Cost Burden >50%	65.5	1755												0	####								
MFI	nter	Elderly	NUMBER OF HOUSEHOLDS	100%	5503																	100%		No		
			With Any Housing Problems	72.4	3984	30											0	####					0			
			Cost Burden > 30%	70.4	3874												0	####								
			Cost Burden >50%	36.2	1992												0	####								
		Small Related	NUMBER OF HOUSEHOLDS	100%	12990																			No		
			With Any Housing Problems	81.3	10561	20											0	####								
			Cost Burden > 30%	71.2	9249												0	####								
			Cost Burden >50%	23.7	3079												0	####								

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

			Current % of Households	Current Number of Households	3-5 Year Quantities: Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual	Multi-Year Goal	Multi-Year Actual	% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member: % HSHLD	Households with a Disabled Member: # HSHLD	Disproportionate Racial/ Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/ AIDS Population
Household Income >30 to <=50%	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	6760																		No		
			With Any Housing Problems	91.1	6158	10										0	####								
			Cost Burden > 30%	53.8	3637											0	####								
			Cost Burden >50%	9.6	649											0	####								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	11780																		No		
			With Any Housing Problems	91.1	10732											0	####								
			Cost Burden > 30%	88.1	10378											0	####								
			Cost Burden >50%	47.7	5619											0	####								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	6614																		No		
			With Any Housing Problems	50.6	3347	5										0	####								
			Cost Burden > 30%	49.7	3287											0	####								
			Cost Burden >50%	30.1	1991											0	####								
		Small Related	NUMBER OF HOUSEHOLDS	100%	3290																		No		
			With Any Housing Problems	82.7	2721	7										0	####								
			Cost Burden > 30%	78.6	2586											0	####								
			Cost Burden >50%	57.1	1879											0	####								
		Large Related	NUMBER OF HOUSEHOLDS	100%	2005																		No		
			With Any Housing Problems	91.0	1825	2										0	####								
			Cost Burden > 30%	71.8	1440											0	####								
			Cost Burden >50%	43.6	874											0	####								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	1849																		No		
			With Any Housing Problems	78.6	1453											0	####								
			Cost Burden > 30%	77.6	1435											0	####								
			Cost Burden >50%	59.5	1100											0	####								
>50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	4459																100%		No		
			With Any Housing Problems	59.3	2644	15										0	####					0			
			Cost Burden > 30%	56.2	2506											0	####								
			Cost Burden >50%	17.5	780											0	####								
		Small Related	NUMBER OF HOUSEHOLDS	100%	16105																		No		
			With Any Housing Problems	60.9	9808	30										0	####								
			Cost Burden > 30%	42.7	6877											0	####								
			Cost Burden >50%	5.7	918											0	####								
		Large Related	NUMBER OF HOUSEHOLDS	100%	6740																		No		
			With Any Housing Problems	80.2	5405	25										0	####								
			Cost Burden > 30%	20.8	1402											0	####								
			Cost Burden >50%	2.1	142											0	####								
		All other hshold	NUMBER OF HOUSEHOLDS	100%	20079																		No		
			With Any Housing Problems	59.8	12007											0	####								
			Cost Burden > 30%	54.7	10983											0	####								
			Cost Burden >50%	10.3	2068											0	####								

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

			Current % of House-holds	Current Number of House-holds	3-5 Year Quantities: Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4* Goal	Year 4* Actual	Year 5* Goal	Year 5* Actual	Multi-Year Goal	Multi-Year Actual	% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member: % HSHLD	Households with a Disabled Member: # HSHLD	Disproportionate Racial/ Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/ AIDS Population
Household Income	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	10797																			No		
			With Any Housing Problems	32.0	3455											0	####									
			Cost Burden > 30%	31.7	3423											0	####									
			Cost Burden >50%	15.5	1674											0	####									
		Small Related	NUMBER OF HOUSEHOLDS	100%	8805																			No		
			With Any Housing Problems	70.5	6208	26										0	####									
			Cost Burden > 30%	66.2	5829											0	####									
			Cost Burden >50%	32.0	2818											0	####									
		Large Related	NUMBER OF HOUSEHOLDS	100%	4109																			No		
			With Any Housing Problems	82.8	3402	15										0	####									
			Cost Burden > 30%	56.8	2334											0	####									
			Cost Burden >50%	15.4	633											0	####									
		All other hshold	NUMBER OF HOUSEHOLDS	100%	3994																			No		
			With Any Housing Problems	72.7	2904											0	####									
			Cost Burden > 30%	72.2	2884											0	####									
			Cost Burden >50%	39.7	1586											0	####									
			Total Any Housing Problem			220	0	0	0	0	0	0	0	0	0	0	0					Total Disabled	0			
			Total 215 Renter													0			Tot. Elderly	22049		Total Lead Hazard	0			
			Total 215 Owner													0			Tot. Sm. Related	###		Total Renters	224130			
			Total 215			0	0	0	0	0	0	0	0	0	0	0	0		Tot. Lg. Related	44937		Total Owners	84932			

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	696	1728	1658	4082
2. Homeless Families with Children	0	0	0	0
2a. Persons in Homeless with Children Families	0	0	0	0
Total (lines 1 + 2a)	696	1728	1658	4082

Jurisdiction

Data Quality

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total
1. Chronically Homeless	564	415	979
2. Severely Mentally Ill	570	401	971
3. Chronic Substance Abuse	746	681	1427
4. Veterans	524	323	847
5. Persons with HIV/AIDS	363	249	612
6. Victims of Domestic Violence	489	0	489
7. Youth (Under 18 years of age)	776	0	776

Data Quality

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	N/A	865	####	485	0	0	0	0	0	0	0	0	0	485	0	0%	H	Y	CE
	Transitional Housing	N/A	960	####	600	0	0	0	0	0	0	0	0	0	600	0	0%	H	Y	CE
	Permanent Supportive Housing	N/A	242	####	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Total	0	2067	-2067	485	0	0	0	0	0	0	0	0	0	485	0	0%			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y n	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	N/A	60	####	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Transitional Housing	N/A	561	####	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Permanent Supportive Housing	N/A	0	####	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Total	0	621	-621	0	0	0	0	0	0	0	0	0	0	0	0	####			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. “Shelters” include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent’s homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*				
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal
Housing Needed	52. Elderly	28070	13454	14616	13	0	0	0	0	0	0	0	0	0	13	0	0%
	53. Frail Elderly	9635	5273	4362	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	1760	1064	696	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	5899	665	5234	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	33617	10780	22837	13	0	0	0	0	0	0	0	0	0	13	0	0%
	57. Alcohol/Other Drug Addicted	2065	638	1427	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their familie	3377	354	3023	202	0	0	0	0	0	0	0	0	0	202	0	0%
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	84424	32228	52196	228	0	0	0	0	0	0	0	0	0	228	0	0%
Supportive Services Needed	60. Elderly	22822		22822	4738	0	0	0	0	0	0	0	0	0	4738	0	0%
	61. Frail Elderly	4410		4410	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	9144		9144	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	5899	5706	193	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	11555		11555	1458	0	0	0	0	0	0	0	0	0	1458	0	0%
	65. Alcohol/Other Drug Addicted	1E+05	4087	1E+05	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their familie	1309	389	920	339	0	0	0	0	0	0	0	0	0	339	0	0%
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	2E+05	10182	2E+05	6535	0	0	0	0	0	0	0	0	0	6535	0	0%

Jurisdiction

Only complete blue sections.

	Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities											
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
	01 Acquisition of Real Property 570.201(a)	0	0	0	1										1	0
	02 Disposition 570.201(b)	0	0	0											0	0
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0	5										5	0
	03A Senior Centers 570.201(c)	0	0	0	3										3	0
	03B Handicapped Centers 570.201(c)	0	0	0	1										1	0
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0	7										7	0
	03D Youth Centers 570.201(c)	0	0	0	1517										1517	0
	03E Neighborhood Facilities 570.201(c)	0	0	0	5										5	0
	03F Parks, Recreational Facilities 570.201(c)	0	0	0	3										3	0
	03G Parking Facilities 570.201©	0	0	0											0	0
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0
	03I Flood Drain Improvements 570.201(c)	0	0	0											0	0
	03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0
	03K Street Improvements 570.201(c)	0	0	0											0	0
	03L Sidewalks 570.201(c)	0	0	0	2										2	0
	03M Child Care Centers 570.201(c)	0	0	0											0	0
	03N Tree Planting 570.201(c)	0	0	0	123										123	0
	03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0
	03P Health Facilities 570.201(c)	0	0	0	3										3	0
	03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0
	03R Asbestos Removal 570.201(c)	0	0	0											0	0
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0
	03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0	1010										1010	0
	04 Clearance and Demolition 570.201(d)	0	0	0											0	0
	04A Clean-up of Contaminated Sites 570.201(d)	0	0	0											0	0
Public Services	05 Public Services (General) 570.201(e)	0	0	0	3795										3795	0
	05A Senior Services 570.201(e)	0	0	0	4738										4738	0
	05B Handicapped Services 570.201(e)	0	0	0	1458										1458	0
	05C Legal Services 570.201(E)	0	0	0	634										634	0
	05D Youth Services 570.201(e)	0	0	0	196										196	0
	05E Transportation Services 570.201(e)	0	0	0											0	0
	05F Substance Abuse Services 570.201(e)	0	0	0											0	0
	05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0
	05H Employment Training 570.201(e)	0	0	0											0	0
	05I Crime Awareness 570.201(e)	0	0	0											0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	0											0	0
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0
	05L Child Care Services 570.201(e)	0	0	0											0	0
	05M Health Services 570.201(e)	0	0	0											0	0
	05N Abused and Neglected Children 570.201(e)	0	0	0											0	0

Jurisdiction

Only complete blue sections.

Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities											
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
05O Mental Health Services 570.201(e)	0	0	0											0	0
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(	0	0	0											0	0
05Q Subsistence Payments 570.204	0	0	0											0	0
05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0
06 Interim Assistance 570.201(f)	0	0	0											0	0
07 Urban Renewal Completion 570.201(h)	0	0	0											0	0
08 Relocation 570.201(i)	0	0	0											0	0
09 Loss of Rental Income 570.201(j)	0	0	0											0	0
10 Removal of Architectural Barriers 570.201(k)	0	0	0											0	0
11 Privately Owned Utilities 570.201(l)	0	0	0											0	0
12 Construction of Housing 570.201(m)	0	0	0											0	0
13 Direct Homeownership Assistance 570.201(n)	0	0	0	609										609	0
14A Rehab; Single-Unit Residential 570.202	0	0	0	551										551	0
14B Rehab; Multi-Unit Residential 570.202	0	0	0	32										32	0
14C Public Housing Modernization 570.202	0	0	0											0	0
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0
14F Energy Efficiency Improvements 570.202	0	0	0											0	0
14G Acquisition - for Rehabilitation 570.202	0	0	0	3										3	0
14H Rehabilitation Administration 570.202	0	0	0											0	0
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0
15 Code Enforcement 570.202(c)	0	0	0	412										412	0
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0
18B ED Technical Assistance 570.203(b)	0	0	0											0	0
18C Micro-Enterprise Assistance	0	0	0	87										87	0
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0
19C CDBG Non-profit Organization Capacity Building	0	0	0	10										10	0
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0
19F Planned Repayment of Section 108 Loan Principal	0	0	0	0										0	0
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0

CPMP Version 1.3

Jurisdiction

Only complete blue sections.

	Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities											
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
	19H State CDBG Technical Assistance to Grantees	0	0	0											0	0
20 Planning 570.205		0	0	0											0	0
	21A General Program Administration 570.206	0	0	0	0										0	0
	21B Indirect Costs 570.206	0	0	0											0	0
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0	0										0	0
	21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0
	21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0											0	0
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0
22 Unprogrammed Funds		0	0	0											0	0
HOPWA	31J Facility based housing – development	0	0	0											0	0
	31K Facility based housing - operations	0	0	0											0	0
	31G Short term rent mortgage utility payments	0	0	0											0	0
	31F Tenant based rental assistance	0	0	0											0	0
	31E Supportive service	0	0	0											0	0
	31I Housing information services	0	0	0											0	0
	31H Resource identification	0	0	0											0	0
	31B Administration - grantee	0	0	0											0	0
	31D Administration - project sponsor	0	0	0											0	0
CDBG	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
HOME	Acquisition of existing rental units	0	0	0											0	0
	Production of new rental units	0	0	0											0	0
	Rehabilitation of existing rental units	0	0	0											0	0
	Rental assistance	0	0	0											0	0
	Acquisition of existing owner units	0	0	0											0	0
	Production of new owner units	0	0	0											0	0
	Rehabilitation of existing owner units	0	0	0											0	0
	Homeownership assistance	0	0	0											0	0
	Totals	0	0	0	###	0	0	0	0	0	0	0	0	0	###	0

Jurisdiction

Only complete blue sections.

HOPWA Performance Chart 1

	Needs	Current	Gap	Year 1 Outputs Households HOPWA Assistance Goal	Year 1 Outputs Households HOPWA Assistance Actual	Year 1 Outputs Households Non-HOPWA Goal	Year 1 Outputs Households Non-HOPWA Actual	Year 1 Funding HOPWA Budget	Year 1 Funding HOPWA Actual	Year 1 Funding Leveraged Non-HOPWA	Year 2 Outputs Households HOPWA Assistance Goal	Year 2 Outputs Households HOPWA Assistance Actual	Year 2 Outputs Households Non-HOPWA Goal	Year 2 Outputs Households Non-HOPWA Actual	Year 2 Funding HOPWA Budget	Year 2 Funding HOPWA Actual	Year 2 Funding Leveraged Non-HOPWA	Year 3 Outputs Households HOPWA Assistance Goal	Year 3 Outputs Households HOPWA Assistance Actual	Year 3 Outputs Households Non-HOPWA Goal	Year 3 Outputs Households Non-HOPWA Actual	Year 3 Funding HOPWA Budget	Year 3 Funding HOPWA Actual	Year 3 Funding Leveraged Non-HOPWA	Year 4 Outputs HOPWA Assistance Goal	Year 4 Outputs HOPWA Assistance Actual	Year 4 Outputs Non-HOPWA Goal	Year 4 Outputs Non-HOPWA Actual	Year 4 Funding HOPWA Budget	Year 4 Funding HOPWA Actual	Year 4 Funding Leveraged Non-HOPWA	Year 5 Outputs Households HOPWA Assistance Goal	Year 5 Outputs Households HOPWA Assistance Actual	Year 5 Outputs Households Non-HOPWA Goal	Year 5 Outputs Households Non-HOPWA Actual	Year 5 Funding HOPWA Budget	Year 5 Funding HOPWA Actual	Year 5 Funding Leveraged Non-HOPWA	Cumulative Outputs Households HOPWA Assistance Goal	Cumulative Outputs Households HOPWA Assistance Actual	Cumulative Outputs Households HOPWA Assistance % of Goal	Cumulative Outputs Households Non-HOPWA Goal	Cumulative Outputs Households Non-HOPWA Actual	Cumulative Outputs Households Non-HOPWA % of Goal	Cumulative Funding HOPWA Budget	Cumulative Funding HOPWA Actual	Cumulative Funding Leveraged Non-HOPWA	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source
Tenant-based Rental Assistance	###	102	###	80				###																														80	0	0%	0	0	####	####	0	0	H	Y	HOPWA
Short-term Rent, Mortgage and Utility payments	251	0	251																																			0	0	###	0	0	####	0	0	0			
Facility-based Programs	###	252	###	90		32		$1 million		###																												90	0	0%	32	0	0%	0	0	####	H	Y	CA
Units in facilities supported with operating costs	0	0	0																																			0	0	###	0	0	####	0	0	0			
Units in facilities developed with capital funds and placed in service during the program year	0	0	0																																			0	0	###	0	0	####	0	0	0			
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0																																			0	0	###	0	0	####	0	0	0			
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	54	-54																																			0	0	###	0	0	####	0	0	0			
Adjustment for duplication of households (i.e., moving between types of housing)																																																	
Subtotal unduplicated number of households/units of housing assisted	###	408	###	170	0	32	0	###	0	###	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0		32	0		####	0	####			
Supportive Services				Outputs Individuals							Outputs Individuals							Outputs Individuals							Outputs Individuals						Outputs Individuals							Outputs Individuals										
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)		389	-389	125		214				###																												125	0	0%	214	0	0%	0	0	52675	H	Y	CA
Housing Placement Assistance				Outputs Individuals							Outputs Individuals							Outputs Individuals							Outputs Individuals						Outputs Individuals																
Housing Information Services	0	###	###					###																														0	0	###	0	0	####	####	0	0			
Permanent Housing Placement Services	0	0	0	135				###																														135	0	0%	0	0	####	90000	0	0	H	Y	HOPWA
Housing Development, Administration, and Management Services																																																	
Resource Identification to establish, coordinate and develop housing assistance resources																																																	
Project Outcomes/Program Evaluation (if approved)																																																	
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)																																																	
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)																																																	
Other Activity (if approved in grant agreement) Specify:																																																	
1	0	0	0																																			0	0		0	0		0	0	0			
2	0	0	0																																			0	0		0	0		0	0	0			
3	0	0	0																																			0	0		0	0		0	0	0			
4	0	0	0																																			0	0		0	0		0	0	0			

HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	What happened to the Households that left the project?	PY1	PY2	PY3	PY4*	PY5*	Cumulative	Housing Stability: Stable	Housing Stability: Unstable	Housing Stability: Percent Stable / Total
Tenant-based Rental Assistance					Emergency Shelter						0	PY1	PY1	
	0	PY1	PY1	#VALUE!	Temporary Housing						0	0	0	#DIV/0!
					Private Hsg						0	PY2	PY2	
	0	PY2	PY2	#VALUE!	Other HOPWA						0	0	0	#DIV/0!
					Other Subsidy						0	PY3	PY3	
	0	PY3	PY3	#VALUE!	Institution						0	0	0	#DIV/0!
					Jail/Prison						0	PY4	PY4	
	0	PY4	PY4	#VALUE!	Disconnected						0	0	0	#DIV/0!
					Death						0	PY5	PY5	
	0	PY5	PY5	#VALUE!								0	0	#DIV/0!
Short-term Rent, Mortgage, and Utility Assistance					Emergency Shelter						0	PY1	PY1	
	0	PY1	PY1	#VALUE!	Temporary Housing						0	0	0	#DIV/0!
					Private Hsg						0	PY2	PY2	
	0	PY2	PY2	#VALUE!	Other HOPWA						0	0	0	#DIV/0!
					Other Subsidy						0	PY3	PY3	
	0	PY3	PY3	#VALUE!	Institution						0	0	0	#DIV/0!
					Jail/Prison						0	PY4	PY4	
	0	PY4	PY4	#VALUE!	Disconnected						0	0	0	#DIV/0!
					Death						0	PY5	PY5	
	0	PY5	PY5	#VALUE!								0	0	#DIV/0!
Facility-based Housing Assistance					Emergency Shelter						0	PY1	PY1	
	0	PY1	PY1	#VALUE!	Temporary Housing						0	0	0	#DIV/0!
					Private Hsg						0	PY2	PY2	
	0	PY2	PY2	#VALUE!	Other HOPWA						0	0	0	#DIV/0!
					Other Subsidy						0	PY3	PY3	
	0	PY3	PY3	#VALUE!	Institution						0	0	0	#DIV/0!
					Jail/Prison						0	PY4	PY4	
	0	PY4	PY4	#VALUE!	Disconnected						0	0	0	#DIV/0!
					Death						0	PY5	PY5	
	0	PY5	PY5	#VALUE!								0	0	#DIV/0!

CDBG Projects

CITY OF SAN DIEGO
FY2010 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
UOG CODE 063210

