



Annual Action Plan

City Fiscal Year 2017, HUD Program Year 2016

For CDBG, HOME, HOPWA, and ESG Programs

MAY 2016

Prepared by:

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Fiscal Year 2017 Annual Action Plan

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2017 Annual Action Plan (Action Plan) represents the third year of the City's Consolidated Plan (Con Plan) for the Fiscal Years 2015 - 2019 (Con Plan) as ratified by the City Council and approved by HUD. The Action Plan is the City of San Diego's application for U.S. Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the City's Fiscal Year (FY) 2017. There are four HUD entitlement grants that are covered in the Action Plan:

- Community Development Block Grant (CDBG): The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low and moderate income residents and areas.
- HOME Investment Partnerships Program (HOME): The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low income households.
- Emergency Solutions Grant (ESG): The purpose of the ESG program is to assist individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness
- Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.

On behalf of the City, the San Diego Housing Commission (Housing Commission) administers both ESG and HOME, while the County of San Diego administers HOPWA. The Action Plan has been prepared by the City's Economic Development Department in partnership with both organizations.

The Annual Action plan identifies how the City of San Diego, working in collaboration with the Housing Commission and the County, proposes to utilize these funds in the upcoming

fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. The plan also describes other projects and programs that leverage those funded by CDBG, HOME, ESG, and HOPWA and further support the City's efforts to address its goals and priorities as identified in the Con Plan.

The Annual Action Plan also includes activities to help remediate impediments to Fair Housing as identified in the recently updated San Diego Regional Analysis of Impediments to Fair Housing Choice (FY 2016 – FY 2020). During FY 2017, the City will continue to engage a fair housing service provider to provide outreach, education, investigation and enforcement assistance. In addition, the City will sponsor free educational workshops and produce multilingual informational brochures for the public.

It is important to note that the Con Plan sets goals and strategies to be achieved over the FY 2015 – 2019 period and identifies a list of funding priorities. The six Con Plan Goals represent high priority needs for the City of San Diego and serve as the basis for FY2017 programs and activities identified in the Action Plan. The Con Plan goals are listed below in no particular order:

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

2. Summarize the objectives and outcomes identified in the Plan

For details regarding the objectives and outcomes targeted in the Consolidated Plan and this Annual Plan in relation to each of the six goals listed above, please refer to sections AP-15 (Annual Goals and Objectives), AP-35 (Projects), and Attachment B, Part 3 (Project Summary).

3. Evaluation of past performance

The City in partnership with numerous non-profit organizations, the Housing Commission and the County continues to monitor and evaluate the performance of the City's HUD Programs while ensuring regulatory compliance. For example, the following list identifies some of the accomplishments realized during FY 2010 – FY 2014 (five-year period covered by the previous Consolidated Plan):

- Financial assistance was provided for the expansion and/or establishment of over 900 microenterprise businesses (CDBG);
- Shelter was provided to over 6,000 homeless persons (CDBG & ESG);
- Over 300 beds were maintained to house persons with AIDS/HIV and their families (HOPWA);
- Over 430 individuals and/or their families were given needed financial assistance for housing (HOPWA);
- HOME funds leveraged with other financial resources were invested in the development and/or rehabilitation of over 300 affordable housing units (for rental purposes); and,
- Over 480 households received financial assistance for the acquisition of housing or to subsidize rental expenses (HOME).

The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the innovations, projects and programs completed by the City over the past (documents may be viewed and/or downloaded from the City's website).

The City recognizes that the evaluation of past performance is critical to ensuring the City and its sub-recipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis.

The City continues to improve the CDBG sub-recipient application process in order to ease the administrative burden on applicants and volunteer community-member reviewers.

4. Summary of Citizen Participation Process and consultation process

City staff continues to work with the Consolidated Plan Advisory Board (CPAB) which was established in 2010 in an advisory capacity to the Mayor, City Council and City management regarding policy issues related to the Con Plan and to provide recommendations regarding the allocation of funds to meet the Con Plan goals. To date, the CPAB has met a total of nine times during FY 2016. All the meetings are open to the public and agendas are distributed via e-mail, internet posting, and hardcopy posting. Meeting notes summarizing the discussion items and actions taken are posted on the City's website and made available at subsequent meetings to keep interested parties informed.

The CPAB meetings provide a forum for citizens to participate in the CDBG funds allocation process, the development of Action Plans and serve as a place for staff to vet policy issues and obtain public feedback. Members of the CPAB reviewed the applications submitted for FY 2017 CDBG funding and made funding recommendations to the City Council. Members of the CPAB also reviewed and approved the list of the public capital improvement projects included in this Action Plan.

Besides the CPAB, the City and/or its partner agencies (the San Diego Housing Commission and the County of San Diego) engaged and received feedback from the public and other community stakeholders in FY 2016 regarding the implementation of its HUD-funded programs through active participation in various collaborations and public bodies, such as the City Council, the City Council's Public Safety and Livable Neighborhoods Committee, the Board of the San Diego Housing Commission, the Regional Continuum of Care Council (on homelessness), the Joint City/County HIV Housing Committee, and the San Diego HIV Health Services Planning Council.

In accordance with the *Citizen Participation Plan* outlined in the Consolidated Plan, this Action Plan is available online and hard copies may be reviewed at the City of San Diego Economic Development Department offices (1200 Third Avenue Suite 1400, San Diego, CA 92101 on the 14th Floor) as well as multiple City libraries and community centers. Hard copies may also be reviewed by contacting the Economic Development Department, Community Development Division (CDD) at (619) 236-6700 or CDBG@sandiego.gov. This

Action Plan is also available for a 30-day public review period from March 25 through April 25 prior to its submission to HUD.

The FY 2017 Action Plan was presented and discussed at the following public hearings:

- CPAB meeting scheduled on April 13, 2016;
- Public Safety and Livable Neighborhoods City Council Committee scheduled on April 20, 2016; and,
- City Council meeting scheduled on April 26, 2016

All meetings identified above as well as the public review period, are noticed in accordance with the *Citizen Participation Plan* of the Consolidated Plan.

5. Summary of public comments

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action Plan.

