



City of San Diego Planning Department

April 22, 2016

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento CA 95812-3044

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San Diego Association of Governments
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Subject: City of San Diego Housing Element Annual Progress Report 2015

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2015 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual building activity of affordable units (Table A), the annual activity of housing which was rehabilitated, preserved and acquired (Table A2), the annual activity of above-moderate units (Table A3), the City progress in meeting its regional housing needs allocation (Table B), and the City's progress in its implementation of the Housing Element programs during the year 2015 (Table C).

In addition, the Redevelopment Agency's Successor report, know as, City of San Diego, Senate Bill 341 Annual Report, Low-Moderate Housing Fund for the year ended June 30, 2015 report is also attached.

If you have questions about this report please contact me at (619) 533-6339 or by email at (tdillon@saniego.gov).

Sincerely,

Toni Dillon
Economic Research Coordinator

TD

cc: Jeff Murphy, Director, Planning Department
Tom Tomlinson, Assistant Director, Planning Department
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

Jurisdiction SAN DIEGO
 Reporting Period 01/01/2015 - 12/31/2015

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Atmosphere I & II	5+	Renter	59	113	0	3	175	0	Low Income Housing Tax Credits, Affordable Housing Program- Fed Home Loan, Housing Investment Partnership Program, Mortgage Revenue Bonds, Local	20% Inclusionary required in Future Urbanizing Area	

Trolley Residential	5+	Renter	35	10	0	1	46	52	Low Income Housing Tax Credits, Affordable Housing Program-Fed Home Loan, Housing Investment Partnership Program, Mortgage Revenue Bonds, Local Housing Trust Funds, Transit Oriented Development Program, Redevelopment Agency or Successor Agency Funds, Infill Infrastructure Grant		
Raintree Terrace Triplexes	5+	Renter	0	2	0	16	18	18		DB	
The Earnest	5+	Renter	3	0	0	36	39	39		DB	
Linda Vista Lofts	5+	Renter	1	0	0	13	14	14		DB	
Ouchi Courtyard	5+	Renter	23	11	0	1	35	45	Low Income Housing Tax Credits, Redevelopment Agency or Successor Agency		

									Funds, Supportive Housing for Persons with Disabilities		
Cypress Imperial Apartments	5+	Renter	55	0	0	1	56	63	Low Income Housing Tax Credits, Housing Investment Partnership Program, Transit Oriented Developmen t Program		
Iowa Street Senior Apartments	5+	Renter	54	51	0	3	108	120	Low Income Housing Tax Credits	DB	
Fourth Avenue Lofts	5+	Renter	4	0	0	45	49	49		DB	
(9) Total of Moderate and Above Moderate from Table A3					0	4221					
(10) Total by Income Table A/A3			265	446	0	4221					
(11) Total Extremely Low-Income Units*			65								

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Reporting Period 01/01/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

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

* Note: This field is voluntary

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Jurisdiction SAN DIEGO
 Reporting Period 01/01/2015 - 12/31/2015

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	1245	140	2714	0	0	4099	932

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2015 - 12/31/2015

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	21977	412	229	265	0	0	0	0	0	0	906	21071
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	16703	628	184	446	0	0	0	0	0	0	1258	15445
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		15462	0	4	0	0	0	0	0	0	0	4	15458
Above Moderate		33954	4269	1991	4221	0	0	0	0	0	-	1048	23473
Total RHNA by COG. Enter allocation number:		88096											
Total Units ▶ ▶ ▶			5309	2408	4932	0	0	0	0	0	0	12649	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													75447

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
37. Inclusionary Housing: Goal-1, Objective B	Promote provision of affordable housing throughout all areas of the City and near all major employment centers. Require 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	2015	<p>Future Urbanizing Community Inclusionary Housing permits issued 2015</p> <p>1. Atmosphere I& II-202 affordable /205 units. SRO housing; supportive units for elderly formerly homeless and formerly homeless and (51) special need units; ELI 30 units; VLI 59 units LI - 113 units. Restricted 55 years. Committed Voucher 51 special need \$504K annually; financing included \$700K of Inclusionary Housing revenue.</p> <p>2. Cielo Carmel I and II-affordable units 195/ 197 units. VLI and Low Income 195 units.</p> <p>3. Rancho del Sol - 95 affordable units/ 96 units. VLI units-10; LI units 85.</p>
23. Project Homeless Connect: Goal-1, Objective B	Organized by SDHC, Project Homeless Connect is an annual one-day resource fair that provides health and dental screenings, drug and mental health referrals, legal aid, food, clothing, and more for the homeless.	2015	<p>On January 28, 2015, the San Diego Housing Commission (SDHC) and partners welcomed 1,145 homeless San Diegans to Golden Hall at the San Diego</p> <p>Concourse for the 9th Project Homeless Connect, a one-day resource fair to provide services, information and support for housing needs. The majority of participants were single (79 percent), men (59.8 percent), 51 or older (57.7 percent) and unemployed (90.4 percent). Nearly half (45.6 percent) had no cash income of any kind. At Project Homeless Connect, 456 volunteers and 86 service providers came together to offer free clothing, food, and a variety of</p>

			services, such as flu shots, dental exams, haircuts, housing assistance information, and identification cards from the State Department of Motor Vehicles.
24. Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego: Goal-1, Objective B	The plan recommends the implementation of five strategies which include: 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems.	end date 2018	In 2015, Mayor Faulconer pledged to end veteran hopelessness by year-end 2016.
26. Housing Opportunities for Persons with AIDS (HOPWA:) Goal-1, Objective B	Actively supports providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	Through 2020	Funds authorized under this program are used to prevent low-income individuals with HIV/AIDS from becoming homeless. Programs include: independent housing, residential services coordination and information, and referral services. In the 2016 HUD Action Plan AP-70 HOPWA Goals: 91.220 (I) (3) lists Tenant Based Rental Assistance 80 vouchers.
75. Shelter Plus Care (SPC): Goal-4, Objective H	Federal-funded HUD program which provides rental assistance for organizations providing permanent housing with services for homeless and disabled individuals and families. Funding for new SPC grants is competitive within the Continuum of Care. HUD's goal for permanent housing is 77% stay housed for 6 months. Target disabled homeless individuals	2015	From July 1, 2014 - June 30, 2015, SDHC administered \$1,840,574.91 of CoC funds for the PSH program (Permanent Supportive Housing for People with Disabilities). Serving a total of 316 persons.
76. Existing Public Housing: Goal-4, Objective H	(Permanent Supportive Housing) The SDHC will maintain occupancy of the public housing units in which they own and manage. No more than 30% of household income can be spent for rent plus utilities. Therefore, these units will continue to be affordable and will be occupied primarily by low-income households	2015	SDHC owns and manages 2,255 rental housing units throughout the City of San Diego. These well-maintained apartments provide affordable housing for low-income families, senior citizens and persons with disabilities. Otway Villas Apartments (78 Units) the remaining 35 are currently in architecture and design phase. The revised construction completion data and the DORF for the five remaining scatter sites is March 31, 2015 housing with supportive services.
78. Financial Assistance to First-Time Homebuyers: Goal-4, Objective H	Takes maximum advantage of all federal state and local resources available to provide financial assistance, and related	2015	During calendar year 2015, HOME, CalHome, CDBG, Inclusionary Housing Funds and Mortgage Credit Certification Funds helped 72 families purchase homes through the provision of first time homebuyer deferred loan, closing

