THE CITY OF SAN DIEGO

Fiscal Year 2014

Draft Annual Action Plan

for CDBG, HOME, HOPWA, and ESG Programs

April 2013

Prepared by:

The City of San Diego
Economic Development Division | CDBG Program
1200 Third Avenue, Suite 1400, MS 56D
San Diego, California 92101-4157

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THE CITY OF SAN DIEGO

NOTE

This ***Draft Fiscal Year 2014 Annual Action Plan*** presents information and figures current as of April 2, 2013. Revisions due to additional information, federal government budget actions, identified errors, and/or public comments received will be incorporated into the final version prior to its submission to the United States Department of Housing and Urban Development (HUD) on May 15, 2013.

Furthermore, it should be noted that the final list of projects in the Annual Action Plan to be funded in Fiscal Year 2014 is dependent on the amount of funding received by the City of San Diego as part of the Fiscal Year 2014 CDBG, HOME, ESG, and HOPWA entitlement and on the approval of the Action Plan by HUD.

The final version of the Annual Action Plan will be posted on the City of San Diego's website by May 15, 2013 at http://www.sandiego.gov/cdbg/general/plansreports.shtml.

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THE CITY OF SAN DIEGO

Welcome!

The City of San Diego's ***Draft Fiscal Year 2014 Annual Action Plan*** is available for public review and comment. The Annual Action Plan is the yearly update to the City's 5-Year Consolidated Plan and identifies the projects and programs proposed to be funded by the following federal programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program. The Annual Action Plan is subject to review and approval by the United States Department of Housing and Urban Development (HUD). The City invites you to review and comment in writing on this draft Annual Action Plan.

NOTES FOR PUBLIC REVIEW and COMMENT:

1. This draft document is available for public review and comment starting April 2, 2013, through May 1, 2013.
2. You may review the draft Annual Action Plan online at http://www.sandiego.gov/cdbg/general/plansreports.shtml. You may also review a hard copy of the draft Annual Action Plan at the following locations:
    a. CDBG Program Office (1200 Third Avenue, 14th Floor, San Diego, CA 92101)
    b. Various branch libraries and community centers (see reverse side for locations)
3. Staff welcomes your comments in writing. They may be delivered via the following methods:
    a. U.S. Postal Service: You may mail your written comments to: City of San Diego CDBG Program at 1200 Third Avenue, Suite 1400, San Diego, CA 92101.
    b. E-Mail: You may e-mail your comments to CDBG@sandiego.gov.
    c. Hand Delivery: You may drop off your written comments at the CDBG Program Office inside the Civic Center Plaza building at 1200 Third Avenue, 14th Floor, San Diego, CA 92101.
4. When preparing your comments, please be specific about your issue and refer to a specific section and/or page of the draft Annual Action Plan, as appropriate.
5. The close of the public comment period is **May 1, 2013**, at **5:00 p.m.**
6. Thank you in advance for your participation in this process.

Due to their large volume, only limited hard copies of the ***Draft Fiscal Year 2014 Annual Action Plan*** and the associated appendices are being made available. However, the full document has been posted online for viewing and downloading at the City of San Diego's CDBG Program website at:

http://www.sandiego.gov/cdbg/general/plansreports.shtml

Hard copies of the Draft Fiscal Year 2014 Annual Action Plan are available for viewing at the following locations:

- **City Clerk's Office** (202 'C' Street, 2nd Floor, San Diego, CA 92101)
- **CDBG Program Office** (1200 Third Avenue, 14th Floor, San Diego, CA 92101)
- **Central Library** (820 'E' Street, San Diego, CA 92101)
- **Malcolm X Library** (5148 Market Street, San Diego, CA 92114)
- **San Ysidro Branch Library** (101 West San Ysidro Boulevard, San Diego, CA 92173)
- **Logan Heights Branch Library** (567 South 28th Street, San Diego, CA 92113)
- **City Heights/Weingart Branch Library** (3795 Fairmount Avenue, San Diego, CA 92105)
- **Linda Vista Branch Library** (2160 Ulric Street, San Diego, CA 92111)
- **Jacobs Center for Neighborhood Innovation** (404 Euclid Avenue, San Diego, CA 92114)
- **Bayside Community Center** (2202 Comstock Street, San Diego, CA 92111)

THE CITY OF SAN DIEGO

Public Comment Form for Draft Fiscal Year 2014 Annual Action Plan

Name (optional): _____

Organization Representing (optional): _____

Telephone Number (optional): _____

E-Mail Address (optional): _____

Comments (please refer to specific sections and/or pages of the draft Annual Action Plan, as appropriate; add additional pages, if necessary): _____

- Send your comments to: **City of San Diego/CBDG Program | 1200 Third Avenue, Suite 1400 | San Diego, CA 92101**.
- You may also e-mail your comments to CDBG@sandiego.gov or hand deliver them to the address above.
- The close of the public comment period is **May 1, 2013**, at **5:00 p.m.**

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CITY OF SAN DIEGO

Draft Fiscal Year 2014 Annual Action Plan

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THE CITY OF SAN DIEGO

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Mark Kersey, District 5
Lorie Zapf, District 6
Scott Sherman, District 7
David Alvarez, District 8
Marti Emerald, District 9

CITY ATTORNEY

Jan Goldsmith

CONTRIBUTING AGENCIES AND CITY OF SAN DIEGO DEPARTMENTS

City of San Diego Development Services Department
Kelly Broughton, Director

San Diego Housing Commission
Richard C. Gentry, President & Chief Executive Officer

San Diego County Department of Housing &
Community Development
Todd Henderson, Director

CONSOLIDATED PLAN ADVISORY BOARD

William Moore
Vicki Granowitz
Audie de Castro
Sam Duran
Robert McNamara
Aaron Friberg
Michael Morrison

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DRAFT

Fifth Program Year Annual Action Plan

The CPMP Fifth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grants (ESG) grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

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 5 Action Plan "Executive Summary" Response:

Background

In Fiscal Year (FY) 1995, the United States Department of Housing and Urban Development (HUD) began requiring local communities and states to prepare a Consolidated Plan (Con Plan) in order to receive federal housing and community development funding. The Con Plan combines into a single document the previously separate planning and application requirements for CDBG, ESG, HOME, and HOPWA funding and the Comprehensive Housing and Affordability Strategy (CHAS). Con Plans are required to be prepared every three to five years with annual updates. The City of San Diego in the state of California (City) chose the 5-year planning period and is currently implementing the FY 2010–2014 Con Plan.

As a condition of receiving CDBG, ESG, HOME, and HOPWA funding each fiscal year, the City is required to develop an Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action plan details how the HUD funds would be utilized in the upcoming fiscal year to address the housing and community development needs described in the 5-year Con Plan. The Annual Action Plan also identifies the other resources that will be used to meet the housing and community development needs during that period. At the time of its adoption, each Annual Action Plan becomes a part of the Con Plan. The City's FY 2014 Annual Action Plan implements Year 5 (final one) of the 2010–2014 Con Plan and addresses the HUD consolidated planning requirements for the CDBG, ESG, HOME, and HOPWA programs. The specific timeframe for the FY 2014 Action Plan begins July 1, 2013, and ends June 30, 2014.

The purposes of the Con Plan are two-fold:

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.

The Action Plan provides a description of the activities to be undertaken in FY 2014 for the entitlement programs listed in Table 1 below:

Table 1. FY 2014 Entitlement Allocations.

Community Development Block Grant (CDBG)	$10,703,022
HOME Investment Partnerships Program (HOME)	$4,450,000
Emergency Solutions Grants (ESG) – FY 2014 Allocation	$1,119,065
Emergency Solutions Grants (ESG) – FY 2013 Allocation	$474,194
Emergency Solutions Grants (ESG) – FY 2012 Second Allocation	$147,000
Housing Opportunities for Persons with AIDS (HOPWA)	$2,883,128
Total	**$19,776,409**

In addition, the City will be utilizing FY 2013 CDBG program income to fund FY 2013 CDBG activities. Program income is the gross income received by the grantee or sub-recipient directly generated from the use of CDBG funds. Per HUD guidelines, program income may be used as an additional resource, but is subject to all other CDBG requirements and must be used prior to the entitlement funds. Table 2 below shows the source of the CDBG program income that will be utilized in FY 2014:

Table 2. CDBG Program Income in FY 2014.

Successor Agency (Redevelopment Repayment)	$3,976,900
Total	**$3,976,900**

Objectives and Outcomes

As of October 1, 2006, all HUD-funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. The framework consists of a matrix of three objectives (i.e., Decent Housing, Suitable Living Environment, and Economic Opportunity) and three outcomes (i.e., Availability/Accessibility, Affordability, and Sustainability) as shown on Table 3 below:

Table 3. Outcome Performance Measurement Framework.

	Outcome #1 Availability/Accessibility	**Outcome #2** Affordability	**Outcome #3** Sustainability
Objective #1 Decent Housing	Create decent housing with improved/new availability	Create decent housing with improved/new affordability	Create decent housing with improved/new sustainability
Objective #2 Suitable Living Environment	Enhance suitable living environment through improved/new accessibility	Enhance suitable living environment through improved/new affordability	Enhance suitable living environment through improved/new sustainability
Objective #3 Economic Opportunity	Provide economic opportunity through improved/new accessibility	Provide economic opportunity through improved/new affordability	Provide economic opportunity through improved/new sustainability

In addition to the goals and objectives at the national level that compose the Outcome Performance Measurement Framework, the City has established goals and objectives at the programmatic level, which are described in the Con Plan and amended as needed through the Annual Action Plans (refer to Appendix E). Furthermore, the City establishes annual goals at the individual project level to facilitate each project's evaluation at the end of its implementation and to relate the accomplishments of the project in meeting the program goals and objectives described in the Con Plan.

The narratives and tables in Appendix H and Appendix I, respectively, describe the goals and scope for each project to be implemented in FY 2014. The narratives and tables also state the amount of funds to be expended for each project or activity in FY 2014.

Table 4G in Appendix G lists the projects and activities that are to be implemented, and their respective funding allocations, in FY 2014 according to Con Plan goals and objectives. The tables in Appendix F aggregate and summarize the targeted accomplishments of the individual projects and activities in FY 2014 per Con Plan goal and objective and allow for evaluation at the programmatic level.

Table 7G in Appendix G lists according to the national objectives and outcomes of the Outcome Performance Measurement Framework the projects and activities that are to be implemented in FY 2014.

Past Performance Evaluation (July 1, 2011 through June 30, 2012)

The Consolidated Annual Performance and Evaluation Report (CAPER) is the annual report the City submits to HUD that describes the progress made in carrying out the Con Plan and the Action Plan. The City submitted the FY 2012 CAPER to HUD on September 30, 2012. The full report can be accessed on the City's CDBG program website at http://www.sandiego.gov/cdbg/general/plansreports.shtml. Following is a summary of the FY 2012 CAPER:

In FY 2012, the City continued to make steady progress in meeting the goals and objectives stated in the Con Plan. The following list features some of the City's accomplishments:

- 1,036 homes were rehabilitated using CDBG and HOME funds.
- 26 rental units were constructed using HOME funds.
- 104 families were assisted with purchasing their homes using CDBG and HOME funds.
- 185 businesses were assisted through CDBG microenterprise programs.
- 1,677 homeless individuals were provided shelter using CDBG and ESG funds.
- 86 households living with HIV/AIDS received tenant-based rental assistance using HOPWA funds.
- 61 households living with HIV/AIDS received short-term rent, mortgage, and utility assistance using HOPWA funds.
- 505 households and 90 persons with HIV/AIDS received supportive services using HOPWA funds
- 2 City public improvement projects and 19 non-City public improvement projects were completed using CDBG funds.
- The City launched a Fair Housing Hotline that citizens may call if they believe they have been denied housing or the opportunity to apply for housing in the City because of being in a protected class.

City staff continued working with the Consolidated Plan Advisory Board (CPAB) to increase citizen participation and improve the FY 2013 CDBG application and evaluation process. In FY 2012, CPAB, composed of members appointed by the City Council members and Mayor, met a total of 13 times. All the meetings were open to the public and staff, and agendas were distributed via e-mail, Internet posting, and hardcopy posting. Meeting notes summarizing the discussion items and actions taken were posted online and made available at subsequent meetings to keep interested parties informed. The CPAB meetings provided a consistent and effective forum for citizens to participate in the CDBG process, especially in the Annual Action Plan process, and served as a place for management and staff to vet policy issues and obtain public feedback. Members of CPAB reviewed applications for FY 2013 CDBG funding and made recommendations to the City Council on which activities to fund in order to meet the goals and objectives stated in the Con Plan.

Besides CPAB, the City and/or its partner agencies (the San Diego Housing Commission and the County of San Diego) engaged and received feedback from the public and other community stakeholders in FY 2012 regarding the implementation of its HUD-funded programs through active participation in various collaborations and public bodies, such as the Regional Continuum of Care Council (on homelessness), the Joint City/County HIV Housing Committee, the San Diego HIV Health Services Planning Council, the City Council's Public Safety and Neighborhood Services Committee (PS&NS), and the Board of the San Diego Housing Commission (SDHC).

In FY 2012, the City reviewed the goals and objectives in its Con Plan and edited them for simplicity and soundness. Duplicative objectives were combined and streamlined, and goals and objectives were reworded as needed for clarity. The edits allow for a better understanding of the goals and objectives by the public and facilitate the evaluation of accomplishments.

City efforts were particularly strong in creating decent housing in FY 2012. Overall, as of the end of FY 2012, $11,630,290 had been expended toward decent housing; $8,751,870 had been expended toward fostering a suitable living environment; and $802,018 had been expended toward providing economic opportunities to low- and moderate-income persons.

The City successfully leveraged its CDBG, HOME, ESG, and HOPWA funds with other programs and funds from various sources in FY 2012. Some of these programs and funds included: Redevelopment Agency programs; Inclusionary Housing Fund; Housing Trust Fund; HUD Lead Hazard Control Grant; HUD Healthy Homes Demonstration Grant; various federal stimulus programs; Maintenance Assessment Districts; Storefront Improvement Program; and San Diego Regional Enterprise Zone. In addition, the Disabilities Services Department remained active in improving access in various forms to persons with disabilities in the City, and the Commission on Gang Prevention and Intervention successfully worked with various stakeholders, government agencies, and the community to prevent and curb gang-related violence and other issues that impact low-income areas especially hard.

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 5 Action Plan "General Questions" Response:

Geographic Areas

Since FY 2011, the City has approved CDBG funding allocations to benefit low- and moderate-income populations generally on a Citywide basis. However, certain projects allocated funds in FY 2014 will target specific areas of the City. Table 4 below shows the projects that will target specific areas of the City:

Table 4. New FY 2014 CDBG Projects Targeting Specific Areas.

IDIS #	Agency	Project	Target Area	Allocation
TBD	Casa Familiar	Casa Familiar Senior Services	San Ysidro	$85,146
TBD	City of San Diego Park & Recreation	Villa Montezuma Preservation	Logan Heights, Barrio Logan, Grant Hill	$882,500
TBD	Family Health Centers of San Diego	Federal Tech and Training Center	Southeastern San Diego, City Heights, Encanto	$1,600,000
TBD	La Maestra Family Clinic	La Maestra X-Ray/ Radiology Expansion	City Heights	$201,250
TBD	Civic San Diego	Beta Street Alley	Southcrest, Shelltown	$190,000
TBD	YMCA of San Diego County	New Copley-Price Family YMCA Facility	Mid-City	$300,000

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

Maps illustrating the location of proposed FY 2014 CDBG, ESG, and HOPWA projects are attached to this document as Appendix D. For each map, a listing of the project locations by funding source and/or program is also included. Note that there are no maps showing the locations of HOME-funded projects because they cannot be known in advance; monies are allocated as funding applications are received and approved throughout the fiscal year. The maps in Appendix D show the FY 2014 project sites relative to low- and moderate-income Census tracts and areas of minority concentration in the City. The City has defined an area of minority concentration as any Census tract with a minority population that is 20 percentage points greater than that of the City's total minority percentage. In this instance, minority refers to all ethnic groups other than non-Hispanic whites. Citywide, non-Hispanic whites account for 54.9 percent of the total population per the 2010 Census.