7. Summary

Not applicable.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
CDBG Administrator	SAN DIEGO	City of San Diego Economic Development
HOPWA Administrator	SAN DIEGO	County of San Diego Department of Housing & Community Development
HOME Administrator	SAN DIEGO	San Diego Housing Commission
ESG Administrator	SAN DIEGO	San Diego Housing Commission

Table 1 – Responsible Agencies

Narrative (optional)

The City has memoranda of understanding with the Housing Commission to administer its HOME and ESG funds, and with the County of San Diego to administer its HOPWA funds. In accordance with the terms of these memorandums, both agencies act as *sub-recipients*, carrying out the administrative functions associated with these programs. The City is responsible for the administration of the CDBG program and is also charged with the overall oversight and coordination of the City’s HUD programs identified below.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

When developing the Consolidated Plan, the City launched a collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five year plan.

The City’s outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Three Consolidated Plan Community Forums were conducted to solicit input from the community at large.

Results of the community forums and surveys were published on www.sandiego.gov/cdbg and reported publicly to the Consolidated Plan Advisory Board and the San Diego City Council. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

As part of the effort to implement the policies, programs and projects identified in the Consolidated Plan, the City’s CDD staff works collaboratively with staff from San Diego Housing Commission through quarterly meetings to inform and develop the housing and homeless priorities and strategies contained in this Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

HUD charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities. The San Diego City and County Continuum of Care CoC (Regional CoC) is the coordinating body recognized by HUD and, in its 19-year history,

the Regional CoC has brought over \$252 million in resources to the region. The Regional CoC applies annually to HUD and has been successful in the award of over \$16 million in annual federal funds directed to programs and services for homeless San Diegans.

The Regional CoC includes all of the geography within the County of San Diego, including 18 incorporated cities and all unincorporated areas. This area also includes several Public Housing Authorities and the ESG, CDBG, HOPWA, HOME and Veteran Administration service areas.

In June 2014, a Regional CoC Governance Board was seated pursuant to a Charter approved in December 2013. The Governance Board acts on the Regional CoC's behalf and is representative of the relevant organizations and of projects service homeless subpopulations within the San Diego Region. The Regional CoC Governance Board meets on a monthly basis to review progress on strategies designed to end homelessness, homeless services, establish funding policies and priorities, and to pursue an overall systematic approach to address homelessness.

These are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the Regional CoC general membership by staff of the City's Economic Development Department. Through regular attendance and participation in the Regional CoC meetings, the City consults with the Regional CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures. Representatives from the City actively participate on the Executive Committee of the Governance Board, the *Opening Doors* leadership group, and Advisory committees such as the Veteran's Coalition and the Coordinated Assessment and Placement chronic homeless subgroup as well as the Regional CoC full membership.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Consultations with the Regional CoC help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources

with local needs. Through this process, the Housing Commission is able to design programs that are consistent with applicable federal and local standards while distributing funds in an efficient manner. Further, ESG jurisdictions inclusive of the City, created a Regional CoC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

The Regional CoC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the Regional CoC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the

Housing Commission is informed of the standards that ESG funds demand, as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with sub-recipients.

Allocating Funds

Consultations with the Regional CoC help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources with local needs. Through this process, the Housing Commission is able to design programs that are consistent with applicable federal and local standards while distributing funds in an efficient manner. Further, ESG jurisdictions inclusive of the City, created a Regional CoC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

Setting Performance Outcomes

The Regional CoC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the Regional CoC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the Housing Commission is informed of the standards that ESG funds demand, as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with sub-recipients. Representatives from the City and the Housing Commission participate on the Evaluation Advisory Committee and Scoring Subgroups which evaluate implementation of CoC and ESG projects in accordance with Board and funding source policies and goals.

Operating and Administrating Homeless Management Information System (HMIS)

A Homeless Management Information System (HMIS) is essential to efforts to coordinate client services and inform community planning and public policy. Through HMIS, homeless individuals benefit from improved coordination in and between agencies, informed advocacy efforts and policies that result in targeted services. Analysis of information gathered through HMIS is critical to the preparation of periodic accounting of homelessness in the San Diego region.

The Regional CoC entered into a Memorandum of Understanding (MOU) with the Regional Task Force on the Homeless, Inc. (RTFH) to establish the RTFH as the Regional CoC's recognized HMIS Lead. This organization administers the HMIS for the region and sets a uniform standard for all agencies to gather information for HUD reporting and local homeless strategies. All ESG funded organizations enter information to the HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 - Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of San Diego City Council
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The legislative branch of government for the city of San Diego.
2	Agency/Group/Organization	City of San Diego City Council Infrastructure Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Infrastructure Committee's responsibility includes individual infrastructure projects related to water, wastewater, storm water, and parks.

3	Agency/Group/Organization	City of San Diego City Council Public Safety and Livable Neighborhoods Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Public Safety and Livable Neighborhoods Committee's scope includes Police, Fire, Neighborhood Parks, Community Development Block Grants, Code Enforcement, Libraries, and so forth.
4	Agency/Group/Organization	Consolidated Plan Advisory Board (CPAB)
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CPAB was established by the City Council via Ordinance No. O-19963 (codified in Sections 26.210-26.2113 of the Municipal Code) to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs discussed in the City's Consolidated Plan and Annual Action Plan.
5	Agency/Group/Organization	City of San Diego Community Planners Committee
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Planners Committee (CPC) was instituted to ensure communication and to solicit citizen input on citywide issues among the various planning groups in the City under the direction of Council Policy 600-09.

6	Agency/Group/Organization	City of San Diego Park and Recreation Board
	Agency/Group/Organization Type	Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Park and Recreation Board was chartered by the City to serve as advisory board on matters relating to the acquisition, development, maintenance and operation of parks, beaches and recreation properties and facilities.
7	Agency/Group/Organization	Capital Improvements Program Review and Advisory Committee (CIPRAC)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This advisory committee reviews proposed Capital Improvements Program (CIP) projects from a citywide perspective, providing the Mayor with proposed CIP budget recommendations and CIP project prioritization recommendations.
8	Agency/Group/Organization	Joint City/County HIV/AIDS Housing Committee
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HIV Housing Committee serves as an advisory body to the County of San Diego Department of Housing and Community Development (HCD). The Committee is the primary means of community participation in the planning and decision making process of the Housing Opportunities for Persons with AIDS (HOPWA) Program.
9	Agency/Group/Organization	San Diego Regional Alliance for Fair Housing
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Regional Alliance for Fair Housing is a dedicated group of professionals working together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, government entities, enforcement agencies and housing providers.**
10	Agency/Group/Organization	San Diego HIV Health Services Planning Council
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HIV Health Services Planning Council makes the final decisions that affect Ryan White HIV/AIDS Treatment Extension Act of 2009 (RWTEA) services throughout San Diego County including: which services to fund, by service category (not specific providers of care); how much funding to allocate to each service category; and how the services should be delivered and who shall receive the services.
11	Agency/Group/Organization	COUNTY OF SAN DIEGO HOUSING AUTHORITY
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Housing and Community Development improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing and rehabilitating residential properties in San Diego County.