	<p>services to first-time homebuyers. Financial assistance to at least 650 households.</p>		<p>cost grant and mortgage certification programs. Of the families 46 were households of 3 or more people. The average family income of the beneficiaries of these programs was approximately 76% of AMI (2015 limit for a family of four is \$64,800). CDBG Community Housing Works (\$250,000): For Period Ending December 31, 2015, a total of 15 LMI households were provided with assistance in becoming first-time homebuyers through the Homeownership Promotion CDBG project. Final FY 2016 accomplishments to be reported in the City's FY 2016 CAPER, due to HUD in September 2016. Other funding sources were utilized by the agency.) San Diego Housing: SDHC For Period Ending December 31, 2015, a total of 38 LMI households were provided with assistance in becoming first-time homebuyers through the Direct Homeownership Assistance CDBG project. Final FY 2016 accomplishments to be reported in the City's FY 2016 CAPER, due to HUD in September 2016.</p>
80. Shared Housing for the Elderly: Goal-4, Objective H	<p>Contribute financial support to Elder Help of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident.</p>	2015	<p>The goal is to provide 40 matches per year.</p>
81. Housing Affordability Impact Statement: Goal-4, Objective H	<p>A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing.</p>	Through 2020	<p>Included on all applicable staff reports to the Planning Commission and City Council.</p>
83. Mobile Home Mediation/Communication Program: Goal-4, Objective H	<p>The SDHC hires an agency to provide mediation and conflict resolutions services to mobile home and mobile home park owners, and to facilitate a Mobile Home Community Issues Committee (MHCIC). This Committee, which meets quarterly discusses issues of interest to the mobile home park community and hears issues which cannot be resolved through mediation, or where one or both parties choose not to use mediation.</p>	Through 2020	
84. Community Land Trusts: Goal-4, Objective H	<p>Community Land Trusts can serve as stewards for an expanding stock of</p>	Through 2020	<p>The City shall support community land trusts through such actions as: (1) offering city- owned properties; (2) directing local, state and federal funds</p>

	permanently affordable owner-occupied housing in San Diego. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses.		designated for first-time homebuyer subsidies; (3) encouraging partnerships with market-rate developers; (4) providing grant funds; and (5) consideration of developing a partnership to monitor compliance of outstanding City first-time homebuyer loans and other agreements with long term affordability requirements that are enforceable by the City.
85. Community Reinvestment Act: Goal-4, Objective H	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage homeownership.	Through 2020	The City's Fair Housing Action Plan, HUD FY 2014 Goal is to work with the CCRTF to increase homebuyer programs outreach efforts and homeowner. The SDHC shall work in concert with the County of San Diego to continue to fund the City County Reinvestment Task Force (CCRT). The CCRTF under the Community Reinvestment Act, is responsible for: (1) monitoring banking practices in the San Diego region, and (2) developing strategies for reinvestment in partnership with public, community, and private lending
86. Housing Trust/Affordable Housing Best Practices Task Force Recommendations: Goal-4, Objective H	The Affordable Housing Fund supports the development of rental affordable housing, for-sale affordable housing (deferred payment loans, closing cost assistance grants), transitional housing, and capacity building.	Through 2020	Housing Best Practices Task Force Recommendations create a long term funding source for affordable housing.
88. Down Payment/Closing Cost Assistance Grants: Goal-4, Objective H	City of San Diego first-time home buyers purchasing market-rate and affordability-restricted homes earning 80% to 100% of the area median income are eligible for grant amounts between 4% and %6 of the purchase price, not to exceed \$15,000.	2015	During 2015 - HOME, CalHOME, Inclusionary & Mortgage Credit Certification programs funds helped 72 families purchase a home through the provision of the first time homebuyers deferred loan, closing cost grant and mortgage certification programs. Of the families assisted, 46 were households of three or more persons. The averaged family income of beneficiaries of these programs was 76% of the AMI (2015 limit for a family of four, \$64,800).
89. Mortgage Credit Certificate Program (MCC): Goal-4, Objective H	First-time homebuyers purchasing houses or condominiums within the City of San Diego can receive a tax credit equal to either 15% or 20% of the mortgage interest they pay each year on their federal income taxes. This increases their income, which helps them make their monthly mortgage payment and qualify for a large first mortgage.	2015	In calendar year 2015 SDHC issued 36 Mortgage Credit Certifications totaling \$1,643,335. Combined total of Deferred Payment 3% Loans, Closing Cost Grants and Mortgage Credit Certification was \$5,468,080.
89. Mortgage Credit Certificate Program (MCC): Goal-4, Objective H	Available to qualified first-time homebuyers earning 100% or less of the AMI, as adjusted for family size. The loans carry an interest rate of 3% interest and require no monthly payments of principal or interest until the buyer sells	2015	In calendar year 2015 SDHC funded \$3,824,745 in deferred loans and closing cost grants for 72 First Time Home Buyers.

	the home or the end of 30 years.		
91. Transitioning Out of the Public Housing Program: Goal-4, Objective H	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources.	2015	SDHC owns and manages 2,255 rental housing units throughout the City of San Diego. These well-maintained apartments provide affordable housing for low-income families, senior citizens and persons with disabilities. The SDHC is transitioning out of ownership position to providing HUD vouchers for housing choice in the private and non-profit housing sectors.
93. Reduce Impediments to Fair Housing: Goal-4, Objective I	The City will take actions it can to reduce the impediments to fair housing identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice	2015	The City of San Diego meets monthly with its two Fair Housing Service providers (Legal Aid Society of San Diego, Inc. and Housing Opportunities Collaborative) in order to evaluate service gaps and to ensure adequate level of service is available to all residents. In addition, the City of San Diego has established a Fair Housing Hotline to ensure Fair Housing services are available to the community.
94. Support of Fair Housing Organizations: Goal-4, Objective I	The City shall continue to support the SD Regional Alliance for Fair Housing (SDRAFH) which disseminates information about fair housing rights and responsibilities or offer related services. Support should also include cooperation with outreach programs conducted by such groups	Through 2020	The City continued to collaborate with the SDHC through participation in the SDRAFH in order to develop a strategy for de-concentration of Housing Choice Vouchers: -The City continued to support the activities of the (SDRAFH) to address impediments to fair housing. The City chairs the SDRAFH's Subcommittee for Strategic Planning. -SDRAFH established a regional website and initiated a radio PSA campaign
97. Implementation of Community Plan Density Ranges: Goal-5, Objective J	Utilizes the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.	Through 2020	
98. Transit-Oriented Development: Goal-5, Objective J	Locates higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.	2015	SDHC Program: Rental Housing Finance Transit-Oriented Development (TOD)/Workforce Housing: A program similar to the Rental Housing Finance program, TOD/Workforce housing and affordable rental housing developments that meet certain geographical requirements will receive funding preference over other affordable rental housing developments. In 2015, the Trolley Residential project received a \$4M CA Transit Oriented Development Loan, total units 52 LI 45 units, ELI- 6, on moderate income unit.
99. Housing Related Parks Program (HRP): Goal-5, Objective J	Improves infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing.	2015	In July 2015, the City was awarded over \$3 million from the Department of Housing and Community Development HRP based on the permitting and construction of nearly 1000 affordable housing units across the City. The grant funds will be used to provide park improvements to the Park De La Cruz Recreation Center in City Heights.

