The City of SAN DIEGO

Fiscal Year 2026 (Federal Program Year 2025) Draft Consolidated Annual Performance Evaluation Report (CAPER)

August 2026

The City of SAN DIEGO

Mayor

Todd Gloria

City Council

Joe LaCava, District 1, Council President
Jennifer Campbell, District 2
Stephen Whitburn, District 3
Henry L. Foster III, District 4
Marni von Wilpert, District 5
Kent Lee, District 6, Council President Pro Tem
Raul Campillo, District 7
Vivian Moreno, District 8
Sean Elo-Rivera, District 9

City Attorney

Heather Ferbert

City of San Diego Departments and Contributing Agencies

Economic Development Department
Christina Bibler, **Director**
San Diego Housing Commission
Lisa Jones, President & Chief Executive Officer
County of San Diego Housing & Community Development Services
David Estrella, **Director**

Consolidated Plan Advisory Board

Victoria Barba
Judith Eisenberg
Lauren Garces
Nick Gulino
Pida Kongphouthone
LaWana Richmond

Contents

Attachments

1. Public Notices and Comments *(This attachment will be included in the final version of the report.)*
2. IDIS Reports *(This attachment will be included in the final version of the report.)*
3. ESG SAGE Report *(This attachment will be included in the final version of the report.)*
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 second 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, 2025, through June 30, 2026. It references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2026.

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 FY2026 to implement programs and services. In FY2026, the City continued to receive program income as outlined in the Strategic Plan of the FY2025-2029 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, facilities and support programs for those experiencing homelessness. Other investment areas included multi-family housing rehabilitation, and microenterprise technical assistance. Associated accomplishments will also be reported in this FY2026 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) to enhance the CDBG funding allocation process.

In FY2026, HOME Investment Partnerships Program (HOME) funds helped 27 first-time homebuyers through interest-deferred loans and closing-cost assistance grants. HOME funds also contributed to the completion of three affordable rental housing projects, which totaled 258 affordable units, 33 of which are HOME-designated units.

In FY2026, 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 FY2026 to support an interim shelter program that leveraged City General Funds. ESG funds also supported a rapid rehousing program that ended on June 30, 2026, and a homeless prevention program that was implemented in July 2025. These ESG funds provided shelter, permanent housing, and housing stability to 236 unduplicated individuals experiencing homelessness or at risk of homelessness in FY2026.

In FY2026, Community Development Block Grants (CDBG) funds helped support 83 families/248 unduplicated individuals experiencing homelessness through the Alpha Family Shelter. The program assisted 33 families in finding permanent housing, representing a 79% positive exit rate.

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 FY2026, one (1) CDBG-CV-funded project was completed.

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	**2nd Year Total Expenditures**	**5-Year Outcome Goal: Persons Assisted (P)**	**2nd Year Total**	**Con Plan Expenditures and Outcomes to date (years 1-2)**
HOME $44,594,306 CDBG $30,305,948	HOME: $12,344,228.82 CDBG: $23,054,985.59 HOME-ARP: $3,627,365.95	78 Rental Housing Rehab (RR) 30 Homebuyers Assisted with Direct Financial Assistance (FA) 325 Rental Housing Units Constructed (RC)	300 (RR) 27 (FA) 33 (RC)	HOME: $14,497,228.82 CDBG: $51,929,985.59 HOME-ARP: $3,627,365.95 300 (RR) 51 (FA) 81 (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	**2nd Year Total Expenditures**	**5-Year Outcome Goal: Persons Assisted (P)**	**2nd Year Total**	**Con Plan Expenditures and Outcomes to date (years 1-2):**

$10,101,983	CDBG: $2,160,547.96	1,765 Businesses Assisted 3,215 Persons Assisted	363 Businesses 393 Persons	CDBG: $4,433,735,54 716 Businesses 1,028 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	**2nd Year Total Expenditures**	**5-Year Outcome Goal: Persons Assisted (P) Other Improvements (O)**	**2nd Year Total**	**Con Plan Expenditures and Outcomes to date (years 1-2):**
CDBG: $25,254,956	CDBG: $3,596,048.96 CDBG CV: $583,273.37	37,000 (P) 45 (O)	55,073 (P) 8 (O)	CDBG: $4,897,361.70 CDBG CV: $598,951.76 16 (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	**2nd Year Total Expenditures**	**5-Year Outcome Goal: Persons Assisted (P)**	**2nd Year Total**	**Con Plan Expenditures and Outcomes to date (years 1-2):**
ESG: $4,631,279 CDBG: $5,000,000	ESG: $1,056,422.73 CDBG: $653,063.46	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)	84 (P) 453 (OS) 26 (RRH)	ESG: $2,127,481.45 CDBG: $1,729,428.82 6,104 (P) 1,659 (OS) 63 (RRH)
FY 25-29 Consolidated Plan Goal	**Improve community services by addressing critical needs and promoting equity through improved or increased access to community programming.**			
5-Year Funding CDBG Estimate	**2nd Year Total Expenditures**	**5-Year Outcome Goal: Persons Assisted (P)**	**2nd Year Total**	**Con Plan Expenditures and Outcomes to date**

				(years 1-2):
CDBG: $15,152,974	CDBG: $1,799,642.82	24,815 (P)	7,864 (P)	CDBG: $4,070,877.37 17,678 (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 FY2026 Annual Action Plan. Each activity funded with CDBG in FY2026 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 FY2026 in meeting its 5-year goal outcome 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 CBDG 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 submitting project proposals and relies on nonprofit partners to determine project outcomes, which can vary from the predetermined 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 second year of the Consolidated Plan (PY 2025/FY2026) towards meeting the outcome indicator targets for all goals. Several activities involving housing acquisition, rehabilitation, and infrastructure improvements funded in FY2026 are not required to be completed by the end of FY2026. 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.