Geographic Allocation of Investments

Although certain projects and programs funded by CDBG may target specific areas due to the nature of their scope, in general the City does not allocate funds geographically. Refer to the "Geographic Areas" section above for more details.

Obstacles to Meeting Needs

The downturn in the economy has exacerbated social needs associated with loss of employment, housing and homelessness, and crime. The downturn in economic activity and the ensuing drop in the City's tax revenue have also made lack of funding an even greater obstacle to meeting underserved needs. In response, the City continues to actively purpose funds from other sources to leverage its CDBG, HOME, HOPWA, and ESG grant funds. Refer to the "Available Resources"

section of this Action Plan below for description of other funds anticipated to be available and the programs to be implemented by the City or its partners in the areas of housing, economic development, homeless and community development activities, and federal stimulus programs. In addition, refer to the "Other Narrative" section of this Action Plan on page 50 for a description of the City's efforts to improve accessibility to its facilities, activities, benefits, programs, and services for those with disabilities, and on its efforts to reduce and preclude gang-related violence and issues.

Available Resources

Table 5 below identifies the federal, state, and local funding resources estimated to be made available to leverage the City's CDBG, HOME, ESG, and HOPWA funds in addressing the needs identified in this Annual Action Plan. Following the table are brief descriptions of the funding resources and their intended uses, as well as descriptions of other programs that supplement projects and activities funded by CDBG, HOME, ESG, and HOPWA.

Table 5. Estimated Available Funding Resources in FY 2014.

Source	Activity Type	Amount
Community Development Block Grant Program	Economic Development/Housing/Homeless	$14,679,922
HOME Investment Partnerships Program	Housing	$4,450,00
Emergency Solutions Grants Program	Homeless	$1,740,259
Housing Opportunities for Persons with AIDS Program	Housing	$2,738,972
Neighborhood Stabilization Program	Housing	$435,165
Continuum of Care Program	Homeless/Community Development	$10,589,454
HUD Lead-Based Paint Hazard Control Grants	Housing	$2,445,000
HUD Healthy Homes Production Grant	Housing	$300,000
Lead Paint Reduction Zero Percent Deferred Loans	Housing	$225,000
Rental Housing Assistance Program (Section 8)	Housing	$147,571,768
Low-Income Housing Tax Credits	Housing	TBD
Veterans Affairs Supportive Housing Voucher Program	Housing	$600,000
Sponsor-Based Voucher Program	Homeless/Community Development	$140,000
Redevelopment	Homeless/Community Development	TBD
Affordable Housing Fund (Inclusionary Housing Fund)	Housing	$2,000,000
Affordable Housing Fund (Housing Trust Fund)	Housing	$770,000
Revolving Loan Programs	Economic Development	$250,000
Maintenance Assessment Districts	Economic Development	$7,428,126
Storefront Improvement Program	Economic Development	$220,000
Mobile Home Repair Grants	Housing	$85,000
Multi-Family Bond Program	Housing	$30,000,000

- **Federal Resources**

  - Community Development Block Grant (CDBG) Program: The CBDG program provides funding for housing and community development activities to benefit low- and moderate-income populations. Eligible activities include: construction and rehabilitation of community facilities; removal of accessibility barriers from public buildings; loans or grants for job training and hiring of lower-income workers; provision of operating funds to social service organizations; and public infrastructure improvements. Refer to Appendix H for a full narrative description of each project's scope in FY 2014. Refer to Appendix I for project tables showing the goals established for each project, the anticipated accomplishments, a description of the project, and how much funding has been allocated to the project.

  - HOME Investment Partnerships Program (HOME): The HOME program was created in 1990 and proves federal funds for a variety of housing activities, including new construction and acquisition/rehabilitation of affordable rental housing; rehabilitation

of owner-occupied homes; first-time homebuyer financial assistance and counseling; and tenant-based rental assistance. Refer to the "HOME" section of this Annual Action Plan on page 29 for details.

- Emergency Solutions Grants (ESG) Program: The ESG program helps homeless persons and their families. Funds can be used for: street outreach; shelter rehabilitation; operations and maintenance of homeless facilities; supportive services for homeless persons (e.g., job training, budgeting, referrals to resources, etc.); homeless prevention and re-housing activities; and Homeless Management Information Systems (HMIS). Refer to the "Homeless" section of this Annual Action Plan on page 34 for details.

- Housing Opportunities for Persons with AIDS (HOPWA) Program: The HOPWA program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation, or construction of affordable housing units; operation of facilities; and rental assistance and short-term emergency payments to prevent homelessness. Refer to the "Housing Opportunities for Persons with AIDS" section of this Annual Action Plan on page 45 for details.

- Neighborhood Stabilization Program (NSP): The NSP program is a one-time supplemental CDBG program created by the Housing and Economic Recovery Act of 2008 that enables states and local governments to assist in the redevelopment of abandoned and foreclosed homes and residential properties in those areas hit hardest by the foreclosure crisis. Program activities were primarily implemented and completed during FY 2010 and FY 2011. Ongoing expenditure of NSP program income, which is estimated to be $435,165, will continue throughout FY 2014 with a focus on the acquisition and rehabilitation of foreclosed upon homes for subsequent resale to eligible low/moderate-income first-time homebuyers.

- Continuum of Care (CoC) Program: The CoC program, part of the McKinney-Vento Homeless Assistance Programs as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, awards funds competitively under the auspices of the local CoC in the community where assistance is being sought. A CoC is designed to address the critical problem of homelessness through a coordinated community-based process of identifying needs and building a network to address those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but also involves a variety of underlying, unmet needs—physical, economic, and social—and as such, a coordinated effort must be made to bring a community's resources to the table to address these needs. In FY 2014, agencies serving clients in the City anticipate receiving $10,509,242 in McKinney-Vento funds. Refer to the "Homeless" section of this Annual Action Plan on page 34 for more information on the projects/programs to be implemented.

- 2010 HUD Lead-Based Paint Hazard Control Grant: SDHC currently administers a 3-year HUD Lead-Based Paint Hazard Control Grant effective through February 28, 2014, and worth $3,100,000. This grant will remediate lead hazards in 200 residences occupied or frequented by children less than six years of age, 100 units of which will be targeted in FY 2014. Refer to the "Lead-Based Paint" section of this Annual Action Plan on page 23 for details.

- 2012 HUD Lead-Based Paint Hazard Control Grant: SDHC currently administers a 3-year HUD Lead-Based Hazard Control Grant effective through May 31, 2015, and

worth $2,480,000. This grant will remediate lead hazards in 135 residences occupied or frequented by children less than six years of age, 67 units of which will be targeted in FY 2014. Refer to the "Lead-Based Paint" section of this Annual Action Plan on page 23 for details.

- HUD Healthy Homes Production Grant: The Healthy Homes Production Grant, effective through February 28, 2014, and worth $1,000,000, will address health and safety issues in 115 residences, 40 of which will be targeted in FY 2014. Refer to the "Lead-Based Paint" section of this Annual Action Plan on page 23 for details.

- Lead Paint Reduction Zero Percent Deferred Loans: These loans are administered by the SDHC and offer up to $5,000 per unit or up to $15,000 per housing complex to those participating in any of the owner-occupied Housing Rehabilitation Programs administered by SDHC. In FY 2014, $225,000 will be available for loans. Refer to the "Lead-Based Paint" section of this Annual Action Plan on page 23 for details.

- Rental Housing Assistance Program (Section 8): The Housing Choice Voucher Program, administered by the SDHC, provides rent subsidies for about 14,500 San Diego households year fiscal year. In addition, the SDHC's Workforce & Economic Development Department encourages participants to move towards economic self-sufficiency through the Family Self-Sufficiency initiative and other programs located at the SDHC's Achievement Academy, a state-of-the-art learning and skills center available at no cost to assisted families. The FY 2014 budget for this program is approximately $147,571,768.

- Low-Income Housing Tax Credits (LIHTC): The LIHTC program, which is based on Section 42 of the Internal Revenue Code, was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects. The tax credits are awarded to individual projects based on a competitive process. The City, through its housing and community development agencies, will continue to assist local affordable housing projects compete for LIHTCs through FY 2014.

- Veterans Affairs Supportive Housing (VASH) Voucher Program: The SDHC administers the VASH voucher program, which provides case management and clinical services to homeless Veterans. A total of 435 vouchers have been allocated to date to assist Veterans and their families. In FY 2014, it is anticipated that the SDHC will be awarded another 75 vouchers.

- Sponsor-Based Voucher Program: The SDHC, a HUD-recognized "Moving to Work" agency, administers a sponsor-based voucher program. The goal of the program is to provide the housing assistance for programs serving the most vulnerable (i.e., those most at risk of dying on the streets) and the most frequent users of public resources. Wrap-around services are provided by the County of San Diego. In FY 2014, the SDHC will have two new sponsor-based voucher initiatives: 75 vouchers for the Vulnerability Index chronically homeless population, and more than 75 vouchers for homeless disabled families and individuals.

- Project-Based Voucher Program: The SDHC has dedicated 89 project-based vouchers to homeless housing programs at Connections Housing, a homeless interim bed and

permanent supportive housing facility which just opened in March 2013. This voucher program is ongoing and will be in effect in FY 2014.

- Public Housing: The City currently owns 76 public housing units at two sites, and a plan is under HUD review to convert 113 additional existing SDHC-owned units to public housing.

- Family Self-Sufficiency Program: The Family Self-Sufficiency Program provides supportive services, such as career counseling and financial literacy, to assist families in achieving upward mobility and self-sufficiency. Refer to the "Antipoverty Strategy" section of this Action Plan on page 42 for details.

- **State Resources**

  - Redevelopment: Although the state of California eliminated tax increment financing and special legal mechanisms to carry out redevelopment in FY 2012, certain projects and programs that had been in place prior to the disestablishment of redevelopment authority are being allowed to continue in FY 2014. These grandfathered projects and programs will continue to complement CDBG-funded activities related to affordable housing, neighborhood revitalization, and economic opportunity. In FY 2014, these activities may include financial assistance for the: construction of new affordable housing units; rehabilitation of owner-occupied single-family homes; reuse of a former military base; installation of streetlights; repair and/or installation of sidewalks; and commercial façade improvements.

- **Local Resources**

  - Affordable Housing Fund: The City's Affordable Housing Fund is a permanent, annually renewable source of funds to help meet the housing assistance needs of the City's very low- to moderate-income households. Within the Affordable Housing Fund are two accounts: the Inclusionary Housing Fund account and the Housing Trust Fund account.

    - Inclusionary Housing Fund: San Diego adopted a Citywide Inclusionary Housing Ordinance in July 2003. In October 2011, the Inclusionary Housing Ordinance was amended by the City Council. The revised ordinance requires all rental development to pay an Inclusionary Affordable Housing Fee. Developers of for-sale affordable housing have an option to provide 10 percent of the total homes at affordable rates instead of paying a fee, with similar option for developers who are converting apartments to condominiums. Exemptions are allowed for certain types of rental housing projects. The fee schedule was also revised, with a reduction in the fees for condominium conversions and a proration of the feeds for projects with fewer than 10 units. These fees are deposited into the Inclusionary Housing Fund and are used for construction of new affordable housing stock and other programs if approved by the City Council in the Affordable Housing Fund Annual Plan. Approximately $2 million is anticipated to be available for use from this fund in FY 2014.

    - Housing Trust Fund: The Housing Trust Fund was created by City Council ordinance on April 16, 1990. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways, including loans, grants, or indirect

assistance for the production and maintenance of assisted units and related facilities. To comply with the ordinance, Housing Trust Fund monies shall be allocated: (1) at least 10 percent to Transitional Housing; (2) at least 60 percent to very low-income households (defined as households with incomes at or below 50 percent of AMI); (3) no more than 20 percent to housing for low-income households (defined as households with incomes between 50 and 80 percent of AMI); and (4) no more than 10 percent to moderate-income first-time homebuyers. Approximately $770,000 is anticipated to be available for use for this fund in FY 2014.

- Revolving Loan Programs: The City continues to utilize Economic Development Administration funds to implement a suite of revolving loan programs available to expanding small- to mid-size businesses and entrepreneurs in the form of gap financing. The San Diego Regional Revolving Loan Fund (SDRRLF) and the Small Business Micro Revolving Loan Fund (SBMRLF) programs are designed to address the capital access needs of small businesses in the region. Currently, there is approximately $250,000 available to be loaned. The SDRRLF regional boundary includes the city of Chula Vista, while the SBMRLF boundary is limited to the City.

- Commercial Revitalization: The City's Office of Small Business supports small business development and commercial revitalization via self-assessments and special grants:

  - Maintenance Assessment Districts: As part of commercial revitalization efforts, the City's Economic Development Division has established eight property assessment districts whose combined assessments total $7,428,126 annually. The assessments generated by the districts provide direct and special benefits to property owners in older commercial corridor areas of the City. Activities include maintenance of landscaped and paved medians, landscaped right-of-ways and slopes, open space, parks, ponds, flood control channels, monuments, decorative street lighting, decorative gates, signage, and banners, as well as cleaning of curbs and gutters, sweeping sidewalks, provision of security services, and monitoring.

  - Storefront Improvement Program: The Storefront Improvement Program revitalizes commercial building façades visible to customers, neighboring merchants, and residents. The City provides design assistance and financial incentives to small business owners who wish to make a creative change to their storefronts. Every year, the program is open to small businesses (12 or fewer employees) located in the City with a current Business Tax Certificate. In FY 2014, the City anticipates having $220,000 available from the Small Business Enhancement Program Fund for the program to assist approximately 20 businesses/property owners.

- Serial Inebriate Program (SIP): This innovative program, founded in January 2000, was initiated as a problem-solving effort to reduce the revolving door wherein chronic, homeless alcoholics go in and out of detox centers, county jail, and local hospital emergency rooms. This community effort brings together the justice system, police and sheriff's departments, emergency medical services, health and human services, and treatment providers in a collaborative effort to reduce the use of costly public resources by providing homeless serial inebriates a diversion from the streets and jail to housing and treatment programs with intensive case management. Most of the clients have multiple issues, which may include addictions to multiple

substances, mental and physical health issues, and cognitive and behavioral issues. Now a national model, the SIP program provides 12 beds funded by the SDHC and case management and treatment funded by the County of San Diego.

- Homeless Outreach Team (HOT): In operation since 2001, HOT provides outreach and engagement services throughout the City, and is the City's initial point of contact with both chronic homeless and chronic inebriates living on the streets. The HOT Team consists of four San Diego City police officers, two County of San Diego health and human services specialists, and one Psychiatric Emergency Response Team clinician. They work Monday through Friday during the hours of 6:00am and 4:00pm within the downtown, Hillcrest, and beach areas of the City. In FY 2014, HOT will continue to make contacts with homeless individuals and place them in shelters, housing, medical assistance facilities, or detox centers.