102. Transportation Demand Management Program): Goal-5, Objective J	Promotes the conservation of nonrenewable energy resources such as solar and water reclamation and increase the number of people who carpool.	2015	SANDAG continues work with the City of San Diego, Caltrans, transit providers, and dozens of employers to provide numerous services, including: free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, and others.
103. Residential Water Survey Program: Goal-5, Objective J	Provides residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	Through 2020	
105. Weather Based Irrigation Controller Rebates: Goal-5, Objective J	Provides cash rebates (\$25/station) to City residents with properties >= 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC) to promote water and energy conservation.	Through 2020	
2. Identification for Mixed-Use, Urban Infill Development: Goal-1, Objective A	Through the community plan process, promote infill and mixed-use village-type development providing for social equity (allowing a variety of household incomes) to collocate in proximity to employment and commercial amenities, protect the environment, (redirecting development patterns from urban sprawl to urban villages) in line with goals of SB 375 and Sustainable Communities Strategy.	2015	The City of San Diego continues to implement the City of Villages Strategy through the implementation of the 2008 General Plan. Future community plan updates and focused plan amendments will locate and quantify density. In 2015 three community plans Southeastern San Diego, Encanto and Navajo were completed. In addition the Grantville Focused Amendment to the community plan was completed. Community Plan Updates in process in 2015 were the Uptown, North Park, Golden Hill, San Ysidro, Midway Pacific Highway, Old Town, and Mission Valley.
32. Homeless Management Information System: Goal-1, Objective B	Actively support providers of homeless services by managing one secure database of information.	2015	On behalf of the Regional Continuum of Care Council (RCCC), RTFH manages the San Diego region's Homeless Management Information System (HMIS), a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services. The HUD CoC HMIS allocation in 2014 for project in 2015 was \$734,003 for expansion to the County, Capacity Building and System enhancements.
38. Low-Interest Loans: Goal-1, Objective B	The Housing Commission will provide low-interest loans for the development of affordable rental housing targeted to extremely low-, very low-, and low-income households including families, seniors, and persons with special needs.	2015	2015 Projects that received low interest loans from SDHC are: 1. Atmosphere I & II - \$3M- special needs housing 51 units, 30 ELI, 172 VLI and LI; 2. Trolley Residential - \$3.12M, 6 ELI units, 35 VLI and LI units; Cypress Imperial Apartments - \$3.45M, 7 ELI and 55 VLI units.

40. City-Owned Land for Housing: Goal-1, Objective B	Develop appropriate City owned sites with housing.	2015	For Permits Issued 2015 1. Atmosphere Project - The City of SD donated land value, \$328,537.
43. Housing Code Enforcement: Goal-2, Objective C	The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.	2015	In the FY 16 City Draft Budget released in March, 2015, the Mayor added four new code enforcement officers position to focus on property owners who maintain substandard conditions in their rentals.
48. HUD Lead Hazard Control Grant: Goal-2, Objective C	This grant to reduce lead hazards in residences occupied or frequently visited by children under six year of age in available for owner-occupied or rental properties with occupants under 80% of the AMI and located within the City of San Diego. Financial assistance up to \$10,000 is offered for single family residences and up to \$5,000 per multifamily unit.	2015-2017	City of SD Environmental Service Department In January 2015, the LSHHP was awarded a \$3.4 million Lead Hazard Control grant from HUD's Office of Lead Hazard Control and Healthy Homes. This grant, known as the Lead Safety Collaborative, began January 1, 2015 and has an objective to eliminate lead hazards in 150 low income residential housing units by December 31, 2017. Another grant objective is to train at least 250 unemployed youth in accordance with the EPA accredited Certified Renovator training to conduct work in a lead safe manner. This will be done in partnership with the Urban Corps Training Center, a non-profit organization working to provide low-income individuals ages 18-25 with education and training in various trades to help them succeed in their careers.
49. HUD Healthy Homes Demonstration Grant - Changed to "Home Safe Home": Goal-2, Objective C	Property owners in the City of San Diego are eligible for a complete risk assessment of their property and up to \$5,000 per unit to remedy health and safety issues discovered during the assessment.	Through 2020	The City's "Home Safe Home" program protects low-income children and families in the City of San Diego from lead-based paint and other home health hazards, with priority given to families whose homes are frequented by children under the age of six years old. The program provides blood tests for lead levels and lead paint remediation in qualifying homes that were built before 1979. Maximum grant amounts are: -\$10,000 for single-family structures. -\$5,000 per unit for multi-family structures. An additional \$5,000 per project will be made available for multi-family projects to control lead hazards in common areas. This Program administration is provided by the SDHC.
50. Financing for "at risk" units: Goal-2, Objective D	There are a number of federal, state and local financing mechanisms and subsidies available to preserve "at-risk" units. The City has also set aside a portion of HOME, CDBG and local Housing Trust Fund Dollars for preservation, and has established a priority for preservation in the allocation of such funds.	2015	No "at risk" units were funded by these Programs in 2015.
55. Acquisition and Rehabilitation: Goal-2, Objective E	The SDHC administers a program to assist for-profit and not-for-profit	2015	1. Mayberry Town Homes - Rehab. Declarant shall rehab and operate not less than 69 affordable housing units and 1 manager unit. Assumption by declarant

	<p>developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households.</p>		<p>of original loan. Building permits for interior remodel of 2 existing units within a MDU building. Work to include converting a 2 story 2 bedroom unit into a separate office at 1st floor and new studio unit at 2nd floor and converting another 2 story 3 bedroom unit into a Meeting room at 1st floor and new 1 bed unit at 2nd floor. New partition layout and added plumbing fixtures.</p> <p>2. Historic Hotel Churchill Permit issued in 2015, to remodel & structural modifications to provide 73 affordable units with kitchens and baths, new accessible elevator, new int. exit stair & enclosure & full sprinkler/ alarm system, reconstruct the upper walls and roof of the 7th level, add exterior stair, related site work. The SDHC purchased this property.</p>
57. No Interest (0%) Deferred Payment Loans: Goal-2, Objective E	<p>In order to eliminate health and safety hazards and implement neighborhood improvements, very low-income owner-occupants of one unit properties within the City of San Diego are offered home repair loans of up to \$25,000. Full repayment of principal is required upon future sale, further encumbrance, non-owner occupancy, or 30 years from the date of the loan, whichever occurs first.</p>	2015	<p>In 2015 City FY the "No Interest (0%) Deferred Payment Loans" amounted to \$235,495 for 12 units.</p>
58. Project Management: Goal-3, Objective F	<p>An assigned project manager serves as a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project.</p>	Through 2020	<p>Fee for service program for discretionary project. The Affordable/ In-fill Housing and Sustainable Building Expedite Program and the 900-12 Expedite Program for economic base sector developer can pay for project manager services during discretionary review.</p>
59. Project Tracking System: Goal-3, Objective F	<p>Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities.</p>	2017	<p>Currently, the Project Tracking System (PTS) will be replaced with Acela in 2017. This modernized system Acela which will further streamline the review process. In addition, enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports</p>
60. Affordable / In-Fill Housing and Sustainable Building Expedite Program: Goal-3, Objective F	<p>Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings. Efforts are to reduce processing time by 50%.</p>	2015	<p>Discretionary Affordable Housing Expedite Project with Hearings in calendar year 2015 - Total units 501/affordable 124 units. Discretionary Affordable Housing Project submitted in 2015 still in the review process- 3 Projects total units 98/58 affordable units.</p> <p>Discretionary Sustainable Units Expedite Projects with Hearings in 2015 - total units 26 sustainable project, 63 units; 3 projects with 7 sustainable units both submitted in 2015 and Hearing dates in 2015. Discretionary Sustainable Housing Project submitted in 2015 still in the review process 26 Project- total units 383 all sustainable.</p>

