

The City of **SAN DIEGO**

Consolidated Annual Performance and Evaluation Report (CAPER)

HUD Program Year 2021 – City Fiscal Year 2022



**Economic Development Department
Community Development Division
1200 Third Ave., Suite 1400, San Diego, CA 92101-4157**



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Attachments:

1. [Public Comments and Notices](#)
2. [IDIS Reports](#)
 - a. PR-02: List of Activities Report by Grant
 - b. PR-03: CDBG Activities Summary
 - c. PR-23: CDBG Accomplishment Summary
 - d. PR-23: HOME Accomplishment Summary
 - e. PR-26: CDBG & CDBG-CV Financial Summary
 - f. PR-29: CDBG Cash on Hand Report
 - g. PR-91: ESG Financial Summary
3. [ESG SAGE Report](#)
4. [Fair Housing Report](#)
5. [Section 3 Report: Economic Opportunity for Low- and Very-Low Income Persons](#)



CR-05 - Goals and Outcomes

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

The third year Consolidated Annual Performance and Evaluation Report (CAPER) of the Fiscal Years 2020 - 2024 Consolidated Plan (Con Plan) cycle covers the period of July 1, 2021, through June 30, 2022, and references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2022.

The City of San Diego's (City) Economic Development Department (EDD) partnered with the San Diego Housing Commission (Housing Commission) and over 50 unique nonprofit partner organizations in FY 2022 to implement programs and services. In FY 2022, the City continued to receive program income as outlined in the Strategic Plan of the FY 2020-2024 Consolidated Plan, which led to an increase in goals and associated budgets. This has allowed for Community Development Block Grant (CDBG) funds to benefit low- to moderate-income residents in a multitude of ways. In FY 2022, CDBG funding was used to make investments and substantial improvements to public facilities, nonprofit organizations, and infrastructure needs. The City was also able to invest in critical public services, which provided residents with employment training opportunities, youth and senior services, health services, and facilities and support programs for those experiencing homelessness. Other investment areas included single-family and multi-family housing rehabilitation, and microenterprise technical assistance. Associated accomplishments will be reported in this FY 2022 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) and the Capital Improvements Program Review and Advisory Committee (CIPRAC) to enhance the CDBG funding allocation process.

In FY 2022, HOME Investment Partnerships Program (HOME) funds helped 22 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of three affordable rental housing projects with a total of 52 units, 20 of which are HOME-designated units.

In FY 2022, 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. The RTFH works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the region. Emergency Solutions Grants (ESG) funds were successfully used in FY 2022 to support shelter and rapid re-housing programs that leveraged CDBG, City General Fund, and other funding sources. These ESG funds provided shelter and permanent housing for 1,452 homeless individuals in FY 2022.

Community Development Block Grants CARES Act (CDBG-CV) funds were previously used as part of the Rental Assistance Program, which assisted 1,320 individuals with emergency rent payments in the early stages of the COVID-19 pandemic (FY 2021). In response to a growing need, the City and its partners committed \$5M of the rental assistance program allocation to an Eviction Prevention Program. The Eviction Prevention Program provides assistance, education and public awareness, as well as emergency and limited legal assistance to eligible tenants facing eviction due to impacts of COVID-19, the expired statewide eviction moratorium or financial hardship in accordance with CDBG-CV regulatory requirements. The EDD created two Notice of Funding Opportunities (NOFA) for public service activities



related to the COVID-19 in FY 2021. Projects awarded funding through these NOFAs are ongoing and accomplishment data will be reported in this and future CAPERs. CDBG-CV funds were also used as part of the Operation Shelter to Home program which ceased operation in FY 2021.

Emergency Solutions Grants CARES Act (ESG-CV) funds were used to operate the Bridge Shelters to support client health, reduce the risk of exposure to COVID-19 and avoid or slow the spread of the disease with the explicit purpose of reducing COVID-19 exposure of unsheltered homeless population; as well as, reduce exposure within congregate shelters, by creating and operating effective, safe and socially distanced sheltering alternatives at the San Diego Convention Center. The Bridge Shelters provide persons who are experiencing homelessness and have not been successfully diverted from the homeless assistance system, with safe, socially distanced, bridge housing, emergency shelter, and diverse onsite supportive services, including but not limited to, stabilization and housing relocation services, to migrate people into safe long-term housing. Activities are ongoing and subsequent outcomes will be reported within future CAPER report.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

FY 20-24 Consolidated Plan Goal	Invest in <u>community services</u> that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households			
5 Year Funding CDBG Estimate	3rd Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P)	3rd Year Totals	Con Plan Expenditures and Outcomes to date (years 1-3):
\$13,599,152 <i>(includes CDBG-CV)</i>	CDBG: \$830,853 CDBG-CV: \$1,325,619	62, 605 (P)	3,348 (P)	\$6,418,411 10,726 (P): 17%
FY 20-24 Consolidated Plan Goal	Foster individual and household resiliency by investing in <u>employment and workforce development</u> programs and improving access to job opportunities.			
5 Year Funding CDBG Estimate	3rd Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P)	3rd Year Total	Con Plan Expenditures and Outcomes to date (years 1-3):
\$6,000,000	\$1,999,542	2,500 (P)	704 (P)	\$4,742,753 1,515 (P): 61%
FY 20-24 Consolidated Plan Goal	Finance impactful <u>nonprofit facility improvements</u> to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.			
5 Year Funding CDBG Estimate	3rd Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Other Improvements (O)	3rd Year Total	Con Plan Expenditures and Outcomes to date (years 1-3):
\$24,000,000	\$7,179,469	42,000 (P) 20 (O)	1,458 (P) 6 (O)	\$ 18,916,428 21,337 P): 51% 16 (O): 80%



FY 20-24 Consolidated Plan Goal	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in <u>public facilities and critical infrastructure</u>				
5 Year Funding CDBG Estimate	3 rd Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Other Improvements (O)		3 rd Year Total	Con Plan Expenditures and Outcomes to date (years 1-3):
\$22,000,000	\$15,800,304	500,000 (P) 30 (O)		2,190 (P) 1 (O)	\$52,430,790 7 (O): 23% 31,040 (P): 6%
FY 20-24 Consolidated Plan Goal	Increase and preserve <u>affordable rental and homeowner housing</u> to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.				
5 Year Funding CDBG & HOME Estimates	3 rd Year Total Expenditures	5 Year Outcome Goal: Rental units Constructed (RC) Rental units Rehabilitated (RR) Homeowner Housing Rehabilitated (HHR) Financial Assistance to Homebuyers (FA)		3 rd Year Total	Con Plan Expenditures and Outcomes to date (years 1-3):
\$68,706,766: CDBG \$37,687,331: HOME	\$23,105: CDBG \$10,063,282: HOME	700 (RC) 140 (RR)		20 (RC) 219 (RR) 3 (HHR) 22 (FA)	CDBG: \$27,699,650 HOME: \$25,097,485 167(RC): 24% 617 (RR): 440% 78 (HHR): 39% 96(FA): 62%

FY 20-24 Consolidated Plan Goal	Assist individuals and families to gain stable housing after experiencing <u>homelessness</u> or a housing crisis by providing appropriate housing and service solutions grounded in best practices.				
5 Year Funding CDBG & ESG Estimates	3 rd Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Tenant Based Rental Assistance (TBRA) Overnight Shelter (OS)		3 rd Year Total* <i>*Several projects remain open in IDIS due to a delay in HUD repayment of Program Income and outcomes will not be reported until FY 2023</i>	Con Plan Expenditures and Outcomes to date (years 1-3):
\$16,472,892: CDBG <i>(includes CDBG-CV)</i> \$27,870,688: ESG <i>(includes ESG-CV)</i>	CDBG: \$1,557,047 CDBG-CV: \$0 ESG: \$746,588 ESG-CV: \$0	10,000 (P) 1,000 (TBRA)	8,000 (OS)	282 (P) 0 (TBRA) 128 (OS)	CDBG: \$9,534,159 ESG: \$24,879,283 16,949 (P): 169% 236 (TBRA): 24% 4,244 (OS): 53%
FY 20-24 Consolidated Plan Goal	Enhance the City's <u>economic stability</u> by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.				
5 Year Funding CDBG Estimates	3 rd Year Total Expenditures	5 Year Outcome Goal: Businesses Assisted (B) Jobs Created/Retained (J) Facility Improved (O)		3 rd Year Total	Con Plan Expenditures and Outcomes to date (years 1-3):
\$20,000,200	\$1,295,853	1,400 (B) 128 (J)		201 (B) 0 (J) 499 (P)	\$7,101,791 644 (B): 46% 53(J): 41%