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	122	0	2
Asian or Asian American	1,006	2	8
Black, African American, or African	2,085	6	57
Middle Eastern or North African	0	0	3
Native Hawaiian or Pacific Islander	106	0	7
White	5,716	52	71
Other/Multiracial*	2,267	2	51
Ethnicity			
Hispanic/Latina/e/o	4,892	25	37
Not Hispanic	6,410	35	0
Total	**11,302**	**60**	**236**

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 in the public-facing version of the CAPER for illustrative purposes [CDBG = 2,267, HOME = 2, and ESG = 51]. 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-47, Asian & White-43, Black/African American & White-90, American Indian/Alaskan Native & Black/African-587, and Other Multi-Racial-1,500.

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	$12,198,557.43	$31,716,194.02
HOME	public - federal	$29,753,345	$14,024,469.15
ESG	public - federal	$990,775.00	$1,056,422.73

Table 3 - Resources Made Available

Narrative

The CDBG resources available in FY2026 include program income received and carryover funds. A line-item breakdown of resources made available and expenditures for CDBG is available 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 $17,334,498.76.

The HOME amount expended in FY2026 does not include administrative expenses.

Identify the geographic distribution and location of investments

Narrative

Table 4 has been removed because the information to be reported is not applicable to the City of San Diego.

The FY2026 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 San Diego Promise Zone, and in the Community Planning Areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. Additionally, activities and projects within 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: $11,405,295.36
- CARES Act: $402,429.01
- Nonprofit Facilities: $4,000.00
- Affordable Housing: $152,000,742.43
- City Projects and Infrastructure: $9,977,395.03
- Economic Development: $3,976,108.24
- Homelessness: $4,720,466.83

Total funds leveraged for projects completed in FY2026: $182,486,436.90

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 uses 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 FY2026, $10,986,493.41 was contributed to the HOME Match. The excess match carried over to the next Fiscal Year is $51,885,277.43, 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 FY2025 to the City's homeless housing and shelters (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	$41,101,284.02
2. Match contributed during the current Federal fiscal year	$10,986,493.41
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$52,087,777.43
4. Match liability for the current Federal fiscal year	$202,500.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$51,885,277.43

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
7875	3/20/2025	$3,710,030.88	0	0	0	0	0	$3,710,030.88
7877	4/3/2025	$797,075.02						$797,075.02
7887	7/22/2025	$745,015.17						$745,015.17
7924	9/23/2025	$5,734,372.34	0	0	0	0	0	$5,734,372.34

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
$17,040,677.03	$7,176,572.91	$5,997,861.68	$0	$18,219,388.26

Table 6 – Program Income

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

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	Uknown	Unknown	Unknown	Unknown
Number	3	0	0	0	0	3
Sub-Contracts						
Number	12	Unknown	Unknown	Unknown	Unknown	12
Dollar Amount	$3,966,778	0	0	0	0	$3,966,778

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	Same as total subcontract award amount	Unknown	Unknown
Number	3	0	3
Sub-Contracts			
Number	8	0	8
Dollar Amount	$1,865,247	0	0

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	11
Number of Non-Homeless households to be provided affordable housing units	21	49
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**32**	**60**

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	32	33
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	10	27
Total	42	60

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: Redfin 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 take 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 2,963 total units, of which 2,929 are affordable, in the pipeline from its first seven rounds of funding. Details can be found in section CR-35 of the CAPER. The Housing Commission also provided financing to eight (8) affordable rental housing projects that are under construction by various affordable housing developers. The eight (8) projects will ultimately create 709 affordable housing units, 113 of which will be HOME-assisted units. Completion of these projects will be reported in future CAPERs.

FY2026 HOME production exceeded projected unit outcomes, strengthening the basis for more precise and higher-confidence unit projections in future Annual Action Plans. However, pipeline timing issues highlight the needs for future plans to more explicitly integrate HOME deadlines with project pacing, reducing exposure to commitment and expenditure risks.

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	32	11
Low-income	32	49
Moderate-income	0	0
Total	**64**	**60**

Table 12 – Number of Households Served

Narrative

The City of San Diego continued implementing its HOME-ARP allocation plan, which dedicated $20,192,713 of funds 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 closed in IDIS. The three projects are Abbott Street Apartments, Presidio Palms and Pacific Village. 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. The acquisition and rehabilitation activities resulted in the preservation of 223 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.

Additionally, an affordable housing development with the first CDBG-funded acquisition loan was completed during this CAPER reporting period. Serenade on 43rd thoughtfully combined the rehabilitation of 20 existing affordable homes with 45 new construction units to create a welcoming, mid-century-inspired complex in San Diego's City Heights neighborhood. The City awarded the developer a $6.5 million acquisition loan in July 2022.

The end result is 64 affordable apartment homes — including supportive housing for individuals exiting homelessness — in a renewed community where residents can find stability and opportunity to achieve their personal and professional goals.

The initial investment of CDBG funds for the site acquisition reflects a shared commitment of multiple community and funding partners to preserving and expanding high-quality, affordable and supportive housing that creates lasting impact for residents and the surrounding community. The project was recognized by the San Diego Housing Federation as the "Rehabilitation Project of Year" during it 2026 Ruby Awards celebration.

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
- End 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 and SDHC highly value the perspectives of those experiencing homelessness, recognizing the importance of their voices in shaping meaningful change. To ensure that programs, policies, and system performance are informed by real-world experiences, SDHC consistently seeks input from individuals with lived or living experience. This engagement is an integral part of their approach, as it directly influences how initiatives are designed and implemented. Additionally, SDHC holds quarterly listening sessions, providing regular opportunities for individuals to share their insights and help steer the direction of homelessness services and policies within the community.

In FY2026, the City, in partnership with the San Diego Housing Commission and Downtown San Diego Partnership, launched The Hub. The Hub provides a broad range of services to assist unhoused individuals and families navigate their path to permanent or other long-term housing. System navigation and resource referrals, family reunification, and diversion services are all offered through The Hub. While The Hub does offer in-person services, meetings can also be held virtually to streamline requests and expedite the process of connecting individuals experiencing homelessness with programs and services.

