



**Fiscal Year 2025
Federal Program Year 2024
DRAFT Consolidated Annual
Performance Evaluation Report
(CAPER)**

August 2025



The City of **SAN DIEGO**

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Attachments

1. Public Notices and Comments *(This attachment will be included in the final version of the plan)*
2. IDIS Reports *(This attachment will be included in the final version of the plan)*
3. ESG SAGE Report *(This attachment will be included in the final version of the plan)*
4. Fair Housing Report
5. Section 3 Report *(will be added if required)*

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This is the first Consolidated Annual Performance and Evaluation Report (CAPER) of the City of San Diego's Fiscal Years 2025-2029 Consolidated Plan cycle (Federal Program Years 2024-2028), covering the period from July 1, 2024, through June 30, 2025. It references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2025.

The City of San Diego's (City) Economic Development Department (EDD) partnered with the San Diego Housing Commission (Housing Commission) and over 40 unique nonprofit partner organizations in FY 2025 to implement programs and services. In FY 2025, the City continued to receive program income as outlined in the Strategic Plan of the FY 2025-2029 Consolidated Plan. This has allowed for Community Development Block Grant (CDBG) funds to benefit low- to moderate-income residents in many ways. CDBG funding was used to make investments and substantial improvements to public facilities, nonprofit organizations, and infrastructure needs. The City also invested in critical public services, which provided residents with employment training opportunities, youth and senior services, health services, and facilities and support programs for those experiencing homelessness. Other investment areas included single-family and multi-family housing rehabilitation, and microenterprise technical assistance. Associated accomplishments will also be reported in this FY 2025 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) to enhance the CDBG funding allocation process.

In FY 2025, HOME Investment Partnerships Program (HOME) funds helped 24 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of one affordable rental housing project, which totaled 73 affordable units, 15 of which are HOME-designated units.

In FY 2025, the City and the Housing Commission continued to be active members of the San Diego Regional Taskforce on Homelessness (RTFH), which acts as San Diego's Regional Continuum of Care (CoC). The RTFH works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the

region. Emergency Solutions Grants (ESG) funds were successfully used in FY 2025 to support shelter and rapid rehousing programs that leveraged CDBG, City General Fund, and other funding sources. These ESG funds provided shelter and permanent housing for 395 homeless individuals in FY 2025.

Community Development Block Grants CARES Act (CDBG-CV) funds continued to support projects and programs to prevent, prepare for and respond to the COVID-19 pandemic. In FY 2025, four (4) CDBG-CV-funded projects were completed and these projects assisted 2,571 individuals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

FY 25-29 Consolidated Plan Goal	Increase, protect and preserve affordable rental and homeownership housing opportunities by improving access to a diverse set of affordable housing, accessible in design and energy efficient, with proximity to job centers, schools, parks, and services.			
5-Year Funding CDBG Estimate	1 st Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P)	1 st Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
HOME \$44,594,306 CDBG \$30,305,948	HOME: \$2,153,000 CDBG: \$28,875,000	78 Homeowner Housing Rehabilitated (HHR) 30 Homebuyers Assisted with Direct Financial Assistance (FA) 325 Rental Housing Units Constructed (RC)	0 (HHR) 24 (FA) 15 (RC)	HOME: \$2,153,000 CDBG: \$28,875,000 0 (HHR) 24 (FA) 15 (RC)
FY 25-29 Consolidated Plan Goal	Invest in inclusive economic growth initiatives that develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.			

5-Year Funding CDBG Estimate	1 st Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P)	1 st Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
\$10,101,983	CDBG: \$2,273,187.58	1,765 Businesses Assisted 3,215 Persons Assisted	353 Businesses 635 Persons	CDBG: \$2,273,187.58 353 Businesses 635 Persons
FY 25-29 Consolidated Plan Goal	Develop vibrant and equitable neighborhoods by investing in public facilities, critical infrastructure, and/or nonprofit facilities that provide increased accessibility, resiliency, and sustainability.			
5-Year Funding CDBG Estimate	1 st Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P) Other Improvements (O)	1 st Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
CDBG: \$25,254,956	CDBG: \$1,301,312.74	37,000 (P) 45 (O)	8 (O)	CDBG: \$1,301,312.74 8 (O)
FY 25-29 Consolidated Plan Goal	Improve housing stability for individuals and households with critical needs, including persons experiencing or at-risk of homelessness by providing appropriate housing and service solutions grounded in best practices.			
5-Year Funding CDBG Estimate	1 st year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P)	1 st Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
ESG: \$4,631,279 CDBG: \$5,000,000	ESG: \$1,071,058.72 CDBG: \$1,076,365.36	7,032 Persons Assisted other than LMI Housing (P) 7,616 Persons Assisted with Overnight Shelter (OS) 100 Households Assisted with Rapid Rehousing/Prevention (RRH)	6,450 (P) 1,206 (OS) 37 (RRH)	ESG: \$1,071,058.72 CDBG: \$1,076,365.36 6,450 (P) 1,206 (OS) 37 (RRH)
FY 25-29 Consolidated Plan	Improve community services by addressing critical needs and promoting equity through improved or increased access to community programming.			

Goal				
5-Year Funding CDBG Estimate	1 st Year Total Expenditures	5-Year Outcome Goal: Persons Assisted (P)	1 st Year Total	Con Plan Expenditures and Outcomes to date (years 1-5):
CDBG: \$15,152,974	CDBG: \$2,027,577.94 CDBG CV: \$15,678.39	24,815 (P)	9,814 (P)	CDBG: \$2,027,577.94 CDBG CV: \$15,678.39 9,814 (P)

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The five Consolidated Plan goals of the City are all considered to be high priority and were used as the basis for the budgetary priorities outlined in the FY 2025 Annual Action Plan. Each activity funded with CDBG in FY 2025 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons and communities. Refer to Table 1 in Section CR-05 for the progress the City has made as of the end of FY 2025 in meeting its 5-year goal outcome indicator targets. It is important to note that while the Consolidated Plan provides funding level estimates and presents fixed goal outcome indicator targets, over a 5-year period for each goal, meeting those funding level estimates and targets can be challenging due to: (1) the City uses a Request for Proposals (RFP) process to distribute a portion of its CDBG funds and; (2) funding recommendations for the City’s CDBG funds are based, in large part, on the scoring of the Consolidated Plan Advisory Board (CPAB) of the submitted proposals. This provides nonprofit agencies with flexibility in terms of submitting project proposals and relies upon nonprofit partners to determine the project outcomes, which can vary from the pre-determined goal outcome indicators presented in the Consolidated Plan. It is, therefore, important to remember that annual funding levels per goal and the annual goal outcome indicator targets per goal will vary each year as a function of the RFP, scoring, and (ultimately) the City Council approval processes. Together, these factors will have an impact on the City’s use of its CDBG funds and its ability to address the priorities and specific objectives identified in its Annual Action Plans and Consolidated Plan. As depicted in Table 1 of Section CR-05, the City made progress in the first year of the Consolidated Plan (PY 2024/FY 2025) towards meeting the goal outcome indicator targets for all goals. Several activities involving housing

acquisition, rehabilitation, and infrastructure improvements funded in FY 2025 are not required to be completed by the end of FY 2025. For example, Nonprofit Capital Improvement Project (NCIP) and City Neighborhood Infrastructure projects have 24 months to complete. Rental housing rehabilitation and construction funded with HOME funds also take longer to complete. Accomplishments for these types of activities will be captured in future CAPERs and reported under the appropriate goals and program/fiscal years.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME	ESG
American Indian, Alaska Native, or Indigenous	503	0	4
Asian or Asian American	1,535	3	7
Black, African American, or African	6,439	5	83
Middle Eastern or North African	0	0	44
Native Hawaiian or Pacific Islander	274	1	66
White	16,882	28	60
Other/Multiracial*	11,838	2	67
Ethnicity			
Hispanic/Latina/e/o	18,215	21	64
Not Hispanic	19,256	39	331
Total	37,471	60	395

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of San Diego and its partner agencies identify priority needs and offer services and programs to eligible persons/households regardless of race or ethnicity. Table 2 in Section CR-10 is generated by the HUD CAPER template, and the information reported reflects demographic information provided by the persons/households. *Please note: the

“Other/Multiracial” row does not appear on the CR-10 Table in the IDIS CAPER template for the CDBG and HOME programs. The information is included on this page in the public-facing version of the CAPER for illustrative purposes [CDBG 11,838, HOME =2, and ESG = 67]. In this illustrative table, the “Other/Multiracial Total for CDBG” includes demographic information on persons/households not listed in IDIS, which are: American Indian/Alaskan Native & White-140, Asian & White-207, Black/African American & White-183, American Indian/Alaskan Native & Black/African-2,167, and Other Multi-Racial-9,141.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	28,138,865.36	47,935,983.02
HOME	public - federal	27,207,892.66	2,380,022.49
ESG	public - federal	1,023,627	614,176

Table 3 - Resources Made Available

Narrative

The CDBG resources available in FY 2025 include program income received and carryover funds. A line-item breakdown of resources made available and expenditures for CDBG can be seen in Attachment 2: IDIS Reports.

The City received its first round of Coronavirus Aid, Relief, and Economic Security (CARES) Act funding on March 11, 2020, in the following amounts: CDBG-CV: \$7,223,939, ESG-CV: \$3,598,344, and HOPWA-CV: \$682,662 (please note reporting numbers for HOPWA are associated with the County of San Diego as the Alternative Grantee). On October 13, 2020, the City received another round of CARES Act funding: CDBG-CV3: \$12,210,017 and ESG-CV2: \$22,796,116. Information regarding allocations for CV-related activities can be found in the Substantial Amendments to the Consolidated Plan and the relevant fiscal year Annual Action Plans. Certain CV-related activities remain active, and the PR-26: CDBG-CV Financial Summary can be found in Attachment 2: IDIS Reports. Cumulative CDBG-CV expenditures drawn in IDIS to date total \$16,751,225.39.

The HOME amount expended in FY 2025 does not include administrative expenses.

Identify the geographic distribution and location of investments

Narrative

Table 4 has been removed as the information to report is not applicable to the City of San Diego.

The FY 2025 Annual Action Plan did not identify geographic target areas for the distribution of investments. However, activities prioritized LMI areas clustered in the central and southern areas of the City in Council Districts 3, 4, 7, 8, and 9, the Promise Zone, and in the Community Planning Areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. Also, activities and projects located in the San Diego Opportunity Zone were identified and tracked in IDIS.

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The federal resources that the City receives are leveraged with additional federal, state, local, and private resources. For example, CDBG projects received funds from outside sources. These leveraged funds have been listed below by Consolidated Plan goal.

- Public Services & Workforce Development: \$5,053,488.14
- CARES Act Public Services: \$840,548.38
- Nonprofit Facilities: \$2,634,317.32
- Affordable Housing: \$40,959,730
- City Projects and Infrastructure: \$16,225.30
- Economic Development: \$4,360,906.73
- Homelessness: \$6,018,171.26

Total funds leveraged for projects completed in FY 2025: \$59,883,287.13

The HOME program requires a 25 percent match for each HOME dollar invested, and excess match may be recorded for use in future years. The Housing Commission used local Inclusionary Housing Funds, Housing Trust Funds, Coastal Funds, funds from multiple departments of the State of California, and multifamily bond proceeds as a contribution to housing pursuant to HUD requirements. In FY 2025, \$1,647,626.03 was contributed to the HOME Match. The excess match carried over to the next Fiscal Year is \$41,455,545.95, which will be used to meet match requirements.