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

**Please note, the County of San Diego has been designated as the Alternative Grantee for the Housing Opportunities for Persons with AIDS (HOPWA) grant. FY 2020 was the last year the City of San Diego reported on HOPWA outcomes and expenditures. Beginning in FY 2021, the County of San Diego reported outcomes and expenditures in its CAPER.*

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 seven Consolidated Plan goals of the City are all considered to be high priority and were used as the basis for the budgetary priorities outlined in the FY 2022 Annual Action Plan. Each activity funded with CDBG in FY 2022 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons and communities. Refer to Table 1 in Section CR-05 for the progress the City has made as of the end of FY 2022 in meeting its 5-year goal outcome indicator targets. It is important to note that while the Consolidated Plan provides funding level estimates and presents fixed goal outcome indicator targets, over a 5-year period for each goal, meeting those funding level estimates and targets can be practically challenging because: (1) the City uses a Request for Proposals (RFP) process to distribute a portion of its CDBG funds and (2) funding recommendations for the City's CDBG funds are based, in large part, on the scoring of the Consolidated Plan Advisory Board (CPAB) of the submitted proposals. This provides nonprofit agencies with flexibility in terms of submitting project proposals and relies upon our nonprofit partners to determine the project outcomes, which can vary from the pre-determined goal outcome indicators presented in the Consolidated Plan. It is, therefore, important to remember that annual funding levels per goal and the annual goal outcome indicator targets per goal will vary each year as a function of the RFP, scoring, and (ultimately) the City Council approval processes. Together, these factors will have an impact on the City's use of its CDBG funds and its ability to address the priorities and specific objectives identified in its Annual Action Plans and Consolidated Plan. As depicted in Table 1 of Section CR-05, the City made progress in the third year of the Consolidated Plan (PY 2021/FY 2022) towards meeting the goal outcome indicator targets for all goals. Several activities involving rehabilitation and infrastructure improvements funded in FY 2022 are not required to be completed by the end of FY 2022. For example, Nonprofit Capital Improvement Project (NCIP) and City Neighborhood Infrastructure projects have 24 months to be completed. Rental housing rehabilitation and construction funded with HOME funds also typically take longer to be completed. Accomplishments for these activities will be captured in future CAPERs and reported under the appropriate goals and program/fiscal years.

Please note, the COVID-19 pandemic has delayed several projects and activities. As a result, some subrecipients have been granted extensions to complete their projects and once completed, outcomes and expenditures will be reported in future CAPERs. CDBG-CV and ESG-CV funds are combined in the above table as one funding source.



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
White	21,235	37	863
Black or African American	8,358	3	350
Asian	2,920	0	21
American Indian / Alaskan Native	1,370	1	34
Native Hawaiian or Other Pacific Islander	402	0	21
Other/Multiracial*	3,098	1	55
Total**	38,269	42	1,344
Ethnicity			
Hispanic	10,525	20	373
Not Hispanic	27,744	22	971

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 table in the IDIS system. It is included on this page for illustrative purposes [CDBG = 1,734, HOME = one, and ESG = 55]. **Please also note that the "Total" includes demographic information on persons/households not listed in IDIS which are: American Indian/Alaskan Native & White,-200, Asian & White-174, Black/African American & White-285, American Indian/Alaskan Native & Black/African-227



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	\$27,573,729.39	\$8,369,455.69
HOME	public - federal	\$13,819,510.67	\$10,063,282.08
ESG	public - federal	\$1,047,275	\$1,047,275
CDBG-CV Funding	public - federal	\$19,433,956	\$10,046,845.52

Table 3 - Resources Made Available

Narrative

The CDBG resources available in FY 2022 include program income received and carryover funds. Line-item breakdown of resources made available and expenditures for CDBG can be seen in Attachment 2: IDIS Reports.

The City received its first round of 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 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.

Identify the geographic distribution and location of investments

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

Narrative

The FY 2022 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 and in the Community Planning Areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. Also, activities and projects located in the San Diego Opportunity Zone were identified and tracked.

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: \$3,088,777
- CARES Act Public Services: \$1,921,643
- Nonprofit Facilities: \$826,844
- Affordable Housing: \$27,425,474
- Economic Development: \$3,293,330
- Homelessness: \$1,709,107
- Total funds leveraged for CDBG projects: \$38,265,175

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 FY 2022, \$652,045.77 was contributed to the HOME Match. The excess match carried over to next Fiscal Year is \$34,770,129.81 which will be used to meet match requirements.

The ESG program requires a 100 percent match. Per Council Policy 700-02 of the City, CDBG funds were allocated in FY 2022 to the City's homeless housing and shelters (Father Joe's Village Interim Shelter for Single Adults, Connections Housing Interim Shelter for Single Adults, and the City of San Diego Interim Housing Program) that served as match. As per ESG rules, cash, and in-kind services were used as 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	\$34,118,084.04
2. Match contributed during current Federal fiscal year	\$652,045.77
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$34,770,129.81
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$34,770,129.81

Table 5 - 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)	Fore gone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7629	12/10/20	\$652,045.77						\$652,045.77

Table 6 - Match Contribution for the Federal Fiscal Year

HOME Program Income

Program Income - Enter the program amounts for the reporting period				
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 \$
\$10,905,352.51	\$4,113,839.61	\$3,247,050.00	\$0.00	\$11,772,142.12

Table 7 - Program Income



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						
Number	10	-	-	-	-	-
Dollar Amount	Same as total subcontract	-	-	-	-	-
Sub-Contracts						
Number	72	-	-	-	-	-
Dollar Amount	\$27,444,025	-	-	-	-	-

	Total	WBE	Male
Contracts			
Number	10	-	7
Dollar Amount	Same as total subcontract	-	-
Sub-Contracts			
Number	72	3	69
Dollar Amount	\$27,444,025	\$2,760,132	\$24,683,893

Table 8 - 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 9 - 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

		Number		Cost		
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
Cost		0	0	0	0	0

Table 10 – 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	35	20
Number of Non-Homeless households to be provided affordable housing units	26	22
Number of Special-Needs households to be provided affordable housing units	0	0
Total	61	42

Table 11 - 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	35	20
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	26	22
Total	61	42

Table 12 - Number of Households Supported

The City and the Housing Commission continue to set priorities to meet the following Con Plan goal:

- *Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.*

Affordable housing options continue to be severely limited within the City. The median purchase price of a single family detached home in the City is estimated to be \$950,000 as



of June 2022. (Source: California Association of Realtors at www.car.org)

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 Housing Commission continues to set priorities to meet the goals in the Con Plan, shifting focus as needed to prioritize activities based on available funding. Construction and rehabilitation of affordable housing simply takes time due to complex financial arrangements, site acquisition, and regulatory compliance. However, 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.

Discuss how these outcomes will impact future annual action plans.

Several affordable rental housing projects using HOME funds are under construction. Completed projects will be reported in future CAPERs.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	20
Low-income	1	22
Moderate-income	0	0
Total	3	42

Table 13 – Number of Households Served

Narrative Information

In FY 2022, CDBG funds were used for eligible housing activities, such as homeowner housing rehabilitation.

Income distribution of households served includes all completed HOME activities in FY 2022.

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 three short term goals;

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

In October 2020, the City of San Diego approved a contract between People Assisting the Homeless (PATH) and the San Diego Housing Commission (Housing Commission) for the provision of Coordinated Street Outreach services which leverages all City funded outreach activities to foster a holistic approach for engaging individuals experiencing unsheltered homelessness.

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

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

Mobile Homelessness Response Team: Facilitates ongoing intensive engagement and connections to supportive services for unsheltered individuals identified as being prioritized for permanent housing resources. Staff provide street-based case management services for prioritized clients with an emphasis on fostering positive exits from homelessness to permanent and longer-term housing opportunities.

Outreach services employ problem-solving practices, leveraging internal and external resources, in an effort to quickly resolve prioritized clients' instance of homelessness as well as to lead system navigation efforts, on an as-needed basis, to address any barriers clients may be experiencing in obtaining housing.

Rapid Response Team: Works closely with Program Supervisor(s), San Diego Housing Commission (Housing Commission) staff and City staff to focus outreach activities in areas with high concentrations of individuals experiencing unsheltered homelessness as well as coordinating timely responses to various stakeholder referrals. This immediate response is orientated toward brief engagements and rapid housing-focused problem solving, improving the client's sense of safety and assisting in meeting basic needs.

The City's Coordinated Street Outreach Program also supports regional efforts to employ best practices by taking action on the practices outlined in the "Policy Guidelines for Regional Response for Addressing Unsheltered Homelessness and Encampments" adopted by the Regional Task Force on the Homeless (RTFH). Multidisciplinary teams consisting of peer-support specialists, outreach specialists trained in street-based case management, and clinical-level staff are leveraged to address clients' needs, emphasizing transitions from homelessness directly to safe, stable housing opportunities. Staff also actively engage community stakeholders to foster trusting relations and open lines of communication while being proactive in addressing any potential or realized community concerns.

