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Subject: City of San Diego Housing Element Annual Report 2017

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2017 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual building activity of affordable units (Table A), the annual activity of housing which was rehabilitated, preserved and acquired (Table A2), the annual activity of above-moderate units (Table A3), the City's progress in meeting its regional housing needs allocation (Table B), and the City's progress in its implementation of the Housing Element programs during the year 2017 (Table C). Also included is the Report on the Low and Moderate Income Housing Asset Fund for the Fiscal Year ending June 30, 2017 (Attachment 1).

Should you have questions about this report please contact me at (619) 533-6457 or by email at (bschoenfisch@sandiego.gov).

Sincerely,



Brian Schoenfisch
Program Manager

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Diego
Reporting Period 1/1/2017 - 12/31/2017

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Fairmount Family	5+	R	12	67		1	80	80	LIHTC		
Lofts at Normal Heights	5+	R	52			1	53	53	LIHTC; SDHC Loan		
Park & Market	5+	R	85			341	426	426	Housing Revenue		
Twain Veterans Apartments	5+	R	79			1	80	80	LIHTC; SDHC Loan		
The Village	5+	R	8	69		2	79	79	Housing Revenue		
Vista Del Puente	5+	R	43	8		1	52	52	LIHTC; SDHC Loan		
Bancroft 10	5+	R	1			9	10	10		DB	
Boulevard @ North Park	5+	R	8			157	165	165		DB	
Dove @ 2603	5+	R	2			19	21	21		DB	
The Fort	5+	R	3			0*	3	23		DB	
Hillside Apartment Homes	5+	R	2			16	18	18		DB	
Jefferson Pacific Beach	5+	R	14			158	172	172		DB	
Kemper & Kenyon Apartments	5+	R	7			74	81	81		DB	
Strauss 5th Avenue	5+	R	6			135	141	141		DB	
Voltaire Street Apartments	5+	R		2		22	24	24		DB	
1st Avenue Apartments	5+	R	2			17	19	19		DB	
915 West Grape Street	5+	R		6		64	70	70		DB	
Ingraham & Felspar Apartments	2-4	R		1		3	4	4		INC	
Laterra	5+	O		11		58	69	69		INC	
Meadowood	5+	R		4		16	20	20		INC	
One Paseo	5+	R		61		547	608	608		INC	
Playa Del Sol	5+	R		42		0*	42	424		INC	
Westfield UTC	5+	R		30		270	300	300		INC	
(9) Total of Moderate and Above Moderate from Table A3			▶▶			2,483					
(10) Total by income Table A/A3			▶▶	324	301		4,395				

* Above Moderate Units included in 2016 APR

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Reporting Period 1/1/2017 - 12/31/2017

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		456	580	1036	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	456	580	1036	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of San Diego
Reporting Period 1/1/2017 - 12/31/2017

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	925	194	1,340	24		2,483	

*Note this field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of San Diego
Reporting Period 1/1/2017 - 12/31/2017

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	21,977	1,088	229	265	103	324					2,009	19,968
	Non-deed restricted												
Low	Deed Restricted	16,703	1,217	184	446	253	301					2,401	14,302
	Non-deed restricted												
Moderate	Deed Restricted	15,462	29	4								33	15,429
	Non-deed restricted												
Above Moderate		33,954	11,081	1991	4,221	7028	4,395					28,716	5,238
Total RHNA by COG. Enter allocation number:		88,096											
Total Units ▶ ▶ ▶			13,415	2,408	4,932	7,384	5,020					33,159	54,937
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Housing Related Parks Program (HRP)	Improves infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing	2017	The City has participated in the HRP Program. Which has resulted in the realization/funding of the Linda Vista and City Heights Skateparks, Park de la Cruz Recreation Center, Chicano Park Improvements, Central Avenue Mini Park, Guymon/Horton Parks, and Skyline Park, which utilized HRP funds. Additionally, in June 2017, the City was awarded over \$1.4 million from the Department of Housing and Community Development.
CSI Thermal-Solar Water Heating	The CSI-Thermal Program offers cash rebates, now at a higher rate, to San Diego Gas and Electric customers of up to \$4,366 for installing solar water heating systems on single family homes and up to \$800,000 on multi-family homes	2019	The CSI-Thermal portion of the program has been extended from 2017 to December 31, 2019.
Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego	Numerous local social service providers partnered together to work toward ending homelessness in downtown San Diego	Ended 2016	The Select Committee on Homelessness was formed in 2017 to develop a new work program and strengthen the City's role in addressing homelessness
Development Monitoring System	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities	Ongoing 2020	The City's OpenDSD, open data application, was implemented September 2014. It provides tools for developers and stakeholders to monitor development activity as well as code enforcement actions underway in communities. The City has replaced its PTS tracking system with Accela.
Identification of Locations for Mixed-Use, Urban Infill Development	Through the community plan process, promote infill and mixed-use, village-type development providing for social equity (allowing a variety of household incomes) to collocate in proximity to employment and commercial amenities, protect the environment, (redirecting development patterns from urban sprawl to urban villages) in line with goals of SB 375 and Sustainable Communities Strategy.	Ongoing 2020	In 2017 draft updates to the Old Town San Diego Community Plan and the Midway Community Plan were released, in addition the Mission Valley, Clairemont, and Kearny Mesa community plan updates are underway.
Enforcing adopted density ranges in community plans	Utilizes the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields	Ongoing 2020	The City will continue implementation of the 2008 General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations

Density Bonus	Pursuant to state law, developers are provided a density bonus and up to three regulatory concessions in exchange for reserving a percentage of housing units for very low, low, and moderate income or senior housing	Ongoing 2020	Eleven of the projects reflected in Table A utilize the Density Bonus Program. Additional changes to the Density Bonus Program are included in the Housing SD Plan. https://www.sandiego.gov/sites/default/files/20170621_housingsdfactsheetfinal.pdf
Tax Credits and Tax-Exempt Bonds	The SDHC will promote the use of federal and state tax credits and Multifamily Revenue Bonds to assist in the development of housing for low-income households. The Multifamily Bond Program provides below-market financing for developers willing to set aside a portion of their rental units as affordable housing	Ongoing 2020	No Update
Coastal Zone Program	State law provides that the conversion or demolition of existing residential units occupied by low and moderate-income households within the Coastal Overlay Zone shall only be authorized if provisions have been made for replacement of those units.	Ongoing 2020	No update
Single Room Occupancy (SRO) Hotel Units and Living Units	To replace the existing stock of SRO hotel rooms and provide relocation assistance to tenants displaced as a result of SRO closures, which provide extremely low-income housing opportunities to homeless and nearly homeless individuals	Ongoing 2020	Lofts at Normal Heights, which is a 100 percent affordable SRO project was permitted in 2017 and includes 53 affordable housing units.
Small Lot Subdivision Ordinance	Encourage the development of single family housing on smaller lots to provide a space efficient and economical alternative to traditional single dwelling units	Ongoing 2020	This ordinance was amended in 2015 to allow infill residential projects consisting of single-family homes in multi-family zones, as long as the project is consistent with the density of the zone and the community plan. The multi-unit residential zones are being implemented through ongoing updates to community plans.
Section 202 and 811 Supportive Housing Programs	Funded by HUD-Supportive Housing Program to provide capital advance to non-profit sponsors to construct and operate housing for the very low-income elderly (62 years or +) or extremely low income non-elderly households with disabilities	Ongoing 2020	Issued by HCD, the 2017 NOFA announced the availability of approximately \$11,276,744 for project-based rental assistance funds targeted to MediCal beneficiaries.
Military Housing Development	It is anticipated that most military family housing will continue to be provided by the private sector, with financial incentives from the military	Ongoing 2020	No Update

Student Housing Development	Partner with others and local universities to provide as much student housing as possible on and adjacent to campuses	Ongoing 2020	In January 2017, SDSU opened South Campus Plaza, which houses more than 600 students and provides retail serving students and the surrounding neighborhoods. Additionally, USD updated their Master Campus Plan, which will provide housing to allow first and second year students to live on campus. UC San Diego is in the initial stages of creating a Long Range Development Plan.
Mobile Home Parks Overlay and Manufactured Housing Development	Manufactured housing provides cost and efficiency advantages	Ongoing 2020	No update - The City's Mobile home Park Overlay Zone continues to preserve existing mobile home park sites, consistent with the City's goal of accommodating alternative housing types, and to provide supplemental regulations for the discontinuance of mobile home parks and the relocation of the mobile home park tenants.
Provision of Farm Worker Housing	Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourage the City's leaseholders in the San Pasqual Valley Agricultural preserve to provide additional farm worker housing on their leaseholds.	Ongoing 2020	No update
Housing for the Homeless	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at risk" families.	Ongoing 2020	Some of the programs for housing the homeless include, but are not limited to: Veterans Village of San Diego, Connections Housing Downtown, Paul Mirabelle Center, Cortez Hill Family Shelter, Hotel/Motel Family Voucher Program, domestic violence shelters, and Transitional Housing Program. These programs and other initiatives are further discussed individually in this table.
Housing Successor Fund & NOFA	Utilize Low and Moderate Income Housing Asset Fund (LMIHAF) to support the acquisition, rehabilitation, and new construction of housing that will provide low- and extremely-low- income, long-term affordability.	Ongoing 2020	See Attachment 1
Veterans Village of San Diego (VVSD)	SDHC is an investment partner with Veterans Village of San Diego and serves homeless military veterans in San Diego County	Ongoing 2020	Veterans Village now has five locations in San Diego County and helps more than 2,000 low-income homeless vets annually. VVSD offers transitional housing for homeless veterans and also assists with rehabilitation and employment.
Connections Housing Downtown/PATH Interim Bed Program	Year-round, one-stop interim residential and service center designed to reduce street homelessness by providing permanent housing to homeless San Diegans in the surrounding downtown neighborhoods.	Ongoing 2020	The City-sponsored center provides 223 housing units - 73 permanent studios and 150 interim housing units, including 16 special needs units - a health center and various social services.

City of San Diego's Winter Shelter Program	Support collaborative efforts as well as fund and develop existing and innovative solutions, which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	On March 24, 2015, the Housing Authority approved a Resolution to allow for operation of the year-round Interim Housing Facility for Homeless Adults (Interim Housing), which replaced the City's Single Adult Emergency Winter Shelter and Veterans' Emergency Winter Shelter. City Council Resolution: http://docs.sandiego.gov/council_reso_ordinance/rao2015/R-309666.pdf
Cortez Hill Family Shelter	Support collaborative efforts as well as fund and develop existing and innovative solutions, which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	Administrated by SDHC, Cortez Hill Family Shelter is the City of San Diego's year round family shelter program. Operated by the YWCA, the center serves homeless parents and their children and provides up to 120 days of transitional housing for up to 45 homeless families .
Hotel/Motel Family Voucher Program	Support collaborative efforts as well as fund and develop existing and innovative solutions, which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	Through the County of San Diego Hotel/Motel Family Voucher Program, families can apply for emergency hotel/motel vouchers when there is no other shelter available.
Neil Good Day Center/Day Center Facility for Homeless Adults	Support collaborative efforts as well as fund and develop existing and innovative solutions, which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	On March 24, 2015, the Housing Authority approved a Resolution to allow for operation of the Day Center Facility for Homeless Adults (Day Center), which replaced the Neil Good Day Center.
Domestic Violence Shelters	Support collaborative efforts as well as fund and develop existing and innovative solutions, which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	There are currently 8 domestic violence and abuse shelters and programs in San Diego, CA with 3 offering a hotline and 6 offering emergency shelter.
Transitional Housing Program	Programs funded by the Housing Trust Fund and operated by non-profit agencies provide temporary housing and services for over 400 households who need support to get back on their feet, obtain an income, and find housing they can afford. Most programs allow families up to two years to become self-sufficient. Continuum of Care (CoC) funds for the San Diego region are also used for Transitional Housing Program.	Ongoing 2020	Includes facilities such as Cortez Hill Family Center, Father Joe's Village, and Haven House, which are just a few of the independent agencies that provide temporary housing. As part of its Housing Trust Fund (HTF) oversight responsibilities, the Housing Commission is required by Section 98.0504 of the San Diego Municipal Code to expend at least 10 percent of each year's HTF program funds for transitional housing activities
Project Homeless Connect	Organized by SDHC, Project Homeless Connect is an annual one-day resource fair that provides health and dental screenings, drug and mental health referrals, legal aid, food, clothing, and more for the homeless	Ongoing 2020	Over 1,000 people received clothes and services at the 11th Homeless Connect in 2017
The Regional Task Force on the Homeless (RTFH)/Regional Continuum of Care Council (RCCC)	To fund nonprofit providers and state and local governments that quickly rehouse homeless individuals and families as well as provide essential data and insights on the issue of homelessness, informing policy and driving system design and performance.	Ongoing 2020	In January 2017, RTFH formally merged with the RCCC: http://www.rtfhsd.org/about/ .
Housing Opportunities for Persons with AIDS (HOPWA)	Provide funding used to prevent low-income individuals with HIV/AIDS from becoming homeless.	Ongoing 2020	Programs include: independent housing, residential services coordination and information, and referral services.