- Closing Cost Assistance Grants: These programs are available to first-time homebuyers purchasing market-rate and affordability-restricted homes in the City. The assistance is offered to families earning up to 100 percent of the area median income (AMI) and the grant amounts are between 4 percent and 6 percent of the purchase price, not to exceed $15,000. The grants must be repaid if the home is sold, refinanced, or not owner-occupied within the first six years of ownership.

- Mortgage Credit Certificate (MCC) Program: The MCC program allows a qualified homebuyer a credit each year on their federal income tax, in an amount equal to 15 to 20 percent of the mortgage interest paid that year. MCC reduces the borrower's federal income tax liability through a direct credit, thus increasing the income available to qualify for a mortgage loan. An MCC can have the effect of raising the loan amount, by up to 20 percent, for which a buyer can qualify.

- Deferred Payment 3% Interest Loan Program: This program is available to first-time homebuyers purchasing market-rate and affordable homes for sale in the City. The assistance is offered to families earning up to 100 percent of the AMI. The deferred payment 3 percent interest loans have a term of 30 years. No monthly payment of principal or interest is required. The loan amount for market-rate homes and affordable homes (81 to 100 percent of the AMI) is 17 percent of the purchase price. The loan amount for buyers of affordable units earning 80 percent or less of the AMI is 25 percent of the purchase price.

- Mobile Home Repair Grants: Mobile home owners earning up to 60 percent of the AMI may be eligible for one-time-only grants of up to $5,500 for the repair of health and safety hazards, such as roofing, plumbing, electrical, heating, broken windows, and porch repair.

- No Interest (0%) Deferred Payment Loans: Home repair loans are offered to very low-income (under 60 percent of the AMI) owner-occupants of 1-unit properties Citywide up to $25,000 to eliminate health and safety hazards and implement neighborhood improvements. Full repayment of principal is required upon future sale, further encumbrance, or non-owner occupancy or 30 years from the date of the loan, whichever occurs first.

- Multi-Family Bond Program: This program offers below-market financing to developers of multi-family rental projects that set aside a portion of the units in their projects as affordable housing. Activities eligible for financing include new construction, acquisition, and rehabilitation of projects located in the City.

Specifically, a project is eligible for tax-exempt multi-family bond financing if one of the following conditions is met:

- A minimum of 20 percent of the units must be set aside for occupancy by households earning up to 50 percent of the AMI, as adjusted for family size; or

- A minimum of 40 percent of the units must be set aside for occupancy by households earning up to 60 percent of the AMI, as adjusted for family size.

In addition, state law requires that a minimum of 10 percent of the units be set aside for occupancy of households earning up to 50 percent of the AMI, as adjusted for family size. As a result, projects financed with tax-exempt bonds must set aside at least 20 percent of the units at 50 percent of the AMI or 10 percent of the units at 50 percent of the AMI and 30 percent of the units at 60 percent of the AMI.

- Multi-Family Rental Development Program: Under the Multi-Family Rental Development Program, loans serve as gap financing to supplement private equity and debt for multi-family housing developments either through new construction or acquisition/rehabilitation. In exchange for below-market interest rates and favorable repayment terms, the developer agrees to restrict rents on a certain number of units for 55 years or longer.

- Density Bonus Program: This state-authorized program is designed to provide a density bonus and up to three regulatory concessions to developers in exchange for reserving a percentage of housing units for low- and moderate-income or senior households for specified periods of time.

- Coastal Affordable Housing Replacement Program: This state-authorized program is designed to provide replacement housing for development that displaces low- or moderate-income households from housing units located in the Coastal Overlay Zone (i.e., condo conversions and demolition of rental units).

- Lead Safety and Healthy Homes Program: The City's Lead Safety and Healthy Homes Program serves as the primary liaison for connecting the community with resources to prevent lead poisoning. It works with a collaboration of agencies dedicated towards eliminating childhood lead poisoning. Refer to the "Lead-Based Paint" section of this Action Plan on page 23 for more information on the program's activities in FY 2014.

- Single-Room Occupancy (SRO) Program: Although not the sole answer to the homeless problem, SROs provide extremely low-income housing opportunities to homeless or nearly homeless individuals. The City established an SRO hotel ordinance in an effort to replace the existing stock of SRO hotel rooms and provide relocation assistance to tenants displaced as a result of SRO closure. The City continues to support the development of SROs, living units, or housing affordable to very low-income households, especially in locations in close proximity to transit.

- Transitional Storage Center: The Water Man Check-In Center opened in February 2011 as part of a settlement agreement with the City. The settlement required the City to pay $100,000 to the non-profit Isaiah Project to set up and operate a warehouse for storing the personal property of the homeless. Three hundred fifty (350) homeless people a day store their belonging in bins at this site. The funding

from the City was enough to sustain the project for one year, and two City Council districts subsequently donated $20,000 each for a total of $40,000 to extend the operation of the center until fall 2012. In FY 2013 the Center moved to a temporary location while the program seeks a new permanent location. To date the City has allocated $84,000 to the Center and the SDHC continues as administrator. The center provides 193 secure storage bins for homeless individuals.

- Connections Housing: This homeless facility opened in March 2013 and is an integrated service and residential community whose primary goal is to help homeless individuals living on neighborhood streets rebuild their lives and secure permanent housing. Virtually every resource an individual would need to break the cycle of homelessness is available onsite at this facility, including: individual assessments; the One-Stop Service Center; primary care health clinic; transitional/interim housing; and permanent supportive housing. Refer to the "Chronic Homelessness" section of this Annual Action Plan on page 38 for more details.

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.*

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 5 Action Plan "Managing the Process" Response:

Program Administration

Implementation of the City's Con Plan is primarily carried out by the City's Economic Development & Project Management Division (within the Development Services Department), the SDHC, and the County of San Diego. The City has a memorandum of understanding with the SDHC to administer its HOME and ESG funds, and with the County of San Diego to administer its HOPWA funds. The Economic Development & Project Management Division administers the City's CDBG funds and is responsible for the overall coordination among the three entities in terms of planning and reporting, taking care of administrative issues, interfacing with HUD, and serving as staff to CPAB. Each entity enters into contracts with subrecipients, the majority of them being non-profit/community organizations, to carry out most of its projects and activities.

Table 6 below summarizes the various entities responsible for administering programs covered by the Con Plan:

Table 6. Program Administration Responsible Entities.

Program	Responsible Entity
Community Development Block Grant	Economic Development & Project Management Division
HOME Investment Partnerships Program	San Diego Housing Commission
Emergency Solutions Grants	San Diego Housing Commission
Housing Opportunities for Persons with AIDS	County of San Diego
Neighborhood Stabilization Program	Economic Development & Project Management Division

Program	Responsible Entity
Maintenance Assessment Districts	Economic Development & Project Management Division
San Diego Regional Enterprise Zone	Economic Development & Project Management Division
Storefront Improvement Program	Economic Development & Project Management Division
Revolving Business Loans	Economic Development & Project Management Division
Fair Housing	Economic Development & Project Management Division
Closing Cost Assistance Grants	San Diego Housing Commission
Mortgage Credit Certificates	San Diego Housing Commission
Deferred Payment 3% Interest Loans	San Diego Housing Commission
Mobile Home Repair Grants	San Diego Housing Commission
No Interest Deferred Payment Loans	San Diego Housing Commission
Multi-Family Bond Program	San Diego Housing Commission
Multi-Family Rental Development Program	San Diego Housing Commission
Density Bonus Program	San Diego Housing Commission
Affordable Housing Trust Fund	San Diego Housing Commission
Coastal Affordable Housing Replacement Program	San Diego Housing Commission
Public Housing	San Diego Housing Commission
Rental Housing Assistance Program (Section 8)	San Diego Housing Commission
Single-Room Occupancy Program	San Diego Housing Commission
Community Revitalization	Civic San Diego
Neil Good Day Center	Alpha Project for the Homeless
Veterans Affairs Supportive Housing (VASH) Voucher Program	San Diego Housing Commission
Sponsor-Based Voucher Program	San Diego Housing Commission
Project-Based Voucher Program	San Diego Housing Commission
Serial Inebriate Program	San Diego Police Department
Homeless Outreach Team	San Diego Police Department
Downtown Storage Center	San Diego Housing Commission
Affordable Housing Development Incentive Program	San Diego Housing Commission
Disability Services	Disability Services Department
Commission on Gang Prevention and Intervention	Commission on Gang Prevention and Intervention
Connections Housing	PATH San Diego
Family Self-Sufficiency Program	San Diego Housing Commission

Plan Development Process

Development of the Action Plan is based on the goals and objectives outlined in the City's Con Plan. Each year, the City Council reviews and prioritizes the goals, which then guide the selection of projects to fund. Refer to Appendix E for the Council priority of each goal in FY 2014. Following are narratives of the significant aspects of the process by which the Annual Action Plan was developed per funding program.

CDBG: The City's CDBG application process was integral to ensuring robust public participation in the planning of the CDBG program in FY 2014. The process began with revisions to the application form itself, which took into consideration public input received through CPAB meetings. On October 12, 2012, the FY 2014 CDBG application packet was made available to the public. All potential applicants were required to attend one application workshop session. Four workshops were conducted by CDBG staff, not including one-on-one technical assistance sessions arranged by appointment.

The deadline for submission of the CDBG applications was November 15, 2012. CDBG program staff received 78 application submittals and conducted programmatic and fiscal reviews of each application packet from mid-November through mid-December 2012. CDBG program staff notified applicants of any eligibility issues and requested corrections/addenda, as needed. From mid-December 2012 through mid-January 2013, staff conducted a review of the second submittals, and a total of 69 applications were forwarded to CPAB for its review, scoring, and ranking. On February 11 and 12, 2013, CPAB held a public meeting to discuss the scoring and ranking and to finalize its prioritized list of projects recommended to the City Council for funding. Applicants and members of the public had the opportunity to make comments.

On March 25, 2013, the full City Council received a report on the CPAB-recommended projects. Applicants and members of the public had the opportunity to make comments before the City Council approved the list of projects incorporated into the Annual Action Plan.

The draft Action Plan was made available for public review and comment from April 2, 2013, through May 1, 2013. Within that 30-day period, the draft Action Plan was presented to CPAB and PS&NS on April 10, 2013, and to the full City Council on April 23, 2013.

HOME: The approval to use HOME funds in a manner consistent with the goals and objectives of the Con Plan continues to be granted by a 7-member SDHC Board of Commissioners and by the City Council acting as the Housing Authority of the City of San Diego. The process for determining which activities are funded, and the amount of funding for each activity type, is based on needs and priorities as outlined in the Con Plan; input from the community during public hearings and other meetings; budgetary considerations; discussions with City Council and Mayoral staff; and overall economic conditions affecting the City. The program's intentions and activities are communicated through a series of regular meetings with the development community and social service providers, and by participating in local, regional, and national housing events. The SDHC releases Notices of Funding Availability (NOFAs) to solicit project proposals that are consistent with the Con Plan's goals and objectives and the HOME program's requirements.

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

HOPWA: It is the policy of the County of San Diego to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. HOPWA program staff work diligently with community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS.

Program staff continues to maintain a permanent seat on the San Diego HIV Health Services Planning Council, which is responsible for planning services for people living with HIV/AIDS in San Diego and for allocating funding for these services. The Planning Council meets once a month, and all meetings are open and public.

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

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

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

Coordination Enhancement

City staff will continue to work with CPAB to increase citizen participation and enhance coordination between public and private housing, health, and social service agencies. CPAB is composed of members appointed by the City Council members and Mayor and meets monthly (not including special meetings). All meetings are open to the public and staff, and agendas are distributed via e-mail, Internet posting, and hardcopy posting. Meeting notes summarizing the discussion items and action items are posted online and made available at subsequent meetings to keep interested parties informed. The CPAB meetings provide a consistent and effective forum for citizens to participate in the CDBG process, especially in the Annual Action Plan process, and serve as a place for management and staff to vet policy issues and obtain public feedback. Members of CPAB reviewed applications for FY 2014 CDBG funding and made recommendations to the City Council on which activities to fund in order to meet the goals and objectives stated in the Con Plan. In FY 2014, CPAB will play a significant role in fostering and enabling citizen participation in the formulation of the City's new Con Plan for fiscal years 2015 through 2019.

Besides working with CPAB, the City and/or its partner agencies (the SDHC and County of San Diego) will continue to engage and receive feedback from the public and other community stakeholders in FY 2014 regarding the implementation of its HUD-funded programs through active participation in various collaborations and public bodies, such as the Regional Continuum of Care Council on homelessness, the San Diego HIV Health Services Planning Council, the City Council's PS&NS Committee, and the Board of the SDHC. Participation in these collaborations and public bodies will help ensure the coordination of public and private housing, health, and social service agencies.

In FY 2014, the City will continue efforts to update its Economic Development Strategy (EDS), which will broadly outline its economic development goals, objectives, economic indicators, performance measures and strategic actions. The EDS will harmonize various City policy and planning documents that address economic development by identifying key strategic objectives to achieve the City's economic development goals. As implementation of the updated Economic Development Strategy begins in FY 2014, staff will continue to work with the City's Rules & Economic Development Committee to ensure timely progress and continued coordination with, and involvement of, the public and business sectors. Refer to the "Community Development Objectives" section of this Action Plan on page 42 for more information.

In FY 2013, the City began efforts to develop its next Con Plan for fiscal years 2015 through 2019. Development of the next Con Plan will continue throughout FY 2014 and will involve extensive outreach to and coordination with public and private housing, health, and social service agencies to identify needs, formulate goals and objectives, and create a strategy for their achievement.

In FY 2013, the City also began exploring the potential of Neighborhood Revitalization Strategy Areas (NRSAs) as a way to focus resources on particularly challenged neighborhoods in the City. Establishment of a NRSA would require extensive collaboration with stakeholders and community groups serving the targeted area and coordination among the different public and private housing, health, and social service agencies. Their participation would be key in the identification of needs, goals and objectives, and implementation strategy.

The City's Economic Development & Project Management Division administers a Fair Housing program to address discrimination in the community and support programs that educate the public

about the right to equal housing opportunities. The program promotes the City's policy to provide services and to eliminate unlawful housing discrimination in the housing rental, sales, lending and property insurance markets. This promotion is done through a variety of means, including engaging housing, health, and social service agencies through workshops, technical sessions, and other events that disseminate fair housing law and regulations and best practices. All CDBG-funded agencies, regardless of whether or not they deal with housing issues, are recruited to promote fair housing in their daily activities. The City's Fair Housing program contributes to enhancing coordination among these agencies.

Citizen Participation

1. *Provide a summary of the citizen participation process.*

2. *Provide a summary of citizen comments or views on the plan.*

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.*

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

Program Year 5 Action Plan "Citizen Participation" Response:

Citizen Participation Process

Refer to "Public Participation Enhancement and Outreach" section of this Annual Action Plan on page 19 for a summary of the citizen participation process.

Table 7 below outlines the schedule for preparing the FY 2014 Annual Action Plan, in particular with regard to the CDBG program. Note that this schedule is subject to change as additional opportunities for public input may arise prior to submission of the Annual Action Plan to HUD:

Table 7. FY 2014 Annual Action Plan Schedule for CDBG Program.