69. Facilities Financing Plan Updates: Goal-3, Objective G	Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures.	2015	Occurs concurrently with Community Plan Update process. In 2015, three community plans were adopted: Southeastern San Diego, Encanto and Navajo. Community Plans now in the Update process are Old Town San Diego, Midway, North Park, Golden Hill, Uptown, and Mission Valley.
71. Infrastructure Committee: Goal-3, Objective G	In January of 2013, the City Council established an Infrastructure Committee to provide a renewed focus on the City's policy towards infrastructure by reviewing best asset management practices and developing a comprehensive 5-year infrastructure plan to acquire, plan, design, construct, maintain, renovate, and rehab the City's infrastructure.	Through 2020	Meets monthly. Action item: Explore use of other financing tools such as Community Financing Districts (CFDs) to provide infrastructure needed to support TOP and mixed use. Infill development. An emphasis will be placed on affordable housing and sustainability.
72. Rental Housing Assistance Program (Section 8): Goal-4, Objective H	Aggressive pursuit of all federal, state and local resources available to provide financial assistance, education, and related services to low-income persons and families.	2015	Federal funding allocated to SDHC for public housing and Section 8 Housing Choice Voucher rental assistance. With the 15,455 housing vouchers allocated by the U.S. Department of Housing and Urban Development (HUD), SDHC can provide HCV rental assistance to low-income households in the City of San Diego, including homeless San Diegans and chronically homeless Veterans. HUD provided \$155,467,467 to SDHC to fund the HCV program. SDHC provided HCV rental assistance to 1,363 new households. SDHC's waiting list for HCV rental assistance includes more than 60,700 low-income San Diegans. (2014-2015 SDHC Annual Report) Oct. 2015
73. Supportive Housing Program: Goal-4, Objective H	Supportive housing options are funded by HUD and designed to promote the development to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living.	2015	The PSH program provides rental assistance for permanent supportive housing for chronically homeless individuals and families with disabilities, such as mental illness, HIV/AIDS, chronic substance abuse, or developmental disabilities. HUD Fiscal Year 2014 allocations are spent in 2015. PSH-SDHC Merge Grant -\$1,887,831; Mental Health System Inc.- \$496,922; St Vince de Paul' -Village \$396,856; TACH Prizm-\$361,916; Townspeople 34th St Project - \$122,282; St Vince de Paul's Boulevard Apt. -\$44,809; Catholic Charities 9th & F ST Apartments \$33.102 = City total \$3,343,628
106. Rotating Nozzle Rebates: Goal-5, Objective J	California provides cash rebates (\$4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray nozzles with efficient rotating nozzles to encourage cost effective energy technologies.	Through 2020	

108. Smart Controller Rebates: Goal-5, Objective J	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter rebates up to \$400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller.	2015	In calendar year 2015 "Smart Controllers" rebates amounted to \$4,800 for 22 applicants.
109. Micro-Irrigation Rebates: Goal-5, Objective J	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter a rebate of \$.20 per square foot (up to 2,400 square feet and \$480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system	2015	<p>In 2015, the "Micro Irrigation Rebates" amounted to \$55,430 and served 39 applicants.</p> <p>At this time City no longer is accepting applications for Micro-Irrigation Rebate applications</p>
110. Sustainable Landscape-Turf Replacement Rebates: Goal-5, Objective J	Encourages and support cost-effective energy technologies by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter rebates of \$1.25 or \$1.50 per square foot (up to \$3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping.	2015	Funding for a limited number of rebates was available through a State of California grant in 2015 and were distributed on a first come, first served basis until exhausted. In 2015, 468 applicants received \$1,100,588 in rebates. Currently, the City is no longer accepting applications for Sustainable Landscape-Turf Replacement Rebates.
111. SD Home Energy Upgrade Loan Program: Goal-5, Objective J	Supports and encourages high performance design standards in new construction and redevelopment to promote increased energy conservation by offering attractive home-energy upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms.	Through 2020	
12. Energy Upgrade California: Goal-5, Objective J	Supports SDG&E programs to promote energy conservation by allowing City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy-saving improvements.	Through 2020	

113. California Solar Initiative: Goal-5, Objective J	SDG&E and the Public Utilities Commission is providing \$2.1 billion to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, to create a sustainable energy future.	Through 2020	As of 2015, the CSI Program currently has five program components. Each with their own program administrator and 10 year budgets: --A Solar Rebate Program (CSI General Market Program) --A solar hot water rebate program (CSI Thermal Program) --A research and development (RD&D) program --Single-family Affordable Solar Homes (SASH) program --Multifamily Affordable Solar Housing (MASH)
114. Multifamily Solar Affordable Housing (MASH): Goal-5, Objective J	SDG&E and the California Solar Initiative are providing higher incentives (\$1.90 to \$2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing.	Through 2020	
115. CSI (California Solar Initiative) Thermal-Solar Water Heating: Goal-5, Objective J	The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers of up to \$1,875 for installing solar water heating systems on single-family homes and up to \$500,000 on multi-family homes.	Through 2017	The CSI-Thermal portion of the program has a budget of \$250 million from 2010 - 2017, and plans to install 200,000 new solar water systems.
104. High Efficiency Clothes Washer Program: Goal-5, Objective J	SoCal WaterSmart's provides financial incentives in a partnership with the San Diego County Water Authority. This Program provide a point-of-purchase discount starting at \$85 off the cost of a new qualifying High-Efficiency Clothes Washers. Funding is limited and available on a first-come, first-served basis	2015	In order to receive a rebate, clothes washers purchased on or after July 1, 2015 must meet or exceed the CEE Tier 1 standard. Please refer to the Qualifying Products List to verify the eligibility of your clothes washer.
117. Residential Graywater: Goal-5, Objective J	Encourages residential development to use Graywater, which is untreated household wastewater which has not come into contact with toilet waste.	Through 2020	The City of San Diego has a number of efforts underway to respond to the drought and provide long-term tools and resources for residents and businesses. WasteNoWater.org. In 2013, the City streamlined its permitting process for "simple" and "complex" graywater system installation, in an effort to encourage homeowners to conserve water and save money. Rebates for barrels that catch and store rain water. For residential customers only.
121. Home Energy Partnership: Goal-5, Objective J	Supports the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Through 2020	Managed by SDG&E
123. Solar System Tax Credits: Goal-5, Objective J	Emergency Economic Stabilization Act -	2008-2016	

	Offers federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other renewable energy investments to promote energy conservation.		
124. Property Assessed Clean Energy Program (PACE): Goal-5, Objective J	Promotes the conservation of nonrenewable energy resources for single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill.	Through 2020	Figtree was approved by the City Council for commercial properties and for residential properties with no mortgage liens in October 2012. Figtree's Commercial PACE program allows owners to finance improvements and pay for them over a defined period of time through an assessment collected on their property tax bill.
125. Sustainable Expedite Program: Goal-5, Objective E	Completes the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards.	2015	See "Affordable / in-Fill Housing and Sustainable Building Expedite Program" for more information
Clean Generation Program (aka Solar Program)	The City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations to support and encourage high performance design standards.	Not Implemented	Program was not implement. See Property Assessment Clean Energy Program (PACE), which was implemented.
127. Climate Mitigation and Adaptation Plan: Goal-5, Objective J	Establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including retrofitting existing single- and multi-family homes to achieve targeted energy savings.	2015	The City of San Diego Climate Action Plan adopted December 2015 by the San Diego City Council.
1. Development Monitoring System: Goal-1, Objective A	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Through 2020	The City's OpenDSD, open data application, was implemented September 2014. It provides tools for developers and stakeholders to monitor development activity as well as code enforcement actions underway in communities. The City is also in the process of procuring a replacement to its PTS tracking system. The replacement should be online in early 2017.
2. Identification for Mixed-Use, Urban Infill	Through the community plan process,	Through 2020	The City of San Diego continues to implement the City of Villages Strategy