CalWORKS	Encourages interagency efforts designed to transition people from welfare to work.	Ongoing 2020	Program is administered by the County of San Diego. Provides temporary cash assistance to eligible families with minor children, to move families with children from dependency to self-sufficiency through employment.
Workforce Partnership	To empower job seekers to meet the current and future workforce needs of employers in San Diego County.	Ongoing 2020	The Workforce Partnership coordinates job training and employment placement services including services for homeless veterans, youth, and the disabled. In Fiscal Year 2017, 9,631 young adults were served and 19,388 adults were served via the various services offered. Annual Report link: http://workforce.org/sites/default/files/annual_report_fy17_int.pdf
The Plan to End Chronic Homelessness	To direct \$79.7 million in Federal, City of San Diego, and SDHC resources over the next three fiscal years into six programs that will create permanent housing opportunities for 3,000 homeless individuals and families in the city.	Ongoing 2020	On July 5, 2017, SDHC's homelessness action plan, HOUSING FIRST – SAN DIEGO: 2018-2020, was announced. On August 1, 2017, SDHC issued a Notice of Funding Availability (NOFA) for the first \$10 million in development funds and up to 325 federal rental housing vouchers to create permanent supportive housing units. SDHC's Homelessness Action Plan: http://online.fliphtml5.com/swlmv/bpik/#p=1
Homeless Outreach Program (HOT)	To seek out and engage chronically homeless persons and, for those who are willing, place them in housing linked with appropriate services.	Ongoing 2020	The Homeless Outreach Team (HOT) together with the Psychiatric Emergency Response Team (PERT) provide outreach and engagement services throughout the City of San Diego. They are the City's initial point of contact with both chronic homeless and chronic inebriates living on the streets. Each HOT Team is composed of police officers, County psychiatric clinicians and County Mental Health eligibility technicians. The teams provide care, resources and assistance to approximately 700 individuals per year
Project 25	Support collaborative efforts fund and develop existing and innovative solutions which address the need for transitional and permanent housing for individuals and families	Ended 2015	In April 2015, the Project 25 study, Housing the Most Frequent Users of Public Services among the Homeless, was completed. The results supported the Housing First approach after it was observed that stable and secure housing combined with health and social services can yield a dramatic reduction in the use and expense of public services.
Homeless Management Information System - ServicePoint	Actively support providers of homeless services by managing one secure database of information	Ongoing 2020	The Regional Task Force on the Homeless manages the San Diego region's Homeless Management Information System (HMIS), a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services.
Support for Regional Task Force on the Homeless	The RTFH serves as a central repository of information on homeless needs and assistance, and serves as the designated Homeless Management Information System (HMIS) lead for the region	Ongoing 2020	See The Regional Task Force on the Homeless (RTFH)/Regional Continuum of Care Council (RCCC) for more information

Listing of Affordable Housing Units	Maintain a comprehensive listing of housing developments in the City of San Diego, which have units reserved for low-income households	Ongoing 2020	Updated quarterly and posted on the Affordable Housing Resource Guide, the document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households. The 2017 guide can be found here: http://www.sdhc.org/uploadedFiles/Resources/Affordable-Housing-Resources-Guide.pdf
Support for Research and Legislation for Affordable Housing	The mission is to advocate for affordable housing, encourage small business and economic development, and promote consumer education and fair access to financial services by assisting financial institutions with identifying the credit and savings needs of the San Diego region	Ongoing 2020	The City promotes interagency communications, collaborations, and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless
Pursuit of State and Federal Funding for Affordable Housing	Support collaborative efforts as well as fund and develop existing and innovative solutions which address the need for transitional and permanent housing for individuals and families	Ongoing 2020	The City has continued to monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for competitive state and federal housing monies
Inclusionary Housing Programs	Promote provision of affordable housing throughout all areas of the City and near all major employment centers. Require 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee	Ongoing 2020	In 2017, 1,425 units were built through inclusionary housing program.
Low-Interest Loans	The Housing Commission will provide low-interest loans for the development of affordable rental housing targeted to extremely low-, very low-, and low-income households including families, seniors, and persons with special needs	Ongoing 2020	During the period of April 1, 2017 – June 30, 2017, the Housing Commission provided \$5,468,350 in assistance to create or preserve 158 affordable housing units and assist 10 first-time homebuyers
Accessibility	All units in multifamily projects with four or more units are required by state law to meet accessibility standards	Ongoing 2020	The City complies with State accessibility standards.
City-Owned Land for Housing	Develop appropriate City owned sites with housing	Ongoing 2020	City owned surplus land that is first offered to affordable housing developers before other developers
Employer-Assisted Housing	Coordinate with employers to provide workforce housing	Ongoing 2020	No update
Keys to Housing Toolbox	The Toolbox, a regional vision for ending family homelessness by 2020, outlines five key areas for action with eight core outcomes that can be used as a planning tool for organizations and communities.	Ongoing 2020	http://docs.sandiego.gov/councilcomm_agendas_attach/2011/LUH_111026_3a.pdf
Housing Code Enforcement	The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects, which threaten the basic health and safety of the occupants and community.	Ongoing 2020	No update - The City continues to investigate issues such as substandard housing, construction without permits, mobile home parks, and abandoned properties.