Date	Description
06/2012 – 10/2012	FY 2014 CDBG Application developed with public input
10/12/2012	FY 2014 CDBG Application packet released to public
10/22/2012	FY 2014 CDBG Application Workshops
10/23/2013 — 11/07/2013	FY 2014 CDBG Application Technical Assistance (one-on-one) made available by appointment
10/29/2012	FY 2014 CDBG Application Workshops
11/14/2012	FY 2014 CDBG Application submission deadline
11/15/2012 — 12/31/2012	CDBG staff conducts review of applications received and notifies applicants of any deficiencies
11/22/2012 — 01/04/2013	CDBG staff conducts review of application materials received in response to initial review and determines eligibility for forwarding to CPAB for consideration
01/09/2013	CPAB establishes ad hoc committees for reviewing FY 2014 CDBG Applications
01/09/2013	FY 2014 CDBG Applications regarding public services and economic development projects forwarded to CPAB for scoring and ranking

Date	Description
01/09/2013 — 02/01/2013	CPAB Ad Hoc Committees review FY 2014 CDBG Applications
01/16/2013	FY 2014 CDBG Applications regarding capital improvement projects forwarded to CPAB for scoring and ranking
02/01/2013	CPAB Ad Hoc Committees provide scores to CDBG program staff
02/04/2013	CPAB Ad Hoc Committee scores provided to public
02/11/2012 – 02/12/2013	Public Meeting: FY 2014 CDBG application scoring/ranking and recommendations discussed by Consolidated Plan Advisory Board
03/25/2013	Public Hearing: FY 2014 CDBG funding recommendations presented to City Council for consideration and approval
04/02/2013	Public Notice: Draft FY 2014 Annual Action Plan available for 30-day public comment period: • *San Diego Daily Transcript* • *San Diego Business Journal* • *San Diego Voice & Viewpoint* • *El Latino San Diego* • *Asian Journal*
04/02/2013	SurveyMonkey open to public as means to submit comments on Draft FY 2014 Annual Action Plan
04/02/2013	Draft FY 2014 Annual Action posted on City's CDBG program website until final draft (as approved by City Council) available
04/02/2013	Beginning of 30-day public comment period for City's FY 2014 Annual Action Plan
04/10/2013	Public Meeting: Presentation of Draft FY 2014 Annual Action Plan to Consolidated Plan Advisory Board
05/01/2013	End of 30-day public comment period for City's FY 2014 Annual Action Plan
05/15/2013	Submission of City's FY 2014 Annual Action Plan to HUD

Citizen Comments

A complete summary of all public comments received during the 30-day public review period (from April 2, 2013, through May 1, 2013) will be included in Appendix C. In the interim, comments on the CDBG application process have been received by the City and are included in Appendix C. In general, applicants found the process to be improved relative to that of previous years and noted significant improvements to the application form itself. The principal criticism by applicants was the requirement to respond to staff comments on the applications during the December holiday season. Staff is exploring ways to start the application process sooner to minimize deadlines during December.

Stakeholders in the FY 2014 CDBG allocation process were kept abreast of developments and meeting dates via e-mail, website posting, hard posting, and newspaper advertisements. Refer to Appendix B for proof of publication of notices regarding the meetings held by CPAB to score and rank the CDBG applications received for funding in FY 2014 and by the City Council to determine the FY 2014 allocation of funds.

On February 11–13, 2013, CPAB held a meeting to discuss its scoring and ranking of the CDBG applications and to finalize its prioritized list of projects recommended to the City Council for funding. Applicants and members of the public made comments on the merits of the individual proposed projects and how they would support the goals and objectives of the Con Plan. During the City Council hearing on March 25, 2013, citizen comments were received. Refer to Appendix C for a summary of these comments.

Public Participation Enhancement and Outreach

Goal 1 (Priority 13 in FY 2014) of the City's Con Plan is to improve citizen and stakeholder participation for annual action plans. Implementation and improvement of the citizen and stakeholder participation process for annual action plans is an ongoing activity in accordance with the City's Citizen Participation Plan. Because "improving the process" is neither defined nor results in a year-end quantifiable performance outcome, any citizen and stakeholder participation activity is reported in narrative form.

The City and its partner agencies (the SDHC and County of San Diego) continue to engage and receive feedback from the public and other community stakeholders regarding the implementation of its HUD-funded programs through active participation in various collaborations and public bodies, such as CPAB, the Regional Continuum of Care Council (on homelessness), the Joint City/County HIV Housing Committee, the San Diego HIV Health Services Planning Council, the City Council's PS&NS Committee, the San Diego City Council, and the Board of the SDHC.

CPAB is the primary vehicle for ensuring public participation in the use of CDBG funds. During the Annual Action Plan process, CPAB members were fully engaged, and their meetings provided a forum for public input and participation. The City publishes notices of public meetings on the City's CDBG program website, the *San Diego Daily Transcript*, the *San Diego Business Journal*, and community newspapers. Notices are also distributed via e-mail to service providers. Citizens are given the opportunity to request for alternative formats of the CPAB agendas and notices and/or oral interpretation services. The City also uses SurveyMonkey, an Internet-based survey tool, for gathering input and comments.

The City continues to have its Con Plan, Annual Action Plans, and CAPERs available on the CDBG program website in a manner convenient for online viewing, downloading, and printing. Draft versions of these documents are made available for citizens, public agencies, and other interested parties to view and comment upon. Copies of draft and final reports are available at no cost a the City's CDBG program office. Additionally, information that applies to these reports and the City's work in general is available. Requests for access to specific information must be made in advance and coordinated with CDBG program staff.

CDBG program staff is also available to persons or interested parties requiring technical assistance in understanding the Annual Action Plan, including the CDBG application process. This availability and understanding are also used in handling and responding to whatever reasonable complaints are made concerning the Annual Action Plan and its undertakings.

Unaccepted Comments

Not applicable. All public comments received are accepted and included in Appendix C.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan "Institutional Structure" Response:

Implementation of the City's Con Plan is carried out by the City's Economic Development Division, the SDHC, and the County of San Diego. The City has a memorandum of understanding with the SDHC to administer its HOME and ESG funds, and with the County of San Diego to administer its HOPWA funds. The Economic Development & Project Management Division administers the City's

CDBG funds and is responsible for the overall coordination among the three entities in terms of planning and reporting, taking care of administrative issues, interfacing with HUD, and serving as staff to CPAB. Each entity enters into contracts with subrecipients, the majority of them being non-profit/community organizations, to carry out most of its projects and activities.

The City, the County of San Diego, and the SDHC will continue to bolster general staff capacity by sending them to various trainings. Training is anticipated to occur via webinars and onsite and offsite classes. The City anticipates hiring new staff to replace recent retirees and those taking advantage of promotional opportunities in other City departments. As training opportunities become available, new staff will be given the opportunity to attend.

In FY 2014, the CPAB meetings will continue to serve as a forum not only for public engagement in the Con Plan and Annual Action Plan processes, but also for staff from the City, the SDHC, and the County of San Diego to strengthen relationships, increase coordination and cooperation, and share relevant information with each other. The CPAB meetings will continue to help enhance coordination among the three entities.

In FY 2014, the City will continue to update its CDBG website to make it more visually appealing and user friendly. A page dedicated to fair housing issues and information will continue to feature the Fair Housing Hotline (1-800-462-0503) that citizens may call if they believe they have been denied housing or the opportunity to apply for housing in the City because of being in a protected class. Staff will continue to work on updating the website's content and featuring projects and activities funded by CDBG, HOME, HOPWA, and ESG to showcase the accomplishments of the City in implementing its Con Plan by using HUD funds and other resources.

Regarding the City's HOME program, its intentions and activities will continue to be communicated through periodic meetings with the development community and social service providers, and by participating in local, regional, and national housing events. The primary source of applicant funding for HOME funds—the NOFA—has been updated. The approval to use HOME funds in a manner consistent with the goals and objectives of the Con Plan and Annual Action Plans will continue to be granted by a 7-member SDHC Board of Commissioners and by the City Council acting as the Housing Authority of the City of San Diego.

In FY 2014, the City, through the SDHC, will continue to be an active member of the RCCC. The RCCC is a facilitated community group consisting of representatives of the 18 cities within San Diego County, the County of San Diego, non-profit service providers, and other interested parties. It meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the San Diego region. Participation in this forum ensures that the City's efforts to address homelessness using ESG funds and other resources are coordinated regionally, respond to the most critical needs, and take into consideration input from the public and other homeless advocates. The information shared and activity coordination afforded through this forum help overcome gaps in institutional structures.

In FY 2014, HOPWA program staff will continue to work diligently with community-based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. Program staff will continue to maintain a permanent seat on the San Diego HIV Health Services Planning Council, which is responsible for planning services for people living with HIV/AIDS in San Diego and for allocating funding for these services. In addition, HOPWA program staff will continue to be actively engaged in the Joint City/County HIV Housing Committee in FY 2012. The HIV Housing committee includes members of other HIV planning groups, affordable housing developers, service providers, and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable

housing and related support services for persons living with HIV/AIDS. The information shared and activity coordination afforded through these forums help overcome gaps in institutional structures.

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 5 Action Plan "Monitoring" Response:

In FY 2014, the CDBG program's monitoring function will have four components: project implementation, contract management, monitoring compliance, and audit.

- Project Implementation: Prior to implementation of CDBG activities, subrecipients that receive CDBG allocations (which included City departments) will be required to attend a mandatory Contract Packet Workshop conducted by the CDBG program office staff. The workshop will include an overview of CDBG requirements, other federal requirements, and City contracting requirements. A copy of HUD's *Playing by the Rules Handbook* will be distributed to all subrecipients. In addition, contract packet documents and reporting documents will be discussed and distributed.

- Contract Management: All open CDBG projects will be assigned to a specific project manager who will be responsible for the negotiation and execution of a contract to implement project activities. All contracts will include HUD requirements. The project manager will also be responsible for contract compliance and project management. Ongoing technical assistance from project managers will be provided throughout the contract period.

- Monitoring Compliance: The monitoring process will involve desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. The primary goal of monitoring will be to identify deficiencies and promote corrections in order to improve, reinforce, or augment the subrecipients' performance. As part of this process, City staff will watch for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions will be in place that will provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff will work with subrecipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.

- Audit: As part of the year-end requirements, subrecipients will be required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than $500,000 in federal funds during FY 2014 will be required to submit a copy of a Single Audit to the City to adhere to Office of Management and Budget Circular A-133 requirements. A Single Audit will be required to be submitted for desk review by the CDBG program, regardless of whether there are findings noted in the audit pertaining to CDBG funds, since it will serve as an additional monitoring tool used to evaluate the fiscal accountability of subrecipients. As part of the closeout process, subrecipients expending FY 2014 CDBG funds will be required to submit an Audited Financial Statement for desk review, if submission of a Single Audit is not applicable.

Housing programs supported with federal funds (such as the HOME program) and subject to the Con Plan are 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 to the Housing Authority of the City of San Diego (Housing Authority). In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority, and in many cases the properties assisted with funds from the former Redevelopment Agency.

The SDHC will perform the following monitoring functions in FY 2014:

- Prepare and make 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;
- Review and determine eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restrictions;
- Review documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions;
- Inspect project books and records pertaining to the incomes and rents of participating households, as the SDHC deems necessary;
- Notify project owners of any circumstances of non-compliance of which the SDHC becomes aware and take necessary actions to bring project into compliance; and
- Perform Housing Quality Standards inspections on all HOME-funded rental properties as outlined in the HOME regulations.

The SDHC monitors privately-owned housing units and affordable units provided through the Section 8 program. Affordable housing projects receiving funding directly from the state or federal government are often monitored solely by those entities.

The City, though the SDHC, regularly inspects HOME-assisted rental projects during their period of affordability to ensure that they continue to meet or exceed property standards outlined in 24 CFR 92.251. On an annual basis, in May, approximately 15 percent of the total number of the City's HOME units is inspected, and the results of those inspections are reported in the CAPER.

Approximately 70 multifamily rental projects and owner-occupied properties, comprising more than 1,000 units, are monitored each year through desk audits and onsite visits to ensure HOME affordability restrictions are being met, and that the administrative, fiscal, and management components of these developments are adequate to meet the needs of the tenants that they house.

The SDHC also administers the City's ESG funds. All contracts funded by ESG specify monitoring, inspecting, and reporting requirements. SDHC has established appropriate administrative and financial systems to fully enable SDHC to conduct a year-end review process to document the financial close-out, client eligibility and performance outcomes, and regulatory compliance for ESG projects. In FY 2014, the SDHC will follow a simultaneous ESG/CDBG monitoring process since the Veterans winter shelter and Cortez Hill Family Shelter will both have ESG and CDBG funds. The process will include visits to each site to: (1) meet the staff; (2) observe the programs in operation; (3) inspect the physical sites; and (4) review program performance information against backup data and personal observation.

ESG staff will also use the monthly reports and billings to ensure each activity is on target with its goals. Staff will check that the billings are well documented and are in line with the budget and that backup documentation is included to show that expenditures are budgeted and paid in

accordance with policy. Staff will use established systems of checks and balances when reviewing the billings and monthly reports.

Regarding HOPWA, all contracts funded by this program specify monitoring, inspecting, and reporting requirements. Each year, HCD staff monitors all HOPWA projects.

During FY 2014, all HOPWA-funded activities will be monitored by reviewing monthly, quarterly, and annual progress reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions and rent calculations to ensure programs are producing effective measurable results. In addition, staff will conduct onsite file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD staff will provide ongoing technical assistance to subrecipients throughout the year.

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 5 Action Plan "Lead-Based Paint" Response:

The City's Lead Safety and Healthy Homes Program (LSHHP) and the SDHC's Housing Rehabilitation Programs work in partnership to generate lead-safe housing units throughout the City. These programs provide numerous resources to assist low-income households remediate lead hazards. Property owners that are not eligible for these resources are made responsible for eliminating lead hazards through code enforcement actions. The City's overall strategy to reduce lead-based paint hazards is comprehensive and is outlined in the Con Plan.

The actions that will take place during FY 2014 to address lead hazards in housing through programs administered by the **City's LSHHP** include:

- **LSHHP Enforcement Program:** One of the most cost effective tools in eliminating lead hazards in housing continues to be through enforcement of the City's Lead Hazard Prevention and Control Ordinance. The LSHHP is the City's enforcement agency for this ordinance, which is one of the most comprehensive local lead poisoning prevention ordinances in the nation and has become a national model for local governments. The LSHHP has been awarded a state-funded contract with the County of San Diego's Health and Human Services Agency that will allow the LSHHP Enforcement Program to reduce the chances of children being exposed to environmental lead hazards, by investigating locations in pre-1978 dwellings and public buildings where children are being exposed, or have been exposed in the past, and responding with appropriate enforcement actions. This Program includes investigating all case referrals from the County of San Diego's Childhood Lead Poisoning Prevention Program. As resources allow, the City will ensure that interventions (including lead abatement activities) are conducted as required by Title 17, California Code of Regulations. The LSHHP anticipates being awarded $135,674 in FY 2014 CDBG funds to generate 140 lead safe housing units in CDBG-eligible areas through enforcement of the City's lead ordinance. Through this program the LSHHP will focus on conducting lead related proactive code enforcement in neighborhoods with the highest percentage of low income rental housing units with children less than 6 years of

age. Additionally, the LSHHP will respond to citizen complaints pertaining to lead-hazards and lead poisoning prevention.

- **LSHHP Safe and Healthy Homes Program (SHHP):** The LSHHP anticipates being awarded $324,012 in FY 2014 CDBG funds to continue the Safe and Healthy Home Project (SHHP). The project includes a comprehensive health and safety housing assessments and corrects identified problems to provide occupants a healthy home environment which includes lead hazard identification and remediation as needed. The FY 2014 SHHP targets the most vulnerable population city-wide, consisting of low/moderate-income residents with children less than 18 years of age, a pregnant woman, or an elderly person over the age of 62. This group of individuals includes those that are most vulnerable to the adverse health effects of lead, specifically low-income households with children less than six years of age and pregnant women. A minimum of 75 housing units are planned to be completed as part of this program in FY 2014.