12	Agency/Group/Organization	211 San Diego
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	geographic targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	2-1-1 San Diego is a local nonprofit organization connecting people with more than 6,000 community, health and disaster support resources and services 24 hours per day under fee-for-service contracts with government, nonprofit and corporate partners.
13	Agency/Group/Organization	United Way of San Diego County
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	geographic targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of San Diego County is a charitable fundraising organization addressing health and human service needs in the county.

14	Agency/Group/Organization	San Diego Regional Economic Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	geographic targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Regional Economic Development Corporation serves local companies by providing assistance with expansion plans, programs to help retain business, and advocating for policies that enhance the region's economic competitiveness.
15	Agency/Group/Organization	San Diego Workforce Partnership
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	geographic targeting
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Diego Workforce Partnership funds job training programs that empower job seekers to meet the current and future workforce needs of employers in San Diego County. SDWP is the local Workforce Investment Board, designated by the City and County of San Diego.
16	Agency/Group/Organization	San Diego Association of Governments (SANDAG)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	geographic targeting

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	San Diego Association of Governments (SANDAG) is an association of local San Diego County governments. It is the metropolitan planning organization for the County, with policy makers consisting of mayors, council members, and County Supervisors from each of the region's 19 local governments.
17	Agency/Group/Organization	Civic San Diego
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing needs assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Civic San Diego is a non-profit public benefit corporation wholly owned by the City of San Diego with the mission of managing public improvement and public-private partnership projects of the City's former Redevelopment Agency.
18	Agency/Group/Organization	SAN DIEGO HOUSING COMMISSION
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>As an independent overseer of the Housing Commission, the Board reviews proposed changes to housing policy, property acquisitions and other financial commitments. The Board offers policy guidance to Housing Commission staff through its communications with the agency's Chief Executive Officer. The Board's actions are advisory to the Housing Authority of the City of San Diego, which is composed of the nine members of the City Council.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Governance Board of San Diego Regional Continuum of Care	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.
City of San Diego General Plan	City of San Diego	The City's General Plan is its constitution for development. It is comprised of ten elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of San Diego General Plan-Housing Element	City of San Diego	The Housing Element serves as a policy guide to help the City of San Diego meet its existing and future housing needs. Both plans have the goal of creating and preserving affordable housing stock within the City.
25 Cities Initiative-San Diego	City of San Diego	A federal partnership of HUD, VA and the US Interagency Council on Homelessness created to end chronic & veteran homelessness in America by 2016. San Diego was chosen as one of the 25 cities in nation.
San Diego Regional AI for 2015-2020	City of San Diego	The San Diego Regional Analysis of Impediments to Fair Housing Choice 2015-2020 (AI) presents a demographic profile of San Diego County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

City staff continues to work with the Consolidated Plan Advisory Board (CPAB) to increase citizen participation and improve the FY 2017 CDBG application and evaluation process. Established in 2010, the CPAB serves in an advisory capacity to the Mayor and City Council on policy issues related to the Consolidated Plan, annual Action Plans, end of the year CAPER reporting, Analysis of Impediments to Fair Housing, and the allocation of CDBG, HOME, ESG and HOWPA funds.

All the meetings are open to the public and agendas are distributed via e-mail, internet posting, and hardcopy posting. Meeting notes summarizing the discussion items and actions taken are posted online and made available at subsequent meetings to keep interested parties informed. The CPAB meetings provide a forum for citizens to participate in matters related to the City of San Diego's HUD Programs as well as provide staff an opportunity to review policy issues and obtain public feedback.

In addition to the CPAB process, City staff along with partner agencies, such as the Housing Commission and the County, receives feedback from the public and other community stakeholders regarding the implementation of its HUD funded programs through presentations and attendance at various public meetings including the Regional Continuum of Care Council, the Joint City/County HIV Housing Committee, the San Diego HIV Health Services Planning Council, the City Council's Public Safety and Livable Neighborhoods Committee (PS&LN) and Infrastructure Committee, the City's Park and Recreation Board, and the Board of the San Diego Housing Commission. The processes involved for the allocation of each entitlement grant are based on goals and strategies outlined in the City's 2015-2019 Consolidated Plan for HUD Programs.

For more details regarding the other three programs, please see Attachment B, Part 2 (Additional Text).

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	URL (If applicable)
CPAB Monthly Meeting	Broad Community	10-20 members of the public attend	The public generally comments on policies and procedures- summarized in meetings' notes, available on the City's Website.	www.sandiego.gov/cdbg/cpab
CDD E-mail distribution list	Broad Community	Approximately 600 recipients	The CDD sends out regular electronic mails advising subscribers of any actions related to the Consolidated Plan, its implementation and pertinent public hearings	email: CDBG@sandiego.gov
Public Hearings: City Council and Council Committees	Broad Community	Vary	Vary	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

As stated in the Substantial Amendment to the FY 2015- 2019 Consolidated Plan, the City of San Diego is anticipating an additional \$10.9 million in FY 2017 CDBG Program Income. This additional amount is the result of an agreement negotiated between the former Redevelopment Agency and HUD to repay the City's CDBG Program over the course of several years with escalating payments. Please view the Substantial Amendment for further details regarding the repayment and updates to the budgetary priorities to the FY 2015-2019 Consolidated Plan's Strategic Plan.

Priority Table

Program	Uses of Funds	Expected Amount Available Year 3				Amount Available Reminder of ConPlan \$
		Annual Allocation	Program Income	Prior Years:	Total: \$	
CDBG	Acquisition, Admin and Planning, Economic Development, Housing, Public Services, Public Improvements	\$10,897,246	\$11,314,469	\$16,395	\$22,228,110	\$43,746,192
Narrative:	Reprogrammed balance will be used for public infrastructure needs and is estimated. Actual amounts may vary due to FY 2016 project completion.					

Program	Uses of Funds	Expected Amount Available Year 3				Amount Available Reminder of ConPlan \$
		Annual Allocation	Program Income	Prior Years:	Total: \$	
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$4,093,848	\$4,250,000	\$6,726,636	\$15,070,484	\$9,489,626
HOPWA	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,855,967	\$0	\$182,138	\$3,038,105	\$6,076,210

Program	Uses of Funds	Expected Amount Available Year 3				Amount Available Reminder of ConPlan \$
		Annual Allocation	Program Income	Prior Years:	Total: \$	
ESG	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$992,604	\$0	\$0	\$992,604	\$1,984,000

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage, in the context of the City's four HUD programs, means bringing other local, state, and federal financial resources in order to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be considered leveraged if financial commitments toward the costs of a project from a source, other than the originating HUD Program, are documented.