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

Downtown businesses fund the San Diego Downtown Partnership's (Downtown Partnership) Clean & Safe Program and Integrated Outreach Team. This team engages with homeless persons on the streets of downtown San Diego, refers them to services and beds, or helps them return to their homes in other areas of the country via the Partnership's Family Reunification Program. In addition, Connections Housing San Diego (a year-round, one-stop interim residential and service center designed to reduce street homelessness by providing permanent housing to homeless San Diegans in the surrounding downtown neighborhoods) has an outreach team that coordinates with the Downtown Partnership and other community outreach in the downtown area. Other agencies (St. Vincent de Paul Village and Alpha Project) have their own outreach teams that engage homeless individuals sleeping on the street with the goal of connecting them with shelter and services.

As mentioned earlier, another resource is the San Diego Police Department's Homeless Outreach Team (HOT), which reaches out daily to homeless persons on the streets. In FY 2022, Father Joe's Village continued to receive funding for a triage bed program, which allows the HOT team to refer a homeless individual from the street and place the individual in a dedicated bed operated by Father Joe's Villages. Once assigned a triage bed, the individual receives intensive case management to assist with immediate needs (such as health, substance abuse treatment, and income) and housing placement support.

The Coordinated Street Outreach Program leverages all City funded outreach activities (including the outreach teams funded through the Bridge Shelters) and is a critical component of the City's and the Housing Commission's comprehensive approach to addressing homelessness. This innovative program aligns with national best practices and focuses outreach resources in a neighborhood-based approach, identifying concentrations of unsheltered individuals with an emphasis on diverting individuals from the homeless response system and fostering connections to permanent housing placements, while meeting basic needs and providing connections to bridge housing, emergency shelter and other supportive services.

The program marks a new approach to conducting homeless outreach in the City of San Diego by addressing gaps in the existing system and deploying outreach resources in alignment with the goals of the City's Community Action Plan on Homelessness. In FY22, City-funded outreach activities were coordinated through a dedicated senior outreach coordinator, staffed by the Housing Commission, which provided the infrastructure necessary to direct rapid response teams and to also support ongoing neighborhood-based outreach and case management.

The City of San Diego's Bridge Shelters currently have a capacity to serve up to 938 persons including single adults, families with minor children and transition age youth. The Bridge Shelter service model includes an array of onsite supportive services to promote client stability and support their transition to a permanent or longer-term housing destinations. Resources include but not limited to residential services, case management and outreach specialists. Outreach teams funded through the Bridge Shelter programs participate in the City's Coordinated Street Outreach Program, providing street-based case management and basic need services for individuals experiencing unsheltered homelessness in an assigned geographic area.

The Serial Inebriate Program (SIP) Team which rides along with HOT during outreach, received City General Funds and Affordable Housing Funds in FY 2022 to serve at least 125

individuals annually who are serially intoxicated in public. While clients gain and maintain sobriety, SIP provides detox, program support, and transitional housing instead of jail time.

The Day Center for Single Adults (formerly the Neil Good Day Center), which received City General Funds and CDBG funding in FY2022, is a drop-in center operated by St. Vincent de Paul Village where adult men and women experiencing homelessness can access resources to meet basic needs and receive referrals to services. The Day Center is open daily, and services include laundry, showers, mail, phones, messages, computer access, and limited storage space. During the pandemic and ongoing, the Day Center has served as a critical access point to sanitation and hygiene resources, such as access to educational materials, personal protective equipment, masks and hand sanitizer, access to handwashing stations, restrooms and laundry and shower facilities, which help mitigate the spread of infectious diseases. The Day Center also serves as an access point for the Coordinated Entry System (CES). Clients at the Day Center can enter CES by undergoing assessment with the Common Assessment Tool (CAT). Agency partners come onsite to deliver an array of supportive services as well as provide referrals to other County of San Diego services. The Day Center served 5,933 unduplicated persons in FY 2022.

The Homelessness Response Center (formerly the Housing Navigation Center) received CDBG funding in FY 2022. This intervention offers a variety of on-site services by co-locating multiple partners at a single site to provide enhanced access to a variety of services using a client centered approach. System navigation services coordinate housing-focused activities across City service providers and streamlines access to critical services throughout the community. Case management, assessments and referrals, and coordinated shelter placement are a few examples of activities conducted at the Homelessness Response Center with the goal of creating a path to safe and affordable housing and serves for people who experience homelessness in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Please note: The COVID-19 pandemic has impacted the operation of the City's shelter programs due to the social distancing protocols. Occupancy has also fluctuated at times due to COVID positivity rates. Intakes may be temporarily suspended following an increase in positivity based on guidelines established in partnership with the Housing Commission and the County of San Diego. Regular testing takes place at all City-funded shelters and is provided by the County of San Diego at intervals determined by the County based on positivity rates. Antigen testing is also available for new intakes and for anyone experiencing symptoms.



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

Connections Housing San Diego (CDBG and ESG): Operated by People Assisting the Homeless (PATH), Connections Housing is a continuum of interim housing and supportive services for single adults experiencing homelessness, providing resources that individuals might need to rebuild their lives: short-term shelter (interim) beds, long-term supportive housing, an onsite primary healthcare facility, and a One-Stop Service Center where partnering organizations provide a host of supportive services such as individual assessments, work readiness programs and job interviews, recovery support, and resources to meet basic needs, and space for outside agencies to meet with clients. Outreach and engagement teams reach out daily to homeless persons in downtown San Diego. ESG funds support 65 of the 134 interim beds in the program (increased to 80 as of 4/1/2022) and case management services. The interim bed program operates 24 hours, seven days a week and provides two meals daily, professionally cleaned linens, personal hygiene kits, clothing, and 24-hour security. The program offers weekly, no-cost access to onsite laundry machines, including detergent, and intensive case management services. The Connections Housing interim bed program supported by this funding served 232 single adults in FY 2022. During the reporting period, 37% of all client exits were to permanent or longer-term housing destinations.

City of San Diego Family Interim Housing Program | Family Shelter Program (ESG): Operated by Alpha Project for the Homeless, the Family Shelter Program is a short-term 42-unit (or 139 bed) shelter providing support for homeless families (households with minor children) with a specific focus on facilitating placements into permanent and longer-term housing. Case management and services are family-centered, providing parenting classes for adults, teen counseling group sessions, and children's play and socialization group sessions. All school-age children must attend school. During their stay, families develop a plan to increase their income through work and/or public resources and connect with longer-term housing opportunities. The program closed in February 2022 due to the site no longer being available for this purpose. The City continues to search for opportunities for family programming at alternate sites and continues to provide family shelter beds at its Golden Hall Bridge Shelter location. Since the site was closing, new families did not enter once families exited the program in FY 2022 leading to less utilization.

Interim Shelter Program | Paul Mirabile Center (ESG): The Interim Shelter, which became operational in FY 2017, is operated by St. Vincent de Paul Village and provides 350 beds for single adults and veterans experiencing homelessness. The shelter operates 24 hours, seven days a week all year and provides three meals daily, clean linens, laundry facilities, and 24-hour security. Clients have access to the many services at the St. Vincent de Paul Village campus designed to assist clients with accessing health care, mental health treatment, job readiness training, case management, and housing navigation. The Interim Shelter Program served 1,035 homeless individuals in FY 2022. Seventeen percent (17%) of clients that exited the program exited to a longer-term housing situation.

Bridge Shelters: In November 2017, the Housing Commission Board of Commissioners (Board), City Council, and Housing Authority first authorized the execution of agreements for the operation of the City's Bridge Shelters. In FY 2022, the City re-authorized operation of three Bridge Shelters to serve single adults, families with children, transition age youth (TAY), and flexible populations. In total, the Bridge Shelter Program provides 938 shelter beds. The Bridge Shelters offer a safe, centralized location for individuals and families experiencing homelessness to receive temporary housing and appropriate services needed to expedite placement into permanent housing using the principles of Housing First, therefore contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.

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 Housing Commission continues to commit vouchers to various programs designed to serve certain vulnerable populations that suffer from physical and/or mental disabilities as follows:

- 47 transitional vouchers provide individuals with rental assistance in short-term housing.
- 16 vouchers are used for individuals who are homeless and medically frail at Connections Housing San Diego. Tenants can stay long enough to recover their health and move into a permanent supportive housing unit when it becomes available.
- 20 vouchers are set aside for homeless elderly individuals to enable them to leave the streets and live in a temporary housing situation until they can move to more permanent housing.
- 11 vouchers are provided for homeless individuals with psychiatric disabilities to access temporary housing and connect them to resources to address a wide array of physical and mental health challenges. Once an appropriate permanent housing solution is identified, the individuals transition out of the temporary housing.