- **EPA Certified Renovator Accreditation Training:** Effective April 22, 2010, contractors who perform home improvement activity in housing built prior to 1978 and any child-occupied facility must be trained and certified in accordance with the new Environmental Protection Agency (EPA) Renovation, Repair, and Painting (RRP) rule. In response to the EPA RRP Rule, the LSHHP was the first RRP training provider in the San Diego area accredited by EPA to provide this training. The LSHHP anticipates over 30 contractors will be trained in FY 2014. In addition to learning EPA requirements, the class attendees will also provided education on the City's Lead Hazard Prevention and Control Ordinance.

- **National Healthy Housing Training Center and Network:** LSHHP is an established partner in the National Healthy Housing Training Center and Network. This partnership enhances LSHHP's capacity to educate housing and health professionals, as well as community members, on creating healthier home living environments including proper ways to identify and/or remediate lead hazards. The LSHHP will provide a minimum of two trainings in FY 2014 that will include a new Healthy Home Assessment course curriculum which is currently being developed and expected to be finalized prior to July 1, 2013. At least one of the following additional trainings will also be held: Essentials for Healthy Homes Practitioners; Healthy Homes for Community Health Workers; Code Inspection for Healthier Homes: or Healthy Homes Rating System.

The actions that will take place during FY 2014 to address lead hazards in housing through the **SDHC's Housing Rehabilitation Programs** will include the administration of the following grants and loan programs:

- **2010 HUD Lead-Based Paint Hazard Control Grant:** The Lead-Based Paint Hazard Control Grant is effective through February 28, 2014 and is worth a total of $3,100,000 (of which $1,250,000 is anticipated to be expended in FY 2014). This grant will remediate lead hazards in 200 residences occupied or frequented by children less than six years of age, 70 units of which will be targeted in FY 2014. The funding is available to occupants under 80 percent of the AMI and located within the City's boundaries. Grants up to $10,000 are offered per single-family residences and up to $5,000 per multi-family unit plus $5,000 for common areas. A total of $100,000 in funding is set aside to address other health and safety issues in 50 low-income households.

- **2012 HUD Lead-Based Paint Hazard Control Grant:** The Lead-Based Paint Hazard Control Grant is effective through May 31, 2015 and is worth a total of $2,480,000 (of which $1,195,000 is anticipated to be expended in FY 2014). This grant will remediate

lead hazards in 135 residences occupied or frequented by children less than six years of age, 67 units of which will be targeted in FY 2014. The funding is available to occupants under 80 percent of the AMI and located within the City's boundaries. Grants up to $10,000 are offered per single-family residence and up to $5,000 per multi-family unit plus $5,000 for common areas. A total of $180,000 in funding is set aside to address other health and safety issues in 50 low-income households.

- **HUD Healthy Homes Production Grant:** The Healthy Homes Production Grant, effective through February 28, 2014, and worth a total of $1,000,000 (of which $300,000 is anticipated to be expended in FY 2014), will address health and safety issues in 115 residences, 40 of which will be targeted in FY 2014. Anticipated interventions include pest management, mold and moisture control, indoor air quality, hazardous materials (including lead), and home safety repairs.

- **Lead Paint Reduction Zero Percent Deferred Loans:** The Zero Percent Deferred Loan Program offers lead remediation funding up to $5,000 per unit or up to $15,000 per housing complex to those homeowners participating in any of the owner-occupied Housing Rehabilitation Programs administered by the SDHC. Approximately 45 units are anticipated to be remediated in FY 2014 using approximately $225,000 from this program.

HOUSING

Specific Housing Objectives

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 5 Action Plan "Specific Housing Objectives" Response:

Priorities and Objectives

Goal 5 (Priority 3 in FY 2014), Goal 6 (Priority 7 in FY 2014), Goal 7 (Priority 6 in FY 2014), and Goal 8 (Priority 9 in FY 2014) of the City's Con Plan address the need in the City for a greater supply of affordable housing (especially in proximity to transit), greater opportunities for homeownership, and improvements to the housing stock and facilities. Refer to Appendix D to review the goals and all of the associated objectives and outcomes.

Resources to Address Housing

The City anticipates using primarily CDBG, HOME, and SDHC funds in FY 2014 to address housing needs. Table 8 on page 26 shows the CDBG and HOME projects that will be implemented in FY 2014 pursuant to Goals 5, 6, and 7 to address housing needs. Refer to Appendix H for a full narrative description of each project's scope in FY 2014. Refer to Appendix I for project tables showing the goals established for each project, the anticipated accomplishments, a description of the project, and how much funding has been allocated to the project.

Table 8. CDBG and HOME Projects in FY 2014 Addressing Housing.

IDIS #	Funding Year	Agency	Project	Allocation
TBD	2014	San Diego Housing Commission	Housing Production Program	$1,343,868
TBD	2014	San Diego Housing Commission	First-Time Homebuyer Program	$2,276,976
TBD	2014	San Diego Housing Commission	Owner-Occupied Housing Rehab	$429,156
TBD	2013	San Diego Housing Commission	Tenant-Based Rental Assistance	$300,000
TBD	2014	Community HousingWorks	Homeownership Promotion	$250,000
TBD	2014	San Diego Housing Commission	Direct Homeownership Assistance	$300,000
TBD	2014	City Environmental Services	Safe and Healthy Homes	$300,012
TBD	2014	Community HousingWorks	Las Serenas Rehab and Repair	$1,108,285
TBD	2014	GRID Alternatives	San Diego Solar Affordable Homes	$192,000
TBD	2014	Rebuilding Together San Diego	RTSD Roof Replacement	$150,000
TBD	2014	SD Community Housing Corp	Hacienda Townhomes	$158,598
TBD	2014	Senior Community Centers	Senior Housing Improvement	$110,676
TBD	2014	Urban Corps of San Diego County	WEER/Green Streets	$236,285
TBD	2014	Center for Community Solutions	P.E.A.C.E.	$307,148
TBD	2014	City Park & Recreation	Villa Montezuma Preservation	$882,500
TBD	2014	Civic San Diego	Beta Street Alley	$190,000
TBD	2014	Family Health Centers	Federal Tech and Training Center	$1,600,000
TBD	2014	San Diego Food Bank	Warehouse CIP and Expansion	$1,402,094
TBD	2014	La Maestra Family Clinic	X-Ray/Radiology Expansion	$201,250
TBD	2014	San Diego Second Chance	Program Headquarters	$113,532
TBD	2014	St. Vincent de Paul Village	Joan Kroc Center Rehabilitation	$260,912
TBD	2014	St. Vincent de Paul Village	Paul Mirabile Center Rehabilitation	$200,274
TBD	2014	YWCA of San Diego County	Security & Surveillance Renovation	$216,790
TBD	2014	YMCA of San Diego County	Copley-Price Family YMCA Facility	$300,000
TBD	2014	City Environmental Services	Lead Safety Enforcement Program	$135,674
6286	2013	City Heights CDC	City Heights Neighborhood Rehab	$720,711
6287	2013	City Heights CDC	Sycamore Court Rehabilitation	$725,399
6288	2013	City Environmental Services	Safe and Healthy Homes	$226,569
6290	2013	St. Paul's Episcopal Homes	Emergency Generator	$375,493
6291	2013	Townspeople	Low-Income Housing Solar Power	$137,401
6268	2013	Casa Familiar	Social Services Center	$300,619
6270	2013	City Park & Recreation	Linda Vista Park Picnic Shelter	$100,000
6271	2013	City Park & Recreation	Memorial Pool Improvements	$1,661,000
6273	2013	La Maestra Family Clinic	La Maestra Dental Expansion	$110,249
6275	2013	San Diego Center for Children	Campus Improvements FY 2013	$199,840
6276	2013	San Ysidro Health Center	SDCDC Expansion Project	$1,459,180
6277	2013	Union of Pan Asian Communities	UPAC Seismic Retrofit	$295,635
6278	2013	Urban Corps of San Diego County	Campus Safety and Security	$352,901
6305	2013	City Environmental Services	Lead Safety Enforcement Program	$120,560
6125	2012	City Arts & Culture Commission	Aztec Brewery Historic Rathskeller	$414,763

SDHC administers the City's Affordable Housing Fund, a permanent, annually renewable source of funds to help meet the housing assistance needs of the City's very low- to moderate-income households. Within the Affordable Housing Fund are two accounts: the Inclusionary Housing Fund account and the Housing Trust Fund account. Refer to the "Available Resources" section of this Action Plan on page 6 for more information on these accounts and other sources of funds that are anticipated to be available to address housing needs.

Goal 8 (Priority 9 in FY 2014) is to increase opportunities for affordable housing to be located in close proximity to transit. No CDBG application has been received addressing this goal. It should be noted that CDBG funds may not be utilized to fund planning activities per Council Policy 700-02. However, the City and SDHC have taken steps to promote the development of affordable housing near transit nodes. Refer to the "Barriers to Affordable Housing" section of this Annual Action Plan on page 27 for more information on those steps.

Furthermore, the Housing Element of the City's General Plan incorporates policies and guidelines promoting transit-oriented development with regards to housing. The Housing Element was most recently updated and approved by the City Council in March 2014.

Goal 13 (Priority 9 in FY 2014) is to maintain the quality of foreclosed housing stock and make units available to low- and moderate-income families, if possible. This goal has been met through the NSP program, a one-time supplemental CDBG stimulus grant. Ongoing expenditure of NSP program income, which is estimated to be $435,165, will continue throughout FY 2014 with a focus on the acquisition and rehabilitation of foreclosed upon homes for subsequent resale to eligible low/moderate-income first-time homebuyers.

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 5 Action Plan "Public Housing Strategy" Response:

Public Housing Needs and Activities

All Public Housing residents have access to the SDHC's Achievement Academy. The Achievement Academy offers a variety of courses from job training, career planning, and financial literacy education such as budgeting, saving, establishing good credit, and income tax preparation.

Improvements

The SDHC is not designated as a "troubled" agency but is rather a "HUD High-Performing" agency. Therefore, there is no need to take action to remove a "troubled" designation during the next year.

Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Program Year 5 Action Plan "Barriers to Affordable Housing" Response:

The need for more affordable housing in the City will continue to be felt in FY 2014 as demand greatly exceeds the supply. To address this need, the City, through the SDHC, will continue to utilize density bonus provisions, the Inclusionary Housing Program, and condominium conversion tenant relocation benefits. In addition, the City will continue to make progress on developing a transit-oriented development strategy and to study commercial linkage fees and work force housing policies. The SDHC will continue working with a task force on best practices and potential new funding sources. Throughout 2011, the Best Practices Task Force met on a frequent basis addressing topics referred to them by the City Council and Land Use and Housing Committee, including affordable housing incentives, policies, regulations, planning and zoning, and most

importantly, direction to identify potential new revenue sources. The Task Force began by reviewing a long list of recommended revenue sources that have been brought forward by previous task force groups, including recommendations of the 1989 task force, the 1995 task force, and the 2003 task force.

The result of these discussions was the identification of eleven potential revenue sources for affordable housing. These potential revenue sources, along with a list of other concepts labeled "Affordable Housing Tools," were presented to LU&H in November 2011. Many of the Task Force's recommendations and discussion topics regarding regulatory streamlining and incentives, as well as recommended new revenue sources and methodologies for implementation, have been included in the City's 2013–2020 Housing Element. Further work is needed on the actions required to implement potential revenue sources and other "Affordable Housing Tools," and the Task Force has committed to continue to meet to develop methodologies for implementation and periodic reporting on the progress of implementation. Below is a listing of seven principles, identified by the Task Force, to work in concert together to comprehensively address San Diego's affordable and workforce housing needs:

1. Affordable housing is a critical part of the region's infrastructure;
2. A sufficient and sustainable revenue source is necessary to meet the extraordinary need;
3. Regulatory reform is also a necessary component to ensure cost effective delivery of affordable housing;
4. In order to be successful, affordable housing should be included in a broader, community-based discussion of the City's infrastructure needs;
5. A plan to meet the need and an adequate funding source should be selected as a part of this process;
6. Accountability and transparency should be a key part of the plan; and
7. The program should be presented to the public for a vote at the earliest appropriate election to ensure successful implementation.

The SDHC will have new tools available in FY 2014 to encourage the development of affordable housing, including the following:

- The City, in October of 2012, adopted Affordable Housing Parking Regulations/Amendments to the Land Development Code that allow for reduced parking for affordable housing located adjacent to transit;
- SDHC has revised its NOFA to target housing near transit or employment centers;
- The SDHC Board has committed approximately $4.7 million to the COMM 22 Family and Seniors Project, a transit-oriented development (TOD) that is a priority site under the 3-Year TOD Work Plan; and
- The SDHC is presently considering a funding commitment to another TOD priority site.

In FY 2014, affordable housing projects funded by the former Redevelopment Agency will continue to be in development. They will aid in eliminating barriers to affordable housing by increasing its supply. Refer to page 9 of this Annual Action Plan for more information.

In FY 2014, the City will continue to use CDBG and HOME funds to maintain and increase the supply of affordable housing through rental assistance, rental housing production, housing rehabilitation, and homebuyer assistance. Refer to the "Housing" and "HOME" sections of this Annual Action Plan on pages 25 and 29, respectively, for more information.

HOME/American Dream Downpayment 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 Downpayment 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 downpayment 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 5 Action Plan "HOME/ADDI" Response:

<u>Matching Requirements</u>

Regarding HOME, the City, through SDHC, primarily uses local inclusionary funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements described in 24 CFR 92.218 to 92.221. The grantee has "banked" a considerable amount of excess match and reports this information annually on HOME Match Form 40107-A.

Other Forms of Investment

The City, as grantee of the HOME funds, does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

Resale and Recapture Guidelines

All HOME-assisted homebuyer activities will be subject to the recapture guidelines of the HOME Program Regulations at 24 CFR 92.254(a)(5)(ii). Under this provision, the SDHC will recoup the entire direct HOME subsidy provided to the homebuyer if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the property is sold, or at the end of the loan term. If the market value of the property has decreased and available equity does not allow for full repayment, the SDHC will recapture all HOME funds available after settlement of senior debt. In all cases any funds in excess, after recapture of the HOME funds, plus applicable accrued interest, shall be proceeds to the homebuyer. Any and all recaptured amounts will be used to carry out further HOME-eligible activities.

Policies are in place to assure HOME-assisted housing remains affordable through deed restrictions, covenants attached to the land, or other similar mechanisms. To impose the recapture requirements in HOME-assisted homebuyer projects and ensure the direct subsidy is recaptured, a written agreement is executed between SDHC and the homebuyer.

Refinancing Provisions

The Con Plan includes the HOME Program. 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 Con Plan. Subject to certain HUD requirements, the local participating jurisdiction designs its own "Refinancing Guidelines", and includes these guidelines in the Con 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 (one to four 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, through the 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 for refinancing 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 CFR 92.206(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:

   a. by lowering the existing rent restrictions;
   b. by increasing the number of affordable/restricted units;
   c. by extending the term of existing affordability restrictions; or
   d. 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).

Tenant-Based Rental Assistance (TBRA) program guidelines are as follows:

1. The TBRA program will provide temporary rental assistance to low-income households and individuals who find it difficult to afford housing due to fixed incomes and physical, mental or emotional disabilities.

2. Due to a high foreclosure rate, stagnant labor market and the lagging economy, the TBRA program will focus on seniors and those with specials needs as defined below. However, this does not preclude the SDHC from creating a TBRA program that assists low-income households that do not fit the definition of "senior" or "special needs."

3. A "senior" is defined as a person 62 years of age or older, or 55 years of age or older who lives in a senior citizen housing development.