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
1	Acquisition of Affordable Housing	To acquire units for housing of low to moderate income households.	Location to be determined.	San Diego	CA		Other	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units constructed, acquired, and/or acquired with rehabilitation.	10	Housing Units	3	14G	Acquisition for Rehabilitation	570.202	$269,358.00
2	Affordable Housing Rehab-51st Street	To improve a 24-unit affordable housing complex, which will include replacing walls, installing insulation and siding. The target population is low to moderate income individuals living with HIV/AIDS.	4242 - 4260 51st St	San Diego	CA	92115	Public Facilities	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	24	14B	Rehab: Multi-Unit Residential	570.202	$65,000.00
3	Affordable Housing Rehab-Wilson Avenue	The facility consists of 8 studio apartments that are approximately 400 square feet each. Residents are low to moderate income individuals and families living with HIV/AIDS. Funds will be used to remove and replace existing deck, ramps and handrails that run the length of the building and front of the residents' entryway; install fencing; upgrade the current electrical panel and install a power meter for the laundry room.	3845 -3851 1/2 Wilson Ave	San Diego	CA	92104	Public Facilities	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	8	14B	Rehab: Multi-Unit Residential	570.202	$41,768.00
4	Azalea Park Recreation Center Improvements	For ADA improvements to the facility's restrooms.	2596 Violet St	San Diego	CA	92105	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03F	Parks, Recreational Facilities	570.201(c)	$295,000.00
5	Barrio Logan Mercado Section 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$560,045.00
6	Barrio Youth Program	To provide services that prevent juvenile delinquency, drug and gang experimentation and promote positive lifestyles and educational success among high risk children and adolescents of low to moderate income households through the provision of a safe haven. The facility provides a computer lab, sports & fitness program, cardio and exercise equipment, children activity room, game room and basketball court.	2175 Newton Ave	San Diego	CA	92113	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	1510	03D	Youth Centers	570.201(e)	$232,250.00
7	Beach Wheelchair Program	To provide clients with mobility disabilities independent access to the sand and beach areas of Mission Beach.	3145 Ocean Front Walk	San Diego	CA	92109	Public Services	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	45	05B	Handicapped Services	570.201(e)	$25,000.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
8	Becky's House Safe Access Project	To provide landscape and sod work; new sprinkler system; security cameras and exterior lighting; exterior painting; and replace carpeting with tile. The facility provides confidential residential services to domestic violence victims.	Location is confidential.	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03	Public Facilities and Improvements (General)	570.201(c)	$25,000.00
9	Bridge Group Home-Damage Repair and Security Upgrades	To provide new flooring, 2 solar powered insert vents in the attic, 2 metal security doors and chain link security fence surrounding the property. The facility is a group home for low to moderate income youth that have been referred by Probation, County Mental Health, Family Court and other human service agencies.	3151 Redwood St	San Diego	CA	92104	Planning/Administration	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(e)	$25,000.00
10	Camp Hope 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$35,227.00
11	Carmel Mountain Ranch Sabre Springs Recreation Center	ADA improvements to the facility.	10152 Rancho Carmel Drive	San Diego	CA	92128	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03F	Parks, Recreational Facilities	570.201(c)	$245,000.00
12	Casa Familiar Services and Activity Centers	To provide adult and youth services to low to moderate income clients, such as case management, emergency food and transitional housing, senior programs, housing and community services.	119 West Hall Ave	San Diego	CA	92173	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	1209	05	Public Services (General)	570.201(d)	$51,004.00
13	CDBG Administration	For personnel and nonpersonnel costs for City staff to administer the Community Development Block Grant Program. Activities include: 1) citizen participation costs, fair housing activities, and development of submissions or applications; 2) preparing program budgets, schedules and amendments to HUD required reports; 3) evaluating program results against stated objectives; 4) coordinating the resolution of audit and monitoring findings; 5) developing systems for assuring compliance with program requirements per CFR 570; 6) monitoring program and financial activities for progress and compliance with program requirements per CFR 570; 7) preparing reports and other compliance documents related to the program submission to HUD; 8) developing interagency agreements and agreements with subrecipients and contracts to carry out program activities; 9) assuring National Environment	1200 Third Ave, 1400	San Diego	CA	92101	Planning/Administration	6/30/2010	N/A	N/A	N/A	N/A		0	21A	General Program Administration	570.206(a)	$1,908,967.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
14	Central Police 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$348,693.00
15	City Heights Family Health Center HVAC Project	To purchase and install a new HVAC system to support expanded clinical operations to serve low to moderate income patients.	4402 Dayton Ave	San Diego	CA	92115	Public Facilities	6/30/2010	Suitable Living Environment	Sustainability	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03P	Health Facilities	570.201(c)	$90,000.00
16	Clairemont Branch Renovation Project	To complete repairs to the interior and exterior of the facility utilized boo low to moderate income youth.	4635 Clairemont Mesa Blvd	San Diego	CA	92117	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$35,000.00
17	College/Rolando Library 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$270,010.00
18	Community and Economic Development Program-AAA	To provide financial literacy and business development education and support for low to moderate income clients who want to create a microenterprise.	5952 El Cajon Blvd	San Diego	CA	92115	Economic Development	6/30/2010	Economic Opportunity	Availability/ Accessibility	No. of new or existing businesses assisted.	01	People	20	18C	Micro-Enterprise Assistance	570.201(o)	$60,000.00
19	Comprehensive Support Center for Women, Children & Families Living with HIV/AIDS	To rehabilitate the property via construction and/or remodeling of the facility. The improvements will include garage/storage, front and side walkway for ADA access, and the children's playroom. The facility serves women, children and families infected and affected by Hive/AIDS.	2440 Third Ave	San Diego	CA	92101	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03	Public Facilities and Improvements (General)	570.201(c)	$30,000.00
20	Cortez Hill Family Center	The facility provides 120 day, case managed, short-term transitional housing program for intact homeless families.	1449 9th Ave	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Affordability	No. of homeless persons given overnight shelter.	01	People	600	05	Public Services (General)	570.201(e)	$243,568.00
21	Cortez Hill Family Center 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$235,641.00
22	Dist. 3 Infrastructure 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$398,029.00
23	District 4/SEDC 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$257,044.00
24	Emergency Evacuation Chairs	To purchase fold up wheelchairs to be stored in stairwells of the City Administration Building, a 12 story facility, that would allow disabled individuals to travel down the stairs during an emergency building evacuation.	202 C St	San Diego	CA	92101	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03	Public Facilities and Improvements (General)	570.201(c)	$22,000.00
25	Fair Housing and Tenant/Landlord Education/Mediation	To accept and investigate complaints alleging illegal housing discrimination based on federal, state, and local fair housing laws.	625 Broadway, Ste 114	San Diego	CA	92101	Planning/Administration	6/30/2010	N/A	N/A	N/A	N/A		0	21D	Fair Housing Activities (20% Admin Cap)	570.206(c)	$104,774.00
26	Fair Housing Project	To accept and investigate complaints alleging illegal housing discrimination based on federal, state, and local fair housing laws.	Not Applicable				Planning/Administration	6/30/2010	N/A	N/A	N/A	N/A		0	21D	Fair Housing Activities (20% Admin Cap)	570.206(c)	$104,773.00

CITY OF SAN DIEGO
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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
27	Fair Housing Project-CSA	To accept and investigate complaints alleging illegal housing discrimination based on federal, state, and local fair housing laws.	1068 Broadway, Ste 221	San Diego	CA	92021	Planning/Administration	6/30/2010	N/A	N/A	N/A	N/A		0	21D	Fair Housing Activities (20% Admin Cap)	570.206	$104,774.00
28	Gary & Mary West Senior Wellness Center Seismic Retrofit	To provide seismic upgrades to the facility. The facility provides meals and nutrition counseling, nurse case management, mental health assessment and counseling, transitional housing assistance, job training, education, cultural and social activities to low to moderate income seniors.	1515-1525 Beech St	San Diego	CA	92101	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03A	Senior Centers	570.201(c)	$25,000.00
29	Greater Life Baptist Church	To provide tenant improvements to serve the low to moderate income community of Southeaster San Diego.	938 Derby St	San Diego	CA	92114	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03	Public Facilities and Improvements (General)	570.201(c)	$25,000.00
30	Healthy Learning Communities-Academic Enrichment Program (AEP) Total Child Model	To upgrade mechanical, plumbing and electrical systems of the facility that serves low to moderate income youth.	1913 Euclid Ave	San Diego	CA	92105	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$25,000.00
31	HIV Information & Education	To offer HIV/AIDS information, education, counseling and referrals to low and moderate, disabled and homeless San Diegans who are infected or affected by HIV/AIDS.	4070 Centre St	San Diego	CA	92103	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	214	05	Public Services (General)	570.201(e)	$52,675.00
32	Home Start Transitional Maternity Group Home	To develop and operate a Maternity Group Home for low to moderate income, pregnant and parenting teens and young adults. Funds will be used to acquire a suitable property to operate the facility.	5005 Texas St	San Diego	CA	92108	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$70,000.00
33	Homeless Emergency Winter Shelter Program	To provide homeless persons with a clean, safe environment for 120 days. The program provides 1 to 3 meals per day, showers, sanitation facilities, furnishings and overnight stays. The single adult shelter site varies every year.	Veterans Shelter: 2801 1/2 Sports Arena Blvd	San Diego	CA	92110	Public Services	6/30/2010	Suitable Living Environment	Affordability	No. of beds created in overnight shelter or other emergency housing.	01	People	410	05	Public Services (General)	570.201(e)	$105,000.00
34	HomeOwnership Center	To provide a comprehensive homeownership services to low to moderate income San Diegans. The agency provides down payment assistance, first time homebuyer loans, and 1st mortgage financing.	4305 University Ave, Ste 550	San Diego	CA	92105	Other	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homebuyers provided direct financial assistance.	04	Households	609	13	Direct Homeownership Assistance	570.201(n)	$195,500.00

CITY OF SAN DIEGO
FY2010 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
35	Installation of a New HVAC System	To purchase and install a new HVAC system. The facility provides services to homeless individuals, such as a recovery program, emergency overnight shelter for women and children, transitional housing and outpatient therapy clinic.	120 Elm St	San Diego	CA	92101	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$25,000.00
36	Installation of Elevator for ADA Compliance	To install an elevator in a facility that provides education programs to low to moderate income youth.	2801 Rosecrans St	San Diego	CA	92106	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$26,000.00
37	Interfaith Shelter Network-Rotational Shelter Program-ECS	The County provides homeless services through the interfaith shelter network, a collaborative of religious, social service, and government entities created to help homeless persons in San Diego. The network provides volunteers for meals and overnight hosting, transportation and donations. Ten social service agencies provide intake screening, social services and ongoing case management to resolve the problems leading to their homelessness and toward self sufficiency.	1255 Imperial Ave, Ste 743	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	75	05	Public Services (General)	570.201(e)	$25,000.00
38	La Maestra Heart of the Community Capital Campaign	To develop a green healthcare facility in City Heights to serve the low to moderate income community.	4056 Fairmount Ave	San Diego	CA	92105	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03	Public Facilities and Improvements (General)	570.201(c)	$28,000.00
39	Lead Safe Neighborhoods Program	To eliminate lead hazards that cause substandard housing and expose vulnerable populations to harm, as well as, crackdown on illegal, unsafe work practices by renovators generating lead-based paint hazards.	Locations to be determined.	San Diego	CA		Other	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	09	Organizations	35	15	Code Enforcement	570.202(c)	$39,000.00
40	Legal Aid Community Response Team	To provide legal services to low to moderate income residents who have received eviction papers from the Courts or who have been denied or received a reduction or termination of public benefits.	110 South Euclid Ave	San Diego	CA	92114	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	634	05C	Legal Services	570.201(e)	$65,030.00
41	LGBT Community Center Section 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$20,619.00

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
42	Linda Vista Branch Renovation Project	To complete interior repairs including painting, flooring and lighting. The facility provides services to low to moderate income youth.	2230 East Jewett St	San Diego	CA	92111	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$35,000.00
43	Linda Vista Community Center Theatre	To rehabilitate and expand the existing stage at the facility and transform it into a multi-functional theater space for the Linda Vista community.	CT86.00 & 87.01: 2202 Comstock St.	San Diego	CA	92111	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03E	Neighborhood Facilities	570.201(c)	$60,000.00
44	Logan Heights Family Health Center 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$96,840.00
45	Logan Heights Library 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$251,250.00
46	Logan Heights Library 2 Section 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$32,000.00
47	Main Campus Facilities Improvements	To build a new campus facility to expand and enhance the residential treatment, recreation and education options and experiences provided to low to moderate income youth with severe emotional and behavioral problems.	3002 Armstrong St	San Diego	CA	92111	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03P	Health Facilities	570.201(c)	$85,000.00
48	McAfee Residence Renovation Project	To rehabilitate the kitchen, front room, sun room, dining room, pantry, laundry room and other 1st floor areas for the home used by homeless and mentally ill women. The improvements will allow for better service to clients and improved ADA standards for disabled residents.	3360 Fourth Ave	San Diego	CA	92103	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$32,000.00
49	Microenterprise Development	Low income residents who are unemployed, underemployed or receive public assistance will be trained in basic education, computer literacy and microenterprise development. At least 3 microenterprises will be developed.	2612 Daniel Ave	San Diego	CA	92111	Economic Development	6/30/2010	Economic Opportunity	Availability/ Accessibility	No. of new or existing businesses assisted.	01	People	23	18C	Micro-Enterprise Assistance	570.201(o)	$25,000.00
50	Microlending Development Project	To provide small business loans and one-on-one business education to low to moderate income clients.	1250 6th Ave, St 500	San Diego	CA	92101	Economic Development	6/30/2010	Economic Opportunity	Availability/ Accessibility	No. of new or existing businesses assisted.	08	Businesses	23	18C	Micro-Enterprise Assistance	570.201(o)	$97,000.00
51	Mira Mesa Library	ADA improvements to the facility	8405 New Salem St	San Diego	CA	92126	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03E	Neighborhood Facilities	570.201(c)	$52,547.00