In July 2025, the City and the California Department of Transportation (Caltrans) entered into a Delegated Maintenance Agreement (DMA). Structured around Governor Gavin Newsom's model encampment ordinance to expedite the removal of encampments throughout California, the agreement ensures a faster and far more efficient process to clear encampments and connect those living in them with resources that will ultimately end their homelessness. The agreement covers a five-mile stretch of State right-of-way immediately surrounding Downtown San Diego and helps streamline the process for the City's outreach workers to go onto state property to offer available shelter and housing resources to people in encampments and authorizes the City to clear trash and debris. A total of two Outreach Specialists have been assigned to cover the five-mile stretch of State right-of-way identified in the DMA. In FY2026, outreach workers served 140 people in this area, transitioned 115 people to shelters, and connected 19 people to housing.

In addition to these new programs, the City of San Diego continued to fund the Coordinated Street Outreach Program. The City's Coordinated Street Outreach Program is operated by People Assisting the Homeless (PATH) San Diego. The program uses trained social workers and peer specialists to connect unsheltered residents with housing and supportive services. In addition to PATH San Diego, the City has an agreement with the Downtown San Diego Partnership, which provides outreach services in Downtown San Diego neighborhoods. In

FY2026, the City's outreach programs served over 5,600 and connected 672 people to housing. The Downtown San Diego Partnership's Unhoused Care Team engages individuals experiencing unsheltered homelessness, assesses their needs and connects them to appropriate short-term and long-term resources, including shelter, housing, case management, employment training/certifications, basic needs assistance and other supportive services. The program also supports housing-focused interventions and diversion strategies, including the Family Reunification Program, which assists eligible individuals with reconnecting to family and other support networks as a pathway toward housing stability and self-sufficiency. During FY2026, the program served 214 households, participants earned 61 employment certifications, secured permanent housing for 4 households, and connected 6 participants to sober living or treatment programs

In FY2026, the City funded 478 traditional shelter beds for multiple populations, including seniors, veterans, transition-age youth, women and children, and single adults. These shelters offered meals, restrooms, showers, storage, case management, housing navigation and referrals to supportive services. In FY2026, 3,970 people were served and over 750 people found housing placements through the City-funded shelter programs.

The City's Safe Sleeping Program is another sheltering option in the City's network of services. The program provides an alternative to traditional congregate style shelters. The City has two Safe Sleeping sites with a total of 767 spaces. Each space has capacity for up to two individuals for those who wish to share a tent with a partner. The program includes access to meals, restrooms, showers, case management, and transportation. In FY2026, the Safe Sleeping Program served approximately 1,880 people and connected 194 to housing.

Lastly, the City continued to offer spaces for individuals experiencing homelessness who reside in their vehicles a safe place to stay through the Safe Parking Program. The City's Safe Parking Program is operated by Jewish Family Service of San Diego (JFS) and provides approximately 400 spaces across multiple sites. The City has three different program models, including overnight only lots, which are open from 6 p.m. to 7 a.m. daily; 24-hour lots, which are open 24 hours a day, 7 days a week; and one lot that includes camper trailers for families to stay in, which is open 24 hours a day, 7 days a week. In addition to the different program models, the Safe Parking Program has lots that accommodate both oversized and standard-sized vehicles. In FY2026, the Safe Parking Program served 1,311 people, with 244 people successfully exiting to housing.

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 83 households, consisting of 248 unduplicated individuals, in FY2026. 79% of households that exited the program exited to permanent housing.

The program successfully achieved its contracted goal of serving 75 households in FY2026, but the average household size was slightly smaller, and the program served just under 250 unduplicated individuals.

Interim Shelter Program | Connections (ESG): The Interim Shelter, operated by PATH, provided 70 beds for single adults experiencing homelessness. The shelter operated 24 hours, seven days a week, all year, and provided three meals daily, clean linens, laundry facilities, and 24-hour security. The Interim Shelter Program served 153 individuals experiencing homelessness in FY2026, and 40% of clients who exited the program went into permanent housing.

The program did not meet its original goal of serving 175 unduplicated individuals in FY2026. The program served 153 unduplicated individuals and achieved 87% of its objective. While the program increased its average shelter occupancy rate to 98% throughout the year, the program served individuals with higher needs, which has increased their length of stay in the program. As a result, the program had fewer unduplicated individuals in the program.

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 those experiencing homelessness, as follows, in fiscal year 2026:

2,658 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. 979 sponsor-based housing vouchers were committed and provided permanent supportive housing for homeless individuals in the City. 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 stabilize before moving into a permanent supportive housing unit when it became available.

• 20 vouchers were set aside for seniors who are experiencing homelessness to enable them to leave the streets and live in a temporary housing situation until they find more permanent housing.

• 11 vouchers were provided for individuals experiencing homelessness with mental health to access temporary housing and connect them to resources to address a wide array of physical and behavioral health. Once an appropriate permanent housing solution was identified, the individuals transitioned out of temporary housing.

Guardian Scholars Program: SDHC provided a $300,000 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: 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: 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): 1,477 vouchers were awarded to SDHC from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program to house homeless veterans in the City. 185 of these vouchers were Project-Based. In FY 2026, SDHC was awarded an additional seventeen (17) VASH vouchers and increased the total VASH voucher allocation to 1,477.

Family Unification Program (FUP): 250 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, which increased the total FUP voucher allocation to 250.

Foster Youth to Independence (FYI): 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): 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 EHVs and the cost of administering EHVs nationwide, with 70,000 EHVs awarded to 626 public housing authorities. HUD appropriated EHV funding until September 30, 2030, which would be canceled as a matter of law on September 30, 2035.

SDHC's expectation, based on HUD's previous notice, was that HUD funding allocations would 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 November of 2026 for SDHC EHV families. Without a supplemental funding source, these families would be at risk of homelessness.

Mainstream: 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.