4. A "special needs" individual is defined as someone who:

    a. has a physical, mental or emotional disability that impairs them for a long, continuous duration; or
    b. has a positive HIV diagnosis and mental illness; or
    c. is homeless or at a high risk of becoming homeless; or
    d. is a survivor of domestic violence; or
    e. is a chronic substance abuser; or
    f. is a qualified participant of HPRP who has successfully completed one year of HPRP rental assistance.

5. Government or nonprofit social service agencies assisting "special needs" and/or "senior" populations can refer households for the TBRA program.

6. Rental assistance can be provided to households who earn up to 60 percent of the AMI at the time of eligibility. Households will be screened for income eligibility, as well as verification of "special needs" status by participating social service providers, if applicable.

7. Participating households whose income increases to more than 80 percent of the AMI will be notified that their TBRA rental assistance will be terminated. Termination from the program will occur within ninety days from notice of the income increase, or within ninety days of the expiration of the current lease, whichever occurs first. In the event that an eligible family becomes ineligible (e.g., the qualifying "special needs" or "senior" participant dies), the family may receive continued rental assistance for up to 120 days prior to the expiration of the lease, whichever occurs first.

8. Participating households that are waiting for rental assistance through the SDHC's Section 8 Waiting List will not lose their assigned "waiting List" status while participating in the TBRA program.

9. TBRA for eligible participants will be provided on a yearly basis and may be extended for additional one-year terms. Participants will enter into a one-year lease with the property owner, which may be ended upon mutual consent of the participant and property owner. Additionally, the SDHC will execute a housing assistance payment contract with the owner that matches the term of the participant's lease.

10. The TBRA program may only be used within the legal boundaries of the City.

11. The rent levels of TBRA will be calculated using one of the two following methods:

    a. Utilizing HUD's Housing Choice Voucher (HCV) program as a model, the TBRA subsidy cannot exceed the difference between 30 percent of a family's adjusted monthly income and the rent level; or
    b. A "flat subsidy" system based on a tiered range of income levels will be established to calculate a tenant's rent and utility allowances.

12. Units occupied by TBRA participants must meet HUD Housing Quality Standards and current rent reasonableness criteria.
13. The TBRA program may pay for participants' market rate security deposits. Additionally, there will be no provisions for rental property owners to make claims for vacancy loss, unpaid rent, or damages.

Affirmative Marketing Actions

All owners and developers of multi-family housing applying for HOME funds are required to complete and submit to the SDHC an Affirmative Fair Housing Marketing Plan. The Plan describes the applicant's outreach efforts to market to groups least likely to lease the housing; it defines the geographic area from which the majority of the new tenants will be attracted; and it lists the organization's experience in marketing the housing to targeted groups. During annual monitoring of HOME-assisted projects, the SDHC's compliance team reviews the Plan to ensure it abides by program rules and that its outreach and marketing efforts continue to be relevant to the subject property.

Minority Outreach Program

As an equal opportunity contractor and employer, the SDHC, as administrator of HOME funds, adheres to all applicable City, state, and federal laws and encourages contracting opportunities for certified Disadvantaged, Small, Woman-Owned and Disabled Veteran-Owned Business Enterprises. As a public agency, the SDHC uses a competitive solicitation process to procure supplies, construction services, maintenance services, and professional services. In addition, the agency also offers training and support for low-income housing assistance residents who currently operate or want to start their own businesses.

ADDI Funds

ADDI is no longer a HUD-funded program.

HOMELESS

Specific Homeless Prevention Elements

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. 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 5 Action Plan "Specific Homeless Prevention Elements" Response:

Sources of Funds

The City anticipates using funds in FY 2014 from a variety of sources to address homeless needs and prevent homelessness. Primary sources of funds include CDBG, ESG, HOPWA, CoC, SDHC, and matching funds from private sources that leverage the funds from those programs.

CDBG Program ($1,318,078): On September 25, 2012, the San Diego City Council voted to set aside an amount not to exceed $1,318,078 from CDBG allocations to the City by HUD starting in FY 2014 to fund the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veterans Winter Shelter, and Connections Housing Interim Bed Program. The set-aside falls within the 15 percent cap on public services projects. Brief descriptions of the facilities and programs that will be funded by the set-aside are provided below:

- Neil Good Day Center (NGDC): NGDC is a day shelter that provides the street homeless in downtown San Diego with a place to check in during the day for showers, laundry, and mail and to meet with service providers for mental health and substance abuse referrals, case management, job referral services, medical referrals, benefits assistance and IDs, and shelter and housing referrals. Approximately 3,000 unduplicated clients are anticipated to be served at NGDC in FY 2014 using $550,000 in CDBG funds.

- Cortez Hill Family Shelter: The YWCA of San Diego operates the Cortez Hill Family Shelter, which provides 45 units to serve families year-round. Families can stay up to

120 days (four months) and receive services focused on helping them find work and become self-supporting. All families receive basic shelter and two meals a day for up to 120 days, as well as case management services. Families are offered counseling, career assessments, medical and legal services, and follow-up services after leaving the shelter. In FY 2014, $205,902 in CDBG funds will go towards the shelter.

- Veterans Winter Shelter: This project will consist of a temporary sprung shelter for 150 Veterans at a time. The Veterans Shelter will be in operation for 120 days between December 2013 and April 2014. The facility will operate 24 hours per day, seven days per week, and provide Veterans with medical and mental health services, substance abuse counseling, referrals to employment training, legal and housing assistance, in addition to the basic services of shelter, food, showers, and laundry. In FY 2014, $235,095 (excluding administrative costs) in CDBG funds will go towards the shelter.

- Connections Housing Interim Bed Program: Able to accommodate 150 people at one time, this program of Connections Housing is designed to move people off the street quickly. Clients using this short-term housing are encouraged to access the services in the facility to help get leads to jobs and community resources. Clients in this housing program typically stay several months, without the need to return and stand in line each day to secure their spot. Residents are preparing to move quickly into permanent housing. In FY 2014, $276,000 (excluding administrative costs) in CDBG funds will go towards the program.

CoC Program ($10,509,242): The CoC program, part of the McKinney-Vento Homeless Assistance Programs as amended by the HEARTH Act of 2009, awards funds competitively under the auspices of the local CoC in the community where assistance is being sought. A CoC is designed to address the critical problem of homelessness through a coordinated community-based process of identifying needs and building a network to address those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but also involves a variety of underlying, unmet needs—physical, economic, and social.

San Diego's RCCC is a merger between the City and the County's CoCs to ensure resources are coordinated throughout the entire region. The RCCC submitted a combined application to HUD in January 2012 for funds that will be used in FY 2014. The amount in the application to HUD was $16,553,674 and included new and renewal projects. Of this amount, $10,509,242 has been awarded to renewal projects serving clients in the City.

The types of assistance programs being administered in the City are:

- Shelter Programs: Provides short term emergency housing for homeless families and individuals, many of them chronically homeless. The intent is to help move them out of shelter and get them stably housed in an appropriate housing situation.

- Transitional Housing Programs: Provides short and medium term housing and case management for families and individuals to allow them to get back on their feet, connect with services, get an income, and move on to stable housing.

- Permanent Supportive Housing Programs: Provides housing with services for disabled homeless individuals and some families. There is no limit to the stay; people with severe mental illness and other disabilities are stably housed with wrap-around case management to maintain that stability.

- Rapid Re-Housing: Provides security and utility deposits to ensure homeless individuals and families can get into a stable housing situation. Once housed, it can offer case management and short term rental assistance to help households maintain that housing.

Table 9 below shows the new and renewal grants for programs in the City that the RCCC applied for and received:

Table 9. Continuum of Care Program Grants in FY 2014.

Grantee Name	Project Name	Program Type	Housing Type	Budget
Regional Task Force on the Homeless	HMIS Capacity Building	HMIS	N/A	$277,423
Regional Task Force on the Homeless	HMIS Capacity Building	HMIS	N/A	$71,577
San Diego Housing Commission	San Diego Rapid Re-housing	PH	PH	$200,000
PATH	Connections Housing	SHP	PH	$605,229
SD Youth & Community Services	Take Wing	SHP	TH	$86,810
St. Vincent de Paul	Fresh Start	SHP	TH	$613,644
Catholic Charities	9th & F Street Apartments	SHP	PH	$33,075
Episcopal Community Services	Downtown SafeHaven	SHP	SH	$504,999
Veterans Village of SD	Veterans Rehab Center	SHP	TH	$201,100
YWCA of San Diego County	Transitional Living Continuum	SHP	TH	$548,879
St. Vincent de Paul	Solutions Consortium	SHP	TH	$1,684,330
St. Vincent de Paul	Family Living Center	SHP	TH	$509,247
St. Vincent de Paul	Toussaint Academy	SHP	TH	$398,687
St. Vincent de Paul	Solutions 4	SHP	TH	$882,441
St. Vincent de Paul	Boulevard Apartments	SHP	PH	$44,707
The Association for Community Housing Solutions (TACHS)	TACHS SHP Cove Apartments	SHP	PH	$112,199
The Association for Community Housing Solutions (TACHS)	TACHS SSO	SHP	SSO	$73,076
YWCA of San Diego County	Women and Children's Program	SHP	TH	$552,541
San Diego Housing Commission	SDHC Merged Grant	PH	PH	$1,017,431
Volunteers of America	SAMI Program	SHP	PH	$298,547
San Diego Housing Commission	St. Vincent de Paul – Village Place	PH	PH	$395,228
San Diego Housing Commission	TACHS Cove Apts.	PH	PH	$235,835
San Diego Housing Commission	South Bay Community Services-La Posada	PH	PH	$222,673
San Diego Housing Commission	TACHS – Prism	PH	PH	$359,972
YMCA of San Diego County	Turning Point	SHP	TH	$177,268
San Diego Housing Commission	Pathfinders of San Diego	PH	PH	$137, 824
San Diego Housing Commission	The Center (Del Mar Grant)	PH	PH	$264,500
			Total	**$10,509,242**

TH=Transitional Housing; HMIS=Homeless Management Information Systems; PH=Permanent Housing for Person with Disabilities; SSO=Supportive Services Only; SH=Safe Haven

The RCCC is comprised of representatives of local jurisdictions, community-based organizations, local housing authorities, the Regional Task Force on the Homeless (RTFH), governmental departments, labor organizations, health service agencies, homeless advocates, consumers, the faith community and research, policy and planning groups. This body also includes individuals who were previously homeless. This countywide organization serves to develop and implement strategies, disseminates information, and provides a comprehensive vision for entities seeking to prevent and alleviate homelessness throughout the region. Participants of the RCCC also facilitate the region's response to the annual NOFA from HUD.

As part of this coordination effort, the RCCC established the following processes:

- A region-wide data collection and communication system that is reflected in the applications submitted by the RCCC.

- A year-round process to assess, strengthen, and enhance the progress made on the development of a comprehensive CoC.
- A collaborative, coordinated, and inclusive forum for community input.
- Coordination with local government jurisdictions on the allocation of the new ESG funds. The RCCC agreed with 60 percent of the grant to be used for shelter programs, and 40 percent of the allocation to provide funding for deposits and possibly short-term rental assistance (and other HPRP-related activities).
- In FY 2014, much of the work will be centered around changes required by HEARTH, including formalizing the administration of the CoC, creating a single point of entry into the homeless system, and strengthening and expanding the HMIS system to produce data in real time.

ESG Program ($147,000 → FY 2012; $474,194 → FY 2013; $1,119,065 → FY 2014): Part of the McKinney-Vento Homeless Assistance Programs as amended by the HEARTH Act of 2009, the ESG program helps homeless persons and their families by providing funds for the following eligible activities:

- Street outreach;
- Shelter rehabilitation; operations and maintenance of a homeless facility;
- Supportive services for persons who are homeless (e.g., job training or child care);
- Homeless prevention and re-housing activities;
- Homeless Management Information Systems (HMIS); and
- Administration.

The SDHC administers the ESG program under a memorandum of understanding with the City. This program funds the City's shelter programs as well as re-housing programs for individuals and families who are homeless. During FY 2014, ESG funds carried over from FY 2012 and FY 2013 will be utilized with FY 2014 funds to support the City's Cortez Hill Family Center, Homeless Emergency Shelter Programs (Connections Housing and Veterans Winter Shelter), and HPRP-type activities (prevention and re-housing) administered by the SDHC. Refer to Appendix H for a description of the projects that will be funded by ESG funds in FY 2014.

In FY 2014, SDHC anticipates meeting ESG match requirements with funds from SDHC ($280,000), CDBG ($768,000), CoC ($200,000), and VASH ($600,000) totaling $1,848,078.

HOPWA Program ($2,883,128): The HOPWA program addresses housing needs specifically of persons living with HIV/AIDS. HOPWA-funded facilities and programs help prevent homelessness by providing assistance in various forms, such as: TBRA housing assistance; group housing; hotel/motel vouchers; short-term rent, mortgage, and utility (STRMU) assistance; and housing information. Refer to the "HOPWA" section on page 45 for more information.

HUD/Veterans Affairs ($600,000): The SDHC administers the VASH voucher program and anticipates being award 75 vouchers to house homeless Veterans and their families in FY 2014, beyond the 435 vouchers that have already been awarded to the SDHC.

SDHC ($5,464,733): The SDHC funds a variety of programs and projects that address homeless using SDHC general funds and Housing Trust Funds. In FY 2014, the SDHC will fund the following programs:

- Sponsor-Based Voucher Program: 150 vouchers; $1.8 million annual budget authority
    - Voucher programs for homeless and disabled individuals
- Project-Based Voucher Program: 209 vouchers; $2.51 million annual budget authority
    - Voucher programs for homeless and disabled households

- Cortez Hill Family Shelter: $200,000
  - Family year-round shelter program; see page 34 for description
- Veterans Winter Shelter: $40,000
  - Seasonal shelter for homeless Veterans; see page 35 for description
- Connections Housing Interim Bed Program: $40,000
  - Year-round interim beds for homeless individuals; see page 38 for description
- Transitional Housing Programs: $779,733
  - Funding for 13 homeless transitional housing programs
- Family Voucher Program: $50,000
  - Funding for emergency hotel/motel vouchers for homeless families
- Regional Task Force on the Homeless: $45,000
  - Funding to support the RTFH homeless data for the City of San Diego

Private Funds: Private funds come in the form of match that sub-recipients of federal funds contribute to the implementation of the activity being funded by federal funds. In addition, the SDHC, through its Grant Development and Compliance Unit, has positioned itself to identify and apply for funding opportunities in the private sector.

Homelessness

Goal 3 (Priority 4 in FY 2014) of the City's Consolidated Plan is to provide shelter for persons who are homeless and assist them in moving out of homelessness. Objectives include operating shelters and assisting families with access to transitional housing, case management, and support services. Refer to Appendix E to review Goal 3 and all of the associated objectives and outcomes.

Table 10 below shows the CDBG and ESG projects that will be implemented in FY 2014 pursuant to Goal 3 to address homeless needs. Refer to Appendix H for a full narrative description of each project's scope in FY 2014. Refer to Appendix I for project tables showing the goals established for each project, the anticipated accomplishments, a description of the project, and how much funding is allocated to the project.

Table 10. CDBG and ESG Projects in FY 2014 Address Homeless Needs.