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
52	Multi-Cultural Economic Development	To provide culturally competent outreach, education, technical assistance to entrepreneurs in establishing new and/or expanding existing businesses in San Diego for low to moderate income persons.	1031 25th St	San Diego	CA	92102	Economic Development	6/30/2010	Economic Opportunity	Availability/ Accessibility	No. of new or existing businesses assisted.	01	People	21	18C	Micro-Enterprise Assistance	570.201(o)	$32,270.00
53	Neighborhood Bicycle Rack Installation	To install bike racks in an effort to accommodate and encourage the increased amount of bicycle commuters that reside in the low to moderate income area of Greater North Park Area.	CT9.00,13.00,15.00,16.00	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	11	Public Facilities	1	03L	Sidewalks	570.201(c)	$40,000.00
54	Neil Good Day Center	To provide a safe haven for homeless individuals to receive walk in services and referrals during the daylight hours. Services include restrooms, showers, laundry, mail services, and also serves as an entry point to refer homeless individuals to counseling, recovery services, housing and shelter programs and other services in the community.	299 17th St	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	1250	05	Public Services (General)	570.201(e)	$438,841.00
55	Ocean Beach Gateway Project	To turn a vacant lot into a park, pedestrian plaza and bike path for the low to moderate income community of Ocean Beach.	CT75.01	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	0	03F	Parks, Recreational Facilities	570.201(c)	$100,000.00
56	Ocean Beach Library 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$188,557.00
57	Otay Mesa/Nestor Library 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$64,040.00
58	Oz San Diego Renovations	Funds will be used to complete renovation of the 3 resident bathrooms, redesign backyard for recreation space, new AC in 7 bedrooms and office areas, and repair and paint exterior of building, and new signage. The facility provides a temporary, 2-week therapeutic residence for runaway and homeless youth.	3304 Idlewild Way	San Diego	CA	92117	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$25,000.00
59	Pacific Beach Employment Center	**Agency declined funds, to be reprogrammed.***	2904 Damon Ave	San Diego	CA	92057	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	3887	05	Public Services (General)	570.201(e)	$60,944.00
60	Pro-Active Code Enforcement-CD3	To provide proactive code enforcement in specific areas identified by input from community volunteers, property owners, business owners, tenants, the City Council, City Attorney, Police and other City departments and appropriate local agencies in Council District 3.	CT86.00,87.01, 88.00	San Diego	CA		Other	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	09	Organizations	183	15	Code Enforcement	570.202(c)	$85,000.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
61	Pro-Active Code Enforcement-CD6	To provide proactive code enforcement in specific areas identified by input from community volunteers, property owners, business owners, tenants, the City Council, City Attorney, Police and other City departments and appropriate local agencies in Council District 6.	CT9.00,10.00,11.00,12.00,13.00,15.00,16.00,17.00,18.00,21.00,22.01,22.02,23.01,23.02,24.01,24.02,25.01,25.02,26.01,26.02,28.03,34.01,44.00,56.00	San Diego	CA		Other	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	09	Organizations	194	15	Code Enforcement	570.202(c)	$90,000.00
62	Project Management	For personnel and nonpersonnel costs for City staff to administer public facility projects for nonprofit agencies.	600 B St	San Diego	CA	92101	Planning/Administration	6/30/2010	N/A	N/A	N/A	N/A		0	21A	General Program Administration	570.206(a)	$450,000.00
63	Property Acquisition to Build Living Laboratory Facility	To acquire real property in the City Heights community of San Diego to build a "Living Lab" facility that will serve low to moderate income students and their families. Through development of this facility, the agency will increase the number of clients that are provided supportive education and social services.	To Be Determined in City Heights Community of San Diego	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	01	Acquisition of Real Property	570.201(a)	$110,000.00
64	Rebuild City Heights-CBDO	To provide a comprehensive CBDO program in the Mid City/City Heights area to include neighborhood revitalization, community economic development and energy conservation.	CT 9.00,16.00,17.00,22.01,22.02,23.02,24.01,25.01,25.02,26.01,26.02,27.07,27.08,27.09,27.10,34.01	San Diego	CA		Other	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	0	Special Activities by CBDO	570.204	$220,000.00
65	Rebuilding Together San Diego	To provide rehabilitation for recipients that own their home with activities such as ADA modifications for elderly, disabled and low income families.	Locations to be determined based on client income level.	San Diego	CA		Owner Occupied Housing	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	26	14A	Rehab: Single Unit Residential	570.202(d)	$135,500.00
66	Safe & Accessible Sidewalks	To construct handicap access ramps to be installed to sidewalks to increase access for disabled and elderly residents of San Diego.	Locations to be determined.	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03L	Sidewalks	570.201(c)	$90,000.00
67	Safe Homes Project	To provide free home repairs that increase the safety and security of low to moderate income homeowners by installing home security devices, security screen doors, dead bolt locks, carbon monoxide detectors and exterior motion sensor lighting.	Locations to be determined based on client income level.	San Diego	CA		Owner Occupied Housing	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	200	14A	Rehab: Single Unit Residential	570.202	$212,097.00
68	San Diego Food Bank 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$30,416.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
69	San Diego Teen Court	The project is a juvenile diversion program where youth offenders accept responsibility for a crime they have committed and agree to have a binding sentence selected by a jury of their peers. If offenders successfully complete their sentences, they avoid a juvenile record. As part of the program low to moderate income high school students serve as jurors, attorneys, bailiffs and clerks for the court proceedings.	707 Broadway	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	196	05D	Youth Services	570.201(e)	$33,858.00
70	Second Chance Community Resource & Reentry Cntr	To add a second classroom and enhance the community room. The facility provides services to economically disadvantaged and homeless persons such as STRIVE, which is a 3 week work readiness training program.	6145 Imperial Ave	San Diego	CA	92114	Public Facilities	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$100,000.00
71	SEDC#1 - 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$512,000.00
72	Seismic Retrofit Project	Funds to be used for seismic strengthening to include foundation and structural work, renovated lobby /entry area, public restrooms and offices on the first floor, which are ADA compliant, and improve building façade.	1031 25th St	San Diego	CA	92102	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03E	Neighborhood Facilities	570.201(c)	$41,846.00
73	Senior Citizens Service	To provide recreation, leisure, social and outreach services to senior citizens. Services include information and referral, legal assistance, insurance analysis, trips, special events, craft shows, theme dances, photography show, art show, talent show, health fairs, tax preparation assistance, and homeowner & renter rebates.	1650 El Prado, Rm 105 & 202 C St	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Affordability	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	1030	05A	Senior Services	570.201(e)	$136,197.00
74	Senior Fire & Burn Prevention Program	To install smoke alarms free of charge to seniors who own their own home and are low to moderate income and do not have a working alarm.	8825 Aero Dr, #200	San Diego	CA	92123	Owner Occupied Housing	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	255	14A	Rehab: Single Unit Residential	570.202	$25,000.00
75	Senior Nutrition Services	To distribute funds to nutrition provides throughout the City of San Diego in accordance to the Older Americans Act by providing meals free of charge to low to moderate income seniors.	Services are provided at 23 locations throughout San Diego	San Diego	CA		Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	3708	05A	Senior Services	570.201(e)	$147,567.00
76	Southeastern SD Residency Project/The Old Globe Tech Ctr.		5335 Market St	San Diego	CA	92114	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03E	Neighborhood Facilities	570.201(c)	$25,000.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
77	St. Paul's Manor Roof Upgrade	To replace roof with environmentally friendly white roof. The facility is an independent living community for low to moderate income seniors.	2635 Second Ave	San Diego	CA	92103	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03A	Senior Centers	570.201(c)	$30,000.00
78	Sulpizio Family Arc Center of San Diego	To install new fencing around the facility. The facility provides a wide range of services including daily living skills assistance, vocational training, employment placement and job retention services for individuals with a variety of disabilities.	3030 Market St	San Diego	CA	92102	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03B	Handicapped Centers	570.201(c)	$45,000.00
79	Sustainable Communities	To support comprehensive neighborhood reinvestment efforts in low to moderate income communities through technical assistance and/or financial commitments.	450 B St, St. 470	San Diego	CA	92101	Other	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	09	Organizations	10	19C	CDBG Non-profit Organization Capacity Building	570.205	$105,000.00
80	Teen Health Center Renovation Project	to provide healthcare and healthcare-related services to the uninsured, low-income teens of Barrio Logan and surrounding communities.	1643 Logan Ave	San Diego	CA	92113	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03P	Health Facilities	570.201(c)	$25,000.00
81	Tenant Improvements-Elderhelp	The project includes the creation of a new community center complete with assembly space, activity rooms, fitness center, and internet café to serve low to moderate income seniors.	4069 30th St	San Diego	CA	92104	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03A	Senior Centers	570.201(c)	$30,000.00
82	Therapeutic Recreation Services	To provide therapeutic recreation programs designed to meet the special needs of individuals with disabilities who have difficulty accessing and participating in recreation opportunities offered to the general public. Program teaches appropriate social skills, community functioning skills, leisure education, improving fitness and health, increasing client independence and enhancing overall quality of life for participants.	3325 Zoo Dr	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	1413	05B	Handicapped Services	570.201(e)	$354,175.00

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
83	Tierrasanta Pool	ADA improvement to the facility.	11238 Clairemont Mesa Blvd	San Diego	CA	92124	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03F	Parks, Recreational Facilities	570.201(c)	$454,769.00
84	TreeSmart San Diego	To plant trees in CDBG eligible neighborhoods.	Locations to be determined based on CDBG eligible census tract.	San Diego	CA		Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	123	03N	Tree Planting	570.201(c)	$25,000.00
85	Tubman/Chavez Center Facility Upgrade	To complete renovations that include fully ADA compliant entrances/facilities, additional parking, critical roof repair and improved architectural design features to enhance the aesthetic quality of the facility. The facility serves the low to moderate income community of Southeastern San Diego.	415 Euclid Ave	San Diego	CA	92114	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03E	Neighborhood Facilities	570.201(c)	$26,500.00
86	Urban Corps Youth Training Center	To create larger more efficient classroom/meeting room space to serve low to moderate income young people. The facility provides job training to clients by having them participate in providing crucial conservation and environmental services in San Diego.	3127 Jefferson St	San Diego	CA	92110	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03D	Youth Centers	570.201(c)	$190,250.00
87	Vietnam Veterans 108 Loan Repayment	Section 108 Loan Repayment	Not Applicable				Other	6/30/2010	N/A	N/A	N/A	N/A		0	19F	Repayment of Section 108 Loan Principal	N/A	$90,565.00
88	Village and Josue Homes Improvement Project	The funds will be used to upgrade residential showers an replace water source heat pumps; replace carpeting in residential rooms and room heaters; and replace windows at various program sites. The facility provides services to homeless adults and family residents.	5120 70th St & 1501 Imperial Ave & 4281 College Ave & 5126 70th St	San Diego	CA	92115 92101	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$30,000.00
89	VVSD Apartments	To build 16 3-bedroom, 3-bathroom apartments for homeless veterans in transitional housing. A total of 48 units and up to 96 beds will be created. CDBG funds will be used to relocate an electrical pole to make room for the required footprint for the building, as well as landscape improvements for the parking lot.	4141 Pacific Hwy	San Diego	CA	92110	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$25,000.00
90	Weatherization, Energy Efficiency & Rehab Program	To provide basic weatherization, minor rehabilitation, and minor home security improvements to low to moderate income seniors and disabled residents.	Locations to be determined based on client income levels.	San Diego	CA		Owner Occupied Housing	6/30/2010	Decent Housing	Availability/ Accessibility	No. of homeowner units rehabilitated or improved.	10	Housing Units	70	14A	Rehab: Single Unit Residential	570.202	$85,000.00