The ESG program requires a 100 percent match. Per Council Policy 700-02 of the City, CDBG funds were allocated in FY 2025 to the City's homeless housing and shelters (Father Joe's Village Interim Shelter for Single Adults, and Alpha Project's Family Shelter) that served as a match. Per ESG rules, cash, and in-kind services were used as a match for the Rapid Rehousing program. Refer to Table 20 in Section CR-75 of this CAPER for additional details.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	40,008,219.92
2. Match contributed during the current Federal fiscal year	1,647,626.03
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	41,655,845.95
4. Match liability for the current Federal fiscal year	554,261.93
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	41,101,584

Table 4 - Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7786	11/21/2023	1,411,714.25	0	0	0	0	0	1,411,714.25
7788	01/12/2024	235,911.78	0	0	0	0	0	235,911.78

Table 5 - Match Contribution for the Federal Fiscal Year

Program Income				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
13,193,406.06	3,702,143.12	1,670,749.50	0	15,224,799.68

Table 6 – Program Income

Note: The City does not currently fund a TBRA HOME program activity; therefore, no program income is earned or expended.

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Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	Same as total subcontract amount	Unknown	Unknown	Unknown	Unknown	Unknown
Number	3	0	0	0	0	3
Sub-Contracts						
Number	19	Unknown	Unknown	Unknown	Unknown	19
Dollar Amount	\$2,499,585	0	0	0	0	\$2,499,585
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	Same as total subcontract award amount	Unknown	Unknown			
Number	3	0	3			
Sub-Contracts						
Number	19	0	19			
Dollar Amount	\$2,499,585		\$2,499,585			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition				
Parcels Acquired	0	0		
Businesses Displaced	0	0		
Nonprofit Organizations Displaced	0	0		
Households Temporarily Relocated, not Displaced	0	0		

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	11	15
Number of Non-Homeless households to be provided affordable housing units	21	24
Number of Special-Needs households to be provided affordable housing units	0	0
Total	32	39

Table 10 - Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	26	15
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	6	24
Total	32	39

Table 11 - Number of Households Supported

The City and the Housing Commission continued to set priorities to meet the following Consolidated Plan goal:

- *Increase, protect and preserve affordable rental and homeowner housing opportunities by improving access to a diverse set of affordable housing, accessible in design and energy efficient with proximity to job centers, schools, parks and services.*

Affordable housing options continued to be severely limited within the City. The median purchase price of a single-family detached home in the City is estimated to be \$994,000 as of May 2025. (Source: Redfom at <https://www.redfin.com/city/16904/CA/San-Diego/housing-market>)

Delineating annual affordable housing goal outcome indicators by household type, as requested in Table 11 above, can be problematic. Per HUD requirements, the totals for Tables 11 and 12 must match; however, the household types are not mutually exclusive.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City and the Housing Commission continued to set priorities to meet the goals in the Consolidated Plan, shifting focus as needed to prioritize activities based on available funding. Construction and rehabilitation of affordable housing takes time due to complex financial arrangements, site acquisition, and regulatory compliance. However, sites have been acquired with CDBG funds for future affordable housing construction and there are several rental housing projects using HOME funds currently under construction or rehabilitation, which will help the City assist more households and meet its goal outcome indicator targets in future CAPERs.

Discuss how these outcomes will impact future annual action plans.

The City's Bridge to Home Program supported with CDBG, California Permanent Local Housing Allocation (PLHA), Low and Moderate Income Housing Asset Funds (LMIHAF), and HOME funds, has 2,133 total units, of which 2,108 are affordable, in the pipeline from its first five rounds of funding. Details can be found in section CR-35 of the CAPER. The Housing Commission also provided financing to seven (7) affordable rental housing projects that are under construction by various affordable housing developers. The seven projects will ultimately create 718 affordable housing units, 102 of which will be HOME-assisted units. Completion of these projects will be reported in future CAPERs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	15
Low-income	0	24
Moderate-income	0	0

Total	0	39
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Table 12 – Number of Households Served

Narrative

During Program Year 2024, the City of San Diego continued implementing its HOME-ARP allocation plan. \$20,192,713 of funds were dedicated to the acquisition and rehabilitation of existing housing to preserve and expand units affordable to qualifying populations, including individuals and families experiencing or at risk of homelessness and other vulnerable households.

As of the end of the reporting period, three (3) projects funded under HOME-ARP remain open in IDIS. Two of the three projects, Abbott Street Apartments and Presidio Palms, have their Certificates of Occupancy (COO) with final payments pending. The third HOME-ARP project, Pacific Village, is anticipated to be completed in the fall of 2025. These projects are designed to bring existing housing units into compliance with local code, enhance accessibility, and extend the useful life of the properties, and are essential to ensuring that affordable housing stock remains safe and habitable for eligible households. While no units have been completed and reported as accomplishments in IDIS, the City anticipates that the acquisition and rehabilitation activities currently underway will result in the preservation of 236 affordable units upon completion. These units will be prioritized for qualifying populations consistent with the HOME-ARP allocation plan. The City of San Diego will continue to monitor project performance, ensure compliance, and report outcomes in the next CAPER submissions.

Over Program Year 2024, the City made IDIS draws totaling \$16,525,702.77 to reimburse eligible costs incurred for rehabilitation work, including predevelopment, construction, and related soft costs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of the City's ongoing efforts to foster a system-level approach to meeting the needs of individuals experiencing homelessness, the City adopted the "Community Action Plan on Homelessness" in October 2019, which provided a series of recommendations and identified the following three short-term goals:

- Decrease unsheltered homelessness by 50 percent
- Finish the job of ending veteran homelessness
- Prevent and end youth homelessness as outlined in the San Diego County Coordinated Plan to End Youth Homelessness.

The City of San Diego (City), in collaboration with the Housing Commission, developed a short-term action plan on homelessness in the fall 2024 informed by stakeholder feedback from persons with lived experience, living experience, frontline staff from shelters and outreach, and shelter operator leadership to address the projected loss of 614 shelter beds due to the closure of two emergency shelter programs.

A consistent theme in the feedback was the importance of offering options that include programs directed at special populations or persons with special needs and shelter that offered a variety of settings, including non-congregate. It was also noted that smaller programs are preferred across all stakeholders groups, and that co-located services are necessary.

In FY 2025, the Housing Commission opened and expanded seven new shelter programs totaling 587 beds. These shelters expanded semi-congregate and non-congregate options for veterans, families, single women, and transitional age youth.

The City of San Diego initiated the Coordinated Street Outreach program, which leverages all City funded outreach activities and enhanced outreach services through a contract with People Assisting the Homelessness (PATH) to foster a holistic approach to engaging individuals experiencing unsheltered homelessness.

The primary role of the program is to strategically engage individuals prioritized for

housing through the regional Coordinated Entry System and to facilitate permanent housing placements as well as to provide housing-focused case management. A secondary function focuses outreach resources in identified concentrations of unsheltered individuals with an emphasis on diverting individuals from the homelessness response system and/or meeting basic needs, providing connections to bridge housing, emergency shelters, and supportive services.

Two distinct yet complementary teams were created as part of the program, each with a specific focus, set of duties, and outcomes:

Mobile Homelessness Response Team: Facilitated ongoing intensive engagement and connections to supportive services for unsheltered individuals identified as being prioritized for permanent housing resources.

Rapid Response Team: This team worked closely with the Program Supervisor(s) and City staff to focus outreach activities in areas with high concentrations of individuals experiencing unsheltered homelessness and coordinated timely responses to various stakeholder referrals.

Through this program, Multidisciplinary teams consisting of peer-support specialists, outreach specialists trained in street-based case management, and clinical-level staff were leveraged to address clients' needs, emphasizing transitions from homelessness directly to safe, stable housing opportunities. Staff also actively engaged community stakeholders to foster trusting relations and open lines of communication while being proactive in addressing any potential or realized community concerns.

As mentioned earlier, PATH also operated the Multidisciplinary Outreach Program, which connects with high-acuity and vulnerable individuals experiencing unsheltered homelessness to connect them with medical, behavioral health, and case management services and work to place them in permanent housing.

Participating partners included eight service providers and the San Diego Police Department-Homeless Outreach Team (HOT).

As mentioned earlier, another resource is the SDPD's Homeless Outreach Team (HOT), which reached out daily to homeless persons on the streets. In FY 2025, Father Joe's Village and Alpha Project continued to receive funding for a triage bed program. This allowed the HOT team to refer a homeless individual from the street and place the individual in a dedicated bed operated by Father Joe's Villages and/or Alpha Project.

The Coordinated Street Outreach Program was a critical component of the City's comprehensive approach to addressing homelessness. The program aligned with national best practices and engaged with individuals experiencing homelessness, utilizing a client-centered and housing-focused approach. The program was split into two types of teams: Mobile Response Teams and Rapid Response Teams. The Mobile Response Teams specialized in system navigation, diversion resolution, and problem-solving. These teams were embedded throughout neighborhoods in the city where there were known higher concentrations of people experiencing unsheltered homelessness. The teams worked to locate and engage with individuals who are identified as the most vulnerable and prioritized for resources, such as supportive housing. The Rapid Response Teams responded to community referrals and provided immediate assistance, worked to improve an individual's sense of safety, offered basic needs assistance, and made connections to ongoing case management. Overall, the Coordinated Street Outreach Program focused on fostering relationships with individuals experiencing unsheltered homelessness to create pathways to shelter, supportive services, and permanent or other long-term housing.

The City funded approximately 1,474 traditional shelter beds, including options for single adults, seniors, veterans, transition-age youth, families with children, and victims of domestic violence. Shelter options varied and included congregate, non-congregate, and semi-congregate settings. More than a safe place to stay, the shelters provided access to meals, showers, restrooms, case management, housing navigation, basic needs assistance, and resource referrals, with the ultimate goal of connecting participants to permanent or other long-term housing.

In addition to traditional shelter, the City also funded the Safe Sleeping Program. A newer intervention, the Safe Sleeping Program, offered safe, legal space as an alternative to traditional congregate shelters. The City has two Safe Sleeping sites for a total of 767 tents, with each tent having a capacity for up to two individuals. The low-barrier program provided a non-congregate shelter option and has been able to reach individuals experiencing chronic homelessness who may have never touched the homelessness response system before. Similar to traditional shelters, the Safe Sleeping Program provides access to meals, showers, restrooms, case management, housing navigation, basic needs assistance, resource referrals, and transportation. On-site case managers work with participants to prepare them for and make connections to housing that best meets their needs.

The Safe Parking Program provided designated parking spaces for individuals experiencing homelessness who are living in their vehicles. The City funded five (5) Safe Parking sites

with a total capacity of over 400 spaces. Two of the sites included space for standard-sized vehicles, two sites have space for both standard-sized and oversized vehicles, and one site, which is prioritized for families with children, includes camper trailers for participants to stay in. The program included access to restrooms, basic needs assistance, and referrals to critical resources. The Safe Parking Program often served individuals and families new to the homelessness system. Case managers worked with participants to create individual housing goals and connect participants back into housing as quickly as possible.

The Day Center for Single Adults (formerly the Neil Good Day Center), which received City General Funds in FY 2025, was a drop-in center operated by St. Vincent de Paul Village where adults experiencing homelessness can access resources to meet basic needs and receive referrals to services. The Day Center also served as an access point for the Coordinated Entry System (CES). The Day Center served 6,726 unduplicated persons in FY 2025. The Homelessness Response Center also received City General Funds in FY 2025. This intervention co-located multiple partners at a single site to provide enhanced access to a variety of services using a client-centered approach.

The Multidisciplinary Outreach Program received both City General Funds and State of California grant funds in FY 2025. The Multidisciplinary Outreach Program, which was operated by PATH San Diego and Father Joe's Villages, utilized a street-based case management and supportive services model that served individuals who were among the most vulnerable and experiencing unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City used CDBG and/or ESG funds to operate the following homeless shelters and services:

City of San Diego Family | Family Shelter Program: Operated by Alpha Project for the Homeless, the City of San Diego Family Shelter Program provided 42 units for families with children experiencing homelessness. The City of San Diego Family Shelter program, supported by CDBG funding, served 103 households, consisting of 322 unduplicated individuals, in FY 2025. Fifty percent (50%) of households that exited the program exited to permanent housing.