Mobile Home Inspection program	Inspect 5% of Mobile Home Parks, approximately 980 mobile home park spaces, annually to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes.	Ongoing 2020	No update
Housing Maintenance Educational and Training Program	Self-help training workshops and classes are offered by a variety of organizations and institutions including the San Diego County Apartment Association (SDCAA), San Diego Board of Realtors, community colleges, and other entities.	Ongoing 2020	No update.
Code Enforcement/Rehabilitation Coordination	Owners of multifamily housing with multiple code violations are referred to the Housing Commission for possible amelioration with the assistance of Housing Commission rehabilitation programs.	Ongoing 2020	The Housing Commission continues to offer rehabilitation loans and grants such as zero interest deferred loans, mobile home repair grants, and zero interest loans for lead paint reduction.
Neighborhood Cleanup Programs	The City cooperates with neighborhood and trade associations in neighborhood cleanup campaigns.	Ongoing 2020	In May 2017, the City of San Diego launched a pilot program that increases litter cleanup and graffiti removal in 9 neighborhoods. The City also hosts recycling collections for electronics and auto products, while neighborhoods coordinate additional local efforts. https://www.sandiego.gov/sites/default/files/2017-07-05_esd_littgraf_clean_up_nr_0.pdf
HUD Lead Hazard Control Grant	Encourage the maintenance and repair of existing renter- and owner- occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques. Coordinate code enforcement efforts with housing rehabilitation program.	Ongoing 2020	https://www.sandiego.gov/environmental-services/ep/leadsafety
HUD Healthy Homes Demonstration Grant	Property owners in the City of San Diego are eligible for a complete risk assessment of their property and up to \$5,000 per multi-family unit or \$10,000 per single family unit to remedy health and safety issues discovered during the assessment	Ongoing 2020	http://www.sdhc.org/Affordable-Housing/Housing-Rehabilitation/Home-Safe-Home/
Financing	There are a number of federal, state, and local financing mechanisms and subsidies available to preserve "at-risk" units. The City has also set aside a portion of HOME, CDBG, and local Housing Trust Fund Dollars for preservation, and has established a priority for preservation in the allocation of such funds	Ongoing 2020	No update
Preservation of "At Risk" Units- Compliance, Monitoring, Education	Help preserve existing low-income housing	Ongoing 2020	The Housing Commission monitors thousands of units governed by affordable housing policies and regulations.
Single Room Occupancy			See Single Room Occupancy (SRO) Hotel Units and Living Units
Home Owner Rehabilitation	Emphasize Homeowners Rehabilitation Program	Ongoing 2020	Some resources can be found here: https://211sandiego.communityos.org/zf/taxonomy/detail/id/568259 .
Mobile Home Repair Grants	SDHC provides up to \$5,500 for health and safety repairs to mobile homes	Ongoing 2020	See http://www.sdhc.org/Affordable-Housing/Housing-Rehabilitation/Rehab-Loans-and-Grants/ .

Farm Worker Housing	Provide Housing for full time agriculture	Ongoing 2020	No update.
No Interest (0%) Deferred Payment Loans	To eliminate health and safety hazards and implement neighborhood improvements	Ongoing 2020	See http://www.sdhc.org/Affordable-Housing/Housing-Rehabilitation/Rehab-Loans-and-Grants/ .
Project Management	An assigned project manager serves as a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project	Ongoing 2020	No update
Project Tracking System	Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities	Ongoing 2020	The current Project Tracking System (PTS) was replaced with Accela in 2018, which is a modernized system intended to increase efficiency. In addition, Accela will enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports.
Affordable/Infill Housing and Sustainable Buildings Expedite Program	Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings. Efforts are to reduce processing time by 50%	Ongoing 2020	In 2017 this program is being revised to incorporate new City initiatives, address prior Council direction and improve service delivery where qualifying projects can have their discretionary and ministerial permits expedited. See the 2017 Housing SD Plan: https://www.sandiego.gov/sites/default/files/20170621_housingsdfactsheetfinal.pdf
Voluntary Accessibility Expedite Program	To encourage accessible design, projects will be granted incentives to help streamline project processing and/or to provide relief from development regulations to facilitate accessible design	Ongoing 2020	Development with dwelling units that are voluntarily designed to be accessible may be granted incentives in accordance with Section 145.4003
Land Development Code Changes for Housing	Measures which could facilitate housing production and affordability	Ongoing 2020	Follow the link below to see updates related to the 2017 Housing SD Plan https://www.sandiego.gov/mayor/news/releases/city-council-approves-mayor%E2%80%99s-%E2%80%98housing-sd%E2%80%99-strategies-increase-housing-supply-boost
Companion Unit Ordinance	Promote ministerial approval of companion units consistent with State law	Ongoing 2020	The Municipal Code has been updated to implement state mandates reducing requirements for parking and permits as well as further changes to help promote the construction of Accessory Dwelling Units.
Master Environmental Impact Reports	The expanded use of Master EIRs could enable environmental reviews on individual projects pursuant to the Specific Plan to be completed more expeditiously.	Ongoing 2020	The City is currently working on a checklist and compliance document to simplify use and ensure consistency in application of the California Environmental Quality Act Guidelines section 15183, which allows a streamlined review process for public and private development projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report was certified.
Exemptions of Affordable Housing from Environmental Review	Streamlining the CEQA process for Transit Priority Projects and projects which conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375	Ongoing 2020	The California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for public and private development projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

Affordable Housing Parking Regulations	Allows required parking reductions, based on a scientific study commissioned by the City	Ongoing 2020	Mayor Faulconer released the Housing SD Plan in 2017, which outlines new tools for developing additional housing. One component of this plan includes reduced parking standards for affordable housing.
Reasonable Accommodations Requirement	Ministerial Process for Reasonable Accommodations requests for disabled persons	Ongoing 2020	See the following link for more information: http://www.sdhc.org/Rental-Assistance/Rental-Assistance-Participants/Rights-and-Responsibilities/Reasonable-Accommodation/
Needs Assessment	Establish objective, performance-based criteria for prioritizing and funding infrastructure projects in support of residential development.	Ongoing 2020	A number of community plan updates are underway and will identify the existing infrastructure and public facility deficits, unmet needs and future needs
Facilities Financing Plan Updates	Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures.	Ongoing 2020	The update to the Black Mountain Ranch Impact Fee Study was adopted in 2017
Public Facility Standards	The City's General Plan provides policy direction for the establishment of realistic and flexible standards that can provide equivalent service levels within all communities of San Diego. This approach should reduce the cost burden on infill development.	Ongoing 2020	The Parks Master Plan process kicked off in 2017 and will evaluate park equivalency opportunities.
Infrastructure Committee	provide a renewed focus on the City's policy towards infrastructure by reviewing best asset management practices and developing a comprehensive 5-year infrastructure plan to acquire, plan, design, construct, maintain, renovate, and rehab the City's infrastructure.	Ongoing 2020	Meets monthly. One action item was to explore use of other financing tools such as Community Financing Districts (CFDs) to provide infrastructure needed to support TOD and mixed use. Infill development. An emphasis will be placed on affordable housing and sustainability
Section 8 Housing Choice Voucher program	Aggressive pursuit of all federal, state and local resources available to provide financial assistance, education, and related services to low-income persons and families	Ongoing 2020	See the following link for more information: http://www.sdhc.org/uploadedFiles/Resources/FY2018_S8-Admin-Plan_Final.pdf
Supportive Housing Program	Promotes the development to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living	Ongoing 2020	See the following link for more information: http://sdhc.org/Homeless-Solutions/Permanent-Supportive-Housing-for-People-with-Disabilities/
Shelter Plus Care (SPC)	The plan recommends the implementation of five strategies two of which include: 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems	Ongoing 2020	See the following link for more information: https://211sandiego.communityos.org/zf/profile/service/id/654072
Existing Public Housing	These units will continue to be affordable and will be occupied primarily by low-income households	Ongoing 2020	The SDHC maintains occupancy of the public housing units which they own and manage

