



## Annual Action Plan

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City Fiscal Year 2018, HUD Program Year 2017

For CDBG, HOME, HOPWA, and ESG Programs

JULY 2017

Prepared by:

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## Executive Summary

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

#### 1. Introduction

The Fiscal Year 2018 Annual Action Plan (Action Plan) represents the fourth 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) 2018. 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 2018, 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 FY 2018 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***

The objectives and outcomes targeted in the Consolidated Plan and this Annual Action Plan in relation to each of the six goals listed above, please refer to sections AP-15, AP-35

## **3. *Evaluation of past performance***

The City in partnership with numerous non-profit organizations, the San Diego Housing Commission and the County continue to monitor and evaluate the performance of the City's HUD programs while ensuring regulatory compliance. According to the City's last Consolidated Annual Performance Evaluation Report (CAPER), the City is making consistent progress towards the FY 2015-2019 Consolidated Plan Goals.

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 City implemented Performance Indicator report cards to properly evaluate past performance of sub-recipients. The City also introduced a new electronic system to better streamline the process from the Request to Qualifications stage through contract completion.

**4. Summary of Citizen Participation Process and consultation process**

Please refer to Attachment A: Citizen Participation Comments in the Final version of the Action 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 Housing & Community Development Services
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 a memoranda of understanding with the San Diego 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 Community Development Division 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.

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**AP-10: Consultation – 91.100, 91.200(b), 91.215(l)****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(l))***

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](http://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), now known as the Regional Task Force on the Homeless (RTFH), is the coordinating body recognized by HUD and, in its 19-year history the RTFH has brought over



\$268 million in resources to the region. The RTFH 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 RTFH 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.

The Governance Board acts on the RTFH behalf and is representative of the relevant organizations and of projects service homeless subpopulations within the San Diego Region. The RTFH 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 RTFH general membership by staff of the City's Economic Development Department. Through regular attendance and participation in the RTFH meetings, the City consults with the RTFH 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 RTFH 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 RTFH 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 RTFH 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 RTFH assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RTFH 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.

**Setting Performance Outcomes**

The RTFH assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RTFH 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 merged with the Regional Task Force on the Homeless, Inc. (RTFH) in January 2017 to become the administrative agent for the Regional CoC. Their responsibilities will include administration of the HMIS for the region setting uniform standards 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	<b>Agency/Group/Organization</b>	City of San Diego City Council
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The legislative branch of government for the city of San Diego.
2	<b>Agency/Group/Organization</b>	City of San Diego City Council Infrastructure Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Infrastructure Committee’s responsibility includes individual infrastructure projects related to water, wastewater, storm water, and parks.
3	<b>Agency/Group/Organization</b>	City of San Diego City Council Public Safety and Livable Neighborhoods Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Consolidated Plan Advisory Board (CPAB)

	<b>Agency/Group/Organization Type</b>	Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of San Diego Community Planners Committee
	<b>Agency/Group/Organization Type</b>	Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	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.

	<b>consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	City of San Diego Park and Recreation Board
	<b>Agency/Group/Organization Type</b>	Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Capital Improvements Program Review and Advisory Committee (CIPRAC)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Joint City/County HIV/AIDS Housing Committee
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	San Diego Regional Alliance for Fair Housing
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	San Diego HIV Health Services Planning Council

	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	COUNTY OF SAN DIEGO HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	211 San Diego



	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	geographic targeting
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	United Way of San Diego County
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	geographic targeting
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated</b>	United Way of San Diego County is a charitable fundraising organization addressing health and human service needs in the county.