Development: Goal-1, Objective A	promote infill and mixed-use village-type development providing for social equity (allowing a variety of household incomes) to collocate in proximity to employment and commercial amenities, protect the environment, (redirecting development patterns from urban sprawl to urban villages) in line with goals of SB 375 and Sustainable Communities Strategy.		through the implementation of the 2008 General Plan. Future community plan updates and focused plan amendments will locate and quantify density. In 2015 three community plans Southeastern San Diego, Encanto and Navajo were completed. In addition the Grantville Focused Amendment to the community plan was completed. Community Plan Updates in process in 2015 were the Uptown, North Park, Golden Hill, San Ysidro, Midway Pacific Highway, Old Town, and Mission Valley.
4. Density Bonus: Goal-1, Objective B	Pursuant to state law, developers are provided a density bonus and up to three regulatory concessions in exchange for reserving a percentage of housing units for very low- low- and moderate income or senior housing.	2015	The City implements Density Bonus (DB) regulations pursuant to state law. Project Permits Issued 2015 with DBs: 1. Raintree Terrace - 20% , increase units allowed by 3, 2 affordable unit 2. The Earnest - 35% DB, total additional units 8, 3 affordable units. 3. Linda Vista Lofts - 35% DB, increased units allowed by 13, affordable unit 4. Iowa Street Senior Housing 20% DB, increase units by 11, 4 affordable units. 5. Fourth Avenue Lofts - 35% DB, additional units 13, 4 affordable units.
5. Tax Credits and Bonds: Goal-1, Objective B	The SDHC will promote the use of federal and state tax credits and multifamily revenue bonds to assist in the development of housing for low-income households. The Multifamily Bond Program provides below-market financing for developers willing to set aside a portion of their rental units as affordable housing	2015	During calendar year 2015 - Annual Federal Tax Credits (TC) for SDHC Projects =\$4,806,104; Multifamily Revenue Bonds (MFRB) = \$98,196,315 (The TC and MFRB may not match with the Projects permitted in 2015. Projects 1. Atmosphere I&II (A I & A II) "A I" Federal TC 9%, 10 year term, value \$18,821,820; total State TC \$5,638,207, "A II" Federal TC 4% , term 10 years, value \$17,419,120. MFRB \$25,687,989. 2. Cielo Carmel I & II (CI & CII) - "C I & C II" TC 4%, 10 year term, value \$10,581,950 and \$9,108,200, respectively. MFRB CI \$16,322,822, CII \$13,862,772. 3. Rancho Del Sol - TC 4%, term 10 years, value \$9,991,380. MFRB \$17,363,000. 4. Trolley Residential - TC 4%, term 10 years, value \$9,198,889. MFRB up to \$15,000,000. 5. Ouchi Courtyard - TC 9%, term 10 years, value \$8,860,890. (not a SDHC Project) 6. Cypress Imperial Apt. - TC 9%, 10 year term, \$12,667,430. (not a SDHC Project) 7. Iowa Senior Apt. - TC 9%, 10 year term, \$15,604,410. (not a SDHC Project)
6. Coastal Program: Goal-1, Objective B	State law provides that the conversion or demolition of existing residential unit occupied by low- and moderate-income households within the Coastal Overlay Zone shall only be authorized if provisions have been made for replacement of those	Through 2020	The City complies with State law for replacement housing occupied by low-and moderate- income housing within the Coastal Overlay Zone.

	units.		
8. Small Lot Subdivision Ordinance: Goal-1, Objective B	Encourage the development of fee simple housing on smaller lots to provide a space efficient and economical alternative to traditional single dwelling units.	Through 2020	The use of the RT and RX zones are considered as part of the community plan update process. Currently, six community plan updates are in process. Three Community Plan Updates have been completed as 2015,
9. Section 202 and Section 811 Supportive Housing Program: Goal-1, Objective B	Funded by HUD-Supportive Housing Program to provide capital advance to non-profit sponsors to construct and operate housing for the very low income elderly (62 years or +) or extremely low-income non-elderly households with disabilities.	2015	No projects in 2015 using 202 or 811 Program financed. Other Supportive Housing units financed for elderly (55 and +) and households with disabilities not under Section 202 or 811 are as follows: 1. Iowa Street Senior Apt housing units total and affordable and for seniors 117; 2. Atmosphere I & II housing units for seniors 10 and housing units for mentally ill 31 units.
11. Student Housing: Goal-1, Objective B	Partner with others and local universities to provide as much student housing as possible on and adjacent to campuses.	2016	Guardian Scholars Program partners SDSU and SDHC for homeless students will begin in 2016.
13. Provision of Farm Worker Housing: Goal-1, Objective B	Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourage the City's leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing on their leaseholds.	Through 2020	City owns farm worker housing: San Pasqual Valley, 26 Pamo Valley, 4 House. 30 leased back units.
14. Housing for the Homeless: Goal-1, Objective B	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	Through 2020	A list below details some of programs for housing the Homeless including but not limited to: Veterans Village of San Diego (VVSD); Connections Housing Downtown; Paul Mirabile Center; Cortez Hill Family Shelter; Hotel/Motel Family Voucher Program; domestic Violence Shelter; Transitional Housing Program.
15. Veterans Village of San Diego (VVSD): Goal-1, Objective B	SDHC is an investment partner with Veterans Village of San Diego. From 2006 to 2011, SDHC invested \$8.7 million to help Veterans Village create 320 transitional beds as well as a new developing 24-bed transitional facility for veterans. The 12,772 square foot facility includes community space that can accommodate three classrooms, meeting	2015	Veterans Village's grand opening of Hickman Hall has 18 transitional housing unit beds for low-income female vets returning from Iraq and Afghanistan. The City of San Diego invested \$1,746,601, and the SDHC invested \$1,444,845 for a total of \$3,941,447. Other funding provided by the County of San Diego and \$50,000 and private sources. Source- SDHC-News Release. 2015, 9 October. Opening of Transitional Housing Supportive Services Facilities for Female Veterans.

	space, and case management offices.		
16. Connections Housing Downtown: Goal-1, Objective B	<p>One-stop homeless service center with an on-site health clinic. The facility is housed in a historic 12-story building, located in downtown at 1250 Sixth Avenue.</p> <p>Connections Housing is a service and residential community designed to reduce street homelessness in the downtown neighborhoods by helping people who are living on the street move into permanent housing. Connections Housing provides 223 housing units, a health center and numerous social services all conveniently located in one building. Connections Housing is one part of downtown's larger strategy to end homelessness.</p>	2015	<p>Connection Housing Downtown from March 2013 to March 2015 has housed 997 homeless individuals who entered the Interim Housing program. Spring 2010 count of 246 homelessness in streets within a quarter mile of Connections Housing is now reduced to 84 in March 2015.</p> <p>Source: Path Making it Home -Connections Housing Downtown San Diego's One-stop Housing and Services</p>
17. City of San Diego's Winter Shelter Program: Goal-1, Objective B	<p>The SDHC had administered the City of San Diego's two Emergency Winter Shelter Programs for homeless adults and veterans. Homeless Adult Shelter provided 220 beds. The Veterans Homeless Shelter provided 330 beds for homeless military veterans during the four month season (December to April). The shelter's partnerships with non-profit agencies also provided health care, legal assistance, and job referrals.</p>	Program ended 2015	<p>The two Emergency Winter Shelter are no longer in operation. The City's new, year-round interim housing program operated by St. Vincent de Paul Village at the Paul Mirabile Center replace the City's Winter Shelter Program. This housing is located in Downtown San Diego at St. Vincent De Paul campus. It has 350 beds, 40% of which are set aside for homeless Veterans. The facility also provides supportive services, 3 meals a day, and 45 day lengths of stay for residents.</p>
18. Cortez Hill Family Shelter: Goal-1, Objective B	<p>Administrated by SDHC, Cortez Hill Family Shelter is the City of San Diego's year round family shelter program. Operated by the YWCA, the center serves homeless parents and their children and provides up to 120 days of transitional housing for up to 45 homeless families.</p>	2015	<p>The Cortez Hill Family Center is a 120-day program with 150 beds of transitional housing, case management counseling, and employment assistance for homeless families. In fiscal year 2014-2015 the Cortez Hill Family Center served 173 families and 596 unduplicated women, men, and children homeless individuals. For calendar year ending 12/31/2015 a total of 100 families consisting of 319 unduplicated homeless individuals were provide with Transition Shelter.</p>
19. Hotel/Motel Family Voucher Program: Goal-1, Objective B	<p>Through the County of San Diego Hotel/Motel Family Voucher Program, families can apply for emergency hotel/motel vouchers when there is no other shelter available</p>	2015	<p>From Oct. 2014 to June 2015, 134 vouchers were issued. For 953 bed nights; families served were 91 families. Children served were 153.</p>
20. Neil Good Day Center: Goal-1, Objective B	<p>At the Neil Good Day Center, homeless</p>	Through 2020	<p>In federal Fiscal Year 2014, CDBG and the SDHC funds allotted for this Center</p>