First-Time Homebuyers Education, Counseling, Training, and Workshops	Community Housing Works provides homebuyer classes that educate people regarding budgeting, credit, mortgage loans, home maintenance, and other steps in the homeownership process	Ongoing 2020	See the following link for more information: http://www.sdhc.org/Real-Estate-First.aspx?id=735&terms=first%20time
Financial Assistance to First-Time Home Buyers	Takes maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least 650 households.	Ongoing 2020	See the following link for more information: http://www.sdhc.org/Real-Estate-First.aspx?id=735&terms=first%20time
Housing Opportunities Collaborative	One stop housing resource center for low income individuals and families seeking a wide range of housing assistance	Ongoing 2020	This program is administered by San Diego County
Shared Housing for the Elderly	The Housing Commission will seek to continue to provide financial support to Elder Help of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident.	Ongoing	No Update
Housing Affordability Impact Statements	A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing	Ongoing 2020	Impact statements are included with each staff report to Planning Commission and City Council
Mobile Home Relocation Policy	Ensure that the tenant relocation provisions of San Diego Municipal Code Chapter 14, Article 3, Division 6 are met	Ongoing 2020	No update
Mobile Home Mediation/Communication Program	The SDHC hires an agency to provide mediation and conflict resolutions services to mobile home and mobile home park owners, and to facilitate a Mobile Home Community Issues Committee (MHCIC)	Ongoing 2020	No update
Community Land Trusts	Community Land Trusts can serve as stewards for an expanding stock of permanently affordable owner-occupied housing in San Diego. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses	Ongoing 2020	No Update
Community Reinvestment Act	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not for profit affordable housing projects and programs to encourage homeownership.	Ongoing 2020	The Community Reinvestment Review Advisory Committee duties are to monitor and assess compliance by each participating financial institution with its Community Reinvestment Plan and report annually to the City Council and City Treasurer as provided in the Responsible Banking Ordinance.
Housing Trust Fund/ Affordable Housing Best Practices Task Force Recommendations	The Affordable Housing Fund supports the development of rental affordable housing, for-sale affordable housing (deferred payment loans, closing cost assistance grants), transitional housing, and capacity building	Ongoing 2020	During FY2017 the AHF committed more than \$3.9 million to affordable housing activities that will assist 881 households and individuals

Shared Risk Loan Pool	Encourage banks and Savings and Loan institutions to utilize existing loan pools to provide loans for affordable housing and nontraditional development projects	Ongoing	No Update
Down payment/Closing Cost Assistance Grants	City of San Diego first-time home buyers purchasing market-rate and affordability restricted homes earning 80% to 100% of the area median income are eligible for grant amounts between 4% and 6% of the purchase price, not to exceed \$15,000.	Ongoing 2020	See the following link for more information: http://www.sdhc.org/Real-Estate-First.aspx?id=735&terms=first%20time
Mortgage Credit Certificate Program	Available to qualified first-time homebuyers earning 100% or less of the AMI, as adjusted for family size. The loans carry an interest rate of 3% interest and require no monthly payments of principal or interest until the buyer sells the home or the end of 30 years	Ongoing 2020	See the following link for more information: http://www.sdhc.org/Real-Estate-First.aspx?id=735&terms=first%20time
Deferred Payment 3% Interest Loan Program	First-time home buyers purchasing market-rate and affordable homes in the City of San Diego earning 80 to 100 percent of the area median income (AMI) are able to defer payment of three percent interest loans for a term of 30 years	Ongoing 2020	No update
Transitioning Out of the Public Housing Program	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources	Ongoing 2020	211 San Diego helps to connect San Diegans to the most appropriate housing resource for their housing needs, including transitional housing.
Reduce Impediments to Fair Housing	The City will take all actions that it can to reduce the impediments to fair housing identified in the Analysis of Impediments to Fair Housing Choice	Ongoing 2020	The City's Fair Housing hotline at 1-844-449-3500 helps to connect people to the services they need. Additionally, the City holds regular Fair Housing Training sessions throughout each month. For more information visit: https://www.sandiego.gov/cdbg/fairhousing
Support of Fair Housing Organizations	The City shall continue to support the SD Regional Alliance for Fair Housing (SDRAFH) which disseminates information about fair housing rights and responsibilities or offer related services. Support should also include cooperation with outreach programs conducted by such groups	Ongoing 2020	No update
Implementation of an Affirmative Marketing Program	Implement the provisions of Council Policy 600-20, with the affirmative marketing program	Ongoing 2020	SDHC included the HUD-approved "Equal Housing Opportunity" logo in solicitation and advertising the availability of Housing Programs and forms; verified that all property management, rental offices and project sites have the Fair Housing Posters prominently displayed and included in printed materials used in connections with sales or rentals; Analyzed demographic data of housing activities and identified potential tenants and homebuyers who are least likely to apply to rent or purchase; and more. Follow the link for the full report: https://www.sandiego.gov/sites/default/files/caperfy17.pdf