	<b>outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	San Diego Regional Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	geographic targeting
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	San Diego Workforce Partnership
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	geographic targeting
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	San Diego Association of Governments (SANDAG)
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	geographic targeting
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Civic San Diego
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing needs assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SAN DIEGO HOUSING COMMISSION (SDHC)

<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Services - Housing Business Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>As an independent overseer of the Housing Commission, the Board of Commissioners 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>

***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, now called the Regional Task Force on the Homeless (RTFH), 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.
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	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

2015-2020		evaluates the availability of a range of housing choices for residents.
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Table 3 – Other local / regional / federal planning efforts

***Narrative (optional)***

None

**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.

**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.	<a href="http://www.sandiego.gov/cdbg/cpab">www.sandiego.gov/cdbg/cpab</a>
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: <a href="mailto:CDBG@sandiego.gov">CDBG@sandiego.gov</a>
Public Hearings: City Council & Council Committees	Broad Community	Vary	Vary	

Table 4 – Citizen Participation Outreach



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

**Introduction**

As stated in the Second Substantial Amendment to the FY 2015- 2019 Consolidated Plan, the City of San Diego is anticipating an additional \$17 million in FY 2018 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 Second 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 4				Amount Available Remainder of Con Plan \$
		Annual Allocation	Program Income	Prior Years:	Total: \$	
CDBG	Acquisition, Admin and Planning, Economic Development, Housing, Public Services, Public Improvements	\$10,912,952	\$18,118,710	\$1,288,602	\$30,320,264	\$47,353,265
Narrative:	CDBG Anticipated Resources have been updated to reflect Year 4 (FY 2018).					
HOME	Acquisition Homebuyer assistance Homeowner rehab	\$4,068,804	\$6,680,589	\$4,622,427	\$15,371,820	\$7,018,738



	Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA					
HOPWA	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$3,254,285	\$0	\$190,968	\$3,445,253	\$3,029,275
ESG	Conversion and rehab for transitional housing Financial Assistance Overnight shelter	\$981,051	0	0	0	\$981,051



	Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing					
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***Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied***

**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:**

Redevelopment: After the dissolution of redevelopment, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually over a ten-year term. The City of San Diego Successor Agency to the former RDA (Successor Agency) is responsible for submitting to DOF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA every six months. In 2012, DOF suspended approval of the payments. However, Senate Bill 107, enacted in September 2015, permitted the Successor Agency to the former RDA to resume including repayments under the CDBG Repayment Agreement on its annual Recognized Obligation Payment Schedule (ROPS). In addition to reinstating the CDBG Repayment Agreement payments, Senate Bill 107 resulted in the DOF authorizing the repayment of an additional \$151 million in CDBG program income from the

Successor Agency under a separate Long-Term Miscellaneous CDBG Debt Agreement between the City and the former RDA. These payments are subject to DOF approval in April of each year, and projecting amounts is a challenge. As these amounts become available, specific Reinvestment Initiative activities and allocation amounts will be described in each Annual Action Plan per the actual funds to be received for that particular year and will be subject to City Council review and approval.

Homeless Continuum of Care (CoC) Program of the Emergency Assistance and Rapid Transition to Housing Act (HEARTH): The RTFH receives approximately \$16 million annually to prevent and alleviate homelessness throughout the region.

Housing Choice Voucher Section 8 funds: The San Diego Housing Commission administers the Section 8 program within the City of San Diego and will provide subsidies to approximately 15,400 San Diego households. The Housing Commission anticipates \$152 million in funding from HUD to pay for Housing Assistance Payments for its rental assistance programs within the City in fiscal year 2018.

HUD VASH: In fiscal year 2017 the San Diego Housing Commission received 25 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 1,000.

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 2018, the Housing Commission projects 2,001 units utilizing this federal sources will be constructed.

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

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 for further details.

***Discussion***

Not applicable.

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

**Goals Summary Information**

Goal Name (For FY 2015-2019)	Category	Geographic Area	Needs Addressed	Funding
1. HIV/AIDS housing, health, and support services	Affordable Housing Homeless Non-Homeless Special Needs	County-wide	Affordable Housing and Public Services	HOPWA: \$3,347,625
<b>Goal Outcome Indicator</b>	Tenant-based rental assistance / Rapid Rehousing: 140 Households HIV/AIDS Housing Operations: 108 Household Housing Units Public service activities other than LMI Housing Benefit: 8,361 persons			
2. Creating and preserving affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing Affordable Housing and Public Services	CDBG Projects: \$1,660,024 REI: \$3,000,000 HOME: \$13,723,615 Total: \$18,383,639
<b>Goal Outcome Indicator</b>	Direct Financial Assistance to Homebuyers/Homeowners: HOME 24, CDBG 50; Total- 74; Rehabilitation of Rental Units: CDBG: 264 HOME: 78 Total-342; Homeowner Housing Rehabilitated: CDBG: 86			
3. Homelessness	Homeless	Citywide	Homelessness and Public Services	CDBG: \$1,318,078 REI: \$2,800,000 ESG: \$907,473 Total: \$5,025,551
<b>Goal Outcome Indicator</b>	Homeless Person Overnight Shelter: 8,500 Persons Assisted Tenant-based rental assistance/Rapid rehousing: 140 Households 1 facility (other)			