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

Prevention (ESG): The Housing Commission administers the City's ESG Prevention program which serves households with income at or below 30% AMI and who are at-risk of falling into homelessness. The program served 28 households in FY2026 providing financial assistance to resolve rental arrears and stabilize current housing. Of the 28 households enrolled, 19 have exited to permanent housing, while 9 households remain active and will carry over to the next fiscal year.

Rapid Rehousing Programs (ESG): The Housing Commission administers the City's ESG rapid rehousing (RRH) program, which targets 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 two internal RRH programs funded through the San Diego Continuum of Care (CoC) under the Moving Home RRH program. The Housing Commission also contracted with two (2) providers to operate transition age youth (TAY) RRH programs financed by the San Diego CoC. All four of the RRH programs targeted homeless families and homeless individuals, some of whom were chronically homeless. In FY2026, the CoC-funded RRH programs assisted 79 households with entering permanent housing. Overall, 169 households were provided with rental assistance, with 90 households carried over from the previous fiscal year.

The Housing Commission's Homelessness Housing Innovations (HHI) Direct Client Services Programs 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 FY2026, the Housing Commission's Direct Client Services Programs assisted 1,836 households in the City of San Diego with entering or maintaining permanent housing, in addition to the households assisted by RRH programs as described above. Direct Client Services Programs included 10 programs that directly assisted individuals and families with various services and financial and rental assistance needs.

Homelessness Response Center: The City advanced its objectives for reducing and ending homelessness through the relaunch of the Homelessness Response Center, now known as The Hub, which reopened on July 16, 2025, at the San Diego Central Library. The Hub is a coordinated initiative between the City of San Diego, the Downtown San Diego Partnership as the program operator, and the San Diego Housing Commission-staffed Systems Coordination team, designed to centralize access to client-focused services and streamline system navigation. The Hub provides one-time and short-term navigation support, linking individuals to housing application assistance, employment readiness resources, basic needs services, Community C.A.R.E. events, diversion financial assistance, and street-based outreach. From the launch of the Hub on July 16, 2025, through June 30, 2026, the program assisted 66 households (83 persons) with short-term diversion financial assistance including case management support. Out of those households, 63 exited to a permanent housing situation, resulting in a 94% positive exit rate. Additionally, the Hub received over 3,600 unique visits to their location at Central Library where they assisted individuals seeking assistance with referrals to community-based resources.

San Diego Continuum of Care Coordinated Entry System: Since the implementation of

Coordinated Entry, the San Diego Continuum of Care (CoC) has continuously refined its Coordinated Entry System (CES) to improve consistency, equity, transparency, and housing outcomes for people experiencing homelessness. These improvements have been driven through collaboration among service providers, community stakeholders, and CoC leadership. In 2019, the CoC established a Coordinated Entry Working Group with representation from providers serving each geographic region and key population. Building on this work, the Working Group partnered with the Regional Task Force on Homelessness (RTFH) HMIS and CES teams to develop a standardized CES Prioritization Tool. Implemented in 2021, the tool uses HMIS enrollment data and other standardized factors to generate a composite prioritization score, supporting a fair, transparent, and data-informed process consistent with the San Diego CoC Community Standards.

The Regional Task Force on Homelessness (RTFH) serves as the lead agency for the San Diego Continuum of Care (CA-601) and, through a Memorandum of Agreement with the City of San Diego, County of San Diego, and San Diego Housing Commission (SDHC), is responsible for regional homeless system planning, administration of Coordinated Entry, operation of the Homeless Management Information System (HMIS), and coordination of the regional homeless response system. The CoC Board provides strategic oversight by establishing regional priorities, identifying system gaps, and advancing evidence-based, housing-focused strategies to improve system performance and increase exits to permanent housing.

RTFH leads implementation of the Regional Plan to Prevent and End Homelessness and serves as the Collaborative Applicant for the CoC Program, securing and administering federal funding to strengthen the regional homeless response system. Since 2022, RTFH has produced monthly and annual system performance reports tracking inflow into homelessness, exits to permanent housing, returns to homelessness, and other key performance measures. These reports, along with quarterly Regional Plan progress updates, are used by community partners and policymakers to guide strategic investments, improve system performance, and promote accountability.

The City of San Diego and SDHC serve as active members of the CoC Board and participate alongside more than 80 organizations representing local governments, housing providers, service providers, healthcare organizations, advocates, and individuals with lived experience to coordinate resources and advance regional solutions to homelessness. For FY2026, HUD continued to provide funding through the Continuum of Care (CoC) Program to support permanent housing, supportive services, Coordinated Entry, HMIS, and youth homelessness initiatives. During this period, the San Diego Continuum of Care, led by the Regional Task Force on Homelessness (RTFH), was implementing the $9.75 million Round 8 Youth Homelessness Demonstration Program (YHDP) award received in October 2024

The City of San Diego and SDHC also participate in regional training and technical assistance opportunities offered by RTFH to strengthen systemwide practice and improve housing outcomes. These trainings include Housing Problem Solving, which equips frontline staff to help households resolve their housing crisis outside of the homeless response system whenever possible; Housing Stabilization, which focuses on strategies to help households successfully obtain and maintain permanent housing; Motivation Interviewing; engagement and training grounded in the CoC Outreach Standards; and trainings on mediation and conflict resolution.

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 2,708 units restricted to low-income renters with incomes at or below 80 percent of the area median income (AMI). The affordable housing stock total includes 189 units that the Housing Commission operates as part of the Public Housing program. In FY2026, following an application for acquisition and rehabilitation funding by way of the California Department of Housing and Community Development's Homekey+ program, the San Diego Housing Commission was awarded $32.4 million for the acquisition and rehabilitation of the Starling Place Apartments. This property will serve a population of veterans and individuals experiencing homelessness with a behavioral health challenge. The acquisition and operation of the property is 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

During FY2026, the San Diego Housing Commission (SDHC), through the Achievement Academy, continued to expand opportunities for Public Housing (PH) residents to increase self-sufficiency, strengthen leadership skills, and prepare for long-term housing stability and homeownership. These efforts were delivered through a comprehensive continuum of workforce development, financial empowerment, education, supportive services, and strategic community partnerships designed to promote economic mobility and reduce barriers to self-sufficiency.