The program did not meet its original goal of serving 135 households, 450 unduplicated individuals in FY 2025. While the program maintained an average occupancy rate of 97%

throughout the year, the length of time it took for a household to exit into permanent housing was 227 days (which was a 58% increase compared to FY 2024 data). The increase in shelter stays can be attributed to the program serving homeless families with higher needs, challenges securing critical resources and documentation, and finding affordable housing. As a result of these challenges, it limited the number of new households that could be enrolled in the program.

Interim Shelter Program | Paul Mirabile Center (ESG): The Interim Shelter was operated by St. Vincent de Paul Village and provided 350 beds for single adults experiencing homelessness. The shelter operated 24 hours, seven (7) days a week, all year, and provided three meals daily, clean linens, laundry facilities, and 24-hour security. Clients had access to the many services at the St. Vincent de Paul Village campus designed to assist clients with accessing health care, mental health treatment, job readiness training, case management, and housing navigation. The Interim Shelter Program served 350 homeless individuals in FY 2025. Twenty-nine percent (29%) of clients who exited the program went to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Housing Voucher Programs: The SDHC committed vouchers to various programs designed to serve vulnerable populations, including those with physical and/or mental disabilities, the elderly or disabled, and/or are experiencing homelessness, as follows, in fiscal year 2025:

Two thousand five-hundred and fifty-nine (2,559) Project-Based Vouchers were committed and provided permanent supportive housing for homeless individuals in the City. These were Permanent Supportive Housing (PSH) vouchers, as they combined a long-term housing subsidy with comprehensive supportive services. One thousand and twenty-two (1,022) sponsor-based housing vouchers were committed and provided permanent supportive housing for homeless individuals in the City. Forty-seven (47) transitional

vouchers provided individuals with rental assistance in short-term housing:

- 16 vouchers were used for individuals who were homeless and medically frail at Connections Housing San Diego. Tenants stayed long enough to recover and be in good health in order to move into a permanent supportive housing unit when it became available.
- 20 vouchers were set aside for homeless elderly individuals to enable them to leave the streets and live in a temporary housing situation until they could move to more permanent housing.
- 11 vouchers were provided for homeless individuals with psychiatric disabilities to access temporary housing and connect them to resources to address a wide array of physical and mental health challenges. Once an appropriate permanent housing solution was identified, the individuals transitioned out of the temporary housing.

Guardian Scholars Program: SDHC provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies for up to 100 students enrolled in the program. The students were former foster youth, homeless youth, or wards of the court.

Monarch School Project: Twenty-five (25) rental assistance subsidies were provided to Monarch School, a K-12 school in San Diego serving homeless minors. The Monarch School Housing Program provided rental assistance to families with children attending Monarch School for the duration of enrollment. The program assisted families with maintaining housing stability and school attendance while the family worked toward financial stability. Supportive services were provided by Community Research Foundation and SDHC's Achievement Academy.

Moving-On: Fifty (50) rental assistance subsidies were committed to the Moving-On Program to serve formerly homeless persons transitioning out of permanent supporting housing who no longer required intensive supportive services to maintain housing stability. The Moving-On Program supported tenants who were successful in their recovery to live more independently using a federal subsidy while accessing community-based resources, as needed.

Veterans Affairs Supportive Housing (VASH): One thousand four-hundred sixty (1,460) vouchers were awarded to SDHC from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program to house homeless veterans in the City. One-hundred eighty-five (185) of

these vouchers were Project-Based. In FY 2025, SDHC awarded an additional 75 VASH vouchers.

Family Unification Program (FUP): One hundred seventy-five (175) Family Unification Program (FUP) vouchers were awarded by HUD to serve families involved with Child Welfare Services for whom housing is a barrier to reunification or maintaining custody, or to serve former foster youth or exiting foster youth ages 18-24 who were homeless or at risk of becoming homeless. In early FY26, SDHC awarded 75 additional vouchers with an effective date of July 1, 2025, for families involved with Child Welfare Services that increased the total FUP voucher allocation to 250.

Foster Youth to Independence (FYI): Ten (10) Foster Youth to Independence vouchers were awarded to SDHC, effective January 1, 2025, to serve former foster youth or exiting foster youth ages 18-24 who were homeless or at risk of becoming homeless.

Emergency Housing Vouchers (EHV): Four hundred sixty-nine (469) Emergency Housing Vouchers (EHV) from “The American Rescue Plan” were awarded to SDHC. These vouchers served four eligible populations: people experiencing homelessness, people at risk of homelessness, people fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking, and people who were recently homeless and for whom providing rental assistance prevented the family’s homelessness or had high risk of housing instability.

The American Rescue Plan Act of 2021 appropriated \$5 billion for new incremental EHV and the cost of administering EHV nationwide, with 70,000 EHV awarded to 626 public housing authorities. HUD appropriated EHV funding until September 30, 2030, which would be cancelled as a matter of law on September 30, 2035.

SDHC’s expectation, based on HUD’s previous notice, was that HUD funding allocations were to continue at least through 2030 and could be used through 2035, for families that remain in the EHV program at that time. HUD noticed PHAs across the nation in 2025, of an accelerated and unexpected end of EHV assistance at least five years sooner than anticipated. HUD estimated EHV funding to continue until the Fall of 2026 for SDHC EHV families. Without a supplemental funding source, these families would be at risk of homelessness.

Mainstream: Two hundred fifty-eight (258) Mainstream vouchers were awarded to SDHC. The Mainstream Voucher Program provided tenant-based vouchers for low-income

households that included a non-elderly person with disabilities. SDHC Mainstream Voucher program provided vouchers to homeless and low-income families that included a non-elderly person with a disability between the ages of 18 -61. The non-elderly person with a disability could have been any household member.

City of San Diego Flood Recovery Program for Displaced Residents

The Flood Recovery Program assisted City of San Diego families displaced from their homes due to the January 24, 2024, flood that promoted housing stability. Families from the City of San Diego who were eligible and enrolled in the County of San Diego's Temporary Lodging Program as of May 23, 2024 were able to receive assistance through at least one of the components of the program including: (1) Family Financial Assistance (short-term rental assistance or direct, lump-sum financial assistance), (2) Housing Search Assistance, and (3) Housing Restoration Assistance (through a contract with Harvey Family Foundation). The Program had two phases.

The SDHC operated the Flood Recovery Program with \$7,200,000 in funding from the County of San Diego and the City of San Diego. The Family Financial Assistance portion of the Program concluded in the Fall of 2024 when the last rental assistance or direct financial assistance payments for eligible flood-impacted households were issued. In total, \$5,469,965 was expended to assist 441 families with Family Financial Assistance. 236 families received housing search assistance, with over 2,100 rental unit leads provided. 328 families reported having stable housing. As of May 2025, a total of \$857,000 was expended in Housing Restoration Assistance to rehabilitate 33 homes, with an additional 12 homes that underwent rehabilitation efforts. The remaining funding will be expended for Housing Restoration Assistance in the next few months during fiscal year 2026 through a contract with the Harvey Family Foundation.

HUD also awarded 175 Family Unification Program vouchers that served families involved with Child Welfare Services for whom housing was a barrier to reunification, or maintaining custody, or served former foster youth or exiting foster youth ages 18-24 who were homeless or at risk of becoming homeless. SDHC was awarded 501 Emergency Housing Vouchers from The American Rescue Plan. These vouchers served four (4) eligible populations: people experiencing homelessness, people at risk of homelessness, people fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking, and people who were recently homeless and for whom providing rental assistance would prevent the family from homelessness or having high risk of housing instability. Finally, 258 Mainstream vouchers were awarded to SDHC. The Mainstream

Voucher Program provided tenant-based vouchers for low-income households that included a non-elderly person with disabilities. SDHC Mainstream Voucher program provided vouchers to homeless and low-income families that include a non-elderly person with a disability between the ages of 18 -61. The non-elderly person with a disability could have been any household member.

COVID-19 Housing Stability Assistance Program: The City of San Diego COVID-19 Housing Stability Assistance Program concluded after 18 months in operation to help families with low income who experienced financial hardship due to or during the COVID-19 pandemic. The San Diego Housing Commission (SDHC), which operated and administered the program, disbursed all remaining assistance payments for qualifying households. In alignment with the provisions of SB 115, SDHC closed the HSAP application on March 31, 2022. Applications were accepted through 11:59 p.m. on March 31, 2022. The State, the County of San Diego, the City of Chula Vista, and the County of Los Angeles were among other jurisdictions statewide that also closed their applications on March 31, in accordance with the terms of SB 115. HSAP concluded as of August 31, 2022. In total, 18,318 unique households received \$218,621,397 in assistance payments. The City of San Diego's COVID-19 Housing Stability Assistance Program was supported, in whole or in part, by federal award numbers ERA0302, ERAE0043, and ERAE0321, awarded to the City of San Diego by the U.S. Department of the Treasury. In FY 2024, the HSAP expended \$5,860,855.69. Through the HSAP, the Housing Commission made cumulative total payments totaling \$218,621,397.08 to help 18,318 qualifying households with low income.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid Rehousing Programs (ESG): The Housing Commission administers the City's ESG rapid rehousing (RRH) program, which targeted individuals and families experiencing homelessness. The program served 25 households, of which 23 had entered or sustained permanent housing.

Rapid Rehousing Programs (San Diego Continuum of Care): The Housing Commission operated one internal RRH program funded through the San Diego CoC under the Moving Home RRH program. The Housing Commission also contracted with four (4) providers to operate RRH programs financed by the San Diego CoC. Three (3) of the four (4) providers targeted transition age youth (TAY). All four (4) of the RRH programs targeted homeless families and homeless individuals, some of whom were chronically homeless. In FY 2025, the CoC-funded RRH programs assisted 13 households with entering permanent housing. Overall, 137 were provided with rental assistance since 124 households carried over from the previous fiscal year.

Housing First - San Diego continued to enhance and expand its programs to serve the various needs of those in our community who were at risk of or experienced homelessness. In FY 2025, HOUSING FIRST-SAN DIEGO created housing opportunities for 849 households in the City of San Diego. HOUSING FIRST-SAN DIEGO programs fit into three (3) major functions: Direct Client Services Programs, Development Funds, and Housing Vouchers and Special Program Housing Vouchers. Direct Client Services Programs included ten (10) programs that directly assisted individuals and families with various services and financial and rental assistance needs.

Homelessness Response Center (HRC): The HRC provided a broad range of services to help individuals and families experiencing homelessness on their path to permanent or longer-term housing. The Housing Commission operated and administered the HRC, in collaboration with the City of San Diego, People Assisting the Homeless (PATH), RTFH, and nine (9) other homelessness service providers.

Since July 1, 2021, the HRC has recorded over 55,000 walk-in visits, averaging 72 visits per day.

Comprehensive Homeless Systems Focus: Since the inception of Coordinated Entry, the San Diego's Coordinated Entry System (CES) evolved into a fair and equitable process that came together with the assistance of various providers and community leaders that made up the San Diego CoC. In 2019, the CoC established a CE working group with a representation of service providers from each region and based on the sub-population they served. In 2021, the CE working group, in collaboration with the HMIS and CES team of the RTFH, established a new CES Prioritization Tool, which produced a composite score mainly based on clients' enrollment data from the HMIS to ensure the new composite score prioritization process was reflective of San Diego's CoC Community Standards.