	Public service activities other than LMI Housing Benefit: 2,500 persons			
4. Services/facilities serving vulnerable population	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services and Public Facilities	TOTAL: \$4,804,009
<b>Goal Outcome Indicator</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 80,370 Persons Assisted 7 facilities (other)			
5. Public infrastructure needs	Non-Housing Community Development	Citywide	Public Improvements and Infrastructure	CDBG: \$6,685,000
<b>Goal Outcome Indicator</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 145,225 Persons Assisted 5 facilities (other)			
6. Job readiness and economic development	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services and Economic Development	CDBG: \$632,783 REI: \$2,300,000 TOTAL: \$2,932,783
<b>Goal Outcome Indicator</b>	Businesses assisted: 251 Jobs Created: 60			

Table 6 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	HIV/AIDS housing, health, and support services
	<b>Goal Description</b>	Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health and support services.

2	<b>Goal Name</b>	Creating and preserving affordable housing
	<b>Goal Description</b>	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment, and community services.
3	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	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	<b>Goal Name</b>	Services/facilities serving vulnerable population
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public infrastructure needs
	<b>Goal Description</b>	Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
6	<b>Goal Name</b>	Job readiness and economic development
	<b>Goal Description</b>	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 (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 FY 2018 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.





#	Project Name
1	CDBG Administration
2	Economic Development/Small Business Assistance
3	Public Facilities and Infrastructure
4	Residential Rehab/Affordable Housing
5	Homelessness
6	Public Services & Facilities
7	SDHC-HOME-Homeownership
8	SDHC-HOME-Rental Housing
9	SDHC-HOME Administration
10	HOPWA-Townspeople- Emergency Housing
11	HOPWA-Info Line of San Diego County- Information and Referral Services
12	HOPWA-Fraternity House, Inc.- Housing Operations
13	HOPWA-St. Vincent de Paul Village, Inc.- Housing Operations/Transitional Housing Program
14	HOPWA-Townspeople- Housing Operations
15	HOPWA-Being Alive San Diego- Supportive Services
16	HOPWA-Fraternity House, Inc.- Supportive Services
17	HOPWA-Mama's Kitchen- Nutrition Project Supportive Services
18	HOPWA-St. Vincent de Paul Village, Inc.- Supportive Services
19	HOPWA-South Bay Community Services- Supportive Services
20	HOPWA-Townspeople- Supportive Services

21	HOPWA-County of San Diego Housing Authority- TBRA
22	HOPWA-County of San Diego - HIV, STD, and Hepatitis
23	HOPWA-County of San Diego Department of Purchasing and Contracting- HOPWA Contracts
24	HOPWA-County of San Diego HCDS- Resource Identification
25	HOPWA-County of San Diego- Administration
26	SDHC-ESG (includes Admin)
27	CDBG Unobligated

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 program identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan-refer to sections AP-15 and AP-20 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.

ESG: The San Diego Housing Commission administers the ESG Program on behalf of the City of San Diego. ESG funds support outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans. ESG support year round shelters which include: Connections Housing, the year round Single Adult Interim Shelter, and the Cortez Hill Family Shelter.

HOPWA: The County of San Diego administers the HOPWA on behalf of the City. HOPWA funds are allocated using a 3-year competitive RFP process to select project sponsors that



assist local communities in developing affordable housing opportunities and related supportive service for low income person living with HIV/AIDS and their families. HOPWA activities includes: direct housing, support service, information and referral, resource identification technical assistance and administration expenses. The County works closely with the San Diego HIV Health Services Planning Council when seeking to establish adequate housing and support services for people living with HIV/AIDS.