HOME-25% Match Requirement

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

ESG-100% Match Requirement

The Housing Commission uses CDBG funding set aside in Council Policy 700-02 and Housing Commission Housing Trust Funds. The Rapid Re-housing 100% match comes from: VASH vouchers, Continuum of Care funding, and in-kind match from sub-recipients (case management and services).

Non-Entitlement Federal Resources include:

Section 8 funds: The Housing Commission administers the Section 8 program for the City and provides rent subsidies to about 15,192 San Diego households. The City anticipates \$152 million in Section 8 funding for FY16.

Homeless Continuum of Care (CoC) Program of the Emergency Assistance and Rapid Transition to Housing Act (HEARTH): The San Diego City and County Continuum of Care CoC (Regional CoC) receives approximately \$16 million annually to prevent and alleviate homelessness throughout the region. Note that additional funds are utilized from federal, state and local resources.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. In FY 2017, the Housing Commission projects 5,245 units utilizing this federal source will be constructed.

HUD VASH: In fiscal year 2016, the Housing Commission received 77 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of San Diego. This increases the agency's allocation to 919. The Housing Commission was also awarded \$365,000 in Extraordinary Administrative Fees for VASH vouchers which will cover costs such as landlord outreach, housing search assistance, unit inspections and other services to help VASH clients move into their new homes as quickly as possible.

For additional information, please see Attachment B, Part 2 (Additional Text)

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All City Neighborhood Infrastructure Projects are being carried out within City-owned real property and/or the public right-of-way. Refer to section AP-35 (Projects) and/or Attachment B, Part 1 (Projects Maps) for further details.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Goal Name (For FY 2014-2018)	Category	Geographic Area	Needs Addressed	Funding
1. HIV/AIDS housing, health, and support services	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing and Public Services	HOPWA: \$2,952,426
Goal Outcome Indicator	Tenant-based rental assistance / Rapid Rehousing: 140 Households HIV/AIDS Housing Operations: 102 Household Housing Units Public service activities other than LMI Housing Benefit: 8,355 persons			
2. Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing and Public Services	CDBG Projects: \$650,000 CDBG Repayment: \$4,600,000; Total: \$5,822,084 HOME: \$15,070,484
Goal Outcome Indicator	Direct Financial Assistance to Homebuyers/Homeowners: HOME-32, CDBG-120; Total-152; Rehabilitation of Rental Units: HOME-100, CDBG-170; Total-270; Homeowner Housing Rehabilitated: 85			
3. Homelessness	Homeless	Citywide	Homelessness and Public Services	CDBG: \$1,318,078 ESG: \$992,604
Goal Outcome Indicator	Homeless Person Overnight Shelter: 3600 Persons Assisted Tenant-based rental assistance/Rapid rehousing: 140 Households Public service activities other than LMI Housing Benefit: 2,000 persons			

Goal Name (For FY 2014-2018)	Category	Geographic Area	Needs Addressed	Funding
4. Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services and Public Facilities	CDBG: \$2,670,032
Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,105 Persons Assisted			
5. Public infrastructure needs	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$7,625,547
Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 249,725 Persons Assisted 7 facilities (other)			
6. Job readiness and economic development	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services and Economic Development	CDBG: \$571,370
Goal Outcome Indicator	Businesses assisted: 216			

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	HIV/AIDS housing, health, and support services
	Goal Description	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services.
2	Goal Name	Creating and preserving affordable housing
	Goal Description	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment, and community services.

3	Goal Name	Homelessness
	Goal Description	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
4	Goal Name	Services/facilities serving vulnerable population
	Goal Description	Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors, and food insecure households.
5	Goal Name	Public infrastructure needs
	Goal Description	Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
6	Goal Name	Job readiness and economic development
	Goal Description	Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

All assistance will be provided to extremely low and low income households (42 households in total-breakdown pending).

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan sets goals and strategies to be achieved over the FY 2015 – 2019 period and identifies a list of funding priorities. The six Consolidated Plan Goals represent high priority needs for the City and serve as the basis for FY2017 programs and activities identified in the Action. The Consolidated Plan goals are listed below in no particular order:

- Enhance the City’s economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City’s critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

Based on these goals, the table below summarizes the priorities and specific objectives that the City of San Diego aims to achieve during the Consolidated Plan five-year period (accomplishments sought in order to address the goals are expressed in terms on quantitative outcomes).

For project detail by Consolidated Plan Goal, please see Attachment B: Part 3

#	Project Name
1	ADMINISTRATION
2	ECONOMIC DEVELOPMENT/SMALL BUSINESS ASSISTANCE
3	PUBLIC FACILITIES AND INFRASTRUCTURE
4	RESIDENTIAL REHABILITATION/AFFORDABLE HOUSING
5	HOMELESSNESS
6	PUBLIC SERVICES & FACILITIES

#	Project Name
7	SDHC-Home ownership
8	SDHC-Rental Housing
9	SDHC-HOME Administration
10	Townspeople - Emergency Housing
11	Info Line of San Diego County - Information and Referral Services
12	Fraternity House, Inc.-Housing Operations
13	St. Vincent de Paul Village, Inc. Housing Operations/Transitional Housing Program
14	Townspeople - Housing Operations
15	Being Alive San Diego - Supportive Services
16	Fraternity House, Inc. - Supportive Services
17	Mama's Kitchen - Nutrition Project Supportive Services
18	St. Vincent de Paul Village, Inc. Supportive Services
19	South Bay Community Services-Supportive Services
20	Townspeople - Supportive Services
21	County of San Diego Housing Authority-TBRA
22	County of San Diego Housing Authority-HIV, STD, and Hepatitis
23	County of San Diego Department of Purchasing and contracting-HOPWA Contracts
24	County of San Diego HCD-Resource Identification
25	County of San Diego -Administration
26	ESG16 SAN DIEGO (2017)

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In accordance with the Consolidated Plan CDBG, HOME, ESG and HOPWA funds are distributed using the following allocation priorities:

CDBG: As noted above, projects and programs identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan – refer to sections AP-12 and AP-35 above for further details.

HOME: HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction.