San Diego Regional Task Force on Homelessness (RTFH): Under HUD’s authorization, the Regional Task Force on Homelessness (RTFH) served as the infrastructure organization and lead agency for the City and County of San Diego Continuum of Care – CA-601. The CoC Board has a Memorandum of Agreement with RTFH, which identified RTFH as the designated lead agency of the CoC and included a scope of work. As of 2025, the CoC Board met on a bi-monthly basis to identify gaps in homeless services, establish funding priorities, and pursued a systematic approach to addressing homelessness. As the lead agency, RTFH developed a Regional Plan to Prevent and End Homelessness in San Diego, which set forth a shared vision and foundation for ending homelessness throughout the San Diego region. The Regional Plan identified system and resource gaps, promoted evidence-based approaches for the homelessness crisis response system, and provided a foundation to housing focused, person-centered system of care. RTFH served as the collaborative applicant, annually submitting a unified application to HUD on behalf of the San Diego region. This application secured funding to support local programs dedicated to addressing homelessness and building a system where homelessness is rare, brief, and non-recurring. Programs served the holistic needs of the population through the provision of supportive services, housing solutions, and referrals to resources geared towards housing stability and self-reliance.

Coordinated efforts to prioritize the most vulnerable for limited resources was critical to the homeless response system. The RTFH was the regional planning body and the Homeless Management Information System (HMIS) data system administrator, and the Coordinated Entry System (CES) Administrator. RTFH provided monthly and annual reports and data to drive decisions, prioritization, and performance of the homeless crisis response system. Since October 2022, RTFH produced a monthly report and an annual report, monitoring the number of people exiting homelessness versus those experiencing it for the first time, offering critical insights into regional trends. This data was utilized across the region to support funding decisions, initiatives, best practices, and successful models to exit people to permanent housing and support housing stability. The City was represented on the CoC Board and held a flexible seat; the SDHC was represented on the CoC Board and held a designated seat-Public Housing Authority. The City is also represented at the monthly RTFH general membership meeting by staff of the City’s Economic Development Department. Through regular attendance and participation in the RTFH meetings, the City was informed of changes in local goals, objectives, and performance measures. The City consulted with the RTFH to develop cooperative plans and strategies to leverage resources for the provision of emergency shelter and rapid rehousing services. The City, the Housing Commission, and their social service partners continued to actively participate in the CoC,

which included over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness. The City utilized these partnerships to develop cooperative plans and strategies to effectively leverage resources that are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. HUD awarded San Diego CoC \$37,066,178 for the FY 2024 (PY 2023) CoC Program. The CoC Program was designed to promote a community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, states, Indian Tribes or tribally designated housing entities (as defined in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103) (TDHEs)), and local governments to quickly rehouse homeless individuals, families, persons fleeing domestic violence, dating violence, sexual assault, stalking, and youth while minimizing the trauma and dislocation caused by homelessness. The Program also promoted access to and effective utilization of mainstream programs by homeless individuals and families; and optimized self-sufficiency among those experiencing homelessness. The goal of the Youth Homelessness Demonstration Program (YHDP) was to support the development and implementation of a coordinated community approach to preventing and ending youth homelessness and sharing that experience with and mobilizing communities around the country toward the same end. The population served by YHDP is youth experiencing homelessness, included unaccompanied and pregnant or parenting youth. A listing of the CoC funded programs can be found at: www.hud.gov/sites/dfiles/CPD/documents/CoC/CoC-2024-CA_Press.pdf

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Commission manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,626 units that are restricted to low-income renters with incomes at 80 percent or less of the area median income (AMI) or less. The affordable housing stock total includes 189 units that the Housing Commission operates as part of the Public Housing program. In FY 2025, the Housing Commission considered several multifamily properties for acquisition. The Housing Commission advanced due diligence on one of these properties, in conjunction with an application for acquisition and rehabilitation funding by way of the California Department of Housing and Community Development's Homekey+ program. If awarded, the property would serve a population of veterans and individuals experiencing homelessness with a behavioral health challenge. The proposed acquisition and operation of the property will be in accordance with the agency's HOUSING FIRST - SAN DIEGO, the Housing Commission's homelessness action plan.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In FY 2025, the Housing Commission continued to offer its Achievement Academy, which includes the Family Self-Sufficiency (FSS) program. For a FSS program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration. In its 2015 Moving to Work Plan, the Housing Commission requested authority from HUD to provide FSS enrollment to "all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation for the FSS family to successfully complete the program." This change resulted in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative allowed families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program." In its 2015 Moving to Work Plan, the Housing Commission also requested authority to modify the FSS program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program included a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two-year contract term with the option to extend the contract three times at one-year intervals if additional time is needed to attain goals. In the FY26 Section 8 HCV Administrative Plan, which was approved on May

9, 2025, a change to increase the maximum amount of escrow accumulation to \$50,000 was approved and is effective as of July 1, 2025.

In addition to FSS, the Achievement Academy also began serving public housing residents more directly thanks to an award of ROSS grant funds. With the ROSS funding, a Service Coordinator was hired to assist at least 50 public housing residents increase their self-sufficiency. As of June 2025, 148 public housing residents were enrolled in the program. The Service Coordinator facilitates access to skills training and resources available through partnerships with community-based organizations to develop pathways out of poverty and career-ladders for public housing residents.

The Service Coordinator also directs access to available community resources for family members of all ages to break the cycle of inter-generational poverty. Achievement Academy partners include:

- Accent Care Employment
- Amazon
- Center for Employment Training
- Chase Bank
- Chula Vista Elite Training Center
- Citibank
- City of San Diego
- Computer 2 Kids San Diego
- Connect2Careers
- Conrad Prebys Foundation
- Credit Builders Alliance
- Dalrada Career Institute
- Girlie Garage
- Grossmont Community College
- International Rescue Committee
- Jewish Family Service of San Diego
- Kaiser San Diego
- San Diego Job Corp
- Lionel University
- Local Initiatives Support Corporation (LISC)
- Marriott
- San Diego City College Continuing Education
- San Diego Futures Foundation
- San Diego Hunger Coalition
- San Diego Public Library
- San Diego Workforce Partnership
- South Bay Community Services
- San Ysidro Health Clinic

- St Paul's Senior Center
- The Campaign for Grade-Level Reading
- TransUnion
- UCSD
- Union Bank
- US Bank
- Wells Fargo
- Western Medical Training Center
- YMCA

Actions taken to provide assistance to troubled PHAs

N/A

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City made progress in the following actions in FY 2025:

- The City of San Diego continued its citywide initiative called “Homes for All of Us” (). The initiative includes three components: a new community plan update framework called Blueprint San Diego (<https://www.sandiego.gov/blueprint-sd>) to help meet the City’s housing and climate action goals, the creation of a Middle-Income Housing Working Group (<https://www.sandiego.gov/planning/work/middle-income-housing>), and the Housing Action Package (<https://www.sandiego.gov/planning/work/housing-action-package>).
- The “Bridge to Home” program continued in FY 2025. The Bridge to Home Affordable Housing Program provides gap financing needed to develop affordable housing communities. Through FY 2025, this gap financing has been made up of the City’s Low- and Moderate-Income Housing Asset Fund (\$20.8 million), the federal Community Development Block Grant Program (\$24 million), and the State of California Permanent Local Housing Allocation Program (\$20 million). To be eligible for a funding award, developers must construct new or rehabilitate existing affordable housing projects with long-term affordability (55 years or longer) for households earning at or below 80% area median income. There have been five funding rounds awarding \$106 million to 20 affordable housing developments, of which nine were awarded CDBG funding for property acquisition. Upon construction completion, 2,108 new or rehabilitated affordable housing units will be created, of which 381 are permanent housing with supportive services. A sixth funding round was launched in July 2025 and there is potential for additional funding rounds in the future.
- The City continued to use the Promise Zone designation into the scoring criteria used to evaluate FY 2025 proposals.
- The City and the Housing Commission continued to enforce the Inclusionary Housing Ordinance. The Inclusionary Housing Regulations apply to all developments proposing ten (10) or more dwelling units and condo conversion developments of two or more dwelling units.

- The City and the Housing Commission maintained the Housing Trust Fund (a.k.a. “commercial linkage fee” or “Housing Impact Fees on Commercial Development”)
- The City implemented policy recommendations from the updated 2021-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI).

As a subrecipient of the City, the Housing Commission creates and preserves affordable housing opportunities through the following strategies:

- Providing opportunities for Section 8 Housing Choice Voucher rental assistance participants to become more financially self-reliant through the SDHC Achievement Academy, offering programs in career planning, job skills, job placement, and personal financial education.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time homebuyers with low- or moderate-income.
- Owning and/or managing more than 4,300 affordable rental housing units.
- Collaborating with affordable housing developers, to create and preserve affordable housing units by providing, permanent financing in the form of low-interest loans from SDHC and/or tax-exempt Multifamily Housing Revenue Bonds authorized by SDHC with the approval of the Housing Authority of the City of San Diego
- Collaborating with the California Housing Finance Agency (CalHFA) to recycle previously allocated Multifamily Housing Revenue Bonds, which allows for the re-use of previously allocated bond capacity that is normally lost, and recycles private activity bonds into a new project, without the use of limited low-income housing tax credits.
- Fostering the preservation of deed-restricted affordable housing as well as naturally occurring affordable housing (NOAH) units through strategies that are included in the Housing Commission report “Preserving Affordable Housing in the City of San Diego.” This included developing and presenting the Affordable Housing Preservation Ordinance to the City Council, which adopted the ordinance in February 2025.
- Serving as one of the lead agencies for the Community Action Plan on Homelessness for the City of San Diego, a 10-year plan the City Council accepted in 2019, with an update completed in November of 2023. The Community Action Plan established short-term achievable goals, key principles, and foundational strategies that provide a guide for long-term success in addressing homelessness.
- Implementing HOUSING FIRST-SAN DIEGO, the Housing Commission homelessness action plan which created more than 12,832 housing solutions between November 12, 2014, and June 30, 2025, for San Diegans experiencing homelessness or at risk of

homelessness. Future reporting on outcomes associated with the program in this initiative will be incorporated into data for the Community Action Plan on the Homelessness.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City's updated FY 2025-2029 Consolidated Plan identified the following guiding strategies.

1. **Inclusive Economic Growth:** Connecting San Diegans to job opportunities is vital to strengthening the local economy. By emphasizing our economic development goal to develop and strengthen small businesses, support local entrepreneurs, and expand employment and workforce development programs, the City has placed a high importance on inclusive economic growth initiatives.
2. **Economic Resiliency and Sustainability:** With the effects of the COVID-19 pandemic, it has been critical for small businesses to withstand and recover quickly from the economic shock of a future economic recession. CDBG funds have continued to support small businesses economically impacted by post-pandemic-related closures, adaptations, and social distancing protocols.

The City also continued a two-phase application process for CDBG funding: a Request for Qualifications (RFQ) phase and a Request for Proposal (RFP) phase. The Community Development Division (CDD) has expanded its outreach efforts to invite a diverse applicant pool, including conducting workshops throughout the community, video tutorials on how to apply, technical assistance appointments to answer questions regarding proposals, various handbooks with instructions on how to apply, and other resources. With the social guidelines put in place, staff were able to conduct all training and provide resources in a virtual setting online so the information was widely accessible to the public.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City's Lead Safety and Healthy Homes Program (LSHHP), in partnership with various other community organizations, has worked since 2002 to improve the quality of life of its citizens through the elimination of lead paint hazards. The LSHHP uses a comprehensive blend of strategies to prevent lead poisoning, including education, outreach, training, home remediation, and code enforcement.

The LSHHP has been the agency responsible for enforcing the Lead Hazard Prevention and Control Ordinance (Municipal Code Division 10, (Section 54.1001 et seq.). This ordinance, which took effect in June of 2002, made it unlawful to maintain or cause a lead hazard. As amended in 2025, this ordinance is one of the most comprehensive local lead poisoning prevention ordinances in the nation.