	<p>individuals are provided with laundry facilities, showers, mail, case management, and referral services. SDHC administers the contract for the City of San Diego, and the day-to-day operations are managed by Alpha Project.</p>		<p>are \$507,186, and it is estimated that the Center will serve 3,000 unduplicated clients.</p>
<p>22. Transitional Housing Program: Goal-1, Objective B</p>	<p>Programs funded by the Housing Trust Fund and operated by non-profit agencies provide temporary housing and services for over 400 households who need support to get back on their feet, obtain an income, and find housing they can afford. Most programs allow families up to two years to become self-sufficient.</p> <p>Continuum of Care (CoC) funds for the San Diego region are also used for Transitional Housing Program.</p>	<p>Through 2020</p>	<p>As part of its Housing Trust Fund (HTF) oversight responsibilities, the Housing Commission is required by Section 98.0504 of the San Diego Municipal Code to expend at least 10 percent of each year's HTF program funds for transitional housing activities. \$1,140,602 were expected to be committed in 2015 exceeding the minimum required. This funding will support nonprofit transitional housing providers, which serve veterans, chronically homeless individuals, homeless youth, families, victims of domestic violence, and individuals with mental illness, serial inebriates, and other single adults.</p>
<p>25. Regional Continuum of Care Council (RCCC): Goal-1, Objective B</p>	<p>The RCCC is structured under HUD requirements to serve as San Diego County's Continuum of Care (CoC) organization. The RCCC has approximately 80 members that comprise a broad spectrum of the community including providers of services, government agencies, and private sector. The RCCC was designed to promote communitywide commitment to the goal of ending homelessness. The SDHC acts as the lead applicant for the CoC HUD funds to address homelessness.</p>	<p>2015</p>	<p>Funds spent in 2015 were allocated by HUD for CoC Programs for Federal FY 2014. During this period San Diego City, County and other cities within the County received amounted to \$16,170,164. Renewal projects were awarded funds of \$14,987,540.</p> <p>Permanent Supportive Housing Projects in San Diego received a renewal award of \$6,250,015, and 20 projects will receive funding in this category. Permanent Rapid Rehousing Projects received funding for new projects in the amount of \$985,116. The two new Rapid Rehousing Programs are Village Rapid Rehousing for Families and YWCA of San Diego Rapid Rehousing Program. One project in this category was renewed and received a funding award of \$192,946.</p> <p>Transitional Housing Projects had 25 projects renewed for a total award amount of \$7,024,176.</p> <p>HMIS (Homeless Management Information Systems) had three projects renewed and were awarded \$743,003.</p> <p>Safe Haven had two projects renewed for an award of \$786,400.</p> <p>CoC Planning Project awarded to San Diego MSA\County was \$197,508.</p>
<p>27. CalWORKs: Goal-1, Objective B</p>	<p>Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families</p>	<p>Through 2020</p>	<p>Program is administered by the County of San Diego. Funds are available to individuals on public assistance to prevent homelessness by providing rent and utilities.</p>
<p>29. The Plan to End Chronic Homelessness: Goal-1, Objective B</p>	<p>Provides homeless individuals with housing as quick as possible, with</p>	<p>Through 2020</p>	<p>The SDHC landmark Homelessness Action Plan will impact the lives of as many as 1,500 homeless San Diegans in the nation's eighth largest city,</p>

	supportive services as needed to eradicate homelessness.		second largest in California. This three-year strategic homelessness action plan is deep rooted in the national Housing First model, provides homeless individuals with housing as quick as possible. Housing created or converted will remain affordable for at least 55 years.
30. Homeless Outreach Program (HOT): Goal-1, Objective B	Seek out and engage chronically homeless persons and, for those who are willing, place them in housing linked with appropriate services.	Through 2020	The Homeless Outreach Team (HOT) together with the Psychiatric Emergency Response Team (PERT) provide outreach and engagement services throughout the City of San Diego. They are the City's initial point of contact with both chronic homeless and chronic inebriates living on the streets. Each HOT Team is composed of police officers, County psychiatric clinicians and County Mental Health eligibility technicians. The teams provide care, resources and assistance to approximately 700 individuals per year.
31. Project 25: Goal-1, Objective B	Project 25 is a 3-year pilot program that provides permanent housing, supportive services, and a comprehensive discharge program to at least 25 of San Diego's chronically homeless	2015 Program ends in 2015	<p>Project 25</p> <p>In San Diego we had 36 of the most chronically homeless individuals in our program, Project 25. We concluded the 3-year pilot of Project 25 and had great success, helping to ensure the long-term stability of our homeless neighbors. We have seen taxpayer costs drop 63%, with:</p> <ul style="list-style-type: none"> -81% decrease in arrests -67% decrease in ambulance rides -72% decrease in hospitalizations -64% decrease in emergency room visits <p>When United Way launched the Project 25 pilot program, modeled after successful "Housing First" programs that provide permanent supportive housing to the chronically homeless, the goal was to help 25 people. After the pilot's success, housing 36 chronically homeless individuals and saving millions of taxpayer dollars, United Way provided bridge funding to help St. Vincent de Paul Village oversee Project 25. The project has now found sustainable funding and is expanding. Source: United Way - Project 25.</p>
34. Listing of Affordable Housing Units: Goal-1, Objective B	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households	2015	Updated quarterly and posted on the Affordable Housing Resource Guide document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households.
36. Pursuit of State and Federal Funding: Goal-1, Objective B	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	2015	The City has continued to monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies.
35. Support for Research and Legislation for Affordable Housing: Goal-1, Objective B	The mission is to advocate for affordable housing, encourage small business and economic development, and promote consumer education and fair access to financial services by assisting financial	Through 2020	Provide annual funding to cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems. Promote interagency communications, collaborations, and partnerships to achieve an efficient and cost-effective

	institutions with identifying the credit and savings needs of the San Diego region.		delivery of services to the homeless and those at risk of becoming homeless.
46. Code Enforcement/Rehabilitation Coordination: Goal-2, Objective C	Refer owners of multifamily housing with multiple code violations to the SDHC for possible amelioration with the assistance of SDHC rehabilitation programs.	Through 2020	
54. Mobile Home Repair Grants: Goal-2, Objective E	SDHC provides up to \$5,500 for health and safety repairs to mobile homes.	2015	In FY 2015 SDHC fund expenditures for mobile home grants is \$157,110 for the rehabilitation of 35 mobile homes.
70. Public Facility Standards: Goal-3, Objective G	The City's General Plan provides policy direction for the establishment of realistic and flexible standards that can provide equivalent service levels within all communities of San Diego. This approach should reduce the cost burden on infill development.	2015	Per the Community Plan Update process, Facility Finance Plans are being updated concurrently, in order to provide for implementation of public facilities.
120. California Center for Sustainable Energy: Goal-5, Objective J	The non-profit California Center for Sustainable Energy (CCSE) works with policymakers, government agencies, utilities, businesses and individuals throughout the state and nationally to drive the adoption of clean energy technologies and practices. The highly trained energy industry experts in energy efficiency, building performance, clean transportation and advanced energy storage are helping to transform the market in support of sustainable energy goals. The City of San Diego's Environmental Services Dept. works with CCSE to implement policies and programs to improve the overall energy security and efficiency, while mitigating the environmental impacts of energy use.	Through 2020	See more at: City of San Diego Energy Alliance

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

There was a problem with entering data in Table C. The system stopped taking data at the third page. When the HCD fixed the issue the order of Table C Programs were mixed up; therefore, for the APR 2015 I have assigned a number for each Program and included the Goal number and the Objective letter with the Program titles. This was done so this City of San Diego's APR can be related to the Programs order as shown in the City of San Diego's Housing Element 2013 -2020.