The Housing Commission intends to focus limited resources on providing assistance to rental housing unit production and homeownership activities in FY 2017. The intent of the

HOME program is to provide safe and affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects.

According to the City's FY 2015-FY 2019 Con Plan, affordable housing needs in San Diego are great, with 41% of the households in the City being low/moderate income, and 40% of homeowners and 50% of renters cost burdened. The City contains a mismatch between existing and needed housing units, yet there are many barriers to increasing the affordable housing stock, such as:

- Income and wages are not keeping pace with rising housing costs and the overall cost of living;
- Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced;
- Homeownership is out of reach for the majority of residents;
- Low housing vacancy rates are contributing to higher rents; and,
- The cost of land is high and there is a lack of vacant land for future growth.

For more information regarding ESG and HOPWA, please see Attachment B, Part 2 (Additional Text).

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 - Project Summary

1	Project Name	ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Creating and preserving affordable housing Homelessness Services/facilities serving vulnerable population Public infrastructure needs Job readiness and economic development

	Needs Addressed	Affordable Housing and Public Services Affordable Housing Homelessness and Public Services Public Services and Public Facilities Public Improvements and Infrastructure Public Services and Economic Development
	Funding	CDBG: \$2,929,073
	Description	City of San Diego administrative costs directly related to administering the CDBG Program to ensure compliance with all HUD planning and community development activities provided to City residents and businesses, as well as fair housing services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
2	Project Name	ECONOMIC DEVELOPMENT/SMALL BUSINESS ASSISTANCE
	Target Area	Citywide
	Goals Supported	Job readiness and economic development
	Needs Addressed	Public Services and Economic Development
	Funding	CDBG: \$571,370
	Description	Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development program.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	216 BUSINESSES
	Location Description	
3	Project Name	PUBLIC FACILITIES AND INFRASTRUCTURE
	Target Area	Citywide
	Goals Supported	Public infrastructure needs
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$7,625,547
	Description	Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	249,725 persons assisted 7 facilities (other)
	Location Description	
4	Project Name	RESIDENTIAL REHABILITATION/AFFORDABLE HOUSING
	Target Area	Citywide
	Goals Supported	Creating and preserving affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$5,897,084
	Description	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	75 household housing units rehabilitated 150 rental units rehabilitated 110 direct financial assistance to homebuyers
	Location Description	
5	Project Name	HOMELESSNESS
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness and Public Services
	Funding	CDBG: \$1,318,078
	Description	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
6	Project Name	PUBLIC SERVICES & FACILITIES
	Target Area	Citywide
	Goals Supported	Services/facilities serving vulnerable population
	Needs Addressed	Public Services and Public Facilities
	Funding	CDBG: \$2,670,032

	Description	Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations, such as youth, seniors and food insecure households.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	7,105 persons assisted
	Location Description	
7	Project Name	SDHC-Home ownership
	Target Area	Citywide
	Goals Supported	Creating & preserving affordable housing
	Needs Addressed	Affordable housing
	Funding	HOME: \$2,000,000
	Description	Provision of financial assistance towards home ownership (down payment and closing costs)
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	32 households
	Location Description	
8	Project Name	SDHC-Rental Housing
	Target Area	Citywide
	Goals Supported	Creating & preserving affordable housing
	Needs Addressed	Affordable housing

	Funding	HOME: \$12,005,868
	Description	Rental units constructed and/or rehabilitated
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 households
	Location Description	
9	Project Name	SDHC-HOME Administration
	Target Area	Citywide
	Goals Supported	Creating and preserving affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,064,616
	Description	Administration costs of HOME program for City of San Diego and San Diego Housing Commission
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1122 Broadway, Suite 300, San Diego, CA 92101
10	Project Name	Townpeople - Emergency Housing
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$181,468

	Description	Emergency housing services offered as hotel/motel vouchers
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	60 Beds
	Location Description	
11	Project Name	Info Line of San Diego County - Information and Referral Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$79,275
	Description	Information and referral services
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	6000 persons assisted
	Location Description	
12	Project Name	Fraternity House, Inc.-Housing Operations
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$42,000

	Description	Housing Operations for Residential care facility for chronically ill
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	12 households
	Location Description	
13	Project Name	St. Vincent de Paul Village, Inc. Housing Operations/Transitional Housing Program
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$242,003
	Description	Housing operations for Transitional Housing program
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	38 Beds
	Location Description	
14	Project Name	Townspeople – Housing Operations
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$160,442

	Description	Housing Operations for Wilson Avenue, 34th St. and 51st St. Apartments
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	52 households housing units
	Location Description	
15	Project Name	Being Alive San Diego - Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$93,560
	Description	Moving services
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	135 households housing units
	Location Description	
16	Project Name	Fraternity House, Inc. - Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$368,315

	Description	Supportive services for residential care facility for chronically ill
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	12 households housing units
	Location Description	
17	Project Name	Mama's Kitchen - Nutrition Project Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$155,348
	Description	Home delivered meals
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	2016 persons assisted
	Location Description	
18	Project Name	St. Vincent de Paul Village, Inc. Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$318,191
	Description	Supportive services for transitional housing Program

	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	38 households housing units
	Location Description	
19	Project Name	South Bay Community Services – Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$27,060
	Description	Case management at La Posada affordable housing complex
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	12 household housing units
	Location Description	
20	Project Name	Townspople – Supportive Services
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$139,244
	Description	Supportive services/case management for permanent housing residents
	Target Date	6/30/17

	Estimate the number and type of families that will benefit from the proposed activities	57 households units
	Location Description	
21	Project Name	County of San Diego Housing Authority - TBRA
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$720,000
	Description	Tenant Based Rental Assistance
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	80 households
	Location Description	
22	Project Name	County of San Diego –HIV, STD and Hepatitis
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$238,622
	Description	Intensive case management
	Target Date	6/30/17

	Estimate the number and type of families that will benefit from the proposed activities	85 persons assisted
	Location Description	
23	Project Name	County of San Diego Department of Purchasing and contracting-HOPWA Contracts
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$15,540
	Description	Technical assistance
	Target Date	6/30/17
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	
24	Project Name	County of San Diego HCD-Resource Identification
	Target Area	Citywide
	Goals Supported	HIV/AIDS housing, health, and support services
	Needs Addressed	Affordable housing and public services
	Funding	HOPWA: \$171,358
	Description	Resource Identification
	Target Date	6/30/17