During this year, there were 121 active lead code enforcement cases. Specific activities conducted by LSHHP Code Enforcement Officers included:

- Responded to 10 complaints related to substandard housing including 3 with lead poisoned children
- Responded to 22 complaints related to unsafe work practices
- Issued 43 Notice of Violations for unsafe work practices in response to 824 unannounced visits to permitted construction job sites
- Issued 43 Notice to Comply letters (Voluntary compliance for deteriorated paint)
- Issued 13 Abatement Notice and Orders related housing conditions
- Issued 5 Notice of Violations related to housing conditions
- Conducted 16 Lead Risk Assessments

The LSHHP utilized a case management system which has tools used to educate contractors on the need to utilize lead safe work practices and make them aware of the related regulatory requirements. The LSHHP staff utilized this system to send educational information to individuals who registered with the City Construction and Demolition Debris Deposit Program. This registration was required for individuals to obtain permits for construction, demolition, and remodeling projects. Key elements of this educational information included:

- Disturbing lead-based paint can create hazards that are a serious threat to the health of children and adult occupants, workers, and their families
- Key elements of the City's Lead Hazard Prevention and Control Ordinance
- Key elements of the EPA Renovate, Repair and Painting Rule; and
- A notification that a City Compliance Officer may visit the project site to determine if lead-safe work practices are being implemented.

During this period, this educational information was sent to 1,661 individuals by email or mail.

The Lead Lawsuit

In December 2013, the Santa Clara County Superior Court issued a judgment in the case of the People of the State of California v. Atlantic Richfield Co, et al. that three paint manufacturers had actively promoted the use of lead-based paint as safe for use in the interior of homes. This case was settled on July 17, 2019, when a motion for Judgment of Dismissal was issued after both parties agreed to a settlement. Within the terms of this agreement, the defendants agreed to pay a total amount of \$239,859,229 to ten (10) California Jurisdictions over a period of seven (7) years, with the City of San Diego's portion being \$15,014,623. During this period, program staff worked with the Environmental Health Coalition (EHC) and provided outreach, enrollment, property owner and resident education, and child blood lead testing services. EHC was a community-based social and environmental justice organization dedicated to protecting human health and the environment. The City contracted with AllState Services to provide lead hazard evaluations and provided project monitoring services, and developed scope of service specifications for abatement of identified lead hazards. Additionally, program staff executed a contract with an abatement contractor to provide abatement of identified lead hazards, including all permitting and waste disposal. The program processed 48 enrollments and conducted 35 lead inspections and risk assessments to date.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of San Diego funds a variety of projects under the Consolidated Plan goal of enhancing the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs. One of the efforts taken by the City to reduce the number of persons living below the poverty level is through community and economic development activities. Using CDBG funds, the City has provided small business assistance and has nurtured microenterprise development. In FY 2025, 335 businesses were assisted, and 520 individuals were assisted.

On July 11, 2016, the City of San Diego's Earned Sick Leave and Minimum Wage Ordinance (SDMC Chapter 3, Article 9, Division 1) became effective. The ordinance was applicable to all businesses within the City, and employees were eligible if they have at least two (2) hours of work in one or more calendar weeks of the year. Additionally, the City approved salary increases (up to 21%) for many of its job classifications in FY 2023 through FY 2025. The City's minimum wage of \$16.50/hour is for all employers, regardless of how many employees they currently have. The State of California's minimum wage is also \$15.50/hour for all employers, regardless of size.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In conjunction with the City's Consolidated Plan Advisory Board (CPAB), City staff continued to work on increasing administrative efficiencies in FY 2025, resulting in the following achievements:

- Provided 51 one-on-one technical assistance meetings during the RFQ and RFP processes, and conducted virtual and in-person voluntary and mandatory workshops;
- Collaborated with various City departments and the Capital Improvement Program and Review Advisory Committee (CIPRAC) to refine the review and approval process of CDBG funds for City infrastructure projects;
- Worked with ad-hoc committees of the CPAB to revise the scoring criteria for FY 2025.
- Sought and received City Council approval of amendments to City Council Policy 700-02 for increased administrative efficiency in the allocation and award of CDBG funds.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City created strategic partnerships to enhance the availability of resources and leverage services provided to low- and moderate-income residents and neighborhoods.

During FY 2025, the City, the Housing Commission, and social service partners continued to actively participate in the CoC, which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness. City staff and the Housing Commission participated in the general membership, but also serve on the Board and several committees. The SDHC serves on the Governance Advisory Committee, Veterans Consortium, the Evaluation Advisory Committee, the Aging, Health and Homelessness Committee, and the Justice Impacted Committee. Additionally, SDHC has participated in the Youth Homelessness Demonstration Program grant system mapping and planning meetings since January 2025. In 2022, RTFH began hosting an Annual Conference on Homelessness, which brings together an array of stakeholders focused on preventing and ending homelessness. Attendees and panelists include local, state, and federal leaders; national experts; service providers; tribal leaders; healthcare; people with lived experience, and many others. Over the past 3 years, the conference has become a must-attend event, bringing together more than 1,000 attendees from more than 165 organizations. The City

and the Housing Commission, sponsor, attend, and have been panelists over the years. For more information visit the RTFH website at <https://www.rtfhsd.org/about-rtfh/rtfh-conference>

During FY 2025, the City sponsored training on issues and topics of interest, including compliance with technical federal, state, and local affordable housing regulations. The Housing Commission continued to conduct its Achievement Academy in FY 2025, which connected families receiving Housing Choice Vouchers (Section 8) or living in public housing properties with the training and resources they needed to become job-ready and financially literate. The Academy enhanced coordination among social service agencies, community groups, and financial organizations in serving families receiving housing assistance. Refer to Section CR-30 of this CAPER for additional information on the academy.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The 2021-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) identified constraints to reducing discrimination based on: race, color, national origin, religion, sex, familial status (presence of children in the home), physical or mental disability, sexual orientation, source of income, marital status, age, ancestry, medical condition, genetic information, gender identity, gender expression, or any other arbitrary factor. Refer to the attached Fair Housing Action Plan for more details on the impediments identified and the actions taken by the City of San Diego to address those impediments during FY 2025. The City of San Diego continued to engage with Legal Aid Society of San Diego, Inc. (Legal Aid), to provide outreach, education, investigation, and enforcement assistance related to Fair Housing in the City of San Diego. Legal Aid has a working relationship with several organizations that serve protective groups and provides these organizations with regular scheduled trainings on a variety of topics, including fair housing. Trainings continued to be provided online. Paired testing continued to be limited due to a reduced number of rentals on the market and the quick pace of the rentals becoming unavailable. Highlights of these actions include:

- 9,477 multilingual informational brochures were distributed as follows:
 - English: 4,863
 - Spanish: 4,614

- 2,299 fair housing inquiries received;
- 224 unduplicated investigations implemented;
- 179 unduplicated investigations resolved. 45 are pending resolution;
- 25 paired housing tests completed;
- 46 fair housing educational trainings were conducted for home seekers, homebuyers, and tenants on Fair Housing Rights; 533 people attended educational trainings. Workshop highlights include:
 - Fair housing education workshops were conducted for Housing Choice voucher recipients. Conducted in English and Spanish.
 - Monthly Fair Housing webinars were held for residents.
 - 2 Free Fair Housing educational opportunities were conducted virtually for rental property owners, managers, landlords and community members; 110 people attended, and;
 - Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 45 people attended.

Additionally, a Fair Housing webpage and hotline (1-844-449-3500) were maintained for residents to call if they believe they have experienced housing discrimination.

The City of San Diego (City) continued to support the San Diego Regional Alliance for Fair Housing (SDRAFFH). The mission of the SDRAFFH is to be the leading fair housing advocate in the San Diego region. The organization works to eliminate housing discrimination and ensure equal housing opportunity for all people through leadership, education, outreach, public policy initiatives, advocacy, and enforcement. The SDRAFFH meets on a monthly basis.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City of San Diego: Using the ED Grants system, the CDBG program's monitoring function consists of four components:

Project Implementation: Prior to the implementation of CDBG activities, all subrecipients (inclusive of City departments and Housing Commission staff) are required to attend a mandatory CDBG Agreement Execution Workshop. The sessions are conducted by Community Development Division staff. The workshop includes an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packets and reporting documents are discussed, a User Guide is emailed out to the subrecipients, and the workshop material and recording are posted online.

Contract Management: All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state, and local requirements and include a detailed project scope. The project manager is also responsible for contract compliance and project management, representing the City as the grantee. Ongoing technical assistance from project managers is provided throughout the contract period.

Monitoring Compliance: The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. Through regular monitoring of its subrecipients, staff monitors compliance with all applicable federal, state, and local standards and works with subrecipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that 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 work with subrecipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.

Audit Review: As part of the year-end requirements, subrecipients are required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations

expending more than \$1,000,000 in federal funds during a fiscal year are required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. Submission of a Single Audit is required for desk review by the CDBG program, regardless of whether there are findings noted in the audit pertaining to CDBG funds, since it serves as an additional monitoring tool used to evaluate the fiscal accountability of subrecipients. As part of the closeout process, subrecipients are required to submit an Audited Financial Statement for desk review, if submission of a Single Audit is not applicable.

City of San Diego: During FY 2025, over 890 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement packets submitted. There were also over 803 programmatic desk audits conducted on programmatic reports submitted. For CDBG-funded construction projects, desk reviews of bid documents and construction contract documents were conducted to ensure compliance with prevailing wages, Section 3, and Minority Business Enterprise (MBE) requirements. Section 3 and MBE certifications were obtained and maintained on file. Project managers also conducted spot-check reviews of weekly certified payroll reports after performing complete reviews for the initial month to ensure appropriate prevailing wages were paid. A total of five (5) certified payroll reports were reviewed during the FY 2025 period, representing one (1) construction project. Remote program monitoring reviews, remote fiscal monitoring reviews, and national objectives verifications were conducted in FY 2025 on 54 projects awarded with CDBG funds. Additionally, construction project managers completed 4 on-site visits to project locations to participate in pre-bid meetings, observed bid openings, participated in pre-construction meetings, conducted worker interviews to comply with federal requirements, verified construction progress, and conducted post-construction inspections/meetings. Construction project managers also conducted or participated in 14 virtual meetings and provided technical assistance to discuss agreement requirements. The site visits and alternative monitoring efforts ensured program compliance throughout the construction period.

San Diego Housing Commission's Affordable Housing Compliance Team: In FY 2025, a total of 96 desk audits and annual site visits were conducted at projects with HOME units, to verify compliance with rent amounts, income calculations, lease reviews, client eligibility, services, and case management.

San Diego Housing Commission's- Homeless Services and Programs: In FY 2025, none of the programs funded with CDBG and/or ESG received an annual audit due to being assessed as "low-risk" and having received a full audit in FY 2024. However, site-based programs were subject to other compliance monitoring activities in FY 2025, such as a review of universal shelter policies and procedures and compliance with client feedback reporting requirements.