The Family Self-Sufficiency (FSS) Program remained a cornerstone of SDHC's self-sufficiency strategy by providing individualized case management, employment services, financial empowerment, and goal-based coaching. Through approved Moving to Work (MTW) flexibilities, any eligible adult household member—not solely the head of household—may enroll in FSS. Effective July 1, 2025, the maximum escrow accumulation increased to $50,000, further strengthening participants' ability to build assets and prepare for future homeownership.

Achievement Academy also expanded direct services through the federally funded Resident Opportunities and Self-Sufficiency (ROSS) Program. A dedicated Service Coordinator was hired to increase resident self-sufficiency through individualized case management, employment coaching, financial empowerment, education, and supportive services. Although the grant goal was to serve at least 50 Public Housing residents, participation exceeded expectations, with 160 residents enrolled as of June 2026.

The ROSS Service Coordinator connected residents with workforce development, skills training, financial counseling, transportation assistance, resident empowerment activities, employment recruitment events, health and wellness workshops, and supportive services. Families, seniors, and persons with disabilities also received referrals to community resources designed to break the cycle of intergenerational poverty.

Achievement Academy partnered with the San Diego Housing Federation and MiraCosta College to promote the Affordable Housing Management Academy to Public Housing residents. This free 16-week certificate program provides career-focused coursework, an industry-recognized credential, mentorship, networking opportunities, and career development support that prepares participants for careers in affordable housing management while encouraging resident leadership.

Achievement Academy continued serving as SDHC's centralized workforce and resource hub by strengthening collaboration among employers, community-based organizations, educational institutions, financial organizations, and healthcare providers.

Key Community Partners:

- AccentCare Employment
- Amazon
- Center for Employment Training (CET)
- Chase Bank
- Chula Vista Elite Athlete Training Center
- Citibank
- City of San Diego
- Computer 2 Kids San Diego
- Connect2Careers
- Conrad Prebys Foundation
- Coast Care
- Credit Builders Alliance
- Dalrada Career Institute
- Girlie Garage
- Grossmont College
- International Rescue Committee (IRC)
- Jewish Family Service of San Diego
- Kaiser Permanente
- San Diego Job Corps
- Lionel University
- Local Initiatives Support Corporation (LISC)
- Marriott International
- Mira Costa College
- San Diego College of Continuing Education
- San Diego Futures Foundation
- San Diego Housing Federation
- San Diego Hunger Coalition
- San Diego Public Library
- San Diego Workforce Partnership
- South Bay Community Services
- San Ysidro Health
- St. Paul's Senior Services
- The Campaign for Grade-Level Reading
- TransUnion
- UC San Diego
- Union Bank
- U.S. Bank
- Wells Fargo
- Western Medical Training Center
- YMCA

Actions taken to provide assistance to troubled PHAs

N/A

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 FY2026:

- 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 FY2026. The Bridge to Home Affordable Housing Program provides gap financing needed to develop affordable housing communities. Through FY2026, this gap financing has consisted of the City's Low- and Moderate-Income Housing Asset Fund ($63.9 million), the federal Community Development Block Grant Program ($53.1 million), and the State of California Permanent Local Housing Allocation Program ($21.8 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 seven funding rounds awarding or recommending awards of $139million to 29 affordable housing developments, of which ten were awarded CDBG funding for property acquisition. Upon construction completion, 2,929 new or rehabilitated affordable housing units will be created, of which 407 are permanent housing with supportive services. The City continued to include the Promise Zone designation in the scoring criteria used to evaluate FY2026 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, including:
  - 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
  - Technical assistance, such as help with securing low-income housing tax credits
  - Offering predevelopment assistance loans and grants to help nonprofit developers during the preconstruction phase.
- 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.
- Creating and administering the City of San Diego's new Affordable Housing Preservation Fund to keep existing rental homes affordable in the City of San Diego. The San Diego City Council approved the creation of the fund on June 29, 2026, along with the transfer of $8.5 million into it. This is part of SDHC's ongoing efforts to foster 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," as well as 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.
- Committing more than 5,800 federal rental housing vouchers to address homelessness in the City of San Diego.

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

The City's updated FY2025-2029 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 Section of the Economic Development Department (EDD) 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 for its citizens by eliminating 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 among the most comprehensive local lead-poisoning prevention ordinances in the nation.

During this year, there were 140 active lead code enforcement cases. Specific activities conducted by LSHHP Code Enforcement Officers included:

- Responded to 13 complaints related to substandard housing including 3 with lead poisoned children
- Responded to 22 complaints related to unsafe work practices
- Issued 38 Notice of Violations for unsafe work practices in response to 439 unannounced visits to permitted construction job sites
- Issued 9 Notice to Comply letters (Voluntary compliance for deteriorated paint)

- Issued 18 Abatement Notice and Orders related housing conditions
- Issued 2 Notice of Violations related to housing conditions
- Conducted 24 Lead Risk Assessments

The LSHHP utilized a case management system with tools to educate contractors on the need to use lead-safe work practices and to 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
- 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 project monitoring services, and to develop scope-of-service specifications for the 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 59 enrollments, conducted 56 lead inspections and completed 15 risk assessments this year.

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 FY2025, 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 FY2023 through FY2025. In January 2026, the City's minimum wage increased to f $17.75/hour for all employers, regardless of how many employees they currently have. The State of California's minimum wage is also $16.90/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 FY2026, resulting in the following achievements:

- Provided 71 one-on-one technical assistance meetings during the CDBG RFQ and RFP processes, and conducted virtual and in-person voluntary and mandatory workshops
- Worked with ad-hoc committees of the CPAB to revise the scoring criteria for FY2027.

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

During FY2026, the City, the San Diego Housing Commission (SDHC), and community service providers continued to strengthen coordination among public agencies, affordable housing providers, healthcare organizations, nonprofit service providers, and other community stakeholders through active participation in the San Diego Continuum of Care (CoC), a collaborative network of more than 80 Coc general member organizations dedicated to preventing and ending homelessness. Through the CoC, partners coordinated housing resources, supportive services, outreach efforts, and system planning to improve access to housing and promote positive outcomes for individuals and families experiencing homelessness.