	Location Description	0
25	Project Name	
	Target Area	County of San Diego -Administration
	Goals Supported	
	Needs Addressed	HIV/AIDS housing, health, and support services
	Funding	Affordable housing and public services
	Description	HOPWA: \$85,679
	Target Date	Administration costs of HOPWA program
	Estimate the number and type of families that will benefit from the proposed activities	6/30/17
	Location Description	Citywide
26	Project Name	ESG16 SAN DIEGO (2017)
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness and Public Services
	Funding	ESG: \$992,604
	Description	Federal Fiscal Year 2016 ESG funds for the City of San Diego have been allocated to the San Diego Housing Commission (SDHC) to operate shelters for the homeless, provide rapid-rehousing strategies and program administration and data collection through HMIS.
	Target Date	6/30/2017

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
	<p>Location Description</p>	
	<p>Planned Activities</p>	<p>4 different programs: Provide interim shelter beds for homeless Veterans and single adults-\$175,622; Provide interim shelter beds for homeless single adults-\$130,684; Provide interim housing for homeless families-\$323,433; Provide financial assistance and case management to assist individuals and families attain permanent Housing-\$322,596, Admin-\$40,269</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of San Diego does not allocate HUD resources to particular geographic areas. The City’s FY 2015 – 2019 Consolidated Plan outlined a strategy to incorporate Geographic Targeting as a way to help stabilize and improve neighborhoods by directing investment of HUD resources to geographic areas with the highest need. The initiative was defined in FY 2016. After consultation with local subject matter experts and analysis of local data for a variety of indicators (such as: poverty, rent burden, violent crime and unemployment), the Geographic Targeting initiative identified six high need Community Planning Areas. These six Community Planning areas are: Barrio Logan, City Heights, Encanto, Linda Vista, San Ysidro, and Southeastern. Please view Attachment B for a map of the locations.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

It is not possible to delineate annual affordable housing goals by population type as requested in the tables below. Per HUD requirements, the totals for the two following tables must match, yet the second table may not capture all relevant activities identified in the first table. For example, homeless population housing needs are supported through overnight shelters, but that program type is not listed as an option in the second table.

Additionally, the population types are not mutually exclusive. For example, housing supporting those with HIV/AIDS and their families would fall under both Non-Homeless and Special-Needs.

As such, the requested information is provided on a per-funding source basis for HOME and HOPWA. Given many homeless services are funded with both ESG and CDBG funds, the number of beneficiaries can't be identified with either funding sources specifically. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City of San Diego is provided in AP-20 above, with the number of households and individuals to be assisted itemized by funding source.

One Year Goals for the Number of Households to be Supported	
Homeless	67
Non-Homeless	145
Special-Needs	0
Total	212

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	80
The Production of New Units	78
Rehab of Existing Units	22
Acquisition of Existing Units	32
Total	212

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The tables above are combined from HOME and HOPWA programs.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Commission owns and manages the public housing inventory, affordable housing units, and ground leases within the City. The units are restricted to low-income renters with incomes at 80% Area Median Income (AMI) or less. In FY 2016, the Housing Commission owned a total of 2,414 affordable units scattered amongst 155 locations throughout the City. Three of the sites (154 units) are Public Housing inventory, 145 sites (2,118 units) are affordable housing units, five sites (35 units) are under the State subsidy program, and two sites (107 units) are under a long term ground and building lease. It is anticipated that by the end of FY 2016, upon completion of major renovation work, the five State subsidy sites will be transferred to the Public Housing portfolio. In addition to the units owned and operated, the Housing Commission is the Ground Lessor on fifteen properties that provide over 1,460 affordable units and manages three properties (11 units) owned by the City of San Diego.

Actions planned during the next year to address the needs to public housing

During FY17, the Housing Commission does not anticipate any new Public Housing or Affordable Housing acquisitions. The focus in FY17 will be renovation and rehabilitation work on a number properties as a direct result of the Green Physical Needs Assessment completed in FY15.

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

In order for a Family Self Sufficiency (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 the authority 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 in order for the FSS family to successfully complete the program." This will result in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow 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 Family Self-Sufficiency (FSS) program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include 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.

SDHC was awarded a Resident Opportunities and Self Sufficiency-Service Coordinator (ROSS-SC) (three-year grant) to promote jobs development, financial stability and self-sufficiency for public housing residents. Similar to FSS, ROSS Service Coordinators work directly with public housing residents to assess their needs and connect them with education, job training and placement programs, and/or computer and financial literacy services available in their community to promote self-sufficiency.

Achievement Academy partners include:

- Manpower, a leader in the job workforce solutions industry
- KRA, a contractor from San Diego Workforce Partnership, providing One Stop services via satellite
- Pacific Gateway Group, credit and financial counseling agency
- Local Initiatives Support Corporation
- Housing Opportunities Collaborative
- Citi Bank
- Nova Debt
- US Bank
- Community Housing Works
- Landeros & Associates, a microenterprise counseling consultant
- San Diego Futures Foundation
- SANDAG
- AmeriMed
- Food & Beverage Association of San Diego
- Connect 2 Careers
- Juma Ventures
- Job Corps
- Turning the Heart Center
- South Bay Community Services

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities. The San Diego City and County Continuum of Care CoC (Regional CoC) is the coordinating body recognized by HUD and, in its 16-year history, the Regional CoC has brought over \$178 million in resources to the region. The Regional CoC applies annually to HUD and has been successful in the award of over \$16 million in annual federal funds directed to programs and services for homeless San Diegans.

The Regional CoC includes all of the geography within the County of San Diego, including 18 incorporated cities and all unincorporated areas. This area also includes several Public Housing Authorities and Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG), HOPWA, HOME and Veteran Administration service areas.

In June 2014, a Regional CoC Governance Board was seated pursuant to a Charter approved in December 2013. The Governance Board acts on the Regional CoC's behalf and is representative of the relevant organizations and of projects servicing homeless subpopulations within the San Diego Region.

The Regional CoC Governance Board meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. These are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the Regional CoC general membership by staff of the City's Economic Development Division. Through regular attendance and participation in the Regional CoC meetings, the City consults with the Regional CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures.

The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end Veterans and chronic homelessness, and improving the system to rapidly re-house individuals and families.