Compliance with Cedillo Bill (Senate Bill 2) and Fair Housing Laws	Relates to emergency shelters	Ongoing 2020	The City is in compliance with this bill.
Implementation of Community Plan Density Ranges	Utilizes the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields	Ongoing 2020	No update
Transit Oriented Affordable Housing Development	Locates higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities	Ongoing 2020	In May of 2017 the City Council approved the San Diego Affordable Housing Transit-Oriented Development Fund Market Assessment and authorized Forsyth Street Advisors to proceed with fund implementation.
Car Sharing	Support the installation of electric vehicle charging stations across the City	Ongoing 2020	San Diego's Downtown free shuttle service "FRED" expanded its fleet in 2017 to help keep up with high demand.
Bicycle Sharing	Provide an affordable alternative to driving, facilitate an increase in transit use, reduce vehicle trips and traffic, encourage new bike commuters, and make biking a viable option for people without bikes or with no place to store them	Ongoing 2020	The City's 2015 Climate Action Plan is being implemented to help achieve this goal. The City has a long-term agreement with a bike share provider. Additionally, dockless bikes have been implemented in the City.
Transportation Demand Management Program	Promotes the conservation of nonrenewable energy resources such as solar and water reclamation and increase the number of people who carpool	Ongoing 2020	SANDAG continues work with the City of San Diego, Caltrans, transit providers, and dozens of employers to provide numerous services, including: free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, and others. Commute activities are facilitated through the iCommute program. In 2017 over 60 San Diego Employers were awarded "Diamond Awards" by iCommuteSD for excellence in their commute programs.
Residential Water Survey Program	Provides residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010	Ongoing 2020	No update
High Efficiency Clothes Washer Program	SoCal WaterSmart's provides financial incentives in a partnership with the San Diego County Water Authority. This Program provide a point-of-purchase discount starting at \$85 off the cost of a new qualifying High-Efficiency Clothes Washers. Funding is limited and available on a first-come, first-served basis	Ongoing 2020	Clothes washers purchased on or after July 1, 2015 must meet or exceed the CEE Tier 1 standard to qualify for this program. Rebates start at \$85.
Weather Based Irrigation Controller Rebates	Provides cash rebates to City residents with properties \geq 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC) to promote water and energy conservation	Ongoing 2020	Incentives start at \$80 per controller for residential sites with less than one acre of landscaping. For residential sites with landscapes one acre or larger, incentives start at \$35 per station.

Rotating Nozzle Rebates	California provides cash rebates (\$4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray nozzles with efficient rotating nozzles to encourage cost effective energy technologies	Ongoing 2020	The SoCal WaterSmart Program offers rebates starting at \$2 per rotating nozzle for residential properties. A minimum of 30 nozzles must be purchased.
Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program	City of San Diego Public Utilities residential customers served by an individual water meter can receive a cash back rebate when purchasing and installing a rain barrel to the home's rain gutter downspout	Ongoing 2020	Homeowners can get rebates of up to \$35 each on residential rain barrels OR \$250-350 for a cistern, depending on capacity.
Smart Controller Rebates	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter rebates up to \$400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller	Ongoing 2020	Incentives for Controller Rebates start at \$80 per controller for residential sites with less than one acre of landscaping. For residential sites with landscapes one acre or larger, incentives start at \$35 per station. Rebates cannot exceed the purchase price of the controllers
Micro-Irrigation Rebates	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter a rebate of \$.20 per square foot (up to 2,400 square feet and \$480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system	Ongoing 2020	A soil moisture sensor measures soil moisture content in the active root zone on your property. SoCal WaterSmart eligible soil moisture sensor systems must include a sensor and a calibrator (these are typically packaged together in the same device) and an irrigation controller. Rebates start at \$80 or \$35 per irrigation sensor for large residential sites.
Sustainable Landscape-Turf Replacement Rebates	Encourages and support cost-effective energy technologies by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter rebates of \$1.25 or \$1.50 per square foot (up to \$3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping	Ongoing 2020	The San Diego Sustainable Landscapes program offers \$1.75 per square foot for qualified applicants who replace water-intensive turf grass with landscaping that provides several environmental benefits.
SD Home Energy Upgrade Loan Program	Supports and encourages high performance design standards in new construction and redevelopment to promote increased energy conservation by offering attractive home-energy upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms	Ongoing 2020	Some SDG&E customers are eligible for up to \$1,000 worth of incentives for home energy upgrades
Energy Upgrade California	Supports SDG&E programs to promote energy conservation by allowing City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy saving improvements	Ongoing 2020	Single family detached homes built before 2002 are eligible to receive Home Upgrade rebates up to \$5,500

California Solar Initiative	The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers for both solar photovoltaics (PV), as well as other solar thermal generating technologies.	Ongoing	Rebates for SDG&E customers have been exhausted and the program is closed.
Multifamily Solar Affordable Housing (MASH)	SDG&E and the California Solar Initiative are providing higher incentives (\$1.90 to \$2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing	Ongoing 2020	The MASH Budget Report summarizes the remaining budget for the MASH program and can be found at: https://www.californiasolarstatistics.ca.gov/reports/mash_budget/
Public Outreach Campaign	Inform the public of mandatory water use restrictions and the need to conserve water	Ongoing 2020	The City of San Diego's Water Department encourages local HOAs and Businesses to circulate their newsletter article to help keep readers informed on ways to conserve water.
Residential H-axis Washing Machine Rebate Program	SDG&E rebate program that issues rebates for installation of H-axis washing machines	Ongoing 2020	SDG&E offers rebates up to \$75 for high-efficiency residential clothes washers. This is an ongoing program
Residential Graywater	Encourages residential development to use Graywater, which is untreated household wastewater, which has not come into contact with toilet waste	Ongoing 2020	In compliance with Section 1502 of the California Plumbing Code, all new residential buildings that are within the scope of the California Residential Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation.
Citywide Landscape Design Ordinance	Encourage the use of plant materials to reduce heat island effects and require drought tolerant plants and low-flow irrigation systems	Ongoing 2020	The Urban Forestry Program 5- year plan was adopted in 2017.
SDG&E Energy Innovation Center	In 2012, SDG&E opened the Energy Innovation Center to help the San Diego region achieve its energy efficiency potential by educating San Diego residents about new energy technologies and cost-effective energy efficient practices. The Center includes a "Smart Home," resource library, and interactive kiosk displays.	Ongoing 2020	The SDG&E Energy Innovation Center is a resource center that offers free courses in energy education and training. Courses are ongoing.
Community Energy Partnership Program	Develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction	Ongoing 2020	The CAP checklist is currently in effect
Home Energy Partnership Program	Supports the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources	Ongoing	No Update
Solar System Tax Credits	Emergency Economic Stabilization Act - Offers federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other renewable energy investments to promote energy conservation	Ongoing 2020	No Update

Property Assessed Clean Energy Program (PACE)	Promotes the conservation of nonrenewable energy resources for single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill	Ongoing 2020	No Update
Sustainable Expedite Program	Completes the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards	Ongoing 2020	See "Affordable/In-Fill Housing and Sustainable Building Expedite Program" for more information
Clean Generation Program	The City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations to support and encourage high performance design standards	Ongoing	No Update
Climate Mitigation and Adaptation Plan	Establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including increased active transportation mode share	Ongoing 2020	The City of San Diego Climate Action Plan was adopted December 2015 by the San Diego City Council.
California Catalyst Communities	Provides a living laboratory to evaluate and identify effective housing and land use strategies to promote Sustainable Communities Strategies required by SB 375	Ongoing 2020	The Village at Euclid and Market as well as Civita are the two locations selected for this program. Development is still underway for both projects
Acquisition and Rehabilitation	Assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households.	Ongoing 2020	The Low-Income Housing Tax Credit program finances approximately 100,000 affordable homes for low-income households each year. The Housing Commission also continues to offer rehabilitation loans and grants such as zero interest deferred loans, mobile home repair grants, and zero interest loans for lead paint reduction.