The Housing Commission has committed 1,019 sponsor-based housing vouchers to provide permanent supportive housing for homeless individuals in the City.

The Housing Commission provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies to students enrolled in the program. The students are former foster youth, homeless youth, or wards of the court. In FY 2022, 69 students were served.

Twenty-five rental assistance subsidies were provided to Monarch School, a K-12 school in San Diego serving homeless minors. The Monarch School Housing Program provides rental assistance to families with children attending Monarch School for the duration of enrollment. The program assists families with maintaining housing stability and school attendance while the family works towards financial stability. In FY 2022, 25 families were housed with rental assistance.

Fifty rental assistance subsidies have been committed to the Moving-On Program to serve formerly homeless persons transitioning out of permanent supportive housing who no longer require intensive supportive services to maintain housing stability. The Moving-On Program supports tenants who are successful in their recover to live more independently using a federal subsidy while accessing community-based resources, as needed.

In FY 2022, 1,195 tenant based vouchers and 90 project-based vouchers, for a total of 1,285 vouchers were awarded to the Housing Commission from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program to assist homeless veterans and their families find stable, affordable housing and services in the City. HUD awarded 175 Family



Unification Program vouchers 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 are homeless or at risk of becoming homeless.

In FY 2022, the Housing Commission was awarded additional vouchers. The Housing Commission received 50 VASH Vouchers with an effective date of April 2022.

The Housing Commission received 480 Emergency Housing Vouchers from “The American Rescue Plan. These vouchers serve four eligible populations; people experiencing homelessness, people at risk of homelessness, people fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking and people who are recently homeless and for whom providing rental assistance will prevent the family’s homelessness or having high risk of housing instability. These Emergency Housing Vouchers have an effective date of July 1, 2021.

COVID-19 Housing Stability Assistance Program:

The San Diego Housing Commission (Housing Commission) administers the City of San Diego COVID-19 Housing Stability Assistance Program (HSAP), which helps pay past-due rent and utilities for households with low income that experience financial hardship due to the COVID-19 pandemic. HSAP was funded with a combination of State Block grant, direct Federal funding from Coronavirus Relief, American Rescue Plan Act (ARPA) directly from the U.S. Department of the Treasury and State Block grant and State ERAP Loan funds. On June 23, 2021, the State of California transferred an additional \$5,610,840.67 in funding for which the Housing Commission requested Housing Authority and City Council approval on July 27, 2021, to expend on HSAP assistance payments and administrative expenses in accordance with State funding requirements. The \$60,149,903.87 was approved by the City Council and Housing Authority for HSAP, of which \$51,484,860.16 was budgeted for assistance payments. On July 27, 2021, the Housing Authority and City Council actions also approved a first amendment to the MOU between the Housing Commission and the City for the Housing Commission to continue to oversee and administer HSAP with the additional funds. In addition, the State of California allocated \$39,712,779.17 of federal ARPA funds to the City of San Diego for HSAP assistance payments and program administration. On October 5, 2021, the City Council and Housing Authority authorized the acceptance of these funds from the State and the expenditure of these funds on HSAP assistance payments and administrative expenses in accordance with federal and State funding requirements. The City Council and Housing Authority also approved a second amendment to the MOU between the City and the Housing Commission for the administration and oversight of HSAP to incorporate the \$39,712,779.17 of federal ARPA funds the State allocated to the City of San Diego and reflect the reallocation of CARES Act Community Development Block Grant (CDBG-CV) funds for use on a new eviction prevention and education program, which the Housing Commission would oversee through a separate agreement with the City of San

Diego. In addition, the approved MOU amendment included updated program guidelines to allow HSAP to provide relocation assistance to eligible households that have been displaced during the pandemic, as permitted by U.S. Treasury Department guidelines that were revised on August 25, 2021. At the Housing Commission's request, the State also allocated an additional \$27,000,000 to the City of San Diego for HSAP. On December 6, 2021, the City Council and the Housing Authority authorized the use of these funds for the HSAP and a third amendment to the MOU between the Housing Commission and the City of San Diego for the administration and oversight of the program to incorporate these funds.

The U.S. Department of the Treasury developed a process for the reallocation of federal emergency rental assistance funds. This potential reallocation included making additional funds available to high-performing agencies based on demonstrated need. On October 29, 2021, the Housing Commission submitted a formal request to the U.S. Department of the Treasury for \$115 million in reallocated funds to support HSAP. On January 7, 2022, the Treasury Department announced the reallocation of funds, including the \$8,308,615 allocated directly to the City of San Diego in response to the Housing Commission's request. On March 1, 2022, the City Council and the Housing Authority authorized the use of the \$8,308,615 in reallocated federal funds to support HSAP.

The U.S. Department of the Treasury also published a notice allowing jurisdictions to reapply for an additional reallocation of funds. On January 18, 2022, the Housing Commission submitted a formal request for \$96,291,294.59 in additional funding based on an analysis of the program's projected need through May 2022. On March 14, 2022, the U.S. Department of the Treasury informed the City of San Diego that it awarded \$7,133,772.56 in reallocated funds to the City of San Diego.

On February 7, 2022, California State lawmakers passed Senate Bill (SB) 115, which California Governor Gavin Newsom signed into law February 9, 2022. This legislation authorized eligible local jurisdictions and federally recognized tribal governments to request cash flow loans from the State of California for Emergency Rental Assistance Program expenditures.

On April 19, 2022, the City Council authorized the City of San Diego to apply for, accept, expend and transfer to the Housing Commission funding from the State of California (State) cash flow loan program, pursuant to SB115, which State lawmakers enacted in February 2022. SB115 allows the State to provide funds to the City of San Diego and other jurisdictions in the form of a forgivable loan to support the COVID-19 Housing Stability Assistance Program and similar programs throughout the State. The legislation requires the State loan funds to be expended for applications received no later than March 31, 2022, that request help with rent and utilities due during or before March 2022. State cash flow loan funds or future funding from the U.S. Department of the Treasury will be used to pay for rent and utilities owed through March 2022, pursuant to the requirements of SB115. The program cannot make assistance payments for amounts owed after March 31, 2022.



Effective March 31, 2022, the application for help from the City of San Diego COVID-19 Housing Stability Assistance Program closed, in accordance with SB115 state cash flow loan terms and conditions. Program staff will continue the process of reviewing applications, verifying eligibility and disbursing remaining assistance payments for eligible households for applications that were submitted by March 31, 2022 to pay for unpaid rent and/or utilities owed through March 31, 2022. However, no new applications are being accepted, and applicants are no longer able to edit applications.

If the U.S. Department of the Treasury allows, the State cash flow loan would be repaid with additional federal funds that may be awarded for this program. However, if the federal government does not award sufficient additional funding to repay the loan or such federal funding is not received by June 30, 2023, the State would forgive the balance of the cash flow loan. The City of San Diego's Economic Development Department was the designated lead for the State cash flow loan and worked with the Mayor's office and the Housing Commission to initiate and execute a loan.

On June 28, 2022, the Housing Commission received the \$29.9 million the State awarded to the City of San Diego through the SB 115 cash flow loan program. The Housing Commission anticipates that this funding from the State will enable HSAP to assist all remaining eligible households, based on SB115's requirements.

Assistance payments through HSAP were temporarily suspended May 11, 2022, when all of the funding previously available to help San Diegans through this program had been fully expended to assist households with low income. With the State cash flow loan funds, the Housing Commission resumed disbursing assistance payments on June 29, 2022. The Housing Commission anticipates that all remaining payments will be issued by the end of August 2022, with exceptions due to appeals.

In FY 2022 the HSAP expended \$191,120,303.84. As of 8/1/2022 cumulative total payments from both HSAP, ARPA and ERA funds is \$217,919,281.95 for 18,303 applicants.

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



Rapid Rehousing Programs (ESG): The Housing Commission administers the City's homeless programs, which include rapid rehousing (RRH) programs. The ESG RRH program targeting homeless individuals and families served 47 households with 22 entering or sustaining permanent housing. Furthermore, the Housing Commission's Security Deposit Plus program assisted 42 families with security and utility deposits to gain housing using their vouchers. Clients in each of the programs receive housing navigation and case management, which includes assistance with landlords, budgeting, and referrals to services to assist them to remain housed. In FY 2022, the two programs assisted 44 households to enter permanent housing.