During FY 2017 and the remainder of the five-year Consolidated Plan period, the RCCC will

become HEARTH Act compliant by creating a new governance structure, instituting a coordinated assessment tool, reporting results, and aligning itself with the national efforts of the United States Interagency Council on the Homeless (USICH) 2010 plan, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. This plan is focused on four key goals:

1. Finish the job of ending chronic homelessness in five years;
2. Prevent and end homelessness among Veterans in five years;
3. Prevent and end homelessness for families, youth and children in ten years; AND,
4. Set a path to ending all types of homelessness

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted, one of the Con Plan goals calls for “*assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services.*” These actions include the allocation of ESG and CDBG funds totaling \$2,310,742 to assist homeless households via the Interim Housing Facility for Homeless Adults (new program), the Day Center for Homeless Adults, Cortez Hill Family Center, Connections Housing, and the Housing Commission’s Rapid Re-Housing programs.

In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the RCCC and its Coordinated Assessment Housing Placement System which has become an umbrella for local efforts like, the Campaign to End Homelessness in Downtown San Diego and 25 Cities: a national initiative to end Veteran homelessness.

The RCCC is building a regional system for coordinated assessment. The RCCC has received guidance from HUD Technical Assistance and has established the Coordinated Assessment Housing Placement System, a working committee to complete the development of this system to ensure compliance with the HEARTH Act. The City of San Diego has piloted a coordinated assessment tool, which has been duplicated in other parts of the County, for the creation of a county-wide coordinated assessment and placement program which is

expected to roll out in FY 17.

The Downtown San Diego Partnership's Clean & Safe Program has instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department's Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney's Office. The IOT is leading a coordinated effort to place people in beds, give them resources, and create a "flow" to permanent supportive housing. Available case management beds are critical and allow for the immediate development of a transition plan. Other downtown areas of targeted outreach included the Port of San Diego and the Hillcrest District, which concentrates on the needs of homeless youth and adults.

Addressing the emergency shelter and transitional housing needs of homeless persons

As per the Mayor's proposed budget, Council Policy 700-02, and the Housing Commission's Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the USICH Housing First Model, helping homeless individuals and families quickly and easily access and sustain permanent housing, emergency and transitional housing programs are also receiving benefit from these resources too.

San Diego is at a tipping point in its provision of homeless services. Community resources have been reassessed and streamlined and a downtown transitional housing has been repurposed into an interim bed year round facility. As of FY16, the Single Adult Day Center (Neil Good Day Center) and the two shelter programs (Single Adult and Veterans) were operated by a single operator (St. Vincent de Paul) as a centralized access point. A year round interim bed facility for single adults opened in late FY16, replacing the two emergency winter shelters. The facility provides clients with access to 350 beds each night (150 set aside for Veterans), basic services and case management and housing navigator services to refer clients to appropriate housing.

Other resources for homeless individuals and families include Connections Housing, opened in 2013 and operated by PATH, which houses 134 homeless individuals per night in their interim bed program and provides case management and referrals to a variety of solution oriented social services provided on site at the downtown facility. Cortez Hill Family Shelter, operated by the YWCA, provides 45 units for families year round with

referrals to off-site services and provision of on-site counseling programs.

Additionally, the Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program adjustments to become “High Performing” Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Re-Housing model.

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

The Housing Commission subcontracts with local providers to assist families and individuals in short-term and transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency.

All City programs will be using the Regional CoC’s Coordinated Entry System in FY17. The System will give priority to chronically homeless individuals and families who score high on the vulnerability index and are most in need to gain access to housing.

Additionally, the City and Housing Commission rolled out a new program in Spring 2016 that will concentrate on housing for homeless Veterans (The 1000 Homeless Veterans Initiative) and is designed to reach out to homeless Veterans to address their barriers to rapid re-housing. Components of this program include: landlord outreach; funding for rapid re-housing; SDHC federal VASH vouchers, and SDHC federal housing vouchers with supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018.

During 2014, the Housing Commission's full commitment of PBV targeting the homeless reached a cumulative total of 434. The Housing Commission anticipates meeting the aforementioned benchmark when construction is completed on four developments with PBV commitments.

Sponsor-based subsidies assist individuals identified as homeless through the provision of permanent supportive housing while supportive services are provided by the sponsor organizations. Additionally, a transitional subsidy program provides a flat subsidy to partnering agencies to ensure homeless individuals are housed while appropriate housing solutions are identified. The coordinated assessment referral system is utilized in these programs.

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	80
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	80

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

A variety of barriers exist which make increasing the affordable housing stock in San Diego difficult:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. Backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing.

Actions planned 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

The City is addressing the barriers to affordable housing through:

- The prioritization of job readiness & economic development as a Five-year Consolidated Plan Goal.
- Implementing a place-based, geographically targeted allocation process that prioritizes the lowest income areas needing the most investment.
- Enforcing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee.
- Maintaining the housing impact fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth.
- Offering a Density Bonus “to provide increased residential density to developers

who guarantee that a portion of their residential development will be available to moderate- income, low-income, very low-income, or senior households."

- Allowing additional incentives to developers who provide affordable housing; including an expedited permit process, reduced water and sewer fees, and multifamily bond financing
- Enforcing parking regulations that more accurately reflect the parking needs for regulated affordable housing.
- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.
- Continuing to update Community Plans, which are components of the City's General Plan & which specify the location & intensity of proposed residential development. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes.
- Identifying Transit Priority Areas and Infill Opportunity Zones pursuant to Senate Bill (SB) 743. This legislation seeks to support transit-oriented residential and mixed-use development through CEQA streamlining and reform. The goal is to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions. The City is also in the process of updating CEQA significance thresholds to address current best legal practices and reflect the SB-743 streamlined review process for transit priority areas.

For further details, please see discussion below.

Discussion

As a sub-recipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Section 8 participants by enhancing Achievement Academy services.
- Providing Low Income Housing Tax Credits (LIHTC) as an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. This is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax

credit) of the low-income unit costs in a project.

- Providing loans, closing cost assistance grants and mortgage credit certificates for first-time low/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties.
- Offering incentives to affordable housing developers which include:
- Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
- Technical assistance, such as help with securing tax credits; and,
- Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase.