**REPORT ON THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR JUNE 30, 2017
PURSUANT TO
SECTION 34176.1(f)
OF THE
CALIFORNIA HEALTH AND SAFETY CODE**

The following Report (Report) on the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to Section 34176.1(f) of the California Health and Safety Code (Code) and is dated March 31, 2018. This Report sets forth certain details of LMIHAF activities performed by the City as housing successor to the former Redevelopment Agency (Housing Successor) during Fiscal Year ending June 30, 2017 (Fiscal Year). The purpose of this Report is to provide the required annual report on the housing assets and activities of the Housing Successor under Code sections 34176 and 34176.1.

The following Report is based upon information contained within the City of San Diego's Comprehensive Annual Financial Report (Audit) for Fiscal Year ended June 30, 2017 as audited by Macias Gini & O'Connell LLP (www.sandiego.gov/comptroller/reports) and conforms with and is organized into the following 13 sections pursuant to Code section 34176.1(f).

- I. Reinstated Loan Proceeds: This section shows the total amount received by the City of San Diego under reinstated loan agreements approved under Code section 34191.4(b)(3)(A).
- II. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited pursuant to Code section 34191.4(b)(3)(B) or (C), and any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS), must be distinguished from other deposited amounts.
- III. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts held for items listed on the ROPS must be distinguished from the other amounts held in the LMIHAF.
- IV. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year by category. While not specifically required by Code section 34176.1(f), beginning in 2019, and every five years thereafter, this section will also provide the status of the Housing Successor's compliance with the expenditure limits set forth in Code section 34176.1(a)(3)(A). In addition, the Housing Successor may provide a status update in each annual report regarding its compliance with Code section 34176.1(a)(3)(A) in this Report for informational purposes.

- V. Value of Real Property and Loans and Grants Receivable Held by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. Description of Transfers to Other Housing Successors: This section describes any transfers from the LMIHAF to another housing successor made in previous Fiscal Years pursuant to Code section 34176.1(c)(2), including whether the funds are unencumbered and the status of any projects for which the transferred funds will be used.
- VII. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Code section 33334.16: For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, this section provides a status update on compliance with Code section 33334.16. For interests in real property acquired on or after February 1, 2012, this section provides a status update on the project.
- IX. Description of Outstanding Obligations Pursuant to Code section 33413: This section describes any outstanding inclusionary and replacement housing obligations pursuant to Code section 33413 that remained to transfer to the Housing Successor on February 1, 2012, the Housing Successor's progress in meeting those obligations, and the Housing Successor's plans to meet unmet obligations.
- X. Status of Compliance with Code section 34176.1(a)(3)(B) and (C): This section provides the information required by Code section 34176.1(a)(3)(B) and (C), which only applies in 2019 and every five years thereafter, and only if it is determined that the expenditure restrictions of Code section 34176.1(a)(3)(A) have not been met during the preceding five fiscal years.
- XI. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period.

- XII. Excess Surplus Test: This section provides the amount of any excess surplus as defined in Code section 34176.1(d), the amount of time that the Housing Successor has such excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XIII. Inventory of Homeownership Units: This section provides an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of affordable housing funds pursuant to subdivision (f) of Section 33334.3.

This Report shall be provided to the Housing Successor's governing body and included in the report required under California Government Code section 65400. This Report is available to the public on the City's website at www.sandiego.gov/planning/genplan/documents. In addition, the former redevelopment agency's pre-dissolution implementation plans are to be made available to the public on Civic San Diego's website at <http://civicsd.com/archives/>.

I. REINSTATED LOAN PROCEEDS

During the fiscal year, the City of San Diego received a total of \$792,752 for reinstated loan agreements under Code section 34191.4(b)(3)(A), twenty percent of which was deposited into the LMIHAF in accordance with Code section 34191.4(b)(3)(C), as set forth in section II below.

II. AMOUNT DEPOSITED INTO LMIHAF

According to the Audit, a total of \$19,348,350 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS, a total of \$0 was deposited pursuant to Code section 34191.4(b)(3)(B), and a total of \$158,550 was deposited pursuant to Code section 34191.4(b)(3)(C).

III. ENDING BALANCE OF LMIHAF

Pursuant to the Audit, at the close of the Fiscal Year, the ending cash balance in the LMIHAF was \$56,033,287 of which \$0 is held for items listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category for the Fiscal Year:

	LMIHAF
Monitoring & Administration Expenditures	\$ 1,343,615
Homeless Prevention and Rapid Rehousing Services Expenditures	-
Housing Development Expenditures	
Low Income Units (80% to 60% of area median income)	-
Very-Low Income Units (31% to 59% of area median income)	1,909,836
Extremely-Low Income Units (30% or less area median income)	878,536
Total LMIHAF Expenditure in Fiscal Year	4,131,987

Source: Comptroller and Civic San Diego

In compliance with Code section 34176.1(f), the table above shows expenditures from the LMIHAF.

V. VALUE OF REAL PROPERTY AND LOANS AND GRANTS RECEIVABLE HELD BY THE HOUSING SUCCESSOR

This section includes the statutory value of real property owned by the Housing Successor, the value of the Housing Successor’s loans and grants receivable, and the sum of these two amounts.

Under Code section 34176.1(a)(1) and for purposes of this Report, “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance pursuant to Code section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Code section 34181(f), and the purchase price of properties purchased by the Housing Successor.

	Book Value As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor Agency	
Capital Assets	\$ 31,222,721
Land Held for Resale	20,778,046
Total Real Property Owned by Housing Successor Agency	52,000,767
Value of Loans and Grants Receivable	255,398,984
Total Value of Real Property and Loans and Grants Receivable	307,399,751

VI. DESCRIPTION OF TRANSFERS TO OTHER HOUSING SUCCESSORS

The Housing Successor did not make any LMIHAF transfers to other housing successors pursuant to Code section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The following is a description of projects for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the projects as of the end of the Fiscal Year:

			Funding Source	
Project Name	Description	Status of Project	Bonds	RPTTF
Yale Lofts	14 units - Affordable Rental Housing Project	Monthly Lease Obligation Payment		X

Source: Civic San Diego

VIII. STATUS OF COMPLIANCE WITH CODE SECTION 33334.16

Code section 33334.16 requires that for real property acquired using affordable housing funds, the Housing Successor must initiate activities consistent with the development of the property for the purpose for which it was acquired within five years from the date the property was acquired. The five year period may be extended for an additional five years by a resolution adopted by the local agency's legislative body. Pursuant to Code section 34176.1(e), these time periods are now deemed to have commenced as of the date the Department of Finance approved the property as a housing asset, which occurred on January 4, 2013. These time periods apply only to interests in real property acquired by the former redevelopment agency before February 1, 2012.