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ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
91	Woods Home Renovation Project	To rehabilitate the kitchen, front room, sun room, dining room, pantry, laundry room and other 1st floor areas for the home used by homeless and mentally ill women. The improvements will allow for better service to clients and improved ADA standards for disabled residents.	115 Redwood St	San Diego	CA	92103	Public Facilities	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a facility.	11	Public Facilities	1	03C	Homeless Facilities (not operating costs)	570.201(c)	$46,000.00
92	Youth Leadership and Work Experience Academy	To develop and deliver an educational learning lab through the Youth One Stop Career Centers and Work Readiness Program. The goal of the curriculum will be to provide low to moderate income youth a quality, positive and life-shaping development opportunity that will help them get a head start on career development.	210 West Ash St	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	37	05	Public Services (General)	570.201(e)	$33,858.00

HOME Projects

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	First Time Homebuyer Programs				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Down payment and closing cost assistance grants will be made available to first time homebuyers earning 80 percent or less of AMI.

Location:

Citywide

Expected Completion Date:

6/30/2010

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Owner Occupied Housing

Explanation:

Specific Objectives

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

1. Increase the availability of affordable owner housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**	45		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
45 households assisted		

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	American Dream Downpayment Initiative				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Funds will provide down payment assistance to low-income first time homebuyers and complement the San Diego Housing Commission's First Time Homebuyer Programs.

Location:

Citywide

Expected Completion Date:

6/30/2010

Objective Category

- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Owner Occupied Housing

Explanation:

Specific Objectives

Outcome Categories

- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

1. Increase the availability of affordable owner housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Linked with Homeownership project		

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	New Construction and Acquisition/Rehabilitation - CHDOs				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

At least 15 percent of the annual HOME allocation will be reserved to provide affordable housing development and acquisition/rehabilitation activities by Community Housing Development Corporations (CHDOs).

Location:

Citywide

Expected Completion Date:

6/30/2010

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Specific Objectives

1. Increase the supply of affordable rental housing
2. Improve the quality of affordable rental housing
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**	35		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
35 units assisted with HOME funds		

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	Housing Production Program				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Development of affordable rental housing through acquisition with rehabilitation or new construction.

Location:

Citywide

Expected Completion Date:

6/30/2010

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Specific Objectives

1. Increase the supply of affordable rental housing
2. Improve the quality of affordable rental housing
3.

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Project-level Accomplishments

Accompl. Type:	**Proposed**	85		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
85 units assisted with HOME funds		

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	Owner-Occupied Housing Rehabilitation				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Housing rehabilitation activities for owner-occupied low income homeowners earing up to 60 percent of AMI.

Location:

Citywide

Priority Need Category

Select one: Owner Occupied Housing

Explanation:

Expected Completion Date:

6/30/2010

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Specific Objectives

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1 Improve the quality of owner housing

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**	25		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
25 owner-occupied units rehabilitated		

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	HOME Tenant Based Rental Assistance (TBRA)				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Provide HOME-funded TBRA vouchers for up to 30 low income households.

Location:	**Priority Need Category**
Citywide	**Select one:**
	Explanation:
Expected Completion Date: 6/30/2010	

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Specific Objectives

1
2
3

Project-level Accomplishments

	Proposed	30		Proposed	
	Underway			Underway	
	Complete			Complete	
	Proposed			Proposed	
	Underway			Underway	
	Complete			Complete	
	Proposed			Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
30 households assisted with tenant vouchers		

Program Year 1

	Proposed Amt.			Proposed Amt.	
	Actual Amount			Actual Amount	
	Proposed Amt.			Proposed Amt.	
	Actual Amount			Actual Amount	
	Proposed Units			Proposed Units	
	Actual Units			Actual Units	
	Proposed Units			Proposed Units	
	Actual Units			Actual Units	

Program Year 2		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 3		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 4		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 5		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Project Name:	HOME Program Administration				
Description:		**IDIS Project #:**		**UOG Code:**	UOG Code

Costs related to administering the HOME program.

Location:	**Priority Need Category**	
Citywide	**Select one:**	
	Explanation:	
Expected Completion Date: 6/30/2010		
Objective Category: ○ Decent Housing ○ Suitable Living Environment ○ Economic Opportunity		
	Specific Objectives	
Outcome Categories: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability	1	
	2	
	3	

Project-level Accomplishments

	Proposed				Proposed		
	Underway				Underway		
	Complete				Complete		
	Proposed				Proposed		
	Underway				Underway		
	Complete				Complete		
	Proposed				Proposed		
	Underway				Underway		
	Complete				Complete		

Proposed Outcome	Performance Measure	Actual Outcome
Not applicable		

Program Year 1

	Proposed Amt.				Proposed Amt.		
	Actual Amount				Actual Amount		
	Proposed Amt.				Proposed Amt.		
	Actual Amount				Actual Amount		
	Proposed Units				Proposed Units		
	Actual Units				Actual Units		
	Proposed Units				Proposed Units		
	Actual Units				Actual Units		

Program Year 2		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 3		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 4		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
Program Year 5		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	
		Proposed Units				Proposed Units	
		Actual Units				Actual Units	

ESG Projects

CITY OF SAN DIEGO
FY 2010 EMERGENCY SHELTER GRANT PROGRAM
UOG CODE 063210

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
1	Homeless Emergency Shelter Program	To provide homeless persons with a clean, safe environment for 120 days. The program provides 1 to 3 meals per day, showers, sanitation facilities, furnishings and overnight stays. The single adult shelter site varies every year.	2801 1/2 Sports Arena Blvd	San Diego	CA	92110	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	410	03T	Operating Costs of Homeless/AIDS Patients Programs	570.201(c)	$195,000.00
2	Cortez Hill Family Shelter Program	The facility provides 120 day, case managed, short-term transitional housing program for intact homeless families.	1449 9th Ave	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	600	03T	Operating Costs of Homeless/AIDS Patients Programs	570.201(c)	$403,129.00

APPENDIX C.
Citizen Participation Plan and Public Outreach Materials

San Diego Needs Your Input...

...to identify housing and community development needs in your neighborhood.

The City of San Diego and the San Diego Housing Commission need your input about how to spend the federal housing and community development funds they will receive during the next five years (2010-2014). Activities must generally benefit low and moderate income persons. The City is starting its Consolidated Plan, which will determine how the federal funds will be spent. Citizen participation is a vital step in determining the City's needs and priorities.

What do we want to know?

- What do you consider to be the City's most critical housing needs?
- What are the City's most critical community development needs?
- What can the City do to improve housing opportunities and community development?

Attend one of the following meetings:

Date: Tuesday March 10, 2009
Time: 1:30pm – 4:00pm
Location: Villa Harvey Mandel
72 17th Street
(17th and Imperial)
San Diego, CA 92101-7638
Room: Father Joe's Village Classroom

Date: Wednesday March 11, 2009
Time: 6:00pm – 8:30pm
Location: St. Vincent de Paul
640 16th Street
(16th & Market)
San Diego, CA 92101-7638
Room: 12th Floor Community Room

Meetings will begin with an overview of the Consolidated Plan and discussion of needs, then will switch to an open house format. Please stop by at any time.

Other questions or needs?

- All locations are accessible to persons with physical disabilities.
- A sign language interpreter or CART will be provided upon request for any meeting with five business day's notice.
- Spanish translation will be available.
- If you need to make arrangements for meeting accessibility or child care, or for more information about the Consolidated Plan process, please contact:

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
619-578-7542
victoriaj@sdhc.org

San Diego HOUSING COMMISSION

San Diego Needs Your Input...

...to identify housing and community development needs in your neighborhood.

The City of San Diego and the San Diego Housing Commission need your input about how to spend the federal housing and community development funds they will receive during the next five years (2010-2014). Activities must generally benefit low and moderate income persons. The City is starting its Consolidated Plan, which will determine how the federal funds will be spent. Citizen participation is a vital step in determining the City's needs and priorities.

What do we want to know?

- What do you consider to be the City's most critical housing needs?
- What are the City's most critical community development needs?
- What can the City do to improve housing opportunities and community development?

Stakeholders are invited to attend one of the following meetings to give us input into the City's Consolidated Plan:

Date: Tuesday March 10, 2009
Time: 7:30am – 10:30am
Location: San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Date: Wednesday March 11, 2009
Time: 1:00pm – 4:00pm
Location: War Memorial Building
in Balboa Park
3325 Zoo Drive
San Diego, CA 92101

Meetings will begin with an overview of the Consolidated Plan and discussion of needs, then will switch to an open house format. Please stop by at any time.

Other questions or needs?