Representatives from the City and SDHC participated in the CoC general membership and provided leadership through service on the CoC Board and several advisory committees. During the reporting period, SDHC served on the Governance Advisory Committee, Veterans Consortium, Evaluation Advisory Committee, Aging, Health and Homelessness Committee, and Justice Impacted Committee. Through these committees, regional partners collaborated to strengthen system planning, evaluate program performance, improve data-informed decision-making, and coordinate housing and supportive services for priority populations experiencing homelessness.

In addition, SDHC continued its participation in the Youth Homelessness Demonstration Program (YHDP) system mapping and planning efforts, which began in January 2025. These efforts brought together youth-serving organizations, public agencies, and individuals with lived experience to identify service gaps, improve coordination across systems, and develop strategies to better address youth homelessness.

During FY2026, the City and its regional partners also expanded cross-sector coordination through initiatives supported by state and federal funding. **Encampment Resolution Funding (ERF)** strengthened collaboration among local jurisdictions, outreach teams, housing providers, and behavioral health partners to connect individuals residing in encampments with interim and permanent housing resources. In addition, the quarterly Regional Homeless Outreach Meeting (RHOM) is a countywide forum hosted by the Regional Task Force on Homelessness (RTFH) and the County of San Diego that convenes local frontline staff who conduct and support street outreach to individuals experiencing homelessness. Open to outreach professionals regardless of funding source, this collaborative space promotes the sharing of best practices, strengthens alignment with regional outreach standards, and supports consistent application of those standards in daily fieldwork. The meeting also serves as a platform to coordinate regional strategies, enhance cross-agency collaboration, and ensure a unified, effective approach to serving people experiencing homelessness across the county. In 2025, over 120 outreach staff members attended each RHOM.

RTFH continued to host its Annual Conference on Homelessness during FY2026. Since its launch in 2022, the conference has become the region's premier forum for advancing collaboration, sharing evidence-based and innovative practices, and strengthening the capacity of organizations working to prevent and end homelessness across San Diego County. The conference brings together a diverse cross-sector audience, including local, state, and federal government representatives; national subject matter experts; housing and homeless service providers; tribal governments; healthcare and behavioral health partners; philanthropic organizations; individuals with lived experience; and other community stakeholders committed to improving the homeless response system.

Over the past three years, the conference has grown into one of the largest homelessness-focused convenings in the region, attracting more than 1,000 attendees from over 165 organizations. Through keynote presentations, breakout sessions, peer learning, and cross-sector dialogue, participants strengthen partnerships, learn emerging and evidence-based practices, and identify opportunities to improve housing outcomes and system performance. The City of San Diego and the San Diego Housing Commission (SDHC) have been longstanding partners in the conference, serving as sponsors, presenters, and panelists while sharing local initiatives, best practices, and lessons learned to support a coordinated regional response to homelessness.

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 identified impediments and the actions the City of San Diego took to address them. 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 protected groups and regularly provides them with training opportunities on a variety of topics, including fair housing. Training and outreach were conducted online and in person. Paired testing continued to face obstacles due to increased use of AI by leasing offices and the rapid pace at which rentals became unavailable. Highlights of these actions include:

- 3,571 multilingual informational brochures were distributed as follows:
  - English: 1,820
  - Spanish: 1,751
- 2,724 housing inquiries received and screened for fair housing issues
- 225 unduplicated investigations implemented
- 264 unduplicated investigations resolved and 23 pending resolutions
- 20 paired housing tests completed
- 26 free, fair housing educational trainings were conducted for home seekers, homebuyers, landlords, and tenants on Fair Housing rights and obligations. 1,481 people attended educational trainings. Workshop highlights include:
  - Fair housing education workshops were conducted for Housing Choice Voucher recipients.
  - Monthly Fair Housing webinars were held for residents.
  - Fair Housing educational opportunities were conducted virtually for rental property owners, managers, and landlords.

Additionally, a Fair Housing web page and hotline (1-844-449-3500) were maintained for residents to call if they believe they are experiencing 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 monthly.

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 staff. The workshop includes an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and a discussion on specific budget and scope of work details. Contract packets and reporting documents are discussed, a User Guide is emailed 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 negotiating and executing the 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 efficiency and improve performance. As part of this process, City staff monitors for the risk of fraud, waste, mismanagement, and other opportunities for 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 before imposing any sanctions.

Audit Review: As part of the year-end requirements, subrecipients must submit fiscal reports based on contract terms. Under the Uniform Guidance (2 CFR Part 200, Subpart F), any non-Federal entity that expends $1,000,000 or more in Federal funds during its fiscal year is required to undergo a Single Audit. Subrecipients meeting this threshold must submit a copy of their Single Audit to the City for review, regardless of whether the audit contains findings related to CDBG funds, because the audit serves as an important monitoring tool for assessing fiscal accountability. If a subrecipient expends less than $1,000,000 in Federal funds and therefore is not subject to Single Audit requirements, the entity must submit an Audited Financial Statement as part of the closeout process.