On November 13, 2017, the City Council adopted a resolution to extend the time period to initiate affordable housing development activity for an additional five year period, until January 3, 2023, for the properties that do not yet have development activity initiated.

The following provides a status update on the properties acquired using affordable housing funds prior to February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
See Schedule A			

Source: Civic San Diego

The following provides a status update on the properties that have been acquired using affordable housing funds on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
See Schedule B			

Source: Civic San Diego

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: The former Redevelopment Agency did not have any replacement housing obligations at the time of dissolution.

Inclusionary / Production Housing: SB 341 does not specify whether inclusionary and production housing obligations should be reported by individual redevelopment project areas or aggregated without regard to project areas. If viewed in the aggregate, there are no outstanding inclusionary or production obligations. If this obligation is reported by project areas, as of February 1, 2012, the production obligation totals were 86 very low income and 79 low/moderate income units in Southeastern San Diego, College Community, Crossroads, Grantville and Naval Training Center project areas, collectively. In FY 2015, COMM22 was completed and contributed 9 very low income units toward the outstanding obligation. In FY 2016, Alpha Square was completed and contributed 59 very low income units toward the outstanding production obligation. In FY 2017 Atmosphere was completed and contributed 18 very low income units and 79 low/moderate income units toward the outstanding production obligation. Therefore, the total outstanding production obligation for all project areas has been completed. The following provides a status of outstanding obligations pursuant to section 33413.

As of February 1, 2012	Completed FY 2015	Completed FY 2016	Completed FY 2017	No Outstanding Obligations as of June 30, 2017
See Schedule C				

Source: Civic San Diego

X. STATUS OF COMPLIANCE WITH CODE SECTION 34176.1(a)(3)(B) AND (C)

Code section 34176.1(a)(3)(A) requires that at least 30% of the funds remaining in the LMIHAF after the expenditures allowed pursuant to Code section 34176.1(a)(1) and (2) be expended for development of housing affordable to and occupied by households earning 30% or less of the area median income (AMI) (Extremely-Low Income Requirement). Under Code section 34176.1(a)(3)(B), if the Housing Successor fails to comply with this Extremely-Low Income Requirement in any five year report beginning with the five year report to be issued in 2019, then the Housing Successor must ensure that at least 50% of the remaining LMIHAF expended in each fiscal year following the latest fiscal year following that five year report are expended for the development of rental housing affordable to households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income Requirement in an annual report.

For informational purposes, the following provides the status of the Housing Successor’s compliance with the Extremely Low Income Housing Requirement as of the fourth year ending June 30, 2017 (includes Fiscal Year 2014 through 2017):

Extremely-Low Income Test	
First 4 Year Test	LMIHAF
Extremely-Low Income Units	\$ 2,433,544
Total Expenditures for Low Mod Units	\$ 6,739,960
Extremely-Low Income Test	36.1%

Source: Comptroller and Civic San Diego

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. Under Code section 34176.1(b), if this percentage exceeds 50%, then the Housing Successor cannot expend future funds to assist additional senior housing units until the City, in its capacity as the Housing Successor or as host jurisdiction assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units assisted by the Housing Successor, the former redevelopment agency and/or City within the time period described above.

The following provides the Housing Successor’s Senior Housing Test for the 10 year period of July 1, 2008 to June 30, 2017:

Senior Housing Test		FY 07/08 to FY 16/17
# of Assisted Senior Rental Units		503
# of Total Assisted Rental Units		3597
Senior Housing Percentage		14.0%

Source: Civic San Diego and San Diego Housing Commission

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Code section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater. That section does not indicate whether “preceding four fiscal years” includes the Fiscal Year for which the excess surplus is being calculated (e.g., whether FY2013-FY2016 or FY2014-FY2017 is the appropriate four year period for calculating the excess surplus existing at the close of FY2017). To attempt to resolve this ambiguity, we have relied on the context provided by the statute that governed calculation of excess surplus for the Low and Moderate Income Housing Fund previously held by the former Redevelopment Agency prior to redevelopment dissolution and enactment of SB 341, which provides in relevant part:

“Excess surplus” means any unexpended and unencumbered amount in the agency’s Low and Moderate Income Housing Fund that exceeds . . . the aggregate amount deposited into the Low and Moderate Income Housing Fund . . . during the agency’s preceding four fiscal years. The first fiscal year to be included in this computation is the 1989-90 fiscal year, and the first date on which an excess surplus may exist is July 1, 1994. (H&S Code section 33334.12(g)).

Under this provision, the deposits made during the four fiscal years preceding the fiscal year for which the excess surplus is being calculated should be included in the calculation. While section 34176.1(d) does not include a similar example, the absence of any evidence of legislative intent to change the designation of the appropriate four year period for the LMIHAF excess surplus calculation indicates it should continue to be designated in the same manner.

As the general purpose of the excess surplus calculation is to ensure that money is expended for low-income housing purposes, the best action for the LMIHAF is to expeditiously encumber or expend money currently on deposit.

As of June 30, 2017, the Housing Successor does not hold any excess surplus.

Excess Surplus	Deposits	Unencumbered
FY 2017 Unencumbered		\$ 49,247,048
FY 2013 Deposits	17,150,535	
FY 2014 Deposits	13,762,309	
FY 2015 Deposits	9,988,969	
FY 2016 Deposits	21,075,082	
Total Deposits - 4 preceding years		61,976,895
Excess Surplus Calculation		(12,729,847)

Source: Comptroller and Civic San Diego

XIII. INVENTORY OF HOMEOWNERSHIP UNITS

Assembly Bill 1793 requires the annual reporting of any homeownership units assisted by the former redevelopment agency or the housing successor that are subject to restrictions, covenants, or an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to Code section 33334.3(f).

The following provides a status of inventory of homeownership units.

Inventory of Homeownership Units
See Schedule D

Source: Civic San Diego