## AP-38: Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	CDBG ADMINISTRATION
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	<p>Creating and preserving affordable housing</p> <p>Homelessness</p> <p>Services/facilities serving vulnerable population</p> <p>Public infrastructure needs</p> <p>Job readiness and economic development</p>
	<b>Needs Addressed</b>	<p>Affordable Housing and Public Services</p> <p>Affordable Housing</p> <p>Homelessness and Public Services</p> <p>Public Services and Public Facilities</p> <p>Public Improvements and Infrastructure</p> <p>Public Services and Economic Development</p>
	<b>Funding</b>	CDBG: \$5,501,676.80
	<b>Description</b>	<p>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. The Nonprofit Accelerator program and ED Grants Contract management is also funded through administration.</p>
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>2</b>	<b>Project Name</b>	ECONOMIC DEVELOPMENT/SMALL BUSINESS ASSISTANCE
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Job readiness and economic development
	<b>Needs Addressed</b>	Public Services and Economic Development
	<b>Funding</b>	CDBG: \$2,932,784
	<b>Description</b>	Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development program.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	251 BUSINESSES ASSISTED 60 JOBS CREATED/RETAINED

	<b>Location Description</b>	
<b>3</b>	<b>Project Name</b>	PUBLIC FACILITIES AND INFRASTRUCTURE
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public infrastructure needs
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$6,685,000
	<b>Description</b>	Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
	<b>Target Date</b>	06/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,970 persons assisted 5 facilities (other)
	<b>Location Description</b>	
<b>4</b>	<b>Project Name</b>	RESIDENTIAL REHABILITATION/AFFORDABLE HOUSING
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Creating and preserving affordable housing

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$4,660,024
	<b>Description</b>	Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
	<b>Target Date</b>	06/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	86 household housing units rehabilitated 264 rental units rehabilitated 50 direct financial assistance to homebuyers
	<b>Location Description</b>	
5	<b>Project Name</b>	HOMELESSNESS
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness and Public Services
	<b>Funding</b>	CDBG: \$4,118,078
	<b>Description</b>	Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive services.

	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8,500 HOMELESS PERSON OVERNIGHT SHELTER 1 facility (other)
	<b>Location Description</b>	
6	<b>Project Name</b>	PUBLIC SERVICES & FACILITIES
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Services/facilities serving vulnerable population
	<b>Needs Addressed</b>	Public Services and Public Facilities
	<b>Funding</b>	CDBG: \$4,804,009
	<b>Description</b>	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.
	<b>Target Date</b>	06/30/2019
	<b>Estimate the number and type of families that will benefit</b>	80,440 persons assisted 7 facilities (other)



	<b>from the proposed activities</b>	
	<b>Location Description</b>	
<b>7</b>	<b>Project Name</b>	SDHC-Homeownership
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Creating & preserving affordable housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	HOME: \$1,500,000
	<b>Description</b>	Provision of financial assistance towards homeownership (down payment and closing costs)
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 households
	<b>Location Description</b>	
<b>8</b>	<b>Project Name</b>	SDHC-Rental Housing
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Creating & preserving affordable housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	HOME: \$12,223,615
	<b>Description</b>	Rental units constructed and/or rehabilitated
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	78 households (HOME designated units only) Contributing in projects creating a total of 356 affordable units
	<b>Location Description</b>	
<b>9</b>	<b>Project Name</b>	SDHC-HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Creating & preserving affordable housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	\$1,486,522
	<b>Description</b>	Administration costs of HOME program for City of San Diego and San Diego Housing Commission
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>10</b>	<b>Project Name</b>	Townspeople- Emergency Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$181,468
	<b>Description</b>	Emergency housing services as hotel/motel vouchers
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 Beds
	<b>Location Description</b>	

11	<b>Project Name</b>	Info Line of San Diego County - Information and Referral Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$79,275
	<b>Description</b>	Information and referral services
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6,000 Persons
	<b>Location Description</b>	
12	<b>Project Name</b>	Fraternity House, Inc.-Housing Operations
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$42,000
	<b>Description</b>	Housing operations for residential care facility for chronically ill