City of San Diego: During FY2026, over 415 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. There were also over 435 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 desk audits of weekly certified payroll reports to ensure appropriate prevailing wages were paid, prior to approving reimbursement requests. A total of 3 certified payroll reports were reviewed during FY2026, representing 4 open construction projects. Remote program and fiscal monitoring reviews were completed in FY2026 on 11 projects awarded with FY2025 CDBG Funds. In addition, 10 on-site program and fiscal monitoring reviews and 26 remote program monitoring reviews/national objective verifications were conducted in FY2026 for 36 projects awarded CDBG funds. Additionally, construction project managers completed 41 on-site visits to project locations, including participating in pre-bid meetings (10), observing bid openings (9), conducting worker interviews to comply with federal requirements (3), and verifying construction progress. Construction project managers also participated in two virtual pre-construction meetings and provided 67 sessions of 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 FY2026, a total of 89 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: For the FY2026 funding year, the programs funded with CDBG and/or ESG will receive an annual audit. Site-based programs were also subject to other compliance monitoring activities in FY2026, such as reviews of universal shelter policies and procedures and of 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 FY2026, a total of 198 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 FY2026 CAPER was posted on the CDBG website for public review on September August 31, 2026, and will be available for public comment until September 15. The public could provide a comment through the CDBG@sandiego.gov mailbox and at one of the three public meetings:

- September 2, 2026: Economic Development & Intergovernmental Relations Council Committee
- September 9, 2026: CPAB Meeting
- September 22, 2026: City Council Hearing

All comments received regarding the Draft FY2026 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-316314, dated July 3, 2025 all CDBG fund balances resulting from completed, declined or ineligible projects are authorized for reprogramming to community and economic development activities and to allow contingency increases of program budgets for previously approved CIPs or nonprofit facility improvement projects up to 20% of the originally approved allocation in order to ensure timely completion of projects.

As a result of this City Council authorization, the FY2024 Nile Sisters nonprofit facility improvement project was allocated an additional $148,000 of CDBG funds in FY2026 to meet permit conditions. The project was originally funded at $840,496 and includes ADA upgrades to downstairs restrooms, replacement of all downstairs doors and installation of new locking mechanisms, construction of a clinical simulation lab with a state-required handwashing water system, creation of a student lounge and kitchen, renovation of meeting and office spaces for client use, and installation of new thermostats and fire-rated corridor walls.

The additional $148,000 will support the replacement of the alley concrete behind the property, demolition and reconstruction of the interior staircase to meet code requirements, which required replacement of lobby floor, and installation of an ADA-compliant entrance ramp and steps.

Total CDBG funding for the project is now $988,496, and construction is anticipated to be completed during the first week of August 2026.

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

No

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 four (4) 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 FY2026, a total of 49 properties and 198 units were inspected. Of the properties inspected, 18 properties passed initial inspection. The remaining 18 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.

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
- 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 in all housing program marketing and advertisements
2. Require property management, rental offices and project sites display the Fair Housing materials
3. Analyze and document demographic data of potential applicants to identify individuals least likely to apply for housing opportunities
4. Maintain collaborative relationships with service organizations representing diverse populations least likely to apply for housing and services
5. Publicize housing opportunities' outreach platforms designed to reach historically underserved communities and increase awareness of fair housing rights and responsibilities
6. Provide referrals to contracted fair housing education organizations for counseling and guidance on federal, state, and local fair housing laws
7. Provide ongoing training on fair housing laws for 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
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

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 file an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A 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 FY2026, 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. Approved plans must be in place prior to any HOME fund disbursements. The Housing Commission requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) using the federally approved HUD Form 935.2A for review by the Housing Commission prior to submission to HUD. This 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, and that outreach efforts target both minority and non-minority populations, the least likely to apply for occupancy.

Context Related to HUD Withdrawal of Fair Housing Guidance: In April 2026, HUD issued a formal notice withdrawing multiple Fair Housing and Equal Opportunity guidance documents, including guidance related to digital advertising, source-of-income protections, service and assistance animals, Limited English Proficiency, and criminal records screening. These withdrawals, effective September 17, 2025, removed several longstanding interpretive materials from active use. HUD clarified, however, that while guidance documents were rescinded, the underlying Fair Housing Act obligations remain fully enforceable.

Despite these withdrawals, SDHC has continued to maintain strong affirmative marketing practices and uphold its commitment to fair housing. SDHC has reinforced compliance through updated staff training, revised internal procedures, careful avoidance of outdated guidance, and continued reliance on statutory and regulatory requirements rather than withdrawn sub-regulatory documents.

Language Access Plan (LAP): Recent Executive Orders and HUD's withdrawal of multiple fair housing guidance documents altered prior expectations related to language access. The San Diego Housing Commission continues to advance the efforts outlined in its July 2021 published Language Access Plan. SDHC remains committed to ensuring meaningful access for individuals with Limited English Proficiency, continuing translation of vital documents using technology and professional linguist services to maintain person-centered, accessible communication practices, and implementing LAP strategies designed to promote equitable access to housing programs and services.

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 FY2026, FTHB activities included:

- Promise Zone Presentation
- Lender Training
- The Greater San Diego Association of Realtors (SDAR): Homeownership (In-person training)

with 20 attendees present

- SDAR – The Pathway to Homeownership
- County of San Diego Health and Human Services Agency – Aging & Independence Services
- Homeownership Advantage: Building Wealth & Stability by North SD County Realtors
- FTHB – Grossmont College staff and faculty
- The National Association of Real Estate Brokers (NAREB) – Community Wealth “Building Black Wealth through Homeownership”

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 FY2025:

- Utilize PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the Housing Commission's existing database
- Conducted pre-bid/pre-proposal meetings
- Added diverse businesses interested in doing business with the Housing Commission to the database
- Participated in “How to Do Business with the Housing Commission” event
- 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 $6,871,689.39 in program income and $304,883.52 in recaptured homebuyer funds. A portion of these funds will be carried over to FY2027 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 FY2026, the Housing Commission expended $1,090,854 in recaptured homebuyer funds. HOME-funded activities in FY2026 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 $344 million in federal Housing Choice Voucher funding for FY2026.

Veterans Affairs Supportive Housing Vouchers (VASH): Seventeen (17) additional VASH vouchers were awarded to SDHC at the end of FY2026 to house homeless veterans in the City of San Diego. SDHC committed 40 VASH Project-Based Permanent Supportive Housing Vouchers to Starling Place. Due to the rising rental costs and current, insufficient federal funding levels, effective June 12, 2026, SDHC paused the acceptance of new VASH vouchers. This pause is necessary to continue assisting existing VASH families and ensure long term VASH program stability.

Family Unification Program (FUP): 75 additional FUP vouchers were awarded to SDHC early in FY2026, 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.