Physical Inspections/Management & Financial Visibility: As a condition of receiving HOME funds, recipients agreed to maintain all HOME-assisted rental units as affordable housing and in compliance with Housing Quality Standards (HQS) and National Standards for the Physical Inspection of Real Estate (NSPIRE). In FY 2025, a total of 145 HOME unit on-site inspections were performed to ensure properties continue to meet applicable property codes and standards.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Draft FY 2025 CAPER was posted on the CDBG website for public review on September 3, 2025, and will be available for public comment until September 18. The public could provide a comment through the CDBG@sandiego.gov mailbox and at one of the three public meetings:

- September 3, 2025: Economic Development & Intergovernmental Relations Council Committee
- September 10, 2025: CPAB Meeting
- September 22, 2025: City Council Hearing

All comments received regarding the Draft FY 2025 CAPER will be included in the final version of the plan and can be found in Attachment 1: Public Comments and Notices

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Pursuant to City Council Resolution R-315633, dated June 24, 2025, all CDBG fund balances resulting from completed, declined or ineligible projects are authorized for reprogramming to the Bridge to Home NOFA to increase the city's inventory of affordable housing.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

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CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

The Housing Commission conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with CFR 92.251. HOME-assisted rental projects with one (1) to (4) four units were inspected every three (3) years, projects from five (5) to twenty-five (25) units were inspected every two (2) years, and projects with twenty-six (26) or more units were inspected annually. In FY 2025, a total of 39 properties and 145 units were inspected. Of the properties inspected, 16 properties passed initial inspection. The remaining 23 properties had deficiencies in one (1) or more of the units inspected. Repairs in all the properties were completed and all the deficiencies were addressed. Some of the most common deficiencies included missing GFCI outlets, non-operational lights, and missing bathroom stoppers.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The San Diego Housing Commission, as the City's HOME subrecipient, is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of San Diego. This commitment extends to all housing programs managed or owned by the Housing Commission and to all grant-funded programs provided by the Housing Commission. It is the policy of the Housing Commission to provide services without regard to race, color, religion, national origin, sex, marital status, age, sexual orientation, and disability.

To affirmatively further fair housing, the Housing Commission is actively engaged in promoting fair housing for all of its housing-related programs and has taken proactive steps to:

- Acknowledge barriers to fair housing choice identified in the "San Diego Regional Analysis of Impediments to Fair Housing Choice."
- Promote and take actions to overcome the effects of identified impediments; and
- Document the analysis and actions taken to address the identified impediments.

Through collaborative partnerships with the Legal Aid Society of San Diego and the San Diego Regional Alliance for Fair Housing, the Housing Commission continues to foster residential responsibility, respect, and self-sufficiency.

The Housing Commission has implemented the following Affirmative Marketing strategies:

1. Require HUD-approved “Equal Housing Opportunity” signage and logos are prominent in solicitation and advertising the availability of housing programs.
2. Require property management, rental offices and project sites display the Fair Housing materials.
3. Analyze and document demographic data of potential applicants for housing programs to identify persons who are least likely to apply to rent or purchase housing;
4. Foster ongoing collaboration and contact with service organizations whose membership and/or clientele consists of diverse populations that are least likely to apply for housing and services.
5. Publicize the availability of housing opportunities utilizing a variety of public announcement platforms designed to reach and provide education for the public and minorities regarding fair housing rights and responsibilities.
6. Provide information and referral to contracted Fair Housing education organizations that assist and advise clients regarding federal, state and local Fair Housing laws;
7. Provide on-going training on local, state and federal fair housing laws to all employees involved in administering housing programs.
8. Prominently display Fair Housing information and resources on the Housing Commission website.
9. Maintain a nondiscrimination hiring policy for all staff engaged in property management and housing program-related functions; and
10. Ensure Affirmatively Furthering Fair Housing Marketing Plans are on file with the SDHC for all new multi-family housing developments funded with HOME and/or Project Based Vouchers from the Housing Commission to ensure compliance with federal and state Fair Housing law.
11. Rental Housing: The Housing Commission has adopted affirmative marketing requirements for all housing with five or more HOME-assisted units.

Any entity applying for any federal funding source through SDHC, including HOME program funds for rental housing-related activities, must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submit for review the Affirmative Marketing Plan with the HOME program applications. An approved Affirmative Marketing

Plan and compliance with HOME-assisted housing requirements must be in place prior to any HOME program fund disbursement for development. The Housing Commission requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A be on file with the Housing Commission. Plans must ensure that planned activities related to marketing/advertising offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability.

In FY 2025, the City of San Diego and the Housing Commission expanded its efforts to identify programmatic documents needing written translation into languages other than English that are most encountered by the Housing Commission and the City of San Diego.

Rental Housing: The Housing Commission has adopted affirmative marketing requirements for all housing with five (5) or more HOME-assisted units. Any entity applying for any federal funding source through the Housing Commission, including HOME program funds for rental housing-related activities, must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submit for review the Affirmative Marketing Plan with the HOME program applications. An approved Affirmative Marketing Plan and compliance with HOME-assisted housing requirements must be in place prior to any HOME program fund disbursement to a development. The Housing Commission requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A for review by Housing Commission prior to submittal to HUD. The review ensures that planned activities related to marketing/advertising offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The review helps entities receiving funds to market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. In FY 2025 the Housing Commission completed the required four (4) factor analysis necessary to comprehensively update its currently posted Language Access Plan. The updated plan will include expanded efforts to provide written translation of vital documents for the languages other than English most spoken by persons with Limited English proficiency (LEP) in the City of San Diego

First-Time Homebuyer Program (FTHB): A detailed Affirmative Marketing Plan for the FTHB program is included in the Housing Commission HOME Procedures manual. The Housing Commission makes every possible good-faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2025, FTHB activities included:

Lender Trainings:

- SDAR Presentation (In-person training) 14 attendees were present
- SDAR Presentation (In-person training) 30 attendees were present
- SDAR Presentation (In-person training) 22 attendees were present
- NAREB – Community Wealth “Building Black Wealth through Homeownership”
- Promise Zone Presentation
- SDAR Homeownership Event (In-person)

Minority/Women Outreach: In addition to following its HOME Program Affirmative Marketing Policy, Housing Commission staff completed the following outreach activities to increase training and contracting opportunities to diverse businesses in FY 2025:

- Utilize PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the Housing Commission existing database.
- Conducted pre-bid/pre-proposal meetings.
- Added diverse businesses interested in doing with the Housing Commission to the database.
- Participated in “How to DO Business with the Housing Commission” event; and
- Participated in various small business development procurement outreach events with local peer agencies as a member of the Public Agency Consortium.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The HOME program received \$3,251,485.46 in program income and \$466,821.21 in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2026 for program activities. A majority of the program income received was the result of shared equity and amortizing loan principal payoffs associated with previous HOME-funded projects and the collection of current interest payments.

During FY 2025, the Housing Commission expended \$1,000,000 in recaptured homebuyer funds. HOME-funded activities in FY 2025 included rental housing and homeowner acquisition. The total reported number of projects and owner and tenant characteristics

are combined with the totals as reported in all other sections of the CAPER.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Section 8 Funds: The Housing Commission administers the Section 8 Housing Choice Voucher Program for the City and provides rent subsidies to over 17,000 San Diego households. The City spent approximately \$311 million in federal Housing Choice Voucher funding for FY 2025.

Foster Youth to Independence Vouchers: Ten (10) Foster Youth to Independence vouchers were awarded to the Housing Commission in FY 2025. These vouchers are for young adults, aged 18-24, who are currently in or have recently aged out of the foster care system and are experiencing, or at risk of, homelessness.

Veterans Affairs Supportive Housing Vouchers (VASH): 75 additional VASH vouchers were awarded to SDHC in FY 2025 to house homeless veterans in the City of San Diego.

Family Unification Program (FUP): 75 additional FUP vouchers were awarded to SDHC early in FY 2026, effective July 1, 2025.

NOFA Awards for Affordable Housing: The Housing Commission awards development funds and Project-Based Vouchers to affordable housing projects that serve low-income residents, including those experiencing homelessness, through a competitive NOFA.

Landlord Partnership Program: To further its focus on landlord outreach and engagement with the creation of the Landlord Services Unit, the Housing Commission composed specialized staff that provide quality customer service to landlords and tenants participating in the HCV program. This included assistance with rental housing search assistance, liaison activities to assist landlords and tenants with the move process and addressing customer service needs for participating landlords. Along with this service, the Housing Commission launched its Landlord Partnership Program that focuses on expanding rental opportunities for HCV Program participants and provided both financial and supporting incentives to landlords who rent to HCV Program participants within the City of San Diego. Incentives available to landlords participating in the program included

leasing incentive payments, move flexibility allowance payments, and access to a landlord assurance fund. To increase housing opportunities and to assist as many low-income families as possible, the Housing Commission also assisted families through the Mobility Counseling Program. The Mobility Counseling Program provided services including Housing Search Assistance, Security Deposits, along with Pre- and Post-Move Counseling services. These program services have succeeded in helping participants prepare to enter the housing rental market and find suitable housing.

- In FY 2025, the Landlord Partnership Program paid \$623,489 to landlords in leasing incentives for HCV households. \$18,458 was paid to landlords from the Landlord Assurance Fund, and \$8,049 was paid to landlords from the Move Flexibility Fund.
- In FY 2025, through the Mobility Counseling Program, 125 families received a total of \$227,154.50 in Security Deposit Loan Assistance.

There will be 102 HOME-designated units completed within the next few years, contributing to the overall creation of 718 new affordable rental units.



CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SAN DIEGO
Organizational DUNS Number	138735407
EIN/TIN Number	956000776
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Diego CoC

ESG Contact Name

Prefix	Mrs.
First Name	Christina
Middle Name	0
Last Name	Bibler
Suffix	0
Title	Department Director

ESG Contact Address

Street Address 1	1200 Third Avenue
Street Address 2	Suite 1400
City	San Diego
State	CA
ZIP Code	92101-
Phone Number	6192366421
Extension	0
Fax Number	0
Email Address	cbibler@sanidiego.gov

ESG Secondary Contact

Prefix	0
First Name	Lisa
Last Name	Jones
Suffix	0
Title	Executive Vice President of Strategic Initiatives



Phone Number	6195787696
Extension	0
Email Address	lisaj@sdhc.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2024
Program Year End Date 06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name	San Diego Housing Commission
City	San Diego
State	CA
Zip Code	92101
DUNS Number	0414812760000
Is subrecipient a victim services provider	N
Subrecipient Organization Type	Unit of Government
ESG Subgrant or Contract Award Amount	\$1,008,273

CR-65 - Persons Assisted

This section has been replaced by the SAGE HMIS report, which can be found in Attachment 3: ESG SAGE Report of the final version of the CAPER.

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CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

4. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	64,400
Total Number of bed - nights provided	41,612
Capacity Utilization	65%

Table 14 – Shelter Capacity

5. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s):

The Housing Commission used performance measures in its contracts with providers that are in alignment with adopted CoC Community Standards. The performance measures in the following supplemental tables were used to assess the ESG programs administered by the Housing Commission.

Shelter Programs	Households exiting to Permanent Housing Goal: 26%	Prioritizing Persons From the Streets, Emergency Shelter, or Safe Havens Goal: 100%
Connections Housing	0%	0%
Single Adults Interim Shelter Program	29%	100%

Rapid Rehousing Programs	Persons are stably housed	Persons are rapidly housed within 90 days Goal: 75%	Adults Employed at Exit Goal: 32%
PATH RRH	86%	N/A%	33%
Moving Home RRH	83%	N/A	0%

Supplemental Table 3S – ESG-Funded Rapid Rehousing Programs Performance Measures

CR-75 – Expenditures

6. Expenditures

6a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year				
	2020	2021	2022	2023	2024
Expenditures for Rental Assistance	\$0	\$0	\$0	\$0	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$0	\$0	\$0	\$0	\$0

Table 15 – ESG Expenditures for Homelessness Prevention

Note: Homelessness Prevention activities were not allocated ESG funding in Program Years 2020 to 2024.