- All locations are accessible to persons with physical disabilities.
- A sign language interpreter or CART will be provided upon request for any meeting with five business day's notice.
- Spanish translation will be available.
- If you need to make arrangements for meeting accessibility or child care, or for more information about the Consolidated Plan process, please contact:

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
619-578-7542
victoriaj@sdhc.org

San Diego HOUSING COMMISSION

PUBLIC NOTICE
PROPOSED CITY OF SAN DIEGO 2010-2014 FIVE-YEAR CONSOLIDATED PLAN
-AND-
PROPOSED FISCAL YEAR 2010 ANNUAL ACTION PLAN FOR THE CITY OF SAN DIEGO

Draft City of San Diego 2010-2014 Five-Year Consolidated Plan

A draft of the City of San Diego's 2010-2014 Five-Year Consolidated Plan will be available for public review from April 1 through April 30, 2009. The purpose of public review is to provide the public with an opportunity to comment on the needs, resources, priorities and proposed activities to be undertaken with respect to federally funded community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

Draft Fiscal Year 2010 Annual Action Plan

The Fiscal Year 2010 (FY10) Annual Action Plan is the yearly update to the Five-Year Consolidated Plan. A draft of the FY10 Annual Action Plan will be available for public review from April 1 through April 30, 2009. The purpose of public review is to provide the public with an opportunity to comment on the expenditure of approximately $26 million in federal community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

The draft 2010-2014 Five-Year Consolidated Plan and FY10 Annual Action Plan will be available in the reference section of all City of San Diego libraries. A schedule of public hearings is listed below. You can provide comments at any of the hearings or can submit your comments in writing to Victoria Joes, San Diego Housing Commission, 1122 Broadway, Suite 300; San Diego, CA 92101 or via e-mail to victoriaj@sdhc.org. The plan will also be available for review on the Housing Commission's website: www.sdhc.org

SCHEDULE OF PUBLIC HEARINGS April 6-28, 2009
RE: 2010-2014 CONSOLIDATED PLAN AND FY10 ANNUAL ACTION PLAN

Monday **April 6** **6:30 p.m.**	**City Heights Area Planning Committee** Metro Career Center, 3rd Floor 3910 University Avenue, (619) 280-3910
Thursday **April 9** **7:00 p.m.**	**San Pasqual-Lake Hodges Planning Committee** San Diego Wild Animal Park, Conference Room Highway 78, Escondido
Wednesday **April 15** **2:00 p.m.**	**City Council Land Use and Housing Committee Meeting** 202 C Street, 12th floor, (619) 533-4000
Wednesday **April 15** **3:00 p.m.**	**Otay Mesa-Nestor Planning Committee** Otay Mesa-Nestor Branch Library 3003 Coronado Avenue, (619) 696-8350
Wednesday **April 15** **6:00 p.m.**	**Barrio Logan Project Area Committee** Barrio Theatre 2175 Newton Avenue, (619) 238-0314
Thursday **April 16** **6:30 p.m.**	**Peninsula Community Planning Board** Point Loma Branch Library 3701 Voltaire Street, (619)222-2240
Friday **April 17** **9:00 a.m.**	**San Diego Housing Commission** 1122 Broadway, 4th Floor, (619) 578-7542
Monday **April 20** **7:00 p.m.**	**Navajo Community Planners Inc.** Church of Nazarene 4750 Mission Gorge Place, (619) 741-5890
Tuesday **April 28** **2:00 p.m.**	**City Council Meeting - Plan Adoption** 202 C Street, 12th floor, (533-4000)

City of San Diego 2010–2014 Consolidated Plan Public Forum

Presented to:

San Diego Residents & Stakeholders

Presented by:

Jen Garner
Garner Insight

and

Victoria Joes
San Diego Housing Commission

March 10 & 11, 2009

BBC Research & Consulting
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Denver, Colorado 80202
1-800-748-3222
www.bbcresearch.com

Introduction and Meeting Rules

- To ensure that everyone in attendance has a chance to voice their opinion:
  - Please hold your comments to 2 minutes on each subject. This will give everyone an equal chance to make comments.
  - Please do not interrupt or debate others. There are no right or wrong answers in our discussion today!
- If you have more to say, or have very detailed questions about programs, visit with us after the hearing.

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Purpose of the Consolidated Plan

In 1995, the U.S. Department of Housing and Urban Development (HUD) began requiring states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding.

The purpose of the Consolidated Plan is:

- To identify a jurisdiction's housing and community development needs, priorities, goals and strategies; and
- To stipulate how federal funds will be allocated to housing and community development needs in the community.

An Analysis of Impediments to Fair Housing Choice and a plan to address barriers must also be completed as part of a Consolidated Plan. In San Diego, this is a regional effort in partnership with jurisdictions across the County.

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What Does San Diego Receive From HUD?

Programs	FY 2009 Funding Allocations
Community Development Block Grant (CDBG)	$ 14,852,521
HOME Investment Partnerships Program (HOME)	$ 8,177,066
American Dream Downpayment Initiative (ADDI)	$ 59,227
Emergency Shelter Grants Program (ESG)	$ 668,756
Housing Opportunities for Persons with AIDS (HOPWA)	$ 2,646,000
Total	**$26,403,570**

Note: The U.S. Department of Housing and Community Development has not released allocations for FY2010. The City of San Diego is preparing for a 10% reduction from FY 2009 funding levels.

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CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.

Housing Activities

- Provide financial assistance in the rehabilitation of multifamily and single-family housing units.
- Provide technical assistance in the rehabilitation of single-family housing units.
- Develop affordable rental housing units.

- Fund downpayment and closing cost assistance grants and interest-deferred loans.

- Provide financing for the operation of transitional housing beds.
- Provide financing towards the City's Homeless Coordinator Program, the City's Winter Shelter Program and the Regional Task Force on the Homeless.

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CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.

Public Infrastructure and Facilities

- General public facilities; homeless facilities; park and recreational facility; street improvements and health facilities.

Architectural Barrier Removal

- Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

Neighborhood Code Compliance
Building and Housing

Neighborhood Based Code Enforcement

- Activities include proactive code enforcement teams, a targeted effort to eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right-of-way barriers.

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CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.

Lead Based Paint Hazard Elimination

- The City provided lead based paint information to all applicants seeking housing assistance. Lead paint hazards were eliminated as a part of all housing rehabilitated through the City's Housing Rehabilitation Program funded from a variety funding sources, with federal sources coming from two HUD Lead Hazard Control and Demonstration Grants.

San Diego's Economic Development Activities

- Focuses on small business assistance and micro-enterprise development, which results in more jobs for the region. Programs concentrate on micro-enterprise assistance for San Diego's ethnic minority and refugee populations and provide general assistance to small businesses in CDBG eligible areas.

Community and Supportive Services

- Expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services.

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HOME/ADDI—Previously Funded Activities

Objectives: Allow communities to custom-design housing strategies.
Strengthen business/government/non-profit partnerships.
Build capacity of community-based housing groups.

- All the HOME programs serve Households at 80% and below of Area Median Income and concentrate on Households identified in the 2004-2009 Consolidated Plan Affordable Housing Priorities.
  - Rental housing development
  - Homeownership programs
  - Rehabilitation programs for individual households
  - CHDO support
  - Minority-owned business outreach

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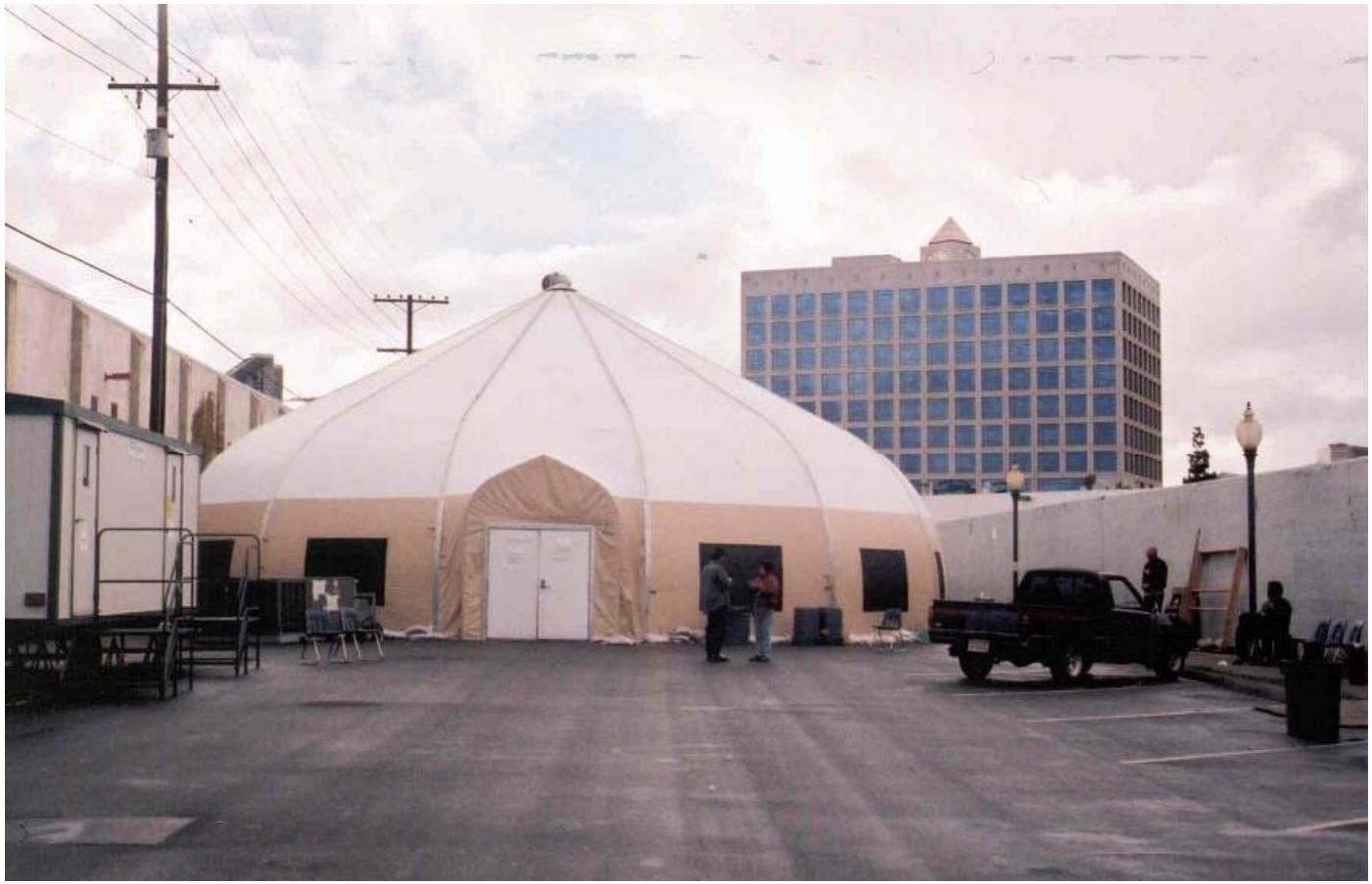
ESG—Previously Funded Activities

- Winter Shelter Program
- Cortez Hill Family Center



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HOPWA—
Previously Funded Activities

- Funds are distributed throughout the County to implement the following activities:
  - Acquisition/rehabilitation/new construction of affordable housing
  - Information and referral
  - Resource identification
  - Operating costs
  - Rental assistance
  - Supportive services

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Consolidated Plan Research Process

- **Public participation:**
  - Citizen forums
  - Stakeholder meetings/Issue specific meetings
  - Draft hearing and comment period
- **Data:**
  - Demographic and socioeconomic analysis
  - Housing market analysis
  - Housing for special needs populations
  - Housing and community development needs
- **Draft plan and 30-day comment period**
- **Five-year Strategic Plan/2008 Action Plan**

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Your Input! Needs and Prioritization

- Determine needs of low-income and special needs populations in San Diego
- Rate each need as high, medium or low priority

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Top 3 Housing & Community/ Economic Development Needs

Community Development

1. _____
2. _____
3. _____

Economic Development

1. _____
2. _____
3. _____

Housing

1. _____
2. _____
3. _____

Special-Needs Populations

1. _____
2. _____
3. _____

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Prioritize the Needs – High, Medium or Low Priority

- **High priority**—Activities to address this need will be funded by the city during the five-year period

- **Medium priority**—If funds are available, activities to address this need may be funded by the city during the five-year period. Also, the city may take other actions to help this group locate other sources of funds

- **Low priority**—The city will not directly fund activities using funds to address this need during the five-year period, but applications for federal assistance by other entities might be supported and found to be consistent with this Plan.