NOTE: Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions. The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

Strategic Actions (as listed below) were identified in the Consolidated Plan in order to advance these goals:

1. Program Development, Directing Investment and Influencing Outcomes: In an effort to proactively direct critical HUD resources and make demonstrable progress toward achieving the six Consolidated Plan Goals, the City outlined the following distribution of CDBG funds for fiscal years 2016 – 2019. After subtraction of the portion of the budget dedicated to administration purposes (20%), the following caps were established:

- **Community Services (Public Services)** [up to 15% annually] Thorough this portion of the funds, public services are delivered to the City's most vulnerable populations. A portion of the Community Services funding will continue to be set-aside to assist the homeless population, pursuant to Council Resolution No. R-307701 dated October 3, 2012 and amended by Council Resolution No. R-309666, dated May 12, 2015. These Resolutions dedicate up to \$1,318,078 in CDBG Public Service funds to assist with the costs of the operation of the Day Center, Cortez Hill Family Shelter, Interim Shelter Program for Homeless Adults, and the Connections (PATH) Interim Bed Program.
- **Community/Economic Development** [up to 10% annually] Activities funded through this program are intended to promote economic opportunities including job readiness and business/microenterprise development.
- **Capital Improvement Projects** [up to 55% annually] This portion of the funds is dedicated to (1) investment in the City's critical public infrastructure needs to support neighborhood safety and improved livability; and, (2) funding critical improvements to non-profit public facilities that improve or expand services to the

City's most vulnerable populations as well funding housing rehabilitation programs.

Additional information can be found in Attachment B, Part 2 (Additional Text).

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing include the Strategies to Remove or Ameliorate the Barriers to Affordable Housing listed in the Consolidated Plan section AP-55.

Actions planned to reduce lead-based paint hazards

Childhood lead poisoning is the number one environmental health problem facing children today. Unlike many diseases, lead poisoning is entirely preventable. In June 2002, the City began to address this issue by enacting Municipal Code Division 10, (Section 54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. In 2008, Division 10 was renamed the "Lead Hazard Prevention and Control Ordinance", and amended to become one of the most comprehensive local lead poisoning prevention ordinances in the nation.

The City's Environmental Services Department Lead Safety and Healthy Homes Program (LSHHP) serves as the primary liaison for connecting the community with resources to prevent lead poisoning, and is the City's enforcement agency for the Lead Hazard Prevention and Control ordinance. In addition to requiring property owners to maintain their properties, this ordinance requires:

- Contractors conduct renovation in a lead-safe manner and conduct a visual verification and lead dust clearance testing.
- Landlords to conduct a visual assessment and correction of potential lead hazards at unit turnover.
- Home improvement and water pressure equipment rental stores required to make available lead education material to customers.
- Childcare facilities to obtain proof of blood lead testing at enrollment.

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.

Additionally, the Housing Commission'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.

Actions planned to reduce the number of poverty-level families

Through its CDBG allocations, the City of San Diego funds a variety of projects under Goal 6: *Enhancing the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.* The majority of these projects are microenterprise activities that provide training in business development and technical assistance both individually and in a classroom setting.

The City's Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The

Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce earning middle-wage incomes
3. Decrease the local unemployment rate
4. Increase the local median income
5. Decrease the percentage of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP
7. Increase the business activity in the City's neighborhood business districts

Actions planned to develop institutional structure

The City is shifting from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. As noted, three Strategic Actions were proposed in the Consolidated Plan that the City is currently implementing:

1. Program development, directing investment, and influencing outcomes
2. Leverage and geographic targeting
3. Increasing administrative efficiencies

The third strategic action assist in developing institutional structure and is consistent with previous reforms, priorities, and opportunities, and budget priorities.

Additionally, the City's service delivery system will better meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) as the RCCC becomes HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County, RCCC, and the Housing Commission. The County's Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County. HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income. The RCCC has approximately 80 members comprised of a broad spectrum of the community, including providers of services, government agencies, and the private sector.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$11,314,469
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$11,314,469

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. *A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:*

The City does not use HOME funds in any other manner than those described in Section 92.205

2. *A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:*

The Housing Commission will recapture that portion of HOME program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether recapture is affected through foreclosure or no foreclosure action). Net proceeds recovered will be used to: (1) Reimburse the HOME program (approved activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture. (2) Reimburse the HOME program (administration) for "holding costs" or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal/BPO costs, etc.) If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME program and all HOME program requirements would be considered to have been satisfied. If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by the Housing Commission the balance of net proceeds recaptured will inure to the Housing Commission.

3. *A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:*

For those cases where the affordability requirements are violated as a result of the death of the HOME beneficiary and there is an eligible person who qualified and is desirous of assuming the HOME assistance invested in the property, the Housing Commission will permit sale of the HOME-assisted unit to the qualifying, eligible person,

contingent upon the Housing Commission's prior review and approval. The subsequent owner will be required to adhere to all applicable affordability requirements for the unexpired term of the original affordability period.

4. *Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:*

For acquisition/rehabilitation of existing rental units, the Commission provides refinancing with below market-rate, deferred payment junior mortgages.

Acquisition/rehabilitation developments must have at least 20 percent of the units affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive preference. Proposed projects from impacted census tracts must demonstrate community support. Proposals may not result in a significant displacement of moderate-income households.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. *Include written standards for providing ESG assistance (may include as attachment)*

The Housing Commission adopted performance standards in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. The Housing Commission also requires programs use progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*

The San Diego Regional Continuum of Care has developed a coordinated assessment system as proscribed by HUD and has piloted it in the City of San Diego, and part of the County in FY 16. This system is scheduled to go live throughout the entire region in FY 17. The system uses an assessment tool that scores individual based on their needs

and vulnerability to ensure that regional programs give priority to chronically homeless individuals and families who are at-risk by remaining un-housed.

3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*

The Housing Commission conducts an open and competitive Request for Proposal process for making sub-awards.

4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

The Housing Commission does not have homeless or formerly homeless people on its Board of Commissioners nor does the City Council, which is the final approval authority for the Housing Commission. However, the Housing Commission does consult with the Continuum of Care which has formerly homeless individuals as members. Subcontractors who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. *Describe performance standards for evaluating ESG.*

The Housing Commission has adopted performance standards for Rapid Re-housing that are in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. The Housing Commission also requires that programs use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing.

HOPWA

Identify the method of selecting project sponsors and describe the one-year goals for HOPWA-funded projects:

Similar to the City of San Diego's CDBG funding process, as a subrecipient of the City,

the County of San Diego has a competitive RFP process to select project sponsors for HOPWA funds. Contracts are awarded for a three year grant cycle.

Short-term rent, mortgage

HOPWA dollars are not currently funding projects in this category.

Tenant-based rental assistance

The one-year goal is to provide tenant-based rental assistance to 80 households in FY 2017

Units provided in housing facilities that are being developed, leased, or operated

The County is currently reviewing RFP's for the next 3 years. Number of units provided will be determined based on the projects that are funded.

Discussion

The County of San Diego is currently reviewing RFP's for the next 3 years. Details of the projects and programs will be discussed in the FY 2017 CAPER.