	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 household housing units
	<b>Location Description</b>	
13	<b>Project Name</b>	St. Vincent de Paul Village, Inc. Housing Operations/Transitional Housing Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$243,215
	<b>Description</b>	Housing operations for Transitional Housing program
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 Beds

	<b>Location Description</b>	
<b>14</b>	<b>Project Name</b>	Townspeople - Housing Operations
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$160,442
	<b>Description</b>	Housing operations for permanent housing units located at Wilson Avenue, 34th St., and 51st St. Apartments
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	52 Housing Units
	<b>Location Description</b>	
<b>15</b>	<b>Project Name</b>	Being Alive San Diego - Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services

	<b>Funding</b>	HOPWA: \$93,560
	<b>Description</b>	Moving services to increase housing stabilization
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	135 Households
	<b>Location Description</b>	
16	<b>Project Name</b>	Fraternity House, Inc. - Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$368,315
	<b>Description</b>	Supportive services for residential care facility for chronically ill
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the</b>	18 Beds

	<b>proposed activities</b>	
	<b>Location Description</b>	
<b>17</b>	<b>Project Name</b>	Mama's Kitchen - Nutrition Project Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$160,008
	<b>Description</b>	Home delivered meals
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,016 Persons
	<b>Location Description</b>	
<b>18</b>	<b>Project Name</b>	St. Vincent de Paul Village, Inc. Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services



	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$318,191
	<b>Description</b>	Supportive services for Transitional Housing program
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 Housing Units
	<b>Location Description</b>	
<b>19</b>	<b>Project Name</b>	South Bay Community Services – Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$27,060
	<b>Description</b>	Case management at La Posada affordable housing complex
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that</b>	12 Households

	<b>will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>20</b>	<b>Project Name</b>	Townspeople – Supportive Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$139,244
	<b>Description</b>	Supportive services/case management for permanent housing residents
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 Housing Units
	<b>Location Description</b>	
<b>21</b>	<b>Project Name</b>	County of San Diego Housing Authority - TBRA
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$961,580
	<b>Description</b>	Tenant Based Rental Assistance
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 Households
	<b>Location Description</b>	
22	<b>Project Name</b>	County of San Diego -HIV, STD and Hepatitis
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$329,928
	<b>Description</b>	Intensive case management
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and</b>	85 Persons

	<b>type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>23</b>	<b>Project Name</b>	County of San Diego Department of Purchasing and Contracting-HOPWA Contracts
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$15,540
	<b>Description</b>	Technical assistance
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0
	<b>Location Description</b>	N/A
<b>24</b>	<b>Project Name</b>	County of San Diego HCDS-Resource Identification

	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$227,799
	<b>Description</b>	Resource Identification
	<b>Target Date</b>	6/30/18
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
25	<b>Project Name</b>	County of San Diego -Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HIV/AIDS housing, health, and support services
	<b>Needs Addressed</b>	Affordable housing and public services
	<b>Funding</b>	HOPWA: \$97,628
	<b>Description</b>	Administration costs of HOPWA program
	<b>Target Date</b>	6/30/18

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
26	<b>Project Name</b>	ESG SAN DIEGO (2018)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness and Public Services
	<b>Funding</b>	ESG: \$981,051
	<b>Description</b>	Federal Fiscal Year 2017 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.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 different programs: Provide interim shelter beds for homeless Veterans and single adults-\$159,387; Provide interim shelter beds for homeless single adults-\$123,618; Provide interim housing for homeless families-\$305,626; Provide financial assistance and case management to assist individuals and families attain permanent housing-\$318,842, Admin-\$73,578

	<b>Location Description</b>	Citywide
27	<b>Project Name</b>	CDBG Unobligated
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Infrastructure needs
	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$1,618,693
	<b>Description</b>	Unobligated funds to be reprogrammed to future projects
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide

**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’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.

In addition to the six Geographic Targeted areas, a section of San Diego was designated in 2016 as the San Diego Promise Zone (SDPZ) that will provide funding to address key areas to the City’s most disadvantaged neighborhoods. The targeted area stretches from East Village and Barrio Logan in the West to Encanto and Emerald Hills in the East. It has an estimated population of more than 77,000 residents. Please view Attachment B for more information.