Table B's footnote states:"*Note: Units serving extremely Low-income households are included in the Very Low-income (VLI) permitted units totals"; however, this is not the case or VLI would = 330 (with the 65 Extremely Low- income (ELI) units." As such the total for Permits issued in 2015 is: 4932 units + 65 ELI units = 4997 units.

The City of San Diego cannot use Certificate of Occupancy (COO) to provide a count of those housing units constructed because single family housing does not require COO; therefore reported are housing units for which permits have been issued. In addition, the affordable housing units detailed in this Report are those that have permits issued, have CC&Rs restricting affordability to 55 years, and have financing.

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THE CITY OF SAN DIEGO

City of San Diego

SENATE BILL 341 ANNUAL REPORT

Low-Moderate Housing Fund and Housing Bond Funds

For the year ended June 30, 2015

**REPORT ON THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR JUNE 30, 2015
PURSUANT TO
SECTION 34176.1(F)
OF THE
CALIFORNIA HEALTH AND SAFETY CODE**

The following Report (Report) on the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to Section 34176.1(f) of the California Health and Safety Code (Code) and is dated March 31, 2016. This Report sets forth certain details of LMIHAF activities performed by the City as housing successor to the former Redevelopment Agency (Housing Successor) during Fiscal Year ending June 30, 2015 (Fiscal Year). The purpose of this Report is to provide the required annual report on the housing assets and activities of the Housing Successor under Code sections 34176 and 34176.1.

The following Report is based upon information contained within the City of San Diego's Comprehensive Annual Financial Report (Audit) for Fiscal Year ended June 30, 2015 as prepared by Macias Gini & O'Connell LLP (www.sandiego.gov/comptroller/reports) and conforms with and is organized into the following 13 sections pursuant to Code section 34176.1(f).

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

- VI. Description of Transfers to Other Housing Successors: This section describes any transfers from the LMIHAF to another housing successor made in previous Fiscal Years pursuant to Code section 34176.1(c)(2), including whether the funds are unencumbered and the status of any projects for which the transferred funds will be used.
- VII. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Code section 33334.16: For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, this section provides a status update on compliance with Code section 33334.16. For interests in real property acquired on or after February 1, 2012, this section provides a status update on the project.
- IX. Description of Outstanding Obligations Pursuant to Code section 33413: This section describes any outstanding inclusionary and replacement housing obligations pursuant to Code section 33413 that remained to transfer to the Housing Successor on February 1, 2012, the Housing Successor's progress in meeting those obligations, and the Housing Successor's plans to meet unmet obligations.
- X. Status of Compliance with Code section 34176.1(a)(3)(B) and (C): This section provides the information required by Code section 34176.1(a)(3)(B) and (C), which only applies in 2019 and every five years thereafter, and only if it is determined that the expenditure restrictions of Code section 34176.1(a)(3)(A) have not been met during the preceding five fiscal years.
- XI. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period.
- XII. Excess Surplus Test: This section provides the amount of any excess surplus as defined in Code Section 34176.1(d), the amount of time that the Housing Successor has such excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XIII. Inventory of Homeownership Units: This section provides an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of affordable housing funds pursuant to subdivision (f) of Section 33334.3.

This Report shall be provided to the Housing Successor's governing body and included in the report required under California Government Code section 65400. This Report is available to the public on the City's website at www.sandiego.gov/planning. In addition, the former redevelopment agency's pre-

dissolution implementation plans are to be made available to the public on Civic San Diego website at www.civicsd.com/neighborhoods.

I. REINSTATED LOAN PROCEEDS

During the fiscal year, the City of San Diego received \$0 for reinstated loan agreements.

II. AMOUNT DEPOSITED INTO LMIHAF

According to the Audit, a total of \$9,988,969 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS, and a total of \$0 was deposited pursuant to Code section 34191.4(b)(3)(B) and (C).

III. ENDING BALANCE OF LMIHAF

Pursuant to the Audit, at the close of the Fiscal Year, the ending cash balance in the LMIHAF was \$28,709,185 of which \$0 is held for items listed on the ROPS.

In the report for prior Fiscal Year 2014, the Housing Successor reported a fund balance of \$277,138,189 in this section, which included all non-cash assets and receivables in addition to the LMIHAF cash balance. The cash balance in the LMIHAF at the close of Fiscal Year 2014 was \$31,196,246 of which \$12,352,993 was held for items on the ROPS.

IV. DESCRIPTION OF FISCAL YEAR 2015 EXPENDITURES FROM LMIHAF

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

	LMIHAF
Monitoring & Administration Expenditures	\$1,403,049
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
Low Income Units (80% to 60% of AMI)	\$83,788
Very-Low Income Units (31% to 59% of AMI)	\$60,563
Extremely-Low Income Units (30% or Less AMI)	\$12,620
Total LMIHAF Expenditure in Fiscal Year	\$1,560,020

In compliance with Code section 34176.1(f), the table above shows expenditures from the LMIHAF. In addition to these LMIHAF expenditures, the City expended \$15,184,464 in Low/Mod Housing Bond proceeds in the Fiscal Year toward projects that will ultimately result in production of approximately 998 new affordable housing units.

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

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

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

	Book Value As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor Agency	
Capital Assets	\$31,848,413
Land Held for Resale	\$32,211,647
Total Real Property Owned by Housing Successor Agency	\$64,060,060
Value of Loans and Grants Receivable	\$227,506,210
Total Value of Real Property and Loans and Grants Receivable	\$291,566,270

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

Project Name	Status of Project	Funding Source		
		Bonds	RPTTF	LMIHAF
COMM 22 Family Housing	2015, Final Project Payment to by paid in FY 2016	X	X	
Yale Lofts	Monthly Lease Payment Obligation		X	
Connections Housing - Permanent Homeless Shelter	Project Payment Paid in FY 2015		X	
Ninth & Broadway	2015, Final Project Payment to by paid in FY 2016	X		
Alpha Square	Under Construction	X		
Atmosphere	Under Construction	X		
Hotel Churchill	Under Construction	X		X
Ouchi Courtyards	Construction to begin December 2015			X
Trolley Residential	Construction began June 29, 2015			X

Source: Civic San Diego

VIII. STATUS OF COMPLIANCE WITH CODE SECTION 33334.16

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

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

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

Source: Civic San Diego

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

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

Source: Civic San Diego

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

Inclusionary / Production Housing: SB 341 does not specify whether inclusionary and production housing obligations should be reported by individual redevelopment project areas or aggregated without regard to project areas. If viewed in the aggregate, there are no outstanding inclusionary or production obligations. If this obligation is reported by project areas, as of February 1, 2012, the production obligation totals were 86 very low income and 79 low/moderate income units in Southeastern San Diego, College Community, Crossroads, Grantville and Naval Training Center project areas, collectively. In FY 2015, COMM22 was completed and contributed 9 very low income units toward the outstanding production obligation. Alpha Square and Atmosphere, both under construction in FY 2015, will contribute a total of 77 very low income units and 79 low/moderate income units toward the outstanding production obligation in FY 2016 and FY 2017, respectively. There will be no outstanding production obligation after the completion of the two projects.

The following provides a status of outstanding obligations pursuant to section 33413.