IDIS #	Funding Year	Agency	Project	Allocation
TBD	2014	San Diego Housing Commission	Neil Good Day Center	$550,000
TBD	2014	San Diego Housing Commission	Cortez Hill Family Center	$205,902
TBD	2014	San Diego Housing Commission	Homeless Winter Shelter Program	$562,083
TBD	2014	Catholic Charities	Rachel's Women's Center	$96,150
TBD	2014	San Diego Housing Commission	Homeless Winter Shelter Program	$258,266
TBD	2014	San Diego Housing Commission	Cortez Hill Family Center	$362,816
TBD	2014	San Diego Housing Commission	Prevention and Rapid Re-Housing	$414,054
6427	2013	San Diego Housing Commission	Prevention and Rapid Re-Housing	$474,194
6330	2012	San Diego Housing Commission	Prevention and Rapid Re-Housing	$147,000

The City anticipates no obstacles to completing the Action Plan.

Chronic Homelessness

Eradicating chronic homelessness is a **high priority** for the City, 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. 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, funded in part by the County of San Diego, has two award-winning and innovative programs that address the chronically homeless, substance-dependent, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT), a nationally recognized "best practice," conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with County of San Diego Health and Human Service Specialists and Psychiatric Emergency Response Team (PERT) clinicians to contact and work with the City's chronic homeless population. The team engages with homeless persons on the streets and facilitates placements into many local homeless service providers.

The Serial Inebriate Program (SIP) is a nationally recognized "best practice" collaborative effort of the San Diego Superior Courts, SDHC, County of San Diego Alcohol and Drug Services, and the San Diego Police Department. The SIP conducts outreach on the streets and in jails to chronically homeless individuals 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 choose recovery to access services and achieve sobriety.

Connections Housing opened a one-stop homeless service center and interim and permanent supportive housing units in March 2013. The initial request for proposals for this center recognized 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. City support for the development of the one-stop homeless service center consists of HOME, ESG, CoC, CDBG, and SDHC Rental Assistance funds.

Homelessness Prevention and Re-Housing

The new ESG continues, albeit on a smaller scale, the type of programs started by Homelessness Prevention and Rapid Re-Housing (HPRP). The last program started with HPRP funds was the Security Deposit Plus Program. This program continues with funding through ESG to provide security deposit and utility deposit assistance for Veterans accessing VASH vouchers, chronically homeless individuals accessing sponsor-based vouchers, and families and individuals exiting transitional housing programs to gain access to more stable housing situations.

In FY 2014, the SDHC plans to offer an enhanced program for transitional housing residents to assist them in a successful transition to permanent housing. In the community's efforts to help people leave transitional housing, especially to shorten their stay and rapidly re-house them, a combination of case management and access to housing have been critical factors. The SDHC has developed a pilot program to support individuals and families exiting transitional housing programs. The SDHC will use ESG for security deposits and short-term rental assistance, and provide clients with longer-term rental assistance funded by a new grant from CoC funds. In order to provide critical support services for this pilot program, the SDHC will use ESG funding. These services will assist families get employment, budgeting and other support through local networks. Rental assistance will diminish over time to enable a client a smoother transition to become self supporting.

Discharge Coordination Policy

The City has no formal homeless discharge coordination policy in place. However, in FY 2014, the City, through the RCCC, will continue to support and coordinate with a number of community organizations and governmental agencies that actively engage in planning and implementing discharge plans and protocols that address the needs of individuals at risk of becoming homeless after receiving services. These individuals include youth aging out of foster care, homeless individuals who are frequent users of health care or mental health services, and individuals leaving county correctional facilities who have special needs and need assistance with transitioning to mainstream society. Members of the RCCC work together to coordinate their efforts and build a continuum of care that provides supportive and preventative services to these individuals at high risk of homelessness after release.

Emergency Shelter Grants

(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 5 Action Plan "Emergency Shelter Grants" Response:

Not applicable to the City.

COMMUNITY DEVELOPMENT

Community Development

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 5 Action Plan "Community Development" Response:

Priority Non-Housing Community Development Needs

While all projects and activities described in this Action Plan may be considered as furthering community development in the City, Goals 9, 10, 11, and 12 of the Con Plan particularly address community development. Goal 9 (Priority 1 in FY 2014) is to expand business opportunities for new industries and local small businesses. Goal 10 (Priority 2 in FY 2014) is to support the continued revitalization of low/moderate-income neighborhoods. Goal 11 (Priority 12 in FY 2014) is to explore

additional financial resources to create new programs that further community development. Goal 12 (Priority 11 in FY 2014) is to enhance efforts to build the capacity of non-profit organizations, including those that provide fair housing assistance. Refer to Appendix E to review Goals 9–12 and all of the associated objectives and outcomes.

Table 11 below shows the CDBG projects that will be implemented in FY 2014 pursuant to Goals 9 and 12 to further community development. Refer to Appendix H for a full narrative description of each project's scope in FY 2014. Refer to Appendix I for project tables showing the goals established for each project, the anticipated accomplishments, a description of the project, and how much funding has been allocated to the project.

Table 11. CDBG Projects in FY 2014 Addressing Community Development.

IDIS #	Funding Year	Agency	Project	Allocation
TBD	2014	Access, Inc.	Access Microenterprise Development	$50,001
TBD	2014	ACCIÓN San Diego	Microlending Program	$218,550
TBD	2014	International Rescue Committee	Agricultural Business Creation	$90,783
TBD	2014	Union of Pan Asian Communities	Multicultural Economic Development	$154,894
TBD	2014	Local Initiatives Support Corp	Nonprofit Financial Capacity Building	$105,000
TBD	2014	City of San Diego	Fair Housing Services	$210,000
6267	2013	City of San Diego	Fair Housing Services	$209,548

In FY 2014, the City will be engaged in the process of formulating a new 5-year Con Plan to cover FYs 2015–2019. The new plan will identify and prioritize needs within the community, along with projects and programs to address those needs (including NRSAs). Therefore, in FY 2014, Goal 11 will not be addressed since it would be more prudent to establish new programs after the new Con Plan has been created. It should also be noted that Goal 11 does not result in an annual quantifiable performance measure.

To further address the impediments to fair housing identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice and per the fair housing objective of Goal 12 of the Con Plan, the City has engaged two fair housing service providers for a multi-year contract: the Housing Opportunities Collaborative and Legal Aid Society of San Diego, Inc. In FY 2014, the Housing Opportunities Collaborative will continue to offer services in the component areas of general community outreach and education to historically underrepresented communities; technical training opportunities for housing provider, lender and insurance industries; maintenance of a fair housing discrimination intake process; and collaborations and/or linkages with other entities, which further strengthen fair housing activities in the City. The Legal Aid Society of San Diego, Inc., will continue to offer services in the component areas of technical training opportunities for fair housing testers; complaint-based and random testing; education for homebuyers and tenants on fair housing rights; maintenance of a fair housing discrimination investigation and enforcement process and collaborations and/or linkages with other entities, which further strengthen fair housing activities in the City.

It should be noted that new outcomes for FY 2014 have been identified to better measure the City's efforts regarding fair housing activities that benefit low/moderate-income persons. The outcomes include conducting fair housing tests, providing outreach and educational workshops, and reaching out to partnership agencies. They supplement the original outcome of accepting and investigating housing discrimination complaints, which fails to capture on its own how the City is making progress in addressing fair housing issues. Refer to Goal 12 in Appendix F to review the supplemental outcomes and associated indicators and annual targets.

Long/Short-Term Community Development Objectives

The goals in the Con Plan outline the City's long-term community development objectives. Goals 9, 10, 11, and 12 of the Con Plan particularly address community development. In addition, these goals are prioritized by the City Council on an annual basis to express its short-term focus (i.e., for the relevant year) toward achieving the community development objectives under those goals. Refer to Appendix E to review Goals 9–12 and all of the associated objectives and outcomes. For FY 2014, Goals 9, 10, 11, and 12 have been prioritized as 1, 2, 12, and 11, respectively. Refer to Table 6G in Appendix G, which lists the FY 2014 projects and activities that will be implemented according to the national objectives (i.e., Decent Housing, Suitable Living Environment, and Economic Opportunity) and outcomes (i.e., Availability/Accessibility, Affordability, and Sustainability) of the Outcome Performance Measurement Framework.

It should be noted that, in FY 2014, the City will continue efforts to update its Economic Development Strategy (EDS), which will broadly outline its economic development goals, objectives, economic indicators, performance measures and strategic actions. The EDS will harmonize various City policy and planning documents that address economic development by identifying key strategic objectives to achieve the City's economic development goals. The EDS will include an assessment of current economic and business conditions and identify gaps or areas of need. It will also describe existing efforts that the City seeks to continue or expand. The updated strategy will feed into the development of the City's FY 2015–2019 Con Plan and the long- and short-term goals contained therein. Also, as implementation of the updated EDS begins in FY 2014, staff will continue to work with the City's Rules & Economic Development Committee to ensure timely progress and continued coordination with, and involvement of, the public and business sectors.

Antipoverty Strategy

1. *Describe the actions that will take place during the next year to reduce the number of poverty-level families.*

Program Year 5 Action Plan "Antipoverty Strategy" Response:

According to the 2010 American Community Survey 1-Year Estimates of the United States Census Bureau, 17.4 percent of all City residents are estimated to be living below the poverty level.

Among all families with children, 18.5 percent are estimated to be living below the poverty level. The situation is the worst for female-headed families with children, with 39.5 percent estimated to be living below the poverty level.

One of the most significant efforts taken by the City to reduce the number of persons living below the poverty level is economic development. Using CDBG funds, the City has provided for small business assistance and has nurtured microenterprise development. In FY 2014, four microenterprise development projects will have access to CDBG funds to provide assistance to the City's minority and refugee populations. A total of 159 old/new businesses are projected to be assisted.

The City leverages the CDBG funds that it directs toward economic development with programs administered by its Office of Small Business and Business Finance Section. Refer to the "Available Resources" section on page 6 of this Annual Action Plan for a description of those programs.

In addition, the City is the lead agency in implementing the day-to-day administration of the San Diego Regional Enterprise Zone (SDREZ), a joint venture with the cities of Chula Vista and National City. SDREZ is an area designated for 15 years by the State of California where businesses within these cities may earn substantial State tax credits and other incentives. The SDREZ incentives help to attract, retain, and expand businesses, encourage private investment in distressed communities, and promote job growth in the region. Because San Diego's economy is regional in nature, collaborating with other local cities and the state to expand business incentives increases San Diego County's ability to compete with other regions. The Enterprise Zone Program serves residents who are economically disadvantaged and facing barriers to employment by stimulating private investment and creating new employment opportunities in low/moderate-income communities. Established in 2006 and expanded in 2012, the SDREZ consists of 38,126 acres of prime commercial and industrial land, as well as eligible residential census tracts in the cities of San Diego, Chula Vista, and National City. Program administration of SDREZ is funded mainly through program revenue and supported by the cities of Chula Vista, National City, and San Diego, as well as the Unified Port of San Diego (known as the SDREZ Partnership). Some of the SDREZ incentives for businesses include:

- A tax credit for the purchase of new manufacturing, assembly, data processing, or communications equipment equivalent to the amount of sales or use tax;
- A tax credit on the wages to qualified new employees over a 5-year period (up to 50 percent in the first year, 40 percent in the second year, etc.);
- The option to accelerate depreciation on business property;
- A deduction for lenders on the net interest earned from loans made to enterprise zone businesses; qualified loans include business loans, mortgages, and loans from noncommercial sources;
- Priority and preference points awarded for various state programs, such as state contracts/grants;
- Assistance with recruitment and hiring of targeted employees;
- Expedited permit processing for commercial projects; and
- Access to specialized technical assistance programs.

The following list highlights the targeted SDREZ accomplishments in FY 2014:

- Regionwide:
  - 9,500 hiring credit certificates to be issued
  - 25 percent of hiring credit certificates issued to be for new jobs
  - Estimated average hourly rate for certificates to be issued: $11.50
- Citywide:
  - 5,700 hiring credit certificates to be issued
  - 25 percent of hiring credit certificates issued to be for new jobs
  - Estimated average hourly rate for certificates to be issued: $11.50

In addition to SDREZ, City residents also have access to the SDHC's Family Self-Sufficiency Program. In collaboration with community businesses and service organizations, the program 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. In FY 2014, the SDHC anticipates the program will assist 500 families with becoming more self-sufficient and avoiding poverty.

Many of the projects and activities to be funded in FY 2014 by CDBG funds will help reduce the number of poverty-level families through the provision of housing, housing assistance, and social

services that would enable them to remain off the streets and receive the support needed to become more self-sufficient. Refer to Appendix H for a full narrative description of each project and is scope in FY 2014 that would help alleviate the number of poverty-level families in the City.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs (91.220(c) and (e))

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 5 Action Plan "Non-Homeless Special Needs" Response:

Priorities and Objectives

Goal 2 (Priority 5 in FY 2014) of the City's Con Plan is to create a better living environment for persons with special needs. Objectives include making public facilities accessible to persons with disabilities, increasing private sector housing with accessibility features, supporting the provision of social services to low- and moderate-income persons, and encouraging the creation of supportive housing. Refer to Appendix E to review Goal 2 and all of the associated objectives and outcomes.

Resources to Address Non-Homeless Special Needs

Table 12 below shows the CDBG projects that will be implemented in FY 2014 pursuant to Goal 2 to address non-homeless special needs. Refer to Appendix H for a full narrative description of each project's scope in FY 2014. Refer to Appendix I for project tables showing the goals established for each project, a description of the project, and how much funding is allocated to the project.

Table 12. CDBG Projects in FY 2014 Addressing Non-Homeless Special Needs.

IDIS #	Funding Year	Agency	Project	Allocation
TBD	2014	Casa Cornelia Law Center	Domestic Violence Legal Services	$79,835
TBD	2014	Casa Familiar	Casa Familiar Senior Services	$85,146
TBD	2014	Family Health Centers	Safe Point San Diego	$75,255
TBD	2014	Meals-On-Wheels	Home-Delivered Meals for Seniors	$100,000
TBD	2014	National Family Justice Center	Safety to Self Sufficiency	$143,773
TBD	2014	San Diego Second Chance	Job Readiness Training	$219,945
6269	2013	City Park & Recreation	Gompers Neighborhood Park ADA	$690,000

In addition to the CDBG projects on Table 12 above, non-homeless special needs will be addressed in FY 2014 with projects funded by HOPWA. Refer to the "Housing Opportunities for Persons with AIDS" section of this Action Plan on page 45 for a description of the supportive housing projects that will be implemented in FY 2014 to meet the needs of persons living with HIV/AIDS and their families.

The NSP program is a one-time supplemental CDBG program created by the Housing and Economic Recovery Act of 2008 that enables states and local governments to assist in the redevelopment of abandoned and foreclosed homes and residential properties in those areas hit hardest by the

foreclosure crisis. Program activities were primarily implemented and completed during FY 2010 and FY 2011. However, ongoing expenditure of NSP program income, which is estimated to be $435,165, will continue throughout FY 2014 with a focus on the acquisition and rehabilitation of foreclosed upon homes for subsequent resale to eligible low/moderate-income first-time homebuyers. The rehabilitated and occupied homes would contribute to neighborhood enhancement and increased homeownership levels.

Refer to page 51 of this Action Plan for a description of the City's efforts in FY 2014 to increase accessibility to persons with disabilities.

Housing Opportunities for Persons with AIDS

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. *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. *Note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 5 Action Plan "HOPWA" Response:

Organization Description

The County of San Diego (County) Department of Housing and Community Development (HCD) has assumed all administrative responsibilities for the HOPWA formula grant program through a contract agreement with the City.