6b. ESG Expenditures for Rapid Rehousing

	Dollar Amount of Expenditures in Program Year				
	2020	2021	2022	2023	2024
Expenditures for Rental Assistance	\$165,526	\$95,380	\$135,694	\$237,111	\$162,769
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$93,565	\$114,845	\$95,195	\$15,895	\$55,706
Expenditures for Housing Relocation & Stabilization Services - Services	\$3,565	\$78,402	\$122,207	\$126,982	\$111,902
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$80,052	\$0	\$0	\$0	\$0
Subtotal Rapid Rehousing	\$342,708	\$288,627	\$353,096	\$379,988	\$330,377

Table 16 – ESG Expenditures for Rapid Rehousing

6c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year				
	2020	2021	2022	2023	2024
Essential Services	\$0	\$0	\$0	\$0	\$0
Operations	\$626,110	\$405,108	\$884,312	\$627,223	\$533,252
Renovation	\$0	\$0	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0	\$0	\$0
Conversion	\$	\$0	\$0	\$0	\$0
Subtotal	\$626,110	\$405,108	\$884,312	\$627,223	\$533,252

Table 17 – ESG Expenditures for Emergency Shelter

6d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year				
	2020	2021	2022	2023	2024
Street Outreach	\$0	\$0	\$0	\$0	\$0
HMIS	\$0	\$0	\$0	\$0	\$0
Administration	\$65,615	\$52,852	\$62,938	\$62,722	\$61,418

Table 18 - Other Grant Expenditures

6e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022	2023	2024
	\$1,034,433	\$746,587	\$1,300,346	\$1,069,933	\$1,005,971

Table 19 - Total ESG Funds Expended

6f. Match Source

	2020	2021	2022	2023	2024
Other Non-ESG HUD Funds	\$687,436	\$678,870	\$245,477	\$245,477	\$0
Other Federal Funds	\$187,000	\$0	\$0	\$0	\$0
State Government	\$0	\$0	\$0	\$0	\$0
Local Government	\$2,130,848	\$1,802,929	\$2,485,847	\$2,873,919	\$1,164,666
Private Funds	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Fees	\$0	\$0	\$0	\$0	\$0
Program Income	\$0	\$0	\$0	\$0	\$0
Total Match Amount	\$3,005,284	\$2,481,799	\$2,731,324	\$3,119,396	\$1,164,666

Table 20 - Other Funds Expended on Eligible ESG Activities

6g. Total

Total Amount of Funds Expended on ESG Activities	2020	2021	2022	2023	2024
	\$4,039,717	\$3,228,386	\$4,031,670	\$4,189,329	\$2,170,637

Table 21 - Total Amount of Funds Expended on ESG Activities

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FAIR HOUSING ACTION PLAN TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE – City of San Diego – FY 2025

A. Regional Impediments Continued from 2020 Analysis of Impediment (AI)

1. Lending and Credit Counseling

Impediment #1:

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

Recommended Actions:

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

Proposed Investment:

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

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY 2025 Accomplishments
Reinvestment Task Force	Quarterly public meetings, financial education or homeownership events co-hosted with/by partners, collective impact projects.	The RTF's quarterly public meetings and hearings in FY 2024-25 highlighted mortgage options for mixed-immigration status families, zero interest lending for Muslim communities, impact investment solutions to the childcare shortage, the Developers Of Color SEED academy, updates about the RTF-led Homeownership Equity Project, the state of the local affordable multifamily housing industry, and the rising cost and declining availability of insurance. The RTF also conducted and reported out on its annual Community Reinvestment Survey, co-hosted financial education and homeownership events, and managed implementation of the countywide Homeownership Equity Project, collaborative and sub-projects.

2. Overconcentration of Housing Choice Vouchers

Impediment #2:

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

Recommended Actions:

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

Proposed Investment:

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

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2025 Accomplishments
<p>San Diego Housing Commission – Pending updated data.</p>	<p>1. SDHC's Choice Communities initiative provides families that receive rental assistance with more flexibility to choose to live in neighborhoods that offer more opportunities for transportation, schools, and employment. Section 8 Housing Choice Voucher (HCV) households moved to neighborhoods identified as Choice or Enterprise communities through this initiative.</p> <p>2. Under the Mobility Counseling Program, SDHC assists with pre- and post-moving counseling, housing search assistance, security deposit loans and guidance about neighborhood features for families moving to Choice or Enterprise Communities as tools to promote mobility into neighborhoods that offer more employment and education opportunities.</p>	<p>1. Choice Communities</p> <ul style="list-style-type: none"> • 2,217 HCV households moved to Choice or Enterprise communities. <p>2. Mobility Counseling</p> <ul style="list-style-type: none"> • 353 families received a total of \$622,773 in Security Deposit Loan Assistance • In FY25, Mobility Counselors assisted 824 households.

	<p>3. Landlord Partnership Program (LLP) continues to provide incentives to attract new and retain existing property owners to the Section 8 Housing Choice Voucher Program. Incentives include a \$500 incentive for leasing a rental unit to a Section 8 Housing Choice Voucher household, access to a landlord assurance fund for coverage of damages and rent due that may exceed the security deposit up to a maximum of \$3,000, and a move flexibility fund that covers overlapping rents as a tenant moves from one unit to another. The LPP offers a team of dedicated staff including a Landlord Liaison to assist the property owners and tenants through the leasing process.</p>	<p>3. Landlord Partnership</p> <ul style="list-style-type: none"> • \$659,000 was paid to landlords in leasing incentives to secure 1,318 units for HCV households • \$43,228 was paid to landlords from the Landlord Assurance Fund • \$6,423 was paid to landlords from the Move Flexibility Fund
Legal Aid Society of San Diego, Inc. – Pending confirmation	<p>Provide a minimum of two presentations or workshops on fair housing rights to include education on the State's new source of Income Protection.</p>	<p>See Impediment #5 Outreach and Education for information. All trainings include education on the State's source of Income Protection.</p>

3. Housing Options

Impediment #3:

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

Recommended Actions:

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

Proposed Investment:

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

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2025 Accomplishments
City Staff	Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to increase accessible housing options.	<p>Housing Action Package (HAP) 2.0 was approved in December 2023. There was no direct amendment to the HAP 2.0 during FY 2025. Efforts continued related to the following:</p> <ul style="list-style-type: none"> (1) Accessible Accessory Dwelling Units (ADU) Home Incentive expands housing opportunities for people with disabilities, mobility limitations, and special needs by providing an incentive for accessible ADU homes. As the City's population ages, the need for more accessible homes to accommodate people with disabilities will continue to rise, and this amendment assists in meeting the General Plan Housing Element goals. HAP 2.0 modifies the ADU Home Density Bonus program to incentivize the development of ADUs that meet the accessibility requirements in the California Building Code. The amendment allows one additional accessible ADU home if a residential development includes at least two deed-restricted affordable ADU homes. (2) Single Room Occupancy (SRO) Home Incentive amendment incentivizes the construction of new SRO housing to support the production of homes, particularly at the very low-income level. SRO housing provides a low cost home option for community members, especially seniors and people with disabilities, to assist with meeting the City's Housing Element goals. Generally, existing SRO homes are within older buildings, and very few new SRO homes have been constructed in the last 30 years. This housing type often provides homes and shelter for those most vulnerable to becoming homeless and can either be a hotel guest room or a small self-contained room with shared living facilities. HAP 2.0 amends the Affordable Housing in All Communities program which encourages

more affordable housing construction throughout the City by allowing affordable homes built through the City's density bonus program and 100 percent affordable housing developments to be built in High Resource communities with a ministerial process to include SROs as a qualifying project. The amendment to this program allows for ministerial approval for SRO homes in areas near transit where affordable housing is either unavailable or very limited.

(3) Complete Communities: Housing Solutions (CCHS)

Amendments: CCHS is a City housing incentive program that provides a building FAR bonus to developments that provide affordable homes and neighborhood amenities.

A. CCHS Development Regulations amendments remove or provide waivers of development requirements that discourage the use of the CCHS and/or discourage the development of new homes for families. Previous regulations like fence requirements or private exterior open space requirements discouraged the development of new homes under the CCHS programs. HAP 2.0 adjusted the development regulations that disincentivize family homes and/or the use of the CCHS program. New projects may receive a waiver of the private exterior open space requirement for development if at least 10 percent of all homes have three or more bedrooms.

B. CCHS Development Impact Fees (DIF) amendment provides a new DIF waiver for homes with three or more bedrooms to incentivize the construction of new homes for larger households, including families with children and intergenerational families. These homes must be deed restricted for households earning no more than 150 percent of the Area Median Income and are limited to one lease per home. Additionally, since CCHS was adopted in 2021, the City Council has

adopted Citywide DIFs that are scaled based on home size, with smaller homes generally subject to payment of lower fees than larger homes. Therefore, the DIF scaling that was previously a benefit only under Complete Communities, is no longer relevant or necessary.

- C. 100 Percent Moderate Income Option amendments provide an alternative pathway to providing deed-restricted affordable homes under the CCHS program. The current regulations provide three options for providing affordable homes:
- i. Setting aside at least a total of 40 percent of pre-density homes (15 percent for very low income, 10 percent for low income, and 15 percent for moderate income)
 - ii. Setting aside at least 40 percent of pre-density base homes for very low income residents
 - iii. Setting aside 100 percent of the total homes in the development for low income residents.

All levels of affordability are important to address the City's housing needs. In 2021, of the total homes permitted, less than 0.5 percent were deed restricted at levels affordable for moderate-income households (approximately 9 percent were deed restricted at levels affordable to very low income and low income households). By amending the CCHS program to promote moderate income homes, the City can incentivize the development of more homes for moderate income families, who often compete with low income and very low income families for naturally affordable occurring homes. HAP 2.0 creates a 100 percent base unit moderate income option for the CCHS program. The new moderate income option requires that at least 100 percent of base homes be deed-restricted as affordable for moderate income

households. Additionally, at least half of all required rental homes must be rented at a cost that does not exceed 30 percent of 80 percent of Area Median Income, and the remainder must be rented at a cost that does not exceed 30 percent of 120 percent of Area Median Income.

- D. Incentivizing Family Housing amendments incentivize family housing by providing a FAR bonus. Recent developments in the City have tended to skew toward smaller single bedroom homes, which makes finding “starter homes” and homes for families with children and intergenerational families more difficult and competitive. By incentivizing the development of homes with two or more bedrooms, CCHS better addresses the needs of families looking for homes closer to jobs, transit, and amenities. Additional development incentives for homes with two or more bedrooms can encourage the development of these needed housing product types for larger families. HAP 2.0 provides up to a 1.5 FAR bonus to a development that creates homes for larger families. To qualify for the bonus, at least 10 percent of the total homes must have at least two bedrooms, and an additional 10 percent of the total homes must have at least three bedrooms. Additionally, each home is required to be under one lease agreement per home. The proposed FAR bonus is in addition to other programs.