***Geographic Distribution***

Target Area	Percentage of Funds
Citywide	

Table 10 – Geographic Distribution

***Rationale for the priorities for allocating investments geographically.***

Not applicable

***Discussion***

None



## 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. 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	53 (HOME)
Non-Homeless	49 (HOME)
Special-Needs	
<b>Total</b>	<b>102</b>

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	78 (HOME)
Rehab of Existing Units	
Acquisition of Existing Units	24 (HOME)
<b>Total</b>	<b>102</b>

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

### Discussion

The tables are from the HOME program.

## **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 acquired a multi-family affordable housing property (145 units) in the Mountain View neighborhood in the City of San Diego. This brings the total Housing Commission units owned to 2,559 affordable units scattered among 156 locations throughout the City. Three of the sites (154 units) are Public Housing inventory, 146 sites (2,263 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 2017, upon completion of major renovation work, the five State subsidy sites will be transferred to the Public Housing portfolio, this was originally anticipated to take place in FY16, however, due to a contract default by the General Contractor, significant construction delays have been observed. 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 FY18, the Housing Commission does not anticipate any new Public Housing or Affordable Housing acquisitions. The focus in FY18 will be renovation and rehabilitation work on a number of 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:

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Center for Employment Training
- Citi Bank
- City Heights Community Development Corporation
- Community Housing Works
- Connect 2 Careers
- Copley-Price Family YMCA
- Food & Beverage Associates of San Diego
- Housing Opportunities Collaborative
- International Rescue Committee
- Job Corp
- Juma Ventures
- Landeros & Associates
- La Maestra Community Health Centers
- San Diego Futures Foundation
- San Diego Public Library

- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Federal Credit Union
- The Campaign for Grade-Level Reading
- TransUnion
- Urban Corps
- US Bank

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

Not applicable

***Discussion***

None

## 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 RTFH is the coordinating body recognized by HUD and, in its 16-year history, the RTFH has brought over \$260 million in resources to the region. The RTFH 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 RTFH 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.

The RTFH Governance Board, seated in 2014, 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 RTFH general membership by staff of the City's Economic Development Division. Through regular attendance and participation in the RTFH meetings, the City consults with the RTFH 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. The RTFH has become HEARTH Act compliant by creating a new governance structure, implementing a coordinated entry system with an assessment tool used County-wide, 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 RTFH 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 RTFH has built a regional system for coordinated assessment. The RTFH 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 has been piloted and partially rolled out to segments of the homeless community 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.

The City of San Diego and the Housing Commission also support an inclement weather program that provides homeless individuals and families with night shelter from the cold and/or wet winter nights.

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. Some of the transitional housing providers have reassessed their programs and converted them to permanent housing units.

***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 permanent housing programs are using the RTFH's Coordinated Entry System in FY18. The System will give priority to Veterans, chronically homeless individuals and families who score high on the vulnerability index and are most in need to gain access to housing.

The City and Housing Commission rolled out a new program in Spring 2016 which concentrates 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.

Additionally, the Housing Commission was awarded a CoC grant which funds for housing and case management services for transitional age youth in FY18. This grant will assist young adults (18-24 years old) to gain permanent housing by providing them with financial assistance to rent a unit and case management to maintain housing stability.



Provisions at 42 U.S.C. 12755 and HOME Program regulations at 24 CFR 92.253(d) require that persons assisted in housing funded through the HOME Program be selected from a waiting list in chronological order; however, the waiting list process for HOME-funded units may defer to the process allowed by other federal regulations. Under the CoC Program, CoCs are required to create written standards, which include policies and procedures for determining and prioritizing which eligible individuals and families will receive Permanent Supportive Housing assistance funded with CoC Program funds (24 CFR 578.7(a)(9)(v)). The HOME Program requirement for selecting persons from a wait list in chronological order defers to this CoC Program requirement and allows for the establishment of a limited preference such as one for persons experiencing chronic homelessness with the longest histories of homelessness and the most severe service needs.