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How to Participate in the San Diego Consolidated Plan

- Tell us what you think today!
- Call the Housing Commission: Victoria Joes 619-578-7542
- Email the housing Commission: victoriaj@sdhc.org
- Send a letter to:

  Victoria Joes
  ATTN: Consolidated Plan
  City of San Diego
  1122 Broadway, Suite 300
  San Diego, CA 92101

- The Draft Consolidated Plan will be available at: http://www.sdhc.org/giaboutus3a8.shtml and http://www.sandiego.gov/cdbg/general/index.shtml

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Top 3 Needs of Low-Income/ Special Needs Populations in San Diego

Community Development/Public Services

1. _____
2. _____
3. _____

Economic Development

1. _____
2. _____
3. _____

Housing

1. _____
2. _____
3. _____

Special Needs Populations

1. _____
2. _____
3. _____

Prioritize Top Needs — High, Medium and Low

Please select only 3 activities for each priority level

High Priority

1. _____
2. _____
3. _____

Medium Priority

1. _____
2. _____
3. _____

Low Priority

1. _____
2. _____
3. _____

Please hand this worksheet in at the end of the meeting.

Or fax (303-399-0448) or mail to:

Heidi Aggeler
BBC Research & Consulting
3773 Cherry Creek North Drive, Suite 850
Denver, CO 80209

APPENDIX D.
Public Comments

APPENDIX D.
Public Comments

This section contains the public comments received as part of the San Diego Consolidated Plan public input process and 30-day public comment period.

Emails and letters are reproduced exactly as they were received. Where requested, we removed identifying information to protect privacy.

Email No. 1 (March 13, 2009)

Dear Victoria,

First, thank you so much for your excellent support of my participation in above process. I am excited to know that my comments/suggestions will go to ConPlan consultants (BBC), and that they will be used to write the Plan itself. Good luck with completion of the process, and I feel certain that both plans will be excellent, and I ask that even though we are in a budget crisis locally and nationally, that our plans and outlook remain strong and confident, as I believe, that is the kind of Leadership needed from all of you by the Citizens of San Diego.

CITIZEN PARTICIPATION/2010-2014 CONSOLIDATED PLAN & 2010 ACTION PLAN COMMENTS AND SUGGESTIONS:

PART I.

My key points pulled from "Appendix A Summary of Survey Results" from 2005-2009 Consolidated Plan; I did this first, so I could point out to you what the General Public's needs were, and probably remain basically the same, and which will help you formulate the, perhaps, difficult priorities you face given the current economic/budget crisis (I am only highlighting Average Scores in 3 range).

The top priority in any serious crisis is mostly Public Health & Public Safety (statements in parenthesis' are mine):

Fire Stations & Equipment 3.25 (I need to feel safe) Affordable Rental Housing 3.24 (I need to have a roof over my head)
Trash & Debris Removal 3.22 (I need to be healthy)
Sidewalk Improvements 3.21 (I need to feel safe)
Cleanup of Abandoned Lots and Buildings 3.17 (I need to be healthy & feel safe)
Homeownership Assistance 3.14 (I need to have a roof over my head & the dignity of owning my home in my Community)
Libraries 3.12 (I need a place to keep my learning & growth alive, and a place that welcomes all people)
Code Enforcement 3.09 (I need a place where Laws & Codes are enforced, so my community stays safe,

		orderly, and friendly.
Neglected/Abuse Children Center and Services	3.04	(I need know that children are all important in my Community, and that they are safe and cared for)
Street Lighting	3.03	(I need to feel safe)
Parks & Recreational Facilities	3.02	(I need a place to recreate, relax & play)
Youth Centers	3.02	(I need places where our Youth feel safe to grow, learn, play with their peers, etc.

PART II.

TOP 3 HOUSING & COMMUNITY/ECONOMIC DEVELOPMENT NEEDS

First NEED; COMMUNITY DEVELOPMENT (In order of priority):

1. Do a housing & community development needs survey; with a special focus on the infrastructure needs of each Community.
2. Neighborhood-based code enforcement.
3. Increase incorporation of SUSTAINABILITY into our City Of Villages Plan; i.e., LEED, Smarth Growth, Public Transit, Bicycles, Pedestrian safety. These are already outlined by new laws in place at both the federal and state level with words such as "carbon footprint" and "global warming".

Other Priorities:

4. Supportive Services.
5. Information Referral.
6. Increase Citizen Participation & Community Outreach; especially meetings in each Community to help mediate the "NIMBY" (not in my backyard) attitude toward housing and shelter for homeless people, etc.
7. Create and implement easy access via websites for people to check and update Section 8, and other housing waiting lists. etc.

Second NEED; ECONOMIC DEVELOPMENT (In order of priority):

1. Design and build affordable workforce housing so people can live, work, and play in their communities.
2. Increase small business assistance to help keep "Mom-&-Pop" businesses alive to provide local jobs for local people, and to retain the soul of a neighborhood through its ethnic roots.
3. Foster more support of "micro-enterprises".

Other Priorities:

4. Communities need more living wages.
5. Support of retail is important; yet Downtown San Diego needs more enforcement of pedestrian right-of-way and safety on sidewalks outside of Retail Businesses; i.e., restaurants, clubs, etc.

Third NEED; HOUSING (In order of priority):

1. Need a summit to discuss housing affordability and supply crisis'. Points that need to be included and support this suggestion:
   A. We desperately need a complete survey of number of dislocated tenants due to condo conversions, dislocated mobile home owners due to being replaced by new projects (recently overlay zone that protected mobile home parks was removed), redevelopment projects, etc. that close SRO's used by workforce population, seniors and other low income people, and how many of displaced tenants become first time home buyers in the newly built and/or renovated building that they once called their homes.
   B. A detailed report since in-lieu fees began being paid by developers to opt out of inclusionary housing requirement showing project names and location, in-lieu amount paid, and then data on how and when and for what the paid in-lieu fees were utilized for their purpose of affordable housing.
   C. Homeless count data compiled, coordinated, and totaled in a shorter time frame due to the relevance and importance of this data for San Diego.
2. Continue to fund Winter Shelter Downtown for Homeless, and also the shelter for homeless veterans, and Cortez Hill Family Center; need to fund more transitional housing beds; need to fund City's Homeless Coordinator Program.
3. Reactivate public meetings for the Taskforce on a Permanent Intake Facility for the Chronic Homeless, and/or issue regular update reports on how the process is going forward to the public.

Other Priorities:

4. Review our Fair Housing Policy and how it is implemented, and monitored.

Fourth NEED; SPECIAL NEEDS POPULATIONS (In order of priority):

1. Clearly define ADA needs as required by regulations & laws in place now, and take needed actions to implement them in our Communities.
2. I consider our children a special needs population in regards to lead-based paint hazard elimination. I was very saddened to learn that it took four years to get this on the City Council docket in 2008, and that during that period many of our children became sick from lead-based paint. This must not ever happen again, and now that we have the laws needed to eliminate this hazard, I ask that the Staff needed for enforcement and monitoring are always kept as a priorty no matter how serious our budget crisis is.
3. Continue to help special needs populations locate other sources of funds beyond what our City can provide.

Other Priorities:

4. Continue to monitor what the needs are for our Senior Citizens; for it is well-documented that they are increasing in number now, and their numbers will increase well into the future.

My final comments are:

As a Citizen, I encourage more collaboration between all Government Bodies, Agencies, Commissions, Components, etc. as this is so vital to our large, geographic, regional area, and with the increasing focus now on "Performance Measurement" both by the Legistlative and Executive Branches of our government, I feel confident that the processes important to our Consolidated Plan and our Action Plan will move forward even more to helping San Diego become America's Finest City.

Thank you for your consideration, and for the opportunity for my voice to be heard.

Email No. 2

Date: March 16, 2009

Re: Five Year Consolidated Plan

I would like to comment on the formation of the City of San Diego's Five Year Consolidated Plan.

One of the greatest needs in San Diego, as it relates to decent housing and suitable living environments, is the lack of citizen and stakeholder participation in the issue on an on-going basis. The needs are ill-defined; the funding is fractured amongst too many non-profits who are working autonomously, rather than in unison. Despite the creation of a citizen participation plan during the last 5 year plan, there was little to no citizen/stakeholder input in how to meet the needs and to keep up to date with the changing circumstances.

It is, therefore, essential and the number one priority of this new citizen participation plan to create a stakeholder/advocacy group, staffed and funded by the Housing Commission, to look at the decent housing and suitable living environment issues. The group should work together to find ways to maximize federal funding and encourage non-profits to organize together to get all of the City's needs worked on. They should also advise the City Council on the needs they should be focusing on when distributing the CDBG funding.

Data shows that homelessness in the city is at chronic levels and still increasing in all categories, but with a special emphasis on the senior and disabled populations. The city currently provides a temporary winter homeless shelter and funds other providers to help with the problem year round. And the city is working on looking at a permanent homeless shelter.
But the crisis continues.

The City of San Diego has a very successful model in its Family Justice Center (FJC). It is a very high priority to provide decent housing by constructing a permanent homeless shelter using the one-stop model of the FJC. We all realize it is not enough to just provide a roof over someone's head. The main focus must be on providing the services necessary to allow the homeless to get out of the vicious cycle they

have fallen into. The FJC has shown that the model can be very successful and it is long past time for the city to take what it has learned and apply it to dealing with the homeless crisis.

In addition, we have lost around seven thousand Single Room Occupancies (SRO's), mostly due to the redevelopment of the downtown area and the reluctance of the city to enforce its own requirement for a one to one replacement. Many of the SRO's had problems, and once again the city must learn from its mistakes. But SRO's are a vital part of the mix of housing types that must be available. In this time of fiscal and economic crises, unemployment and uncertainty, it is the very low income who are being hit the hardest. But when a family in very low income assisted housing can no longer afford the rent, there is nowhere for them to go but out onto the streets. This is unacceptable. There must be a stop gap to keep people housed during this difficult time.

It is essential that the city take action to fill the void created by the loss of the SRO's, while also creating an oversight that can ensure that the housing is safe and decent.

As the interest rates fall, it is essential that this plan realize the immense benefit to affordable housing that the decline in rates offers. Many affordable housing projects have mortgages at relatively high interest rates. A focus of HOME funds on helping affordable housing providers to refinance would free up income to repay other Housing Commission loans, creating even more funds available to take advantage of this historic time of low housing prices. Similarly, the Housing Commission could use HOME funds to deal with the problem of residual receipt loans. As the loans are used, interest accrues to the point where the affordable housing provider cannot repay the loan. A review of these loans to forgive the accrued interest as repayment of the principle occurs would bring in greater funding to the city and Housing Commission to be used to fulfill the needs of this consolidated plan.

As data is reviewed, it will be shown that many of our affordable housing units are 40-50 years old. Few have universal design, or livability, or even accessibility, that can be then used by those with disabilities, or by seniors. It is essential that funds are made available to rehab units, add universal design, implement energy efficiencies and take advantage of incentives on solar panels and other green upgrades. The expenditure of HOME funds has historically been left to the Housing Commission with little input or oversight by the city, and no apparent guidelines to focus the expenditure on the needs and priorities of the Consolidated Plan.

It is important to recognize that the City of San Diego is facing a dire fiscal future because of its burgeoning pension liability. As a result, the city is being forced to cut services to our libraries and parks and recreation. It is clear that these type of cuts have a disproportionate impact on the low-income communities that rely so heavily on the services.
The next five years will show a very significant reduction in the living environment of the affordable housing residents and the Consolidated Plan needs a very robust suitable living environment section. It needs to highly prioritize programs that provide the resident services that will be lost.

Some of those are access to a computer and the internet, which is currently largely available through our libraries. The Plan needs to focus funds on non-profits that can cover that loss. There will be a drastic cut in the recreation programs offered by the city which include after-school programs, homework help, organized sports and youth aversion programs. The Plan needs to place a high priority on funding non-profits and Community Based Development Organizations that have the ability and are willing to fill the void that will be left by the city's service cuts.

There will need to be a focus on access to public transit as more and more people are forced to use a system that is continually raising fares and cutting services. That need will necessitate the improvement of sidewalks, the creation of easements for bus stops, for shelters and seats. Transit is more than a way to get around. It is the ability to take a job, a lifeline to a doctor and access to classes that can prepare people for better paying jobs. Transit must hold a high priority in the suitable living environment for the city.

Data will show that the disabled population has a disproportionately greater need of help in low-income and very low-income housing and in homeless services. That disproportionate need must be dealt with by the Consolidated Plan, and specific objectives and goals must be set-up to ensure that the disproportionate need is reduced.

The city has been under a declared emergency due to a lack of affordable housing. That fact must hold a very strong position in the Plan's priorities. The city has a policy that requires balanced communities, as does HUD. And yet the city now has areas that are almost solely dedicated to affordable housing . The Plan must consider the city's failure to abide by its own policy and the HUD requirement, and set up objectives and goals to ensure a mix of housing in all parts of the city. Having the city separated by income, as it is now, simply ensures that actions taken by the city will have a disproportionately high adverse effect on the low-income communities.

The redevelopment agency, which funds much of our affordable housing, needs to be advised of the Consolidated Plan and its priorities. While the redevelopment agency spends large amounts of money, it does not seem to be under any obligation to concern itself with the needs, priorities and goals of the Plan. Such a fractured approach to the city's housing needs is ensuring that the city will never reach the goals set forward in the Plan.
There must be better oversight of that.

This new Consolidated Plan must take a very honest look at how the city distributes its CDBG funding. All of the city's policies regarding the Consolidated Plan must meet HUD requirements.

Thank you for the chance to comment. I would like to have a chance to see the data that has been compiled for the Plan when it is available and make comment again on that data.

Email No. 3 (March 27, 2009)

Thank you for the opportunity to comment on the priorities for the City of San Diego 2010-2014 Five Year Consolidated Plan and the Proposed Fiscal Year 2010 Annual Action Plan for the City of San Diego.

The Corporation for Supportive Housing endorses the City's various strategies to create permanent housing opportunities for families and individuals who are experiencing long-term homelessness. We feel it is crucial to create investments in additional affordable and supportive housing for both the homeless and those who would likely be homeless without it.

In the past decade, the City of San Diego has made a strong effort to move people with disabilities through a continuum of care system. This action has resulted in many families and individuals finding appropriate independent housing with the kinds of services they need to be permanently removed from the difficult and often dangerous life style of the streets.

Today, there is a growing number of San Diegans who are faced with eviction; who are being devastated by a torn economy, and need to know there is permanent affordable shelter alternatives. At the same time, there are an increasing number of veterans from recent wars; young people leaving foster care; victims of domestic violence both young and old who need a safe and sustainable life in our community. Thus it is vitally important for the City to continue to financially support the creation of supportive housing.

The strategic creation of supportive housing units is also a wise fiscal investment for local jurisdictions. The most vulnerable members of our society can also be involved in costly patterns of crisis that create repeated contact with hospitals, jails and/or foster care, unemployment and public health concerns. Supportive housing solutions are key to the decline of long-term homelessness which costs so much to both the homeless and the community in which they live.

The current Consolidated Plan (FY2005-FY2009) includes the results of the Housing and Community Development Needs Survey. Out of the top 11 specific needs, the survey respondents stated that affordable rental housing was their top priority and Homeless Shelters/Services was their second priority. The current Consolidated Plan Goals include:

- Expand and preserve a continuum of affordable housing opportunities
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services.

In addition the current Consolidated Plan includes a summary of five year quantified objectives for special needs population. All of the special needs categories have received a High Priority with the exception of one (developmentally disabled is Medium because non CPD funding sources are used to address these needs) The Plan also acknowledges aligning the Consolidated Plan programs and objectives with the goals and strategies identified in the Regional Continuum of Care Strategy, including the Council authorized 10-Year Plan to End Chronic Homelessness. CSH suggests that it would be helpful to align with the goals and strategies identified in the Mental Health Services Act Housing Plan.

The Consolidated Plan also coordinates its proposed priority for expenditure with the policies set forth in the adopted San Diego Housing Element FY2005-2010. Among the "Quantified Objectives" stated in this document pertaining to Supportive Housing are the following:

- Support the integration of people with disabilities into private housing as much as possible

- Support the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing
- Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities. This support focuses on provision of permanent, supportive housing space and services.

It is for these reasons that we would like to make these specific recommendations for the priority of funds in the Consolidated Plan and in addition request that these recommendation also be considered for the other resources that the City has under its control or encourage public/private partners in the community to consider for the use of their resources.

- Continue to rank Supportive housing and supportive services as a high priority
- Consider increasing the number of supportive housing units as a goal number
- Place as a priority the leveraging of the funds available in the Consolidated Plan with additional public resources available such as redevelopment set aside monies; locally created public funds such as trust fund/in-lieu fees/, and additional federal funds during the economic recovery period.
- A key to supportive housing is gap funding for operating costs. Consider the creation of project based section 8/vouchers to leverage against funds listed under the Consolidated Plan.
- Continue to reach out in a coordinated manner with other agencies involved in the goal of ending long term homelessness.
- Identify opportunities to align planning with the Mental Health Services Act Housing Plan

Thank you for your time and consideration in receiving these comments. I would be pleased to provide additional details if you have any questions regarding the recommendations we have proposed.

access
to independence

Resources for people with disabilities.

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line ($10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up-to-date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

209 E. Broadway, Suite A, Vista, CA 92084 • 760.643.0447 • FAX 643.0453 • TDD 643.0452
www.a2isd.org

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

Stacy Zwagers

Stacy Zwagers
Program Manager

access to independence

Resources for people with disabilities.

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

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209 E. Broadway, Suite A, Vista, CA 92084 • 760.643.0447 • FAX 643.0453 • TDD 643.0452
www.a2isd.org

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

F. Lee Price

F. Lee Price
IL Advocate

access to independence

Resources for people with disabilities.

March 9, 2009

Ms. Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,

Louis Frick
Executive Director

March 10, 2009

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Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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I work with people with disabilities everyday that are trying to discharge from nursing homes to the community. Most of them are institutionalized because they cannot find affordable/accessible housing. The Section 8 voucher waiting list is so long and the waiting lists for subsidized housing are often just as long. San Diego county needs more affordable and accessible housing for people with disabilities.

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Sincerely,

Amy Kalivas
Advocate

March 10, 2009

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Program Analyst
San Diego Housing Commission
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San Diego, CA 92101

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Sincerely,

Valerie Arita

Valerie Arita
Independent Living Advocate
Access to Independence

March 9, 2009

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Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,

Sonia Silva
CAP Advocate

March 9, 2009

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Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,
Judith Brown

Judith Brown
Independent Living Advocate

March 9, 2009

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Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,

Leticia Vizcarra
Program Manager

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,

Jeralene S. Corley

Jeralene S. Corley
San Diego Resident

March 9, 2009

Victoria Jones
San Diego Housing Commission
1122 Broadway, Ste 300
San Diego, CA 92101

UCP United Cerebral Palsy™
of San Diego County
Life without limits for people with disabilities™
50 YEARS 1958 2008

Re: 5 Year Consolidated Plan

Dear Housing Commission Members:

United Cerebral Palsy (UCP) Association of San Diego County is pleased to provide input regarding the City of San Diego's 5 Year Consolidated Plan on Housing and Community Development. UCP of San Diego is a private, non-profit organization who has provided programs and services to people with disabilities and their families for over 50 years. The majority of the individuals we represent have very low incomes and need wheelchair accessible housing near public transportation and services.

First of all, in order for UCP to fully comment on a plan we would need to access the data you are compiling on the number of rental units affordable to very low income and livable by those who are mobility impaired. We would like to review your data once it has been compiled, and comment again when we have had a chance to look at it for trends that affect the disability community. Please let us know when that information will be available for review.

We also would like to request a copy of the draft Consolidated Plan be mailed to us as soon as it is available. Please direct this document to: Mary Krieger, United Cerebral Palsy, 8525 Gibbs Drive, St. 100, San Diego, CA 92123.

UCP of San Diego has been disappointed upon review of past housing plans that generally have overlooked the needs of the disability community. We are hopeful that this plan will take a very specific look at the needs of this community to prevent further increases in people with disabilities living in poverty and with current economic conditions causing even more homelessness.

If our agency can be of further assistance with this matter please feel free to contact me at 858 571-7803 or mkrieger@ucpsd.org. Thank you for the opportunity to provide input on this very important community need.

Sincerely,

Mary Krieger

Mary Krieger
Associate Executive Director of Programs

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Executive Director

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A UNITED WAY AGENCY

carf

March 9, 2009

access to independence

Resources for people with disabilities.

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San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

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Sincerely,

Monica Barraza
Independent Living Advocate

8885 Rio San Diego Drive, Suite #131, San Diego, CA 92108 • 619.293.3500 • FAX 293.3508 • TDD 293.7757
www.a2isd.org

access to independence

Resources for people with disabilities.

March 11, 2009

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Sincerely,

Jean Farrington
Receptionist

March 11, 2009

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Program Analyst
San Diego Housing Commission
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Sincerely,

Aaron Dawson
Administrative Assistant
Access to Independence

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community. As a service provider, of the disabled community and a person with a disability, I see the need for **affordable, accessible,** and **emergency** housing every day. I encourage the city of San Diego to continue taking the necessary steps to make **affordable, accessible** housing available to those who needed it the most, citizens on low income.

Ruben Ceballos

Sincerely,

Ruben Ceballos
Citizen, City Of San Diego

access to independence

Resources for people with disabilities.

March 11, 2009

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San Diego Housing Commission
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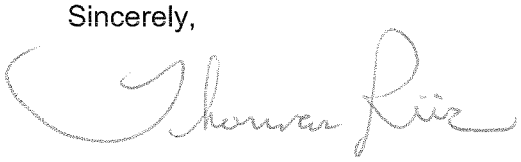

Thomas Riis
1412 Golden Gate Drive
San Diego, CA 92116