In FY 2014, the County will continue administering the City's HOPWA allocation. On April 5, 2011, the County Board of Supervisors authorized a HOPWA RFP for FYs 2013, 2014, and 2015. The County Board of Supervisors at the same time also authorized, upon successful negotiations and determination of a fair and reasonable price, the awarding of contracts for a term of one year with two one-year renewal options and up to an additional six months, if needed. Based on the anticipated FY 2014 allocation of $2,883,128, the following eligible activities are being recommended for funding for FY 2014:

- Administration;
- Housing Information and Referral Services;
- Resource Identification;
- Housing Operating Cost;
- Tenant-Based Rental Assistance;
- Short-Term Supportive Facilities (Hotel/Motel Vouchers);
- Supportive Services; and
- Technical Assistance.

Refer to the "Specific HOPWA Objectives" section on page 60 of this Annual Action Plan for a list of agencies being recommended to be funded for HOPWA-eligible activities for FY 2014. The funding recommendations are based on an anticipated FY 2014 HOPWA allocation of $2,883,128.

Actions Taken During Year

The County on behalf of the City has worked closely with the RCCC that includes over 50 community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS. HOPWA maintains a permanent seat on San Diego County's HIV Health Services Planning Council in addition to convening the Joint City/County HIV Housing Committee that addresses special needs concerns for those suffering that are homeless and not homeless but require supportive housing.

The HIV Housing Committee includes members of other HIV planning groups, affordable housing developers, service providers, and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for person living with HIV/AIDS. The HIV Housing Committee serves as an advisory body to the Director of the County's HCD regarding priorities and needs of the community affected by HIV/AIDS and housing. These activities will continue during FY 2014.

Progress

As in FY 2012, it is anticipated that HOPWA will continue to make progress in meeting objectives related to affordable housing during FY 2013 and FY 2014. Table 13 below provides a summary of the specific objectives for providing affordable housing:

Table 13. FY 2014 HOPWA-Funded Projects.

Activities	Goal	FY 2012 Accomplishments	Anticipated FY 2013 and 2014 Accomplishments
TBRA Housing Assistance	80 Households	86 Households	80 Households
Permanent Housing w/Housing Operations Funding	7 Units	8 Households	7 Units
Group Housing	38 Beds	86 Households*	38 Beds
Care Facility for Chronically Ill	20 Beds	27 Households	20 Beds
Group Homes for Recovering Addicts	37 Beds	107 Households	37 Beds
Hotel/Motel Vouchers	45 Vouchers	83 Vouchers	45 Vouchers
Supportive Services	336 Persons	485 Persons	336 Persons
Housing Information	9,000 Persons	8,485 Persons	9,000 Persons
Short-Term Rent, Mortgage & Utility Assistance (STRMU)	154	44	0

*Thirty-eight (38) beds assisted a total 86 households throughout FY 2012.

Report on Annual HOPWA Output Goals

Based on the FY 2014 anticipated allocation of $2,883,128, funding will be provided for the following activities for low-income persons living with HIV/AIDS and their families in San Diego County:

1. Transitional housing;
2. Permanent housing;
3. Case management services;
4. Tenant-Based Rental Assistance;
5. Information and referral services;
6. Moving services;
7. Residential services coordination;
8. Emergency housing; and
9. Technical assistance.

Please refer to the Specific HOPWA Objectives section below for a list of agencies being recommended for funding of HOPWA eligible activities for FY 2014.

Use of Committed Leveraging

The HOPWA Program leverages an array of funding from public and private resources that helps address the needs of persons with HIV/AIDS. Volunteers provided a substantial amount of service hours at many HOPWA-funded agencies. Volunteers were recruited by agencies through their ongoing Volunteer Services programs or from volunteer fairs, or they may have been participants of HOPWA-funded programs. Some agencies regularly received help from United States Navy personnel. Volunteer activities included staffing reception desks at some HOPWA-funded agencies and providing landscaping services at a transitional housing facility. Volunteers also provided home improvement efforts, such as painting the interior and exterior of a transitional housing facility. Many agencies also received in-kind contributions. Agencies received contributions such as free bread, tortillas, and baked goods from a local market. HOPWA-funded agencies also took a proactive approach to increasing program income. All HOPWA-funded agencies implemented annual fundraising plans to increase income from private donations, foundations, and grants. Agencies hosted fundraising events, including a fundraiser called "10 Beds" sponsored by the Alexander Salazar Art Gallery. HOPWA-funded agencies also partnered with non-HOPWA-funded agencies to offer a broader scope of services. Collaborating agencies include: First United Methodist Church; North Park Family Health Clinic; San Diego Lesbian, Gay, Bisexual, Transgender Community Center; UCSD Women, Children, and Adolescent HIV Program; Vista Community Clinic; Mama's Kitchen; and Indian Health Centers.

Distribution of HOPWA Funds

HOPWA funds are distributed regionally throughout the County, with the majority of funds supporting direct housing and/or housing operations. General categories of HOPWA-funded programs for FY 2014 include:

- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Tenant Based Rental Assistance
- Short-Term Supportive Facilities (Hotel/Motel Vouchers)
- Supportive Services
- Technical Assistance

Barriers

Service providers encountered several barriers to providing HOPWA-funded services in the San Diego region. Providers reported a negative impact to their agencies and the services they provide due to funding cuts in state and federal budgets. Reductions in federally funded Ryan White CARE Act and similar State of California budget cuts resulted in staff reductions and reduced the service capacity of certain providers.

The lack of low-barrier housing opportunities in emergency, transitional, and permanent housing leaves many with HIV/AIDS with unstable housing. This negatively impacts a client's ability to comply with medical treatment recommendations.

Continuing difficulties also include increasing the HIV/AIDS community's awareness of their Fair Housing rights and responsibilities. While agencies may receive anecdotal information regarding discrimination based on disabilities, few HOPWA participants report complaints to Fair Housing enforcement agencies.

Finally, the impact of high housing costs in San Diego County impacted the ability of HOPWA providers to move program participants from HOPWA-funded housing into the private rental market. It is very difficult for clients to obtain a security deposit, provide the first month's rent, and qualify for a market-rate unit without some form of rental subsidy. Many clients reported that they were homeless or virtually homeless for lack of affordable housing.

Trends

Historically, the HOPWA Program has received entitlement funds equal to the activities proposed. Program staff has worked diligently with the RCCC, which consists of community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS. In a collaborative effort, HOPWA staff participates and maintains a permanent seat on the San Diego HIV Health Services Planning Council. HOPWA staff facilitates in establishing a subcommittee, as needed, of the Joint City/County HIV Housing Committee to help determine funding priorities for upcoming funding years.

Evaluations, Studies, or Other Assessments

During FY 2014, 100 percent of HOPWA-funded activities will be monitored by reviewing monthly, quarterly, and Annual Progress Reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and rent calculations to ensure programs are producing effective measurable results. Staff will conduct onsite file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD will continue to provide ongoing technical assistance to subrecipients throughout the year.

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 Action Plan.*

Program Year 5 Action Plan "Specific HOPWA Objectives" Response:

The City anticipates receiving $2,738,972 in HOPWA funds in FY 2014. These funds will be used to address various needs identified within the community living with HIV/AIDS. The HOPWA funds are anticipated to be leveraged with Ryan White CARE Act funds and other funding sources. In addition to federal and state funds, leveraging from private sources is anticipated. Refer to "Use of Committed Leveraging" on page 48 for more information on these leveraged private funds.

Goal 4 (Priority 8 in FY 2014) of the City's Con Plan is to create a better living environment for persons who are living with HIV/AIDS. Objectives include providing housing assistance and supportive services and increasing public awareness of HIV/AIDS and information and resources available to those living with HIV/AIDS. Refer to Appendix E to review Goal 4 and all of the associated objectives and outcomes.

In addition, Table 4G in Appendix G lists the projects and activities, according to Con Plan goals and objectives, that will be implemented in FY 2014 to address the identified needs for the period covered by this Annual Action Plan. Refer to Appendix H for a full narrative description of each project and its scope in FY 2014. Refer to Appendix I for project tables showing the goals established for project, the anticipated accomplishments, a description of the project, how much funding is allocated to the project, and the actual amount expended.

OTHER NARRATIVE

Include any Action Plan information that was not covered by a narrative in any other section.

Program Year 5 Action Plan "Other Narrative" Response:

Commission on Gang Prevention and Intervention

One year ago, California Governor Jerry Brown signed into law Assembly Bill 109 (AB109). Implementation of AB109, called the Governor's Public Safety Realignment. The law mandates that individuals sentenced to non-serious, non-violent, or non-sex offenses serve their sentences in county jails instead of state prison. The law also excludes from state prison for most felons, who violate the conditions of parole or are convicted of property crimes, some drug offenses, and crimes such as spousal abuse or assault. Courts are required to sentence these criminals to time in local jails, treatment programs, or probation. More than 2,000 offenders were released back into San Diego County in 2012 with a large number of them living in the City.

The specific correlation between this change in the law and the impact on gang-related homicides is hard to assess, but the City's homicides increased from seven homicides in 2011 to 16 gang-related homicides in 2012. The City's Commission on Gang Prevention and Intervention, an advisory commission to the Mayor and City Council, has noted this increase and is advancing multiple efforts to address the problem.

Neighborhood targeted collaborative efforts between churches and the San Diego Police Department have been initiated. A newly established pastors group, of at least 30 volunteers, called Community Assistance Services Team (CAST), has been formed. This group, representing various churches, regularly walks through communities to talk with residents and encourage their reporting of crimes or suspicious behaviors. Their focus has been on four neighborhoods with HUD housing. The Commission will be training and collaborating with the Center for Employment Options, a local community organization that focuses on returning offenders into the community, on gang culture and issues. Community Options, a local community organization that focuses on returning offenders into the community, will be working with the Commission on training its staff on information and strategies.

The San Diego Police Department will be coordinating at least six resource fairs during FY 2014 to address the needs of communities. The Commission has been working with the San Diego Unified School District to provide a resource fair for counselors, scheduled for this spring of 2013. The goal is to provide them with information on community services for referrals and coordination of resources.

The Commission, consistent with its charge, continues to facilitate a wide range of collaborations to reduce gang violence. Key working relationships have been formed with the San Diego County Health and Human Services Agency, Jenna Druck Foundation, Harmonium, UC San Diego Health Services, The Peace Coalition, Youth Voice, San Ysidro Health Clinic, Jonathan Villafuerte, Motivating the Teen Spirit, and many others. In collaboration with many partners, the Commission held the first ever community focused Trauma Informed Care conference on October 13, 2012, at the Malcolm X Library. The conference focused on families impacted by gang-related violence, their personal experience managing their lives, and the lingering effects of trauma. Attended by 164 residents, professionals, and agency staff, the conference built bridges by offering presentations on trauma informed care, providing information on available resources and facilitating interactions between the residents and providers.

The Commission supported the San Diego County Office of Education's successful application in 2012 to the Second Chance Act Juvenile Offender Reentry Program (Pathways to Success). The $350,000 grant serves students in its Juvenile Court System to help them acquire workforce-ready skills.

San Diego State University and the University of San Diego are currently collaborating on a research grant that will gather empirical evidence on the suspected relationship between gangs and human trafficking with the $400,000 grant from the National Institute of Justice. The new research, entitled "Measuring the Extent and Nature of Gang Involvement in Sex Trafficking in the San Diego/Tijuana Border Region," builds upon Dr. Carpenter's yearlong study of gangs that established that 10 San Diego gangs are involved in sex trafficking in the San Diego/Tijuana region. The Commission has been a key resource in connecting the researchers with community members who are knowledgeable about this issue.

In FY 2013, the Commission formed an Ad Hoc Committee to work with local hospitals, the police department, and community pastors to intervene at hospitals when there has been a gang-related shooting. Commissioner Dr. Rodney Hood has been the leader of this hospital-based violence intervention effort and is in current dialogue with two hospitals. The goal is to implement in FY 2014 an initiative that is similar to existing initiatives in San Francisco (Wraparound Project) and Oakland (Caught in the Crossfire).

City of San Diego Disability Services

The City's Disability Services Department was established in 1991 per the Americans with Disabilities Act (ADA) of 1990. The mission of the Department is to ensure that every facility, activity, benefit, program, and service operated or funded by the City is fully accessible to, and useable by, people with disabilities in accordance with the ADA, as well as other federal, State, and local access codes and disability rights laws.

In FY 2014, Disability Services will continue to oversee ADA projects to ensure access to City facilities and the public right-of-way. Staff will offer ongoing technical assistance on ADA requirements and disability issues through trainings, onsite surveys, policy recommendations, and guidance regarding alternate formats and effective communication efforts. Staff will serve the Mayor's Committee on Disability, which meets monthly and provides a forum for the public and City staff and management to raise ADA issues, review and discuss policy, and disseminate and receive progress reports on the City's continuing ADA efforts.

In addition, Disability Services will continue to manage all disability-related complaints for the City. Complaints come via e-mail and telephone and tend to be issues relating to audible pedestrian signals, path of travel/public right-of-ways, traffic control devices, curb ramps, and sidewalks (the latter two categories of complaints tending to have the largest volumes). Once a complaint is received, Disability Services sends the information to the responsible department to investigate. A staff person is assigned within seven days; a plan of action is communicated back to Disability Services and the complainant within 30 days. If funding is required, the complaint is placed on an unfunded needs list until funding becomes available.

FY 2012–FY 2014 Performance Measures

Table 14 below shows for reference the performance measures established for Disability Services, including actual, estimated, and projected figures:

Table 14. Disability Services Performance Measures for FY 2012-2014.

Performance Measure	Actual FY 2012	Estimated FY 2013	Projected FY 2014
Percent of annual ADA project list completed	37%	37%	37%
Number of ADA complaints received	99	100	100
Percent of ADA complaints completed	39%	39%	39%
Number of trainings/presentations planned and provided	12	10	10
Technical assistance provided on ADA	154	160	160

ADA Capital Improvements

In 1997, the City adopted a Transition Plan to guide its efforts in identifying, prioritizing, and removing physical barriers to accessibility related to its services, programs, and activities. A total of 212 facilities were identified in the Transition Plan. Disability Services plans to continue addressing the remaining facilities in FY 2014.

For FY 2014, the City has committed approximately $1.2 million from Development Impact Fees to ADA projects. These funds will mostly go to various Public Right-of-Way (PROW) improvements for curb ramps, missing sidewalks, and audible pedestrian signals.

In FY 2014, CDBG approved funding for a provisional employee at Disability Services in the amount of $15,415. This has been ongoing since FY 2008.

Disability Services will continue to leverage its resources to make the City more accessible to those with disabilities. The ADA and civil rights, by their very nature, focus on the needs and rights of individuals; they are built on the belief that all individuals, regardless of their circumstances, are entitled to equal treatment in American society. Supporting this vision is the ongoing mission of the Disability Services Department.

Section 504

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in programs and activities conducted by HUD or that receive financial assistance from HUD.
In addition to its responsibility for enforcing other federal statutes prohibiting discrimination in housing, HUD has a statutory responsibility under Section 504 to ensure that individuals are not subjected to discrimination on the basis of disability by any program or activity receiving HUD assistance. Section 504 charges HUD with enforcing the right of individuals to live in federally subsidized housing free from discrimination on the basis of disability.

Any person with a disability who feels he or she is a victim of discrimination in a HUD-funded program or activity may file a complaint with his or her local Section 504 Administrator. The City's ADA and Disability Services Department Director serves as its Section 504 Administrator.

To learn more about Section 504 or to file a complaint, please contact the Disability Services Department using the information below:

- 1200 Third Avenue, 9th Floor
  Suite 924, MS 56G
  San Diego, CA 92101
  (619) 236-5979 | Telephone
  (619) 236-5903 | TTY
  (800) 462-0503 | Fair Housing Hotline
  disability@sandiego.gov

Additional information about Section 504 can also be found on HUD's website.

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