- (4) Single Room Occupancy (SRO) Home Incentive amendment incentivizes the construction of new SRO housing to support production of homes, particularly at the very low-income level. SRO housing provides a low cost home option for community members, especially seniors and people with disabilities, to assist with meeting the City’s Housing Element goals. Generally, existing SRO homes are within older buildings, and very few new SRO homes have been constructed in the last 30

		<p>years. This housing type often provides homes and shelter for those most vulnerable to becoming homeless and can either be a hotel guest room or a small self-contained room with shared living facilities. HAP 2.0 amended the Affordable Housing in All Communities program which encourages more affordable housing construction throughout the City by allowing affordable homes built through the City's density bonus program and 100 percent affordable housing developments to be built in High Resource communities with a ministerial process to include SROs as a qualifying project. Amendments to this program allow for ministerial approval for SRO homes in areas near transit where affordable housing is either unavailable or very limited.</p>
<p>San Diego Housing Commission (SDHC) – Pending updated information</p>	<p>1. SDHC uses MTW flexibilities and strategies to increase housing choice in San Diego by expanding its Project-Based Voucher (PBV) program. PBVs are a component of SDHC's Housing Choice Voucher (HCV) program where rental assistance is attached to a specific unit and/or project instead of to an eligible assisted family.</p>	<p>1. In FY 2025, SDHC committed 280 Project-Based Housing Vouchers (PBV) through the HomeKey 3.0 NOFA and the competitive Notice of Funding Availability (NOFA) process to projects that serve households with low income and/or experiencing homelessness.</p> <p>The following Project-Based Voucher (PBV) properties completed construction and were leased up in FY 2025:</p> <ul style="list-style-type: none"> • Nestor Senior Village – 74 units for seniors experiencing homelessness. • Levant Senior Cottages – 70 units for low-income seniors • Puesta Del Sol – 53 units for low-income seniors and 6 units for seniors experiencing homelessness • Tranquility at Post 310 – 20 units for veterans experiencing homelessness • ShoreLINE – 25 units for low-income families

	<ol style="list-style-type: none"> 2. The HUD-VASH (Veterans Affairs Supportive Housing) Program combines HUD housing choice voucher rental assistance with case management and clinical services provided by Department of Veterans Affairs at its medical centers and in the community. 3. Permanent supportive housing (PSH) is rental housing that is affordable for low-income households and includes access to voluntary supportive services. 4. The Consolidated Appropriations Act, 2023 (P.L. 117-328) appropriated \$50 million for new incremental vouchers. Incremental vouchers under this appropriation are regular Housing Choice Vouchers (Section 8). 	<ul style="list-style-type: none"> • Ventana Al Sur -- 25 units for seniors experiencing homelessness <ol style="list-style-type: none"> 2. In FY25 SDHC received an award of 75 Veterans Affairs Supportive Housing (VASH) Vouchers. 3. In FY24, 124 units of permanent supportive housing were developed and leased to households experiencing homelessness. 4. In FY24, SDHC received an award of 69 Incremental Vouchers.
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4. **Enforcement**

Impediment #4:

Enforcement activities are limited.

Recommended Actions:

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

Proposed Investment:

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

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2025 Accomplishments
Legal Aid Society of San Diego, Inc.	Conduct 25 random, paired fair housing tests and complaint-based test to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	Conducted 25 paired housing tests centered around national origin.
Legal Aid Society of San Diego, Inc.	Accept, investigate, and follow-up on all fair housing complaints received.	<ul style="list-style-type: none">• 2,299 fair housing inquiries were received.• 224 unduplicated investigations were implemented.• 179 unduplicated investigations were resolved. 45 are pending resolution.

5. Outreach and Education

Impediment #5:

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

Recommended Actions:

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

Proposed Investment:

Included in the City of San Diego's current Fair Housing Services contract.
Partnership with the San Diego Regional Alliance for Fair Housing (SDRAFFH)

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2024 Accomplishments
San Diego Legal Aid Society, Inc. Fair Housing Contract	Provide educational materials.	Distributed 9,477 multilingual informational brochures: <ul style="list-style-type: none"> • English: 4,863 • Spanish: 4,614
San Diego Legal Aid Society, Inc. Fair Housing Contract	Provide a minimum of two presentations or workshops on fair housing rights to include education on the State's new source of Income Protection.	46 fair housing educational trainings were conducted for home-seekers, homebuyers, and tenants on Fair Housing Rights; 533 people attended educational trainings. Training highlights include: <ul style="list-style-type: none"> • Fair housing education workshops were conducted for Housing Choice voucher recipients. Conducted in English and Spanish. • Monthly fair housing webinars were held for residents. • 2 Free Fair Housing Training educational opportunities were conducted virtually for rental property owners, managers, landlords and community members; 110 people attended, and; • A fair housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 45 people attended.
SDRAFFH Partnership	Regional meetings conducted to promote Fair Housing Education and training to the Community	Over the course of FY 2025, 12 regional meetings were conducted.

6. Racial Segregation and Linguistic Isolation

Impediment #6:

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

Recommended Actions:

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

Proposed Investment:

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

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2025 Accomplishments
City Staff – Pending confirmation	Diversity and expand the housing stock to accommodate the varied housing needs of different groups.	<p>Housing Action Package (HAP) 2.0 was approved in December 2023. There was no direct amendment to the HAP 2.0 during FY 2025. Efforts continued related to the following:</p> <ul style="list-style-type: none"> (1) Coastal Overlay Zone Affordable Housing Replacement expands protections and requires replacement of affordable dwelling units with very low-income units and expands application to premises with two or more structures containing a total of five or more units. Code amendment also eliminates the three-mile allowance for replacing affordable units and disallows the replacement of affordable units in low resource or high segregation and poverty resource California Tax Credit Allocation Committee Opportunity Areas. Off-site replacement affordable units in high or highest resource California Tax Credit Allocation Committee Opportunity Areas need to be relocated in an area that is also a high or highest resource California Tax Credit Allocation Committee Opportunity Areas. (2) Priority Rental Preference for Affordable Units amendment gives existing residents in Low Resource or High Segregation and Poverty Resource California Tax Credit Allocation Committee Opportunity Areas, according to the most recent California State Treasurer TCAC/HCD Opportunity Area Maps, priority preference to rent new deed-restricted affordable units. The development of a new program to ensure priority preference is made available to community members in these areas will require collaboration with stakeholders, funding, and other actions to ensure it is effective in addressing displacement. Therefore, the priority preference requirements will not be implemented until a program can be developed and approved as part of a future action of the

		<p>Housing Authority and/or City Council to ensure successful implementation.</p> <p>(3) Condo Conversion Regulations amendments implement state law to allow tenants of rental units proposed for conversion into a condominium a 90-day period to buy the condominium before the seller accepts other offers.</p> <p>(4) Discontinued Incompatible Uses creates an incentive to encourage the production of homes on properties within a zone that allows for homes and mixed-use development within the San Diego Promise Zone (SDPZ) as currently designated and ceases the continuation of incompatible previously conforming uses after a 15-year period. Through both community plan updates and code amendments, the City has continued to increase opportunities for additional homes in areas served by high frequency transit to address housing shortages while, simultaneously, reducing greenhouse gas emissions. The City continues to utilize recent and ongoing community plan updates to plan for higher density residential development on sites designated for residential, commercial, and mixed-use near transit. These sites are served by either existing or planned for high frequency transit within Sustainable Development Areas.</p> <p>Certain previously conforming uses, such as wrecking and dismantling motor vehicles, storage, and material scrap yards, as well as specific types of recycling facilities, are in areas that have been rezoned through community plan updates to allow for homes and mixed-use development. These uses can negatively affect community members and reduce the quality of life in the neighborhoods in which they are located, resulting in serious environmental injustices.</p>
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Many of these incompatible previously conforming uses are found within the federally designated SDPZ. The SDPZ is an area recognized by the federal government to contain the City's most disadvantaged and underserved communities. The SDPZ includes portions of Downtown, Barrio Logan, Southeastern San Diego, and the Encanto neighborhoods. The goals of the SDPZ designation include increasing economic activity, increasing access to affordable housing, and promoting access to healthy communities.

To reduce land use incompatibilities that result in environmental injustices that expose residential uses to the effects of incompatible uses, while simultaneously increasing the availability of land for residential development, HAP 2.0 amended the following sections in the Land Development Code.

- i. **Affordable Housing Regulations: FAR Incentive**
HAP 2.0 provides FAR incentives to sites zoned for housing within the SDPZ with a incompatible previously conforming use if the existing use is redeveloped into a residential conforming use. The FAR incentives provide a 0.5 FAR bonus to development that converts an incompatible, previously conforming use into homes that are consistent with the current zone on the property. The incentive can be increased to a 1.5 FAR bonus if the development includes at least 50 percent deed-restricted affordable homes. The incentive must be used within 15 years after a property is determined to be an incompatible previously conforming use.
- ii. **Discontinuation of Incompatible Uses:** HAP 2.0 amended the Land Development Code to no longer allow the continuation of an incompatible discontinued previously conforming use in the SDPZ if the use is ended for more than 30 days for any reason other than building maintenance,

		<p>repair, or safety. The purpose of the amendment is to encourage incompatible previously conforming uses to phase out, and where the use has been discontinued, no longer allow it to resume.</p> <p>iii. No Longer Permitted amended the Land Development Code to no longer allow incompatible previously conforming uses in the SDPZ (as currently designated) after a 15-year period from the effective date of the ordinance.</p> <p>(5) Housing on Publicly-Owned and Non Profit-Owned Land code amendment provided public agencies and qualified non-profit organizations greater flexibility in developing homes on publicly owned land by increasing the building Floor Area Ratio (FAR) bonuses and allowing development of affordable homes on properties zoned as commercial or residential. The first Housing Action Package amended the Land Development Code to allow by-right affordable and middle-income housing development on land owned by qualified non-profit organizations and public agencies to increase affordable opportunities for middle income community members like teachers, first responders, and nurses to live near where they work. Providing additional opportunities for affordable and middle-income homes helps to meet the General Plan Housing Element goals.</p>
City Staff	Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.	<p>In FY 2025, the City of San Diego is actively working to enhance language access and efficiency for its diverse population, building upon existing initiatives and incorporating new strategies in expanding translation and interpretation services. The City Clerk's Office has launched a pilot program to translate the City Council summary agenda into key languages such as Arabic, Chinese, Spanish, Tagalog, Japanese, Korean, Laotian, and Vietnamese. The City regularly works to translate our</p>

			community outreach and other materials into multiple languages.
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B. Jurisdiction-Specific Impediments Continued from 2020 AI

1. Public Policies

Impediments:

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

Recommended Actions:

Modified various land use policies to reflect current conditions, feasibility, and past efforts. Potential zoning amendments needed are Density Bonus, Accessory Dwelling Units, Transitional/Supportive Housing and Farmworker Employee Housing.

Proposed Investment:

General Funds

Responsible Entities Assigned to Meet the Goals	Activities or Strategies to Meet the Goals	FY2024 Accomplishments
City Staff – Pending confirmation	Amend Zoning Ordinance, as necessary.	<p>Housing Action Package (HAP) 2.0 was approved in December 2023. There was no direct amendment to the HAP 2.0 during FY 2025. Efforts continued related to the following:</p> <ol style="list-style-type: none"> 1) Affordable Density Bonus amended the affordable home density bonus program to allow for a density bonus range based on the percentage of homes deed restricted for low-income students consistent with the City's multifamily affordable home density bonus program. It also removes the requirement for student housing to provide an operating agreement with a college or university. 2) Supplemental Development Regulations amendment allows student housing development in any zone that allows for multifamily housing within a Sustainable Development Area or within 1-mile of a college or university campus. It also increases bicycle parking requirements while removing automobile parking minimums. <p>City of San Diego Mayor Todd Gloria issued Executive Order 2023-1 resulting in the Affordable Housing Permit Now program.</p> <p>The Affordable Housing Permit Now program is for 100% affordable multiple dwelling unit projects and emergency shelters that propose to create new units and shelter opportunity. Projects eligible are those that don't require or have already obtained any relevant discretionary permits and now seek ministerial permit(s) for projects consisting of 100% affordable housing units. The entire housing project must be residential with every dwelling unit covenant-restricted by deed for a period of at least 55 years as affordable to very-low, low-, or moderate income households, as those terms are defined in the San Diego Municipal Code (SDMC). Projects subject to specific review deadlines established</p>

			<p>by statute or ordinance, such as accessory dwelling units, or projects utilizing provisions related to post entitlement phase permitting, are not eligible. However, inclusion of nominal manager's unit(s) will not exclude a project. Other eligible projects are homeless shelters - emergency shelters and navigation centers that provide shelter, as described further in the Land Development Code portion of the SDMC. Over the program's first year, projects have been fully reviewed in nine days, on average. As of March 2024, the Affordable Housing Permit Now has fast-tracked 21 projects, totaling 2,356 new affordable homes, with another 478 in process. Of the permitted projects, 13 are already under construction, totaling 1,700 units.</p>
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