



Draft Consolidated Annual Performance and Evaluation Report
(CAPER)

City Fiscal Year 2020, HUD Program Year 2019
For CDBG, HOME, HOPWA, and ESG Programs

November 2020

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CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This first year CAPER of the Fiscal Years 2020 - 2024 Consolidated Plan cycle covers the period of July 1, 2019, through June 30, 2020, and references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2020.

The City's Economic Development Department partnered with the San Diego Housing Commission (SDHC), the County of San Diego Housing and Community Development Services (County), and 52 nonprofits in FY 2020 to implement the programs. In FY 2020, the City continued to receive program income as outlined in the Strategic Plan of the FY 2020-2024 Consolidated Plan, which led to an increase in goals and associated budgets. This has allowed for CDBG funds to benefit low- to moderate-income residents lives in a multitude of ways. In FY 2020, CDBG funding was used to make investments and substantial improvements to public facilities, nonprofit organizations and infrastructure needs. The City was also able to invest in critical public services, which provided residents with employment training opportunities, youth and senior services, health services, and facilities and support programs for those experiencing homelessness. Other investment areas included single-family and multi-family housing rehabilitation, and microenterprise technical assistance. Associated accomplishments will be reported in this FY 2020 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) and the Capital Improvements Program Review and Advisory Committee (CIPRAC) to enhance the CDBG funding allocation process.

In FY 2020, HOME funds helped 37 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of six affordable rental housing projects with a total of 470 units, 106 of which are HOME-designated units.

In FY 2020, the SDHC and the City continued to be active members of the Regional Taskforce on the Homeless (RTFH) which acts as San Diego's Regional Continuum of Care. The RTFH works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the region. ESG was successfully used in FY 2020 to fund shelter and rapid re-housing programs that was leveraged with CDBG, City General Fund, and other funding. ESG funds provided shelter and permanent housing for 2,563 homeless individuals in FY 2020.

As in years past, HOPWA program staff at the County worked diligently in FY 2020 with community-based organizations and government agencies, to establish adequate housing and support services for people living with HIV/AIDS. In FY 2020, the County used HOPWA-funds to provide tenant-based rental assistance to 80 households, transitional/short-term housing to 354 households, short-term rent, mortgage and utility assistance to 45 households, and permanent housing to 71 households. In addition, supportive services such as case management, nutrition programs, and other

supports were provided to 677 households.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

FY 20-24 Consolidated Plan Goal	<i>Invest in community services that promote equity and serve vulnerable populations including, but not limited to, refugees and recent immigrants, previously incarcerated individuals, veterans, youth, seniors, and food insecure households</i>		
5 Year Funding CDBG Estimate	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P)	1st Year Total
\$13,599,152	\$1,634,488	62, 605 (P)	2,389 (P)
FY 20-24 Consolidated Plan Goal	<i>Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.</i>		
5 Year Funding CDBG Estimate	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P)	1st Year Total
\$6,000,000	\$1,020,530	2,500 (P)	220 (P)
FY 20-24 Consolidated Plan Goal	<i>Finance impactful nonprofit facility improvements to provide new or increased access to programs that serve vulnerable populations or implement sustainability measures.</i>		
5 Year Funding CDBG Estimate	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Other Improvements (O)	1st Year Total
\$24,000,000	\$706,256	42,000 (P) 20 (O)	5 (O)
FY 20-24 Consolidated Plan Goal	<i>Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure</i>		
5 Year Funding CDBG Estimate	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Other Improvements (O)	1st Year Total
\$22,000,000	\$15,453,171	500,000 (P) 30 (O)	5,600 (P) 2 (O)