As of February 1, 2012	Completed FY 2015	Projects Under Construction In FY 2015	After Completion of Current Projects
See Schedule C			

Source: Civic San Diego

X. EXTREMELY LOW INCOME TEST

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

For informational purposes, the following provides the status of the Housing Successor’s compliance with the Extremely Low Income Housing Requirement as of the second year ending June 30, 2015 (includes Fiscal Year 2014 and 2015):

Extremely-Low Income Test	
First 2 Years	LMIHAF
Extremely-Low Income Units	\$24,780
Total Expenditures for Low Mod Units	\$188,971
Extremely-Low Income Test	13.1%

Source: Comptroller and Civic San Diego

XI. SENIOR HOUSING TEST

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

The following provides the Housing Successor’s Senior Housing Test for the 10 year period of July 1, 2005 to June 30, 2015:

Senior Housing Test	FY05/06 to FY 14/15
# of Assisted Senior Rental Units	533
# of Total Assisted Rental Units	3123
Senior Housing Percentage	17%

Source: Civic San Diego

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Code section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater.

The first meaningful calculation for this total cannot be performed until the close of the fifth fiscal year. Once four years of deposits have been established, at the close of the fifth year (Fiscal Year 2016-2017), the Housing Successor will have to perform a true excess surplus calculation, comparing the unencumbered fund balance to the prior four years of deposits. As the general purpose of the excess surplus calculation is to ensure that money is expended for low-income housing purposes, the best action for the LMIHAF is to expeditiously encumber or expend money currently on deposit.

XIII. INVENTORY OF HOMEOWNERSHIP UNITS

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

The following provides a status of inventory of homeownership units.

Inventory of Homeownership Units
See Schedule D

Source: Civic San Diego

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City of San Diego Low-Moderate Income Housing Asset Fund
Item VIII. Status of Compliance with Section 33334.16 as of June 30, 2015

I. Real property acquired by the former redevelopment agency PRIOR TO February 1, 2012 with Low-Mod Funds

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
529 13th Street (13th & Market)	5/4/2007	1/4/2018	Proposed market-rate mixed use development with 15% affordable units. RFP Anticipated FY 2016/17.
533 13th Street (13th & Market)	3/13/2006	1/4/2018	Same as 529 13th Street
1343-1345 Market Street (13th & Market)	01/13/12	1/4/2018	The DDA for the Alpha Square project was executed in July 2013. Construction started in April 2014 and is scheduled to be completed late 2015.
1320 Broadway (13th & Broadway)	10/25/2006	1/4/2018	Proposed for a mixed-use project with a fire station and affordable housing. Funding for the fire station needs to be identified for RFP to be issued. No timeline set at this point. If funding for the fire station is not identified to meet the SB 341 deadline, the City Council could extend the deadline by up to five additional years, or may proceed with alternative plans.
1453-1457 4th Street (Atmosphere Project)	9/1/2010	1/4/2018	The DDA for the Atmosphere project was executed in August 2013. Currently under construction with anticipated completion in 2016.
1434 5th Avenue (Atmosphere Project)	3/2/2011	1/4/2018	Same as 1453-1457 4th Street
1492-1494 5th Avenue (Atmosphere Project)	3/15/2011	1/4/2018	Same as 1453-1457 4th Street
1038-1040 Euclid Avenue (Hilltop & Euclid)	8/26/2004	1/4/2018	Proposed for a mixed-use project with commercial and housing. Require minimum 25 affordable units. RFQ/P process initiated March 2015.
5012 1/2 Hilltop Drive (Hilltop & Euclid)	8/26/2004	1/4/2018	Same as 1038-1040 Euclid Avenue
932 Euclid Avenue (Hilltop & Euclid)	6/2/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
922 Euclid Avenue (Hilltop & Euclid)	8/15/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
1034 & 1036 Euclid Avenue (Hilltop & Euclid)	10/10/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
942 Euclid Avenue (Hilltop & Euclid)	10/10/2005	1/4/2018	Same as 1038-1040 Euclid Avenue

City of San Diego Low-Moderate Income Housing Asset Fund
Item VIII. Status of Compliance with Section 33334.16 as of June 30, 2015

II. Real property acquired by the former redevelopment agency PRIOR TO February 1, 2012 with Non Low-Mod Funds

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
1301 & 1317 Market Street (13th & Market)	1999-2005 (a)	N/A	Proposed market-rate mixed use development with 15% affordable units. RFP Anticipated FY 2016/17.
1325-1333 Market Street	7/1/2005 (a)	N/A	Same as 1301 Market Street
901 Park Blvd (Popular Market)	2001 (a)	N/A	Proposed market-rate mixed use development with 15% affordable units. RFP Anticipated FY 2016/17.
1101 G Street (12th & Market / Park and Market)	2002-2003 (a)	N/A	RFP was issued in Dec 2013 for a market-rate mixed-use project with 15 percent affordable units. Developer selection/negotiations continue and it is anticipated that a DDA be executed in Fiscal Year 2016.
701 Market Street (Parking Lot on 7th & Market)	1999-2002 (a)	N/A	Leased to a parking operator. RFP was issued in Dec 2013 for a market-rate mixed-use project with 15 percent affordable units. Developer selection /negotiations continue.
6395 & 6397 Imperial Avenue	8/15/2008 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2016/17. However, due to the small and challenging site, the City is exploring other options to more efficiently leverage this site.
5003 Imperial Avenue (Ouchi Site)	2/12/2008 (a)	N/A	Proposed for a mixed-use development with a 100 percent affordable residential component. DDA approved May 2015. Construction to begin January 2016.
NW Corner of 40th & Alpha	1999-2000 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2016.
3947-53 & 3961 Z Street (40th & Alpha)	1999-2000 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2016.

(a) These properties acquired prior to February 1, 2012 are not subject to the extended five year deadline because they were acquired with funds other than Low-Moderate funds.

**City of San Diego Low-Moderate Income Housing Asset Fund
 Item VIII. Status of Compliance with Section 33334.16 as of June 30, 2015**

Real Property acquired AFTER February 1, 2012

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
528-542 14th Street (13th & Market)	6/19/2012	N/A	The DDA for the Alpha Square project was executed in July 2013. Construction started in April 2014 and is scheduled to be completed late 2015.
808 West Cedar (Old Monarch School Site)	5/2/2012	N/A	Proposed for 100 percent affordable housing with active ground-floor commercial space. A short-term lease for an educational use has been executed (through August 2017). RFP is anticipated in Fiscal Year 2016/17 and a DDA in Fiscal Year 2017.

City of San Diego Low-Moderate Income Housing Asset Fund
 Item IX. Description of Outstanding Obligation Pursuant to Section 33413

Project Area	As of February 1, 2012 Deficit		Completed FY 2015 Comm22		Projects Under Construction In FY 2015				After Completion of Current Projects Deficit	
	VL	Low/Mod	VL	Low/Mod	Alpha Square VL	Alpha Square Low/Mod	Atmosphere VL	Atmosphere Low/Mod	VL	Low/Mod
SEDC	12		9		3					
College Community	25	21			25			21		
Crossroads	12						12			
Grantville	5	7			5			7		
Naval Training Center	32	51			26		6	51		
Total	86	79	9	0	59	0	18	79	0	0

City of San Diego Low-Moderate Income Housing Asset Fund

XIII. Inventory of Homeownership Units

Inventory of Homeownership Units	
(A) Number of Units:	
Number of Homeownership units as of 6/30/2015:	
Affordability Covenants:	77
First Time Homebuyer Programs:	110 units/active loans
Home Enhancement Loan Program:	340 units/active loans
(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.	
From 2/1/2012 to 6/30/15:	
Affordability Covenants:	No units lost
First Time Homebuyer Programs:	7 units lost to foreclosure; 6 units sold/paid off
Home Enhancement Loan Program:	1 unit lost to foreclosure; 95 loans paid off or released
(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.	
Funds Returned: \$ 258,193 in repayments from the First Time Homebuyer loan programs.	
(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.	
Yes: San Diego Housing Commission	

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