During the program year, the San Diego Housing Commission (SDHC) advanced affordable housing production and preservation through NOFA 26-02, which made approximately $16.8 million in capital funds available for Affordable Housing and Permanent Supportive Housing within the City of San Diego. The NOFA also offered 60 federal VASH project-based vouchers, supporting veterans experiencing homelessness with incomes up to 80 percent of AMI.

To strengthen feasibility and readiness, SDHC provided clear application and underwriting guidance, ensuring applicants aligned their financials, AMI designations, rent assumptions, and documentation with federal, local, and Low-Income Housing Tax Credit (LIHTC) program requirements. Internal reviews provided ongoing SDHC coordination with LIHTC-bound applicants, including evaluations of eligibility, capital stack alignment, and proposed equity assumptions, helping applicants refine their models to remain competitive in future California Debt Limit Allocation Committee (CDLAC)/California Tax Credit Allocation Committee (TCAC) rounds.

SDHC's deployment of local soft loans is a critical gap financing tool once developers have maximized federal, state, and private sources. Soft loans are recognized as essential early-stage capital that allows projects to remain feasible despite rising costs and shifting LIHTC or bond financing conditions. These flexible, deferred payment loans support long-term affordability by stabilizing projects' capital stacks, enabling deeper affordability levels, and allowing developers to structure units at AMI levels appropriate for both Affordable Housing and Permanent Supportive Housing populations.

Through these combined efforts—broad capital and voucher availability, clear underwriting expectations, LIHTC coordination, and strategic deployment of local soft loans—SDHC strengthened project readiness, improved financial feasibility, and expanded the pipeline of developments committed to long-term affordability across the City of San Diego.

Landlord Partnership Program: The Housing Commission established the Landlord Services Unit to support landlords and tenants in the Housing Choice Voucher (HCV) program, providing rental search assistance, move-in support, and customer service. The Landlord Partnership Program broadened rental options for HCV participants and provided financial and other incentives for landlords in San Diego who rent to them, including move-flexibility allowance payments.

In FY2026, $58,262.38 was paid to landlords from the Landlord Assurance Fund, and $3,652 was paid to landlords from the Move Flexibility Fund.

To ensure that SDHC can continue providing rental assistance to households and as part of thoughtful cost-saving measures, SDHC has decided to discontinue the incentives listed below in FY2026. This step was taken to prioritize limited funding for ongoing support for current program participants.

- Leasing Incentive Payment
- Security Deposit Loan Assistance Program
- Landlord Assurance Fund

There will be 113 HOME-designated units completed within the next few years, contributing to the overall creation of 709 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	City of San Diego, Economic Development 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@sandiego.gov

ESG Secondary Contact

Prefix	0
First Name	Lisa
Last Name	Jones
Suffix	0
Title	San Diego Housing Commission, President and CEO
Phone Number	6195787696
Extension	0
Email Address	lisaj@sdhc.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

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.

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	25,550
Total Number of bed - nights provided	24,936
Capacity Utilization	98%

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	40%	100%	
Rapid Rehousing Programs	**Persons are stably housed**	**Persons are rapidly housed within 90 days Goal: 75%**	**Adults Employed at Exit Goal: 32%**
Moving Home RRH	83%	N/A	13%

Prevention Programs	Total Households Served N = 25	Exits to Permanent Housing Goal: 82%
Homelessness Prevention Program	28	100%

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					
	2021	**2022**	**2023**	**2024**	**2025**
Expenditures for Rental Assistance	$0	$0	$0	$0	$125,534
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	$0	$0	$0	$0	$161,443
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	$286,977

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					
	2021	**2022**	**2023**	**2024**	**2025**
Expenditures for Rental Assistance	$95,380	$135,694	$237,111	$162,769	$28,185
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	$114,845	$95,195	$15,895	$55,706	$6,000
Expenditures for Housing Relocation & Stabilization Services - Services	$78,402	$122,207	$126,982	$111,902	$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	$0	$0	$0	$0	$0
Subtotal Rapid Rehousing	**$288,627**	**$353,096**	**$379,988**	**$330,377**	**$34,185**

Table 16 – ESG Expenditures for Rapid Rehousing

6c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year					
	2021	2022	2023	2024	2025
Essential Services	$0	$0	$0	$0	$0
Operations	$405,108	$884,312	$627,223	$533,252	$594,465
Renovation	$0	$0	$0	$0	$0
Major Rehab	$0	$0	$0	$0	$0
Conversion	$0	$0	$0	$0	$0
Subtotal	**$405,108**	**$884,312**	**$627,223**	**$533,252**	**$594,465**

Table 17 – ESG Expenditures for Emergency Shelter

6d. Other Grant Expenditures

Dollar Amount of Expenditures in Program Year					
	2021	2022	2023	2024	2025
Street Outreach	$0	$0	$0	$0	$0
HMIS	$0	$0	$0	$0	$0
Administration	$52,852	$62,938	$62,722	$61,418	$59,447

Table 18 - Other Grant Expenditures

6e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023	2024	2025
	$746,587	**$1,300,346**	**$1,069,933**	**$1,005,971**	**$975,074**

Table 19 - Total ESG Funds Expended

6f. Match Source

	2021	2022	2023	2024	2025
Other Non-ESG HUD Funds	$678,870	$245,477	$245,477	$0	$0
Other Federal Funds	$0	$0	$0	$0	$0
State Government	$0	$0	$0	$0	$0
Local Government	$1,802,929	$2,485,847	$2,873,919	$1,164,666	$3,780,228
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	**$2,481,799**	**$2,731,324**	**$3,119,396**	**$1,164,666**	$3,780,228

Table 20 - Other Funds Expended on Eligible ESG Activities

6g. Total

Total Amount of Funds Expended on ESG Activities	2021	2022	2023	2024	2025
	$3,228,386	$4,031,670	$4,189,329	$2,170,637	$4,755,302

Table 21 - Total Amount of Funds Expended on ESG Activities