The HOME Program requirement for affirmatively marketing units can be satisfied by the CoC CES if the CES includes all homeless providers in its system and provides a method for persons who decline assessment through the coordinated entry system to be placed on a HOME Program-funded project waiting list.

***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.

Project One For All (POFA) is a county initiative that provides full wrap-around services for homeless persons with serious mental illness, including individuals who are exiting from mental health facilities. The County of San Diego partners with Housing Authorities (including San Diego Housing Commission), non-profits, health clinics, and housing developers to provide stability to homeless persons with mental illness. The program is on track to far exceed their goal of housing 250 individuals with wraparound services.

Additionally, the City and the Housing Commission rolled out the SMART Pilot Program, which stands for San Diego Misdemeanants At-Risk Track. This pilot program will provide temporary housing and access to drug treatment programs to “Chronic Offenders.” The objective of the program is to reduce repeat citations and misdemeanor charges by providing temporary housing beds, treatment programs, and assistance with finding permanent housing and jobs as a pathway out of an at-risk lifestyle.

**AP-70: HOPWA Goals – 91.220 (I)(3)**

<b>One-year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
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	52
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	56
<b>Total</b>	<b>188</b>

**Table 13 – HOPWA Number of Households to Be Served**

## 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
- 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.

### **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 multi-family 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.

## 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] Through this portion of the funds, public services are delivered to the City's most vulnerable populations. Council Policy 700-02 dedicates a portion of Community Services funding for services to assist the homeless population. Pursuant to San Diego City Council No. R-310812, adopted December 16, 2016 up to \$1,318,078 in CDBG Public Service funds to assist with the costs of homeless programs and services. With the additional Program Income, the City is also proposing to rehab a homeless facility to increase the number of beds available.
- **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. With the additional Program Income, the City has established an early-stage Development Accelerator program and a Small Business Revolving Loan fund to further enhance the opportunities for economic growth throughout the City.
- **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.

A new Sustainability category was added to the Request for Proposal grant cycle to further implement the City's Climate Action Plan.

***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 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.

*(This information may change in the Final Version of the Action Plan.)*

#### **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 has shifted 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. The additional program income has added a tremendous amount of opportunities for the City and the Economic Development Department. The CDD introduced a new software platform to assist in managing the increase in programs and projects.

***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, the RTFH, 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 RTFH has approximately 80 members comprised of a broad spectrum of the community, including providers of services, government agencies, and the private sector.

**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	\$18,118,710
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
<b>Total Program Income:</b>	<b>\$18,118,710</b>

**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	95%

<p>persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</p>	
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**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. The City submitted a request to HUD dated April 18, 2017 requesting a waiver from the HUD issued maximum purchase price limits. The waiver request was approved as noted in the HUD issued letter dated April 20, 2017. In accordance with 92.254 (a)(2)(iii) the City will be using \$575,000 as the maximum purchase price for single family residences and \$375,250 for condominiums in fiscal year 2018 until HUD releases new maximum purchase limits.

**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, now the Regional Task Force on the Homeless, uses a coordinated assessment system as directed by HUD and has piloted it in the City of San Diego, and part of the County in FY 16 & 17. The system uses an assessment tool that scores individuals 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 (RFP) process for making sub-awards. RFP's are publically announced in newspapers and on the Commission's website, and the Housing Commission uses an automated service to send announcements of upcoming bids to members of the public.

**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 Regional 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 (1) a progressive

engagement approach with clients to determine their financial need and receive just enough assistance to maintain housing; and (2) Housing First to ensure clients attain housing prior to taking steps to address any other significant issues with which they may be struggling (e.g., substance abuse, mental health, gaining or increasing income).

## 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 were 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 2018.

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

Funding is provided to Townspeople for housing operations of the 52 permanent housing units located at Wilson Avenue, 34th Street, and 51st Street Apartments.

### ***Discussion***

Programs funded through the HOPWA Program are housing related and designed to provide affordable housing for low-income persons living with HIV/AIDS and their families; enable low-income persons living with HIV/AIDS and their families to become housed; and to provide services needed to enable low-income HIV/AIDS clients to remain housed, locate housing, and prevent homelessness. During this fiscal year, the County of San Diego will release a new RFP for the next funding cycle.