Rapid Rehousing Programs (San Diego Continuum of Care): The Housing Commission contracts with four providers to operate RRH programs funded through the San Diego Continuum of Care. The Housing Commission operated one RRH program through the San Diego Continuum of Care (CoC) under the Moving Home RRH program. Three of the four providers target transition age youth (TAY). All four of the RRH programs target homeless families and homeless individuals, some of whom are chronically homeless. All programs assess the needs of their clients to ensure they provide them with the support needed to gain housing and remain permanently housed. Assistance includes security and utility deposits, short/medium-term rental assistance, plus case management to ensure clients maintain their housing. In FY 2022, the CoC funded RRH programs assisted 33 households enter permanent housing.

Prevention and Diversion Programs (ESG): Prevention and Diversion programs provide support and resources to individuals and families who are at-risk of homelessness to stabilize in housing. Assistance may include case management services, housing search assistance, temporary rental assistance, financial assistance for move-in costs, and landlord conflict mediation. In FY 2022, the ESG funded prevention and diversion programs served 50 households.

HOUSING FIRST - SAN DIEGO: HOUSING FIRST - SAN DIEGO continues to enhance and expand its programs to serve the various needs of those in our community who are at risk of or experiencing homelessness. This year, FY22, HOUSING FIRST - SAN DIEGO created housing opportunities for 1,442 households in the City of San Diego. HOUSING FIRST - SAN DIEGO programs fit into three major functions: Direct Client Services Programs, Development Funds and Housing Vouchers and Special Program Housing Vouchers. Direct Client Services Programs include 10 programs that directly assist individuals and families with a wide range of services and financial and rental assistance needs. These housing interventions focus on housing households quickly and then provide case management



services and financial assistance to support housing stability. Development Funds and Housing Vouchers are awarded through the Housing Commission's Notice of Funding Availability to create, rehabilitate or acquire permanent supportive housing for individuals and families with very high service needs and ongoing financial assistance. Special Program Housing Vouchers provide ongoing rental assistance and wrap-around supportive services in collaboration with community-level nonprofits and agencies for a variety of special populations. Since HOUSING FIRST – SAN DIEGO initiatives launched on November 12, 2014, the Housing Commission has created 10,632 housing opportunities for households who are at risk of or experiencing homelessness.

Homelessness Response Center (HRC): In April 2020, the City of San Diego along with the San Diego Housing Commission, the Regional Task Force on Homelessness (RTFH), County of San Diego, City shelter providers and other collaborative agencies launched Operation Shelter to Home (OSTH) to mitigate the impact of COVID-19 on people experiencing homelessness in San Diego. It included a temporary emergency shelter at the San Diego Convention Center. A key goal of Operation Shelter to Home was to pilot new practices and design a more client-focused system consistent with the City of San Diego Community Action Plan on Homelessness. One major component of Operation Shelter to Home was the creation of the Housing Navigation Team (HNT) staffed by members of the Housing Commission's HOUSING FIRST – SAN DIEGO's team. Over the course of less than 12 months, there were 1,422 individuals and 43 families housed in permanent or longer-term housing.

With the lessons learned from Operation Shelter to Home, the City of San Diego launched the Homelessness Response Center (HRC). The HRC provides a broad range of services to help individuals and families experiencing homelessness on their path to permanent or longer-term housing. The Housing Commission operates and administers the HRC, in collaboration with the City of San Diego, People Assisting the Homeless (PATH), RTFH, and 13 other homelessness service providers. The HRC provides two major programs on-site including System Navigation Services to coordinate all activities to move someone from homelessness to permanent or longer-term housing and onsite partner providers who work with people experiencing homelessness to connect them to community-level services to promote housing stability. The HRC has also carried on the successful Coordinated Shelter intake program. Coordinated Shelter Intake was piloted during OSTH. The HRC program has carried on this successful pilot and runs coordinated intake across all city funded shelters seven days a week, providing a single point of access to determine bed availability across the system and create a more accessible, person-centered intake process, matching the best available bed to meet a person's needs and preferences.

Comprehensive Homeless Systems Focus: Since the inception of Coordinated Entry, **San Diego's Coordinated Entry System (CES)** has evolved into a fair and equitable process that came together with the assistance of various providers and community leaders that make up the San Diego Continuum of Care. The establishment of a new CES Prioritization

Tool encompasses the utilization of various assessments, (Single Adult, Family, and TAY Triage Tools) enrollment data, and demographic data from the HMIS to ensure the new composite score prioritization process is reflective of San Diego's CoC Community Standards. San Diego's Coordinated Entry System has produced a prioritization process that will focus its limited regional housing resources to households with the greatest vulnerability in a timely and consistent manner.

The San Diego CES prioritizes households by the following four categories:

1. The longest history of experiencing homelessness and most needs
2. The longest history of experiencing homelessness
3. The most needs, particularly mental illness or substance use disorder
4. All other: Non-Chronically homeless individuals, youth and families

Data is compiled and entered by homeless service providers within the San Diego HMIS Trust Network and conforms to HUD standards for Coordinated Entry data collection.

San Diego Regional Task Force on Homelessness (RTFH): In FY 2022, the City of San Diego continues to be an active member of the San Diego Continuum of Care (CoC). The Regional Task Force on Homelessness has been designated by the Housing and Urban Development Department to be the administrative entity for the San Diego Continuum of Care Program. The San Diego Continuum of Care Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and affect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. The San Diego CoC is focused on setting regional policy direction that can help guide strategies to address homelessness, funding decisions, and support the region with obtaining the desired outcome of making homelessness in San Diego rare, brief, and non-recurring. Participation in all San Diego CoC general body meetings and subcommittee meetings ensures that the City's efforts to address homelessness using ESG funds and other resources are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. In March 2022, HUD announced over \$29.25 million in 2021 CoC funds were awarded to homeless programs in San Diego, including permanent supportive housing and rapid rehousing services. A listing of the CoC funded programs can be found at:

https://www.hud.gov/sites/dfiles/CPD/documents/FY2021_CA_Press_Report.pdf

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

Actions taken to address the needs of public housing

The Housing Commission manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,401 units that are restricted to low-income renters with incomes at 80 percent or less of the area median income (AMI) or less. The affordable housing stock total includes 189 units the Housing Commission operates as part of the Public Housing program. In FY 2023, it is anticipated that the Housing Commission will acquire additional multifamily properties in accordance with the agency's HOUSING FIRST-SAN DIEGO, the Housing Commission's homelessness action plan.

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

In FY 2022, the Housing Commission continued to offer its Achievement Academy, which includes the Family Self-sufficiency (FSS) program. For a FSS program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration. In its 2015 Moving to Work Plan, the Housing Commission requested authority from HUD to provide FSS enrollment to "all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation for the FSS family to successfully complete the program." This change resulted in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative allowed families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program." In its 2015 Moving to Work Plan, the Housing Commission also requested authority to modify the FSS program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program included a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

In addition to FSS, the Achievement Academy also began serving public housing residents more directly thanks to an award of ROSS grant funds. With the ROSS funding, a Service Coordinator was hired to assist at least 50 public housing residents increase their self-



sufficiency. As of June 2022, 148 public housing residents were enrolled in the program. The Service Coordinator facilitates access to skills training and resources available through partnerships with community-based organizations to develop pathways out of poverty and career-ladders for public housing residents.

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

- Amazon
- Center for Employment Training
- Chase Bank
- Citibank
- City Heights Community Development Corporation
- Computer 2 Kids San Diego
- Connect2Careers
- Credit Builders Alliance
- International Rescue Committee
- Jewish Family Service of San Diego
- San Diego Job Corp
- Local Initiatives Support Corporation (LISC)
- Microsoft
- San Diego City College Continuing Education
- San Diego Futures Foundation
- San Diego Hunger Coalition
- San Diego Master Gardeners
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Federal Credit Union
- South Bay Community Services
- San Ysidro Health Clinic
- Target
- The Campaign for Grade-Level Reading
- TransUnion
- Union Bank
- Urban Corps of San Diego County
- US Bank
- Wells Fargo
- Western Medical Training Center
- YMCA

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

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

The City made progress in the following actions in FY 2022:

- On July 19, 2021, the City of San Diego announced a new citywide initiative called “Homes for All of Us” (<https://www.sandiego.gov/planning/work/housing-action-package>). 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>).
- In March 2022, the first “Housing Action Package” under the “Homes for All of Us” initiative was signed into law by Mayor Gloria. This package included:
 - Senate Bill (SB) 9 implementation to split single-family lots into two lots and permitting up to two new homes on each lot.
 - Accessory Dwelling Unit Ordinance Amendments to make the ordinance consistent with SB 9 on privacy, landscaping, and development impact fees.
 - Affordable housing in all communities to encourage construction in communities with little to no affordable housing. Homes must be built near transit and in high resource areas.
 - Employee Housing Incentive Program to provide incentives for non-residential developments to pay into a San Diego Housing Commission fund to develop homes.
 - Live/Work flexibility to further facilitate the production of live/work units to allow for more work-from-home and telework opportunities.
 - Housing at City facilities to allow by-right affordable and middle-income housing developments on existing and new publicly owned sites.
 - Housing Accessibility Program to provide incentives to include more accessible housing for people with disabilities, with adequate space in kitchens and bathrooms and accessible routes throughout the building.
 - Housing for families by providing incentives for multifamily housing

developments to build home with three- or more bedrooms.

- In May 2021, the City launched a “Bridge to Home” Notice of Funding Availability program to provide gap financing needed to development affordable housing. The initial round made nearly \$33 million in funding available to affordable housing developments – the program draws upon the City’s Low and Moderate Income Housing Asset Fund, the federal Community Development Block Grant program (for acquisition) and the state’s Permanent Local housing Allocation program. To be eligible, developers must create homes that are affordable to households earning 80% area median income or less and the units must be affordable for 55 years.
- The City continued to use the Geographic Targeting initiative and Promise Zone designation into the scoring criteria used to evaluate FY 2022 proposals. The City also added the Opportunity Zone in FY 2020 to further concentrate areas of high need. Points are awarded for either services delivered, or office located within one of these areas.
- The City and the Housing Commission continued to enforce the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10 percent affordable housing or pay an Inclusionary Affordable Housing fee.
- The City and the Housing Commission maintained the Housing Trust Fund (a.k.a. “commercial linkage fee” or “Housing Impact Fees on Commercial Development”), which aims to offset the cost of affordable housing for low-wage workers and mitigate the need for increased affordable housing due to employment growth. The City updated the fee, requiring new nonresidential development to pay a fair share of costs to subsidize housing for low-, very low-, and extremely-low income households (San Diego Municipal Code Chapter 9, Article 8, Division 6, Sections 98.0601, 98.0608 and Appendix A).
- 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 San Diego Housing Commission (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 programs of the Housing Commission Achievement Academy, a learning and resource center and computer lab with programs that emphasize 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 4,100 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 the Housing Commission and/or tax-exempt Multifamily Housing Revenue Bonds authorized by the Housing Commission with the approval of the Housing Authority of the City of San Diego;
 - Technical assistance, such as help with securing low-income tax credits; and
- Offering predevelopment assistance loans and grants to help nonprofit developers during the preconstruction phase.
- Fostering the preservation of deed-restricted affordable housing as well as “naturally occurring affordable housing” (NOAH) units through strategies that are included in the Housing Commission report “Preserving Affordable Housing in the City of San Diego.”
- Implementing “HOUSING FIRST – SAN DIEGO,” the Housing Commission’s homelessness action plan to create additional affordable housing with supportive services for San Diegans experiencing homelessness. HOUSING FIRST – SAN DIEGO has created more than 10,632 housing solutions since its launch on November 12, 2014, for San Diegans experiencing homelessness, or at risk of homelessness.

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

The City’s updated FY 2020-2024 Consolidated Plan identified the following guiding strategies

1. **Inclusive Economic Growth:** The importance of connecting San Diegans to opportunities that exist in the job market are vital to strengthening the local economy. By creating a new Consolidated Plan Goal focusing on workforce development and emphasizing our Economic Development goal to develop and strengthen small businesses and support local entrepreneurs, the City has placed a high importance on Inclusive Economic Growth initiatives such as the San Diego Promise Zone-based CONNECT ALL @ the Jacobs Center business accelerator and business resource center and the San Diego Workforce Partnership’s CONNECT2Careers and TechHire programs.
2. **Economic Resiliency and Sustainability:** With the effects of the COVID-19 pandemic, it is critical for small businesses to withstand and recover quickly from the economic shock. CDBG funds continued to support small business economically impacted by pandemic-related closures, adaptations, and social distancing protocols.

3. **Catalytic Community Investment:** The City is scheduled to receive a substantial amount of Program Income throughout the FY 2020-2024 Consolidated Plan period, and the City can employ catalytic community investment, putting larger investments toward greater, more impactful projects.

The City also continued to have nonprofits use a two-phase process to apply for CDBG funding: a Request for Qualifications (RFQ) phase and a Request for Proposal (RFP) phase. The Community Development Division (CDD) has expanded its outreach efforts to invite a diverse and equal 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 was able to conduct all training and provide resources in a virtual setting online so the information would be 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 been working since 2002 with the goal of improving the quality of life of its citizens through the elimination of lead paint hazards. The LSHHP uses a comprehensive blend of strategies to prevent lead poisoning, including education, outreach, training, home remediation, and code enforcement.

The LSHHP is 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, makes it unlawful to maintain or cause a lead hazard. As amended in 2008, this ordinance is one of the most comprehensive local lead poisoning prevention ordinances in the nation.

During this year, there were 109 active lead code enforcement cases. Specific activities conducted by LSHHP Code Enforcement Officers included:

- Responding to 13 complaints related to substandard housing including two with lead poisoned children
- Responding to 31 complaints related to unsafe work practices
- Issuing 18 Notice of Violations for unsafe work practices in response to 245 unannounced visits to permitted construction job sites
- Issuing 52 Notice to Comply letters (Voluntary compliance for deteriorated paint)

- Issuing 14 Abatement Notice and Orders related housing conditions
- Issuing 62 Notice of Violations related to housing conditions

Public Education

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

- 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 1,303 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 the use in the interior of homes. This case was settled on July 17, 2019, when a motion for Judgement 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 10 California Jurisdictions over a period of seven years, with the City of San Diego's portion being \$15,014,623. During this period, program staff have worked on developing consultant scope of service specifications to conduct lead hazard evaluations and provide project monitoring services. A new database application for documenting inspection data using a tablet in the field and developing site specific lead hazard remediation workplans has been developed for these consultants to utilize. This application, which is currently being tested by LSHHP program staff, is expected to improve program efficiencies and costs, and allow the City to have better oversight of the inspection and lead abatement specification

development services to be provided. Program staff have also worked with the Environmental Health Coalition (EHC), in developing a non-profit agreement whereby EHC will provide outreach, enrollment, property owner and resident education, and child blood lead testing services. EHC is a community based social and environmental justice organization dedicated to protecting human health and the environment.

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 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 for small business assistance and has nurtured microenterprise development. In FY 2022, 219 businesses were assisted, and 572 individuals were assisted. To promote inclusive economic growth, the Economic Development Department continued to support CONNECT ALL @ the Jacobs Center business accelerator. The Business Accelerator supports entrepreneurship, innovation, and sustainability.

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 is applicable to all businesses within the City and employees are eligible if they have at least two hours of work in one or more calendar weeks of the year. The City's minimum wage of \$15.00/hour is for all employers, regardless of how many employees they currently have. The State of California's minimum wage is also \$15.00/hour for all employers, regardless of size.

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

In conjunction with the City's Consolidated Plan Advisory Board (CPAB), City staff continued to work on increasing administrative efficiencies in FY 2022, resulting in the following achievements:

- Provided 62 one-on-one technical assistance meetings during the RFQ and RFP processes, conducted virtual and in person mandatory workshops;
- Collaborated with various City departments and the Capital Improvement Program

and Review Advisory Committee (CIPRAC) to refine the review and approval process of CDBG funds for City infrastructure projects;

- Worked with ad-hoc committees of the CPAB to revise the scoring criteria for FY 2022.

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

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

The City, the Housing Commission, and their social service partners continued in FY 2022 to participate in the San Diego Regional Task Force on the Homeless (RTFH), which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness. City staff and the Housing Commission participate in the general membership, but also serve on the Board and several committees, including the Governance Advisory Board.

During FY 2022, the City sponsored trainings on issues and topics of interest including compliance with technical federal, state and local affordable housing regulations.

In addition, the City and the Housing Commission through participation in the San Diego Regional Alliance for Fair Housing (SDRAFFH) convened and coordinated quarterly meetings between regional jurisdictions, service and housing providers, government entities and enforcement agencies to enhance efforts that promote equal access to housing. SDRAFFH successfully planned and executed a Fair Housing Conference attended by more than 175 regional stakeholders. The conference content focused on fair housing education, training and advocacy.

The Housing Commission continued to conduct its Achievement Academy in FY 2022, which connects families receiving Housing Choice Vouchers (Section 8) or living in public housing properties with the training and resources they need to become job ready and financially literate. The Academy enhances coordination among social service agencies, community groups, and financial organizations in serving families receiving housing assistance. Refer to Section CR-30 of this CAPER for additional information on the academy.

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

The 2021-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) identified constraints to reducing discrimination based on: race, color, national origin, religion, sex, familial status (presence of children in the home), physical or mental disability, sexual orientation, source of income, marital status, age, ancestry, medical condition, genetic information, gender identity, gender expression, or any other arbitrary factor. Refer to the attached Fair Housing Action Plan for more details on the impediments identified and the actions taken by the City of San Diego to address those impediments during FY 2022. 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 provides these organizations with regularly scheduled trainings on a variety of topics, including fair housing. An outcome of these trainings has generated an increase in calls to the Fair Housing Hotline. Due to the pandemic, trainings were moved online, and paired testing was limited. Paired testing was also limited due to a reduced number of rentals on the market and the quick pace of the rentals becoming unavailable. Highlights of these actions include:

- 6,028 multilingual informational brochures (hard copies) were distributed as follows:
 - English: 3,014
 - Spanish: 3,014
- 1,731 fair housing inquiries were received;
- 175 unduplicated investigations were implemented;
- 159 unduplicated investigations were resolved. From these investigations, three were conciliations, no investigations were referred to HUD and no investigations were referred to the California Department of Fair Employment and Housing (DFEH), 16 are still pending resolution;
- 43 paired housing tests were completed;
- 51 fair housing trainings were conducted for home seekers, homebuyers, and tenants; 506 people attended trainings. Workshop highlights include:
 - Fair housing education workshops were conducted (in English and in Spanish) for Housing Choice voucher recipients.
 - Monthly Fair Housing Webinars are held for residents.
 - “Free Fair Housing Training for Housing Providers” was provided virtually to rental property owners and managers; 40 people attended.
 - Fair Housing training session was conducted for HUD subrecipients, as well as CDBG program staff; 69 people attended.
- A Fair Housing web page and hotline (1-844-449-3500) were maintained for residents to call, if they believed they experienced housing discrimination.



The City continues 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 City worked with SDRAFFH and the San Diego Housing Federation to hold its seventh annual conference: *“Unraveling Segregation.”* Due to the pandemic restrictions, the conference was held as a webinar. The conference keynote speaker was Gustavo Velasquez, Director, California Department of Housing & Community Development. There were 175 people in attendance.

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 implementation of CDBG activities, all subrecipients (inclusive of City departments and Housing Commission staff) were required to attend a mandatory one-on-one FY 2022 CDBG Agreement Execution Process Workshop. Sessions were conducted by Community Development Division staff. The workshop included an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packet and reporting documents are discussed, hard copies are distributed, and User Guides are also emailed out to the subrecipients.
- **Contract Management:** All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state and local requirements and include a detail project scope. The project manager is also responsible for contract compliance and project management representing the City as 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 sub-recipients, staff ensures they abide by all applicable federal, state and local standards and work with subrecipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff works with sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.
- **Audit Review:** As part of the year-end requirements, sub-recipients were required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during FY 2021 were required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. A Single Audit was required to be submitted for desk review by

the CDBG program, regardless of whether there were findings noted in the audit pertaining to CDBG funds, since it served as an additional monitoring tool used to evaluate the fiscal accountability of sub-recipients. As part of the closeout process, subrecipients expending FY 2022 CDBG funds were required to submit an Audited Financial Statement for desk review, if submission of a Single Audit was not applicable.

City of San Diego: During FY 2022, over 760 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. There were also over 980 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 48 certified payroll reports were reviewed during the FY 2022 period, representing seven construction projects. Due to ongoing COVID-19 impact, no on-site monitoring reviews were completed in FY 2022. The remote program and fiscal monitoring review process implemented in FY 2021 for one CDBG project was completed during FY 2022. Remote program and fiscal monitoring reviews were conducted in FY 2022 on 16 projects awarded with FY 2021 CDBG or CDBG-CV funds. One remote program monitoring review process was completed. The remaining remote program and fiscal monitoring reviews implemented will be completed in early FY 2023. Additionally, construction project managers completed 38 onsite visits to project locations to participate in pre-bid meetings (seven) and pre-construction meetings (three), conduct worker interviews to comply with federal requirements (13), review project progress (two), provide technical assistance with agreement requirements (seven), and conduct post-construction inspections/meetings (six). Construction project managers also conducted or participated in 57 virtual meetings due to ongoing COVID-19 impact (three pre-bid meetings; six pre-construction meetings; 48 technical assistance with agreement requirements) and conducted worker interviews on two projects via conference call. These visits and alternative monitoring efforts ensured program compliance throughout the construction period.

San Diego Housing Commission's Affordable Housing Compliance Team: In FY 2022, a total of 105 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: During FY 2022, a total of 11 program monitoring meetings were conducted. These meetings ensured

program compliance and the provision of needed technical assistance to subrecipients. There were no findings as result of the program meetings completed.

Physical Inspections/Management & Financial Viability: As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted rental units as affordable housing and in compliance with Housing Quality Standards (HQS) and or Uniform Physical Condition Standards (UPCS). The HUD Waiver related to on-site inspections expired on December 31, 2021, requiring all outstanding inspections to be completed within 180 days of the expiration of the waiver In FY 2022, a total of 204 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.

Due to COVID-19, certain Citizen Participation Plan requirements were waived by HUD and the City of San Diego, including public comment periods, noticing and in-person meetings. Changes to the Citizen Participation Plan can be viewed in the [Amendment to the Citizen Participation Plan](#).

The Draft FY 2022 CAPER will be/was posted on the CDBG website for public review on September 2, 2022 and was available for public comment until September 16. The public could provide a comment through the CDBG@sandiego.gov mailbox and at one of the three hybrid (virtual and/or in-person) public meetings:

- September 7, 2022: Public Safety and Livable Neighborhoods Council Committee
- September 8, 2022: CPAB Meeting
- September 19 or 20, 2022: City Council Hearing (although after the 15-day public comment period, staff will include any comments in the final version of the CAPER.)

All comments received regarding the Draft FY 2022 CAPER have been included 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.

The 2020–2024 Consolidated Plan was amended in October of 2020 because of the additional funding from the CARES Act. The additional funding will encompass Public Service activities focused on the following areas:

- Healthcare Services
- Education/Digital Divide
- Childcare Services
- Meal Delivery
- Senior Services
- Rental Assistance

In addition, an additional (ROUND 2) CARES Act Public Services Notice of Funding Availability (NOFA) was made available in the summer of 2021. Activities will be tied to COVID-19 related supportive services.

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

Not applicable

CR-50 - HOME 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 to four units are inspected every three years, projects from five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually. On-site inspections resumed in FY 2022 and a total of 204 HOME-assisted units were inspected.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The San Diego Housing Commission (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, ancestry, age, gender, familiar status or physical/mental 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;
- Promote and take actions to overcome the effects of identified impediments;
- Documented the analysis and actions taken to address the identified impediments.

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

The Housing Commission has implemented the following Affirmative Marketing strategies:

1. Require HUD-approved "Equal Housing Opportunity" signage and logos are

-
- prominent in solicitation and advertising the availability of Housing Programs;
 2. Require property management, rental offices and project sites prominently display the Fair Housing materials;
 3. Analyze and document demographic data of potential applicants for housing programs to identify persons who are least likely to apply to rent or purchase housing;
 4. Foster ongoing collaboration and contact with service organizations whose membership and/or clientele consists of diverse populations that are least likely to apply for housing and services;
 5. Publicize the availability of housing opportunities utilizing a variety of public announcement platforms designed to outreach and provide education for the general public and minorities regarding fair housing rights and responsibilities;
 6. Provide information and referral to contracted Fair Housing education organizations that assist and advise clients regarding federal, state and local Fair Housing laws;
 7. Provide on-going training on local, state and federal fair housing laws to all employees involved in administering housing programs;
 8. Prominently display Fair Housing information and resources on the Housing Commission website;
 9. Maintain a nondiscrimination hiring policy for all staff engaged in property management and housing program related functions; and
 10. Conduct preliminary reviews of Affirmatively Furthering Fair Housing Marketing Plans for all new multi-family housing developments funded with HOME and/or Project Based Vouchers by the Housing Commission to ensure compliance with federal Fair Housing requirements prior to submission to HUD.

Rental Housing: The Housing Commission has adopted affirmative marketing requirements for all housing with five or more HOME-assisted units. Any entity applying for any federal funding source through the Housing Commission, including HOME program funds for rental housing-related activities, must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submit for review the Affirmative Marketing Plan with the HOME program applications. An approved Affirmative Marketing Plan and compliance with HOME-assisted housing requirements must be in place prior to

any HOME program fund disbursement to a development.

The Housing Commission requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A for review by Housing Commission prior to submittal to HUD. The review ensures planned activities related to marketing/advertising offers equal housing opportunities regardless of race, color, national origin, religion, sex, familial status or disability. The review helps entities receiving funds to market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy.

First-Time Homebuyer Program (FTHB): A detailed Affirmative Marketing Plan for the FTHB program is included in the Housing Commission 's HOME Procedures Manual. The Housing Commission makes every possible good faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2022, FTHB activities included:

- Published a new FTHB Program Video on the Housing Commission website;
- Four virtual lender trainings - 136 attendees;
- Guest speaker at FTHB Webinar hosted by Councilmember Vivian Moreno – 65 attendees;
- Virtual FTHB presentation at the United Domestic Workers meeting – 33 attendees;
- Guest speaker at NAHREP's (National Association of Hispanic Real Estate Professionals). All About Housing & Affordable Mortgages event – 60+ attendees;
- Two 30-second public service announcements, one English, one Spanish, aired by Cox Communications;
- LEAD San Diego panelist at Housing & Homeless seminar – 35+ attendees;
- FTHB program announcement on PSAR (Pacific Southwest Association of Realtors), Facebook page and website. – 600+ members;
- Staff attended training on Fair Housing and HOME program regulations.

In July 2021, the Housing Commission completed and publicly posted a comprehensive update to its Language Access Plan (LAP). The plan includes expanded efforts to provide written translation of vital documents to the two most common languages spoken by Limited English Proficient persons (LEP) accessing Housing Commission programs (Spanish and Vietnamese). Efforts to expand written translation of vital documents from English to other less encountered languages are also included in the LAP.

In addition, the Housing Commission has made a significant investment to enhance its website, which offers LEP persons an ability to view information and program content in multiple languages. The enhancements also include an online rental assistance waitlist portal that can be accessed in multiple languages and where applicants can update and view waitlist information.

Grant Compliance Fair Housing Monitoring and Training: The Housing Commission's Grant Compliance and Special Programs Team conducts subrecipient monitoring visits on an annual basis. A number of the subrecipient client files selected for review include HOME affordable housing units. The site visits are conducted to monitor the overall performance related to Fair Housing and nondiscrimination and to ensure Fair Housing compliance is being carried out in accordance with the required provisions. A sampling of the FY 2022 activities includes: reviewing written Fair Housing, nondiscrimination, and reasonable accommodation policies and procedures; reviewing program participants are provided with information on grievance procedures applicable under the fair housing laws, distributing informational materials; training property management and rental activity staff; and inquiring about Fair Housing complaints and their resolutions.

The Housing Commission is an integral part of regional leadership dedicated to promoting Fair Housing education to a wide variety of housing practitioners including housing developers, community leaders, educators, policy makers, non-profit partners, housing advocates and the community at large.

In FY 2022, the both the City and the Housing Commission were instrumental in the planning and successful delivery of the region's annual Fair Housing conference that included in depth presentations from nationally recognized subject matter experts. The conference received outstanding evaluations from attendees that received critical information and practical suggestions/recommendations on how to address the serious housing discrimination issues facing the San Diego region.

Minority/Women Outreach: In addition to following its HOME Program Affirmative Marketing Policy, Housing Commission staff completed the following outreach activities to increase training and contracting opportunities to diverse businesses in FY 2022:

- Utilized PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the Housing Commission's existing database;
- Advertised all formal bids in news publications;
- Conducted pre-bid/pre-proposal meetings;
- Added diverse businesses interested in doing with the Housing Commission to the database;
- Participated in "How to Do Business with the Housing Commission" event; and

- Participated in diverse business outreach events with local 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 \$6,357,087.32 in program income. This includes \$2,243,247.71 in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2023 for program activities. A majority of the program income received was the result of shared equity and amortizing loan principal payoffs associated with previous HOME-funded projects and the collection of current interest payments.

During FY 2022, the Housing Commission expended \$5,148,479.08 in program income. HOME-funded activities in FY 2022 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. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 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 16,000 San Diego households. The City spent approximately \$215 million in federal Housing Choice Voucher funding for FY 2022.

NOFA Awards for Affordable Housing: The Housing Commission dedicated 141 Project Based Vouchers to affordable projects that serve low-income residents through a competitive Notice of Funding Availability (NOFA) process.

Landlord Partnership Program: To further incentivize families to move to areas of opportunity, the Housing Commission added financial and staff resources to its newly expanded Move To Work Choice Communities Initiative. The Housing Commission continued its focus on landlord outreach and engagement with the creation of the Landlord Services Unit, composed of seven specialized staff that provide quality customer service to landlords and tenants participating in the HCV Program. Along with the Landlord Services Unit, the Housing Commission launched its Landlord Partnership Program which focuses on expanding rental opportunities for HCV Program participants by providing both financial and supporting incentives to landlords who rent to HCV Program participants

within the city of San Diego. Incentives available to landlords participating in the program now include leasing incentive payments, move flexibility allowance payments, and access to a landlord assurance fund. To increase housing opportunities through this initiative and to continue to assist as many low-income families as possible, the Housing Commission also continues to assist families through the Mobility Counseling Program. The Mobility Counseling Program provides services including Housing Search Assistance, Security Deposits, and Post-Move Counseling. These program services have succeeded to help participants prepare to enter the housing rental market in Choice or Enterprise Communities, find suitable housing and adjust to a life in a new community.

Five of the nine upcoming projects have set-aside units for permanent supportive housing for the homeless. There will be 159 HOME-designated units completed within the next few years, contributing to the overall creation of 1,109 new affordable rental units.



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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

Street Address 1	1200 Third Avenue
Street Address 2	0
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	Executive Vice President of Strategic Initiatives
Phone Number	6195787696
Extension	0
Email Address	lisaj@sdhc.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2021
Program Year End Date 06/30/2022

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	\$1,031,566



CR-65 - Persons Assisted

This section has been replaced by the SAGE HMIS report and 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	182,310
Total Number of bed - nights provided	104,099
Capacity Utilization	57%

Table 14 – Shelter Capacity

NOTE: Shelter capacity is directly impacted by COVID-19 mitigating practices which are critical to maintaining a safe environment for program staff and residents. Throughout City-funded shelter programs, adjustments to the maximum capacity were necessary to provide adequate social distancing in both the living and shared spaces. When increased positivity rates are identified, client intakes can be suspended or reduced to mitigate the spread of COVID-19. Guidelines for assessing positivity rates and determining if modifications to client intakes is appropriate were created in partnership with the City, the Housing Commission and the County of San Diego. Most shelters also offer between two-16 beds for onsite isolation purposes, which are not occupied unless a client is symptomatic of test positive for COVID-19. All of these factors impact operational capacity.

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

The Housing Commission used performance measures in their contracts with providers that were similar to RTFH goals. 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 stable housing (Permanent Housing or Longer-Term Housing) Goal: 45%	Persons who exited with any type of income Goal: 50%	Prioritizing Persons From the Streets, Emergency Shelter, or Safe Havens Goal: 100%
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Family Shelter Program	63%	72%	83%	
Connections Housing	37%	52%	91%	
Single Adults Interim Shelter Program	14%	37%	96%	
Rapid Rehousing Programs	Prioritizing Persons from the Streets, Emergency Shelter, or Safe Havens Goal: 100%	Persons are stably housed Goal: 90%	Persons are rapidly housed within 60 days Goal: 90%	Adults Employed at Exit Goal: 65%
Alpha RRH	N/A	N/A	N/A	N/A
VVSD RRH	N/A	N/A	N/A	N/A
PATH RRH	91%	54%	0%	25%

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



CR-75 – Expenditures

6. Expenditures

6a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 15 – ESG Expenditures for Homelessness Prevention

6b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$326,887	\$165,526	\$95,380
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$93,565	\$114,845
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$3,565	\$78,402
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$80,052	\$0
Subtotal Rapid Re-Housing	\$326,887	\$342,708	\$288,627

Table 16 – ESG Expenditures for Rapid Re-Housing



6c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	\$0	\$0	\$0
Operations	\$603,481	\$626,110	\$405,108
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$	\$0
Subtotal	\$603,481	\$626,110	\$405,108

Table 17 - ESG Expenditures for Emergency Shelter

6d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	\$0	\$0	\$0
HMIS	\$0	\$0	\$0
Administration	75,435	\$65,615	\$52,852

Table 18 - Other Grant Expenditures

6e. Total ESG Grant Funds

Total ESG Funds Expended	2019	2020	2021
	\$1,005,803	\$1,034,433	\$746,587

Table 19 - Total ESG Funds Expended



6f. Match Source

	2019	2020	2021
Other Non-ESG HUD Funds	\$2,690,841	\$687,436	\$678,870
Other Federal Funds	\$0	\$187,000	\$0
State Government	\$0	\$0	\$0
Local Government	\$187,266	\$2,130,848	\$1,802,929
Private Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$2,878,107	\$3,005,284	\$2,481,799

Table 20 - Other Funds Expended on Eligible ESG Activities

6g. Total

Total Amount of Funds Expended on ESG Activities	2019	2020	2021
	\$3,883,910	\$4,039,717	\$3,228,386

Table 21 - Total Amount of Funds Expended on ESG Activities