FY 20-24 Consolidated Plan Goal	<i>Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.</i>			
5 Year Funding CDBG & HOME Estimates	1st Year Total Expenditures	5 Year Outcome Goal: Rental units Constructed (RC) Rental units Rehabilitated (RR) Homeowner Housing Rehabilitated (HHR) Financial Assistance to Homebuyers (FA)		1st Year Total
\$68,706,766: CDBG \$37,687,331: HOME	\$3,835,286: CDBG \$6,155,133: HOME	700 (RC) 140 (RR)	200 (HHR) 155 (FA)	106 (RC) 75 (HHR) 37 (FA)
FY 20-24 Consolidated Plan Goal	<i>Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.</i>			
5 Year Funding CDBG & ESG Estimates	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P) Tenant Based Rental Assistance (TBRA) Overnight Shelter (OS)		1st Year Total
\$16,472,892: CDBG \$27,870,688: ESG	\$645,922: CDBG \$1,005,803: ESG	10,000 (P) 1,000 (TBRA)	8,000 (OS)	2,426 (P): CDBG 8,940 (P): ESG 118 (TBRA) 3042 (OS)
FY 20-24 Consolidated Plan Goal	<i>Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.</i>			
5 Year Funding CDBG Estimates	1st Year Total Expenditures	5 Year Outcome Goal: Businesses Assisted (B) Jobs Created/Retained (J)		1st Year Total
\$20,000,000: CDBG	\$645,922: CDBG	1400 (B) 128 (J)		233 (B) 0 (J)
FY 20-24 Consolidated Plan Goal*	<i>Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.</i>			
5 Year Funding HOPWA Estimates	1st Year Total Expenditures	5 Year Outcome Goal: Persons Assisted (P)		1st Year Total

		Tenant Based Rental Assistance (TBRA) HIV/AIDS Housing Operations (HHU)	
\$4,847,232: HOPWA	\$645,922	3332 (P) 80 (TBRA) 148 (HHU)	3978 (P) 80 (TBRA) 470 (HHU)

**Please note, the County of San Diego has been designated as the Alternative Grantee for the HOPWA grant. FY 2020 will be the last year the City of San Diego will report on HOPWA outcomes and expenditures. Beginning in FY 2021, the County of San Diego will report outcomes and expenditures in their CAPER.*

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The eight Consolidated Plan goals of the City are all considered to be high priority and were used as the basis for the budgetary priorities outlined in the FY 2020 Annual Action Plan. Each activity funded with CDBG in FY 2020 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons and communities. Refer to Table 1 in Section CR-05 for the progress the City has made as of the end of FY 2020 in meeting its 5-year goal outcome indicator targets. It is important to note that while the Consolidated Plan provides funding level estimates and presents fixed goal outcome indicator targets over a 5-year period for each goal, meeting those funding level estimates and targets can be practically challenging because: (1) the City uses a Request for Proposals (RFP) process to distribute a portion of its CDBG funds and (2) funding recommendations for the City’s CDBG funds are based, in large part, on the scoring of the Consolidated Plan Advisory Board (CPAB) of the submitted proposals. This provides nonprofit agencies with flexibility in terms of submitting project proposals and relies upon our nonprofit partners to determine the project outcomes which can vary from the pre-determined goal outcome indicators presented in the Consolidated Plan. It is, therefore, important to remember that annual funding levels per goal and the annual goal outcome indicator targets per goal will vary each year as a function of the RFP, scoring, and (ultimately) the City Council approval processes. Together, all these factors will have

an impact on the City's use of its CDBG funds and its ability to address the priorities and specific objectives identified in its Annual Action Plans and Consolidated Plan. As depicted in Table 1 of Section CR-05, the City made progress in the first year of the Consolidated Plan (PY 2019/FY 2020) towards meeting the goal outcome indicator targets for all goals. Several activities involving rehabilitation and infrastructure improvements funded in FY 2020 are not required to be completed by the end of FY 2020. For example, Nonprofit Capital Improvement Project (NCIP) and City Neighborhood Infrastructure projects have 24 months to be completed. Rental housing rehabilitation and construction funded with HOME funds also typically take longer to be completed. Accomplishments for these activities will be captured in future CAPERs and reported under the appropriate goals and program/fiscal years.

Please note, the COVID-19 pandemic has severely delayed several projects and activities. As a result, subrecipients have been granted extensions to complete their projects and once completed, outcomes and expenditures will be reported in future CAPERs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Race	CDBG	HOME	ESG	HOPWA
White	10,470	89	1416	405
Black or African American	4,449	18	596	105
Asian	1,202	4	36	11
American Indian or American Native	251	0	43	3
Native Hawaiian or Other Pacific Islander	176	1	29	8
Total	16,548	143	2215	549
Ethnicity			2215	
Hispanic	5,673	58	531	195
Not Hispanic	10,875	85	1684	355

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of San Diego and its partner agencies identify priority needs and offer services and programs to eligible persons/households regardless of race or ethnicity. Table 2 in Section CR-10 is generated by the HUD CAPER template, and the information reported reflects demographic information provided by the persons/households. Please note that “Total” does not include information on persons/households in CDBG which are: Asian & White-118, Black/African American & White-101, American Indian/Alaskan Native & Black/African-59 American India/Alaskan Native & White-57; total demographic numbers for CDBG is **17,984**. For HOME, “Other” includes 31; for ESG, the “Other” total includes 95 people who refused to report or identified as multiracial; and HOPWA has 17 listed as “Other”.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$46,107,739	\$24,792,058
HOME	public - federal	\$16,439,287	\$12,344,566
HOPWA	public - federal	\$4,164,570	\$4,695,477
ESG	public - federal	\$1,005,803	\$974,763
Other-CV Funding	public - federal	\$10,822,273	<i>*pending</i>

Table 3 - Resources Made Available

Narrative

The CDBG resources available in FY 2020 include program income received and carryover funds. Line item breakdown of resources made available and expenditures for CDBG can be seen in the final version of the CAPER Attachments.

*CARES Act funding has yet to begin expending as the City recently allocated funding in the Substantial Amendment to the FY 2020-2024 Consolidated Plan. Expenditures will be reported in future CAPERs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The FY 2020 Annual Action Plan did not identify target areas for the geographic distribution of investments. However, activities prioritized LMI areas clustered in the central and southern areas of the City in Districts 3, 4, 7, 8, and 9 and in the community planning areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. A complete map of the project locations can be found on the City's website: www.sandiego.gov/cdbg. Also, activities and projects located in the San Diego Opportunity Zone were identified and tracked.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The federal resources that the City receives are leveraged with additional federal, state, local, and private resources. For example, CDBG projects received funds from outside sources. These leveraged funds have been listed below by Consolidated Plan goal.

- Public Services & Workforce Development: \$7,703,227
- Nonprofit Facilities: \$471,973
- Affordable Housing: \$727,972
- Economic Development: \$969,031
- Homeless: \$4,563,705
- Total funds leveraged for CDBG projects: \$14,435,908

The HOME program requires a 25 percent match for each HOME dollar invested, and excess match may be recorded for use in future years. The SDHC uses local Inclusionary Housing Funds, Housing Trust Funds, Coastal Funds, funds from multiple departments of the state of California, and multifamily bond proceeds as a contribution to housing pursuant to HUD requirements. In FY 2020, \$47,693 was contributed from Inclusionary Housing Funds to the HOME Match. The excess match carried over to next Fiscal Year is \$31,093,055 that will be used to meet match requirements.

The ESG program requires a 100 percent match. Per Council Policy 700-02 of the City, CDBG funds were allocated in FY 2020 to the City's homeless housing and shelters (Father Joe's Interim Shelter, Connections Housing, and Cortez Hill Family Program) that served as match. As per ESG rules, cash, in-kind services, and Veterans Affairs Supportive Housing (VASH) vouchers were used as match for the Rapid Rehousing program. Refer to Table 29 in Section CR-75 of this CAPER for additional details.

The HOPWA program leveraged a variety of public and private resources in FY 2020. HOPWA-funded agencies utilize volunteers, donated services, cash, and in-kind contributions to supplement HOPWA funds. In FY 2020, the County estimates that \$2,425,590.23 was committed from other public and private resources.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$32,161,312.13
2. Match contributed during current Federal fiscal year	\$47,693.84
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$32,209,005.97
4. Match liability for current Federal fiscal year	\$1,115,950.90
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$31,093,055.07

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7291	11/30/2018	\$47,693.84						\$47,693.84

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$5,356,946.56	\$8,790,446.76	\$3,313,652.08	-	\$10,833,741.24

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	9					9
Dollar Amount	\$61,443,093					\$61,443,093
Sub-Contracts						
Number	83					78
Dollar Amount	\$61,443,093					\$61,147,054
	Total	Women Business Enterprises	Male			
Contracts						
Number	9		9			
Dollar Amount	\$61,443,093					
Sub-Contracts						
Number	83	5	78			
Dollar Amount	\$61,443,093	\$726,106	\$60,716,987			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
		Number		Cost		
Parcels Acquired		0		0		
Businesses Displaced		8		\$209,406		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number		0	0	0	0	0
Cost		0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	95	79
Number of Non-Homeless households to be provided affordable housing units	52	64
Number of Special-Needs households to be provided affordable housing units	0	0
Total	147	143

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	112	106
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	35	37
Total	147	143

Table 12 – Number of Households Supported

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

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

Affordable housing options continue to be severely limited within the City. The median purchase price of a single-family detached home in the City is estimated to be \$715,000 as of February, 2020. (*Source: DQNews, February, 2020*), and there is a rental vacancy rate of approximately 2.4 percent in the second quarter of 2020 San Diego MSA.

Delineating annual affordable housing goal outcome indicators by household type as requested in Table 11 above can be problematic. Per HUD requirements, the totals for Tables 11 and 12

must match; however, the household types are not mutually exclusive. For example, housing support for those with HIV/AIDS and their families would fall under both the non-homeless household and special-needs household categories.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The SDHC continues to set priorities to meet the goals in the Con Plan, shifting focus as needed to prioritize activities based on available funding. Construction and rehabilitation of affordable housing simply takes time due to complex financial arrangements, site acquisition, and regulatory compliance. However, there are several rental housing projects using HOME funds currently under construction or rehabilitation, which will help the City assist more households and meet its goal outcome indicator targets.

Discuss how these outcomes will impact future annual action plans.

Several affordable rental housing projects using HOME funds are under construction. Please refer to section CR-50 for additional information.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	11	51
Low-income	13	92
Moderate-income	11	0
Total	35	143

Table 13 – Number of Households Served

Narrative Information

In FY 2020, CDBG funds were used for eligible housing activities, such as homeowner housing rehabilitation and direct financial assistance to help eligible homebuyer with closing cost and down payment assistance.

Income distribution of households served includes all completed HOME activities in FY 2020.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Homeless outreach is a priority in San Diego. In June 2014, a Coordinated Assessment and Housing Placement (CAHP) System was put into effect on a pilot basis. The initial pilot phase was tested in downtown San Diego with a goal of assessing and housing chronic homeless persons and homeless veterans. Outreach was focused at downtown homeless shelters and day centers, using an assessment tool designed to determine the acuity of each person, to ensure priority was given to those persons most in need. As the program moved out of the pilot phase, the assessment tool was adopted by the San Diego Regional Continuum of Care Council (RCCC) for use throughout the San Diego County to engage and prioritize all homeless individuals and families. The system has now been renamed the Coordinated Entry System (CES) for the region and is housed under the Regional Task Force on the Homeless.

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

Another resource is the San Diego Police Department's Homeless Outreach Team (HOT) which reaches out daily to homeless persons on the streets. In FY 2020, HOT received funding for a triage bed program, which allows the team to immediately remove a homeless individual from the street and place the individual in a bed at a site for assessment using the new assessment tool. Once assigned a triage bed, the individual receives intensive case management to assist with immediate needs (such as health, substance abuse treatment, and income) and housing placement in a more stable living situation.

In the winter of 2017, the City of San Diego's Temporary Bridge Shelters were erected, these shelters provide 665 beds nightly. The operation of these Bridge Shelters continued through FY 2020. As part of the coordinated service approach of these shelter, and to ensure that the most vulnerable people in need to shelter are served, 3 outreach teams, consisting of 15 street-based outreach workers were funded through the Bridge Shelter operations contracts. The outreach team leaders coordinate activities among the three Temporary Bridge Shelter teams, in collaboration with other outreach providers and with the SDPD's HOT team to ensure targeted and effective coverage across all 9 council Districts of the

City.

The Serial Inebriate Program (SIP) Team, which rides along with HOT during outreach, received City General Funds for additional beds in FY 2020 to ensure they can serve more individuals who are serially intoxicated in public. While clients gain and maintain sobriety, SIP provides detox, program support, and transitional housing instead of jail time.

The Day Center for Single Adults (formerly the Neil Good Day Center), which received CDBG funding in FY 2020, is a drop-in center operated by St. Vincent de Paul Village where homeless men and women can access resources to meet basic needs and get referrals to services. The Day Center is open daily, and services include laundry, mail, phones, messages, computer access, and limited storage space. The Day Center also serves as an access point for the Coordinated Entry System (CES). Clients at the Day Center can enter CES by undergoing assessment with the Common Assessment Tool (CAT) which helps match homeless persons with housing resources by examining and scoring a persons vulnerability level and prioritizing persons for housing accordingly. Outside agencies come onsite to deliver an array of supportive services as well as provide referrals to other County of San Diego services. The Day Center served 7,560 homeless persons in FY 2020.

Addressing the emergency shelter and transitional housing needs of homeless persons

Please note: The COVID-19 pandemic significantly impacted the operation of the City's shelter programs due to the social distancing requirements necessitated by the pandemic. A portion of the shelter beds were redeployed to the San Diego Convention Center with the goal of mitigating the spread of the virus by providing ongoing COVID-19 testing and centralizing services in a clean, safe, and sanitary environment. Beds remaining at the individual shelter locations were arranged to support social distancing requirements while maximizing occupancy.

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

- Connections Housing San Diego (CDBG and ESG) is a continuum of housing and services for homeless single adults, providing resources that homeless persons might need to rebuild their lives: short-term shelter (interim) beds, long-term supportive housing, a primary healthcare facility, and a One-Stop Service Center where outside organizations can come onsite to engage Connections Housing clients with services. Outreach and engagement teams reach out daily to homeless persons in downtown San Diego. Services onsite include individual assessments, work readiness programs and job interviews, recovery support, clothing, and space for outside agencies to meet with clients. ESG funds support the 134-interim bed program and case management services. The interim bed program operates 24 hours, seven days a week and provides two meals daily, professionally cleaned linens, personal hygiene kits, clothing, and 24-hour security. The program offers weekly, no-cost access to onsite laundry machines, including detergents and intensive case management services at a 20:1 ratio. The Connections Housing interim bed program served 516 single adults in FY 2020. 49% of clients left Connections Housing for a longer-term housing situation.

- Cortez Hill Family Center (CDBG and ESG) is a short-term 47-unit (or 156 beds) shelter providing support for homeless families (adults and children). Families at the shelter can get the support they need to move on to longer-term housing. The shelter operates 24 hours, seven days a week and provides two meals daily, as well as clean linens, laundry facilities, and 24-hour security. Case management and services are family-centered, providing parenting classes for adults, teen counseling group sessions, and children's play and socialization group sessions. All school-age children must attend school. Families can also receive work readiness training and legal services off campus. During their stay, families develop a plan to increase their income through work and/or public resources and connect with longer-term housing opportunities.

During FY 2020, rehabilitation activities commenced to preserve the aging units at Cortez Hill. Due to these activities, units and beds were taken offline while the rehabilitation occurred. For this reason, fewer beds were available to serve clients, thus overall utilization decreased towards the end of the fiscal year. Utilization numbers are anticipated to increase to normal levels over the course of the next fiscal year as units are placed back online. In FY 2020, Cortez Hill served 143 families with 60% of families that exited moving to a longer-term housing situation.

- Permanent Interim Housing Program (CDBG and ESG), which became fully operational in FY 2020, is operated by St. Vincent de Paul Village and provides 350 beds for single adults and veterans. The shelter operates 24 hours, seven days a week all year and provides three meals daily, clean linens, laundry facilities, and 24-hour security. Clients have access to the many services at the St. Vincent de Paul Village campus designed to assist clients with accessing health care, mental health treatment, job readiness training, case management, and housing navigation. The Permanent Interim Housing Program served 1,510 homeless individuals this fiscal year. Of these, 37% exited to a longer-term housing situation.
- Bridge Shelters: In November 2017, the Housing Commission Board of Commissioners (Board), City Council, and Housing Authority authorized the execution of agreements for the operation of the City's Temporary Bridge Shelters. The three shelters serving single adults, veterans, and families with children & single women, provide 665 beds nightly. On April 1, 2019, the Families and Single Women Shelter relocated from the intersection of 14th Street and Commercial Avenue to the San Diego Concourse, including a portion of Golden Hall, located at 202 C Street. The Shelters offer a safe, centralized location for men, women, and children experiencing homelessness to receive temporary housing and appropriate services needed to expedite placement into permanent housing using the principles of Housing First, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged

from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Housing Voucher Programs: The SDHC continues to commit vouchers to various programs designed to serve certain vulnerable populations that suffer from physical and/or mental disabilities as follows: Forty-four (44) transitional vouchers provide individuals with rental assistance in short-term housing:

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

Eight hundred and sixty sponsor-based housing vouchers have been committed to provide permanent supportive housing for homeless individuals in the City. Of these, 25 vouchers serve homeless individuals who are the highest users of public resources in the City.

SDHC provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies to students enrolled in the program. The students are former foster youth, homeless youth, or wards of the court. In fiscal year 2017, 63 students were served.

Twenty-five rental assistance subsidies were provided to Monarch School, a K-12 school in San Diego serving homeless minors. The Monarch School Housing Program provides rental assistance to families with children attending Monarch School for the duration of enrollment. The program assists families with maintaining housing stability and school attendance while the family works towards financial stability. In fiscal year 2017, 23 families were housed with rental assistance.

In FY17 the SDHC has an allocation of 975 tenant based VASH vouchers and 25 project based VASH for a total of 1000 vouchers to assist homeless Veterans and their families find stable, affordable housing and services.

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

Navigation Center: The City has been seeking a facility to create a housing navigation center to provide core services to address the housing crises, and help clients access a range of mainstream services that impact housing stability. The Navigation Center would be able to connect men, women, and children who are experiencing homelessness with the appropriate and available housing options. The City was able to purchase a building using \$7.3 million in CDBG funding. Construction activities are ongoing.

Rapid Rehousing Programs (ESG): The SDHC administers the City's homeless programs, which include the rapid rehousing (RRH) programs. There is one RRH program targeting homeless individuals and families. In FY 2020, the SDHC's Security Deposit Plus program assisted 49 veteran families with security and utility deposits to gain housing using their VASH vouchers. Clients in each of the programs receive housing navigation and case management, which includes assistance with landlords, budgeting, and referrals to services to assist them to remain housed. In FY 2020, the RRH programs assisted 21 households to enter permanent housing.

Rapid Rehousing Programs (San Diego Continuum of Care): The SDHC contracts with five providers to operate RRH programs funded through the San Diego Continuum of Care. Three of the five providers target transitional age youth (TAY). One of the three targets pregnant and parenting women. All five of the These RRH providers target homeless families and homeless individuals, some of whom are chronically homeless. All programs assess the needs of their homeless clients to ensure they provide them with just enough assistance to gain housing and remain permanently housed. Assistance includes security and utility deposits, short/medium-term rental assistance, plus case management to ensure clients maintain their housing. In FY 2020, the CoC funded RRH programs assisted 43 households enter permanent housing.

HOUSING FIRST – SAN DIEGO 3.0: On April 7, 2017, the proposed new programs of HOUSING FIRST – SAN DIEGO, SDHC's Homelessness Action Plan, were presented to the SDHC Board of Commissioners at an informational workshop. These new programs, which launched on July 1, 2017, will create permanent housing opportunities for at least 3,000 San Diegans at risk of or experiencing homelessness over three fiscal years (2018-2020).

Over a three-year span beginning Fiscal Year 2018, SDHC will direct \$79.7 million in Federal, City of San Diego and SDHC resources to these six programs: Landlord Engagement and Assistance Program (LEAP), Moving Home- Rapid Rehousing Assistance, Homelessness Prevention & Diversion Services, the creation or acquisition of Permanent Supportive Housing, Moving On Rental Assistance Program, and Coordinated Street Outreach for Coordinated Entry. In Fiscal Year 2018, the HOUSING FIRST – SAN DIEGO programs created more than 2,000 housing opportunities for individuals and families who were at risk of or experiencing homelessness.

The above initiatives build on the accomplishments of the first three years of HOUSING FIRST – SAN DIEGO, which was launched on November 12, 2014, and impacted the lives of close to 3,000 San Diegans experiencing homelessness — Veterans, families and individuals in the City of San Diego —

which far exceeds its initial goal of 1,500 San Diegans experiencing homelessness. As an update to SDHC's Housing Our Heroes program, in Fiscal Year 2018, SDHC reached its goal of providing housing opportunities for 1,000 Veterans experiencing homelessness in the City of San Diego over an 18-month period. In addition, more than 430 individual landlords joined the Housing Our Heroes initiative, which ended September 2017.

Additionally, more than 800 permanent supportive housing units have been approved by the SDHC Board of Commissioners and/or are under construction.

Comprehensive Homeless Systems Focus: Based on San Diego's Regional Task Force on the Homeless Continuum of Care (CoC) goals, the CES system focuses on referring the most vulnerable homeless individuals and families to available housing resources throughout the San Diego region. Based on the results of the comprehensive survey (VI-SPADT), which is administered to each homeless adult needing housing, the most vulnerable persons are given a housing placement first to ensure the chronically homeless who are on the streets longest and have the most severe physical and mental challenges are given priority.

Regional Task Force on the Homeless (RTFH): In FY 2017, the City continued to be an active member of the Regional Task Force on the Homeless (formerly the Regional Continuum of Care Council). The RTFH is a community collaborative with representatives from the 18 cities within the San Diego County, the County of San Diego itself, homeless providers, and other interested parties. Participation in this forum ensures that the City's efforts to address homelessness using ESG funds and other resources are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. Over \$18 million in 2016 CoC funds were awarded to homeless programs, including permanent supportive housing and rapid rehousing services. A listing of the 2016 CoC funded programs can be found at www.sandiegococ.org.

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

Actions taken to address the needs of public housing

The SDHC manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,389 units that are restricted to low-income renters with incomes at 80 percent of the area median income (AMI) or less; 383 of these units are part of long-term ground leases with SDHC's non-profit affiliate, Housing Development Partners (HDP). This figure represents an additional 156 units compared to last year, given the acquisition of San Diego Square apartments from the City of San Diego in the summer of 2019. In addition, the SDHC operates 189 units as part of the Public Housing program. In total, 2,578 units make up the SDHC's real estate portfolio. In FY 2020, it is anticipated that the Housing Commission will acquire additional multifamily properties in accordance with the agency's HOUSING FIRST-SAN DIEGO, SDHC's homelessness action plan.

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

In FY 2020, the SDHC continued to offer its Achievement Academy, which includes the Family Self-sufficiency (FSS) program. For a FSS program participant to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration. In its 2015 Moving to Work Plan, the SDHC requested authority from HUD to provide FSS enrollment to "all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation for the FSS family to successfully complete the program." This change 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 SDHC also requested authority to modify the FSS program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a 2-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals. In addition to FSS, the Achievement Academy also began serving public housing residents more directly thanks to an award of ROSS grant funds. With the ROSS funding, a Service Coordinator was hired to assist at least 50 public housing residents increase their self-sufficiency. As of June 2020, 148 public housing residents were enrolled in the program. The Service Coordinator facilitates access to skills training and resources available through partnerships with community-based organizations to develop

pathways out of poverty and career-ladders for public housing residents.

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

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Campaign for Grade-Level Reading
- Center for Employment Training
- Center for Healthier Communities
- Citibank
- City Heights Community Development Corporation
- Community Housing Works
- Connect 2 Careers
- Food & Beverage Association of San Diego
- Housing Opportunities Collaborative
- International Rescue Committee
- Jacobs Center for Neighborhood Innovation
- Job Corp
- Juma Ventures
- La Maestra Community Health Centers
- Loma Linda University
- Manpower
- Microsoft
- My Sister's Closet
- San Diego Futures Foundation
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Credit Union
- South Bay Community Services
- TransUnion
- Turning the Hearts Center
- Urban Corps
- US Bank
- YMCA

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

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

Section will be updated in Final version of CAPER.

The City of San Diego made progress in the following actions in FY 2020:

- The City continued to use the Geographic Targeting initiative and Promise Zone designation into the scoring criteria used to evaluate FY 2020 proposals.
- The City and SDHC continued to enforce the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10 percent affordable housing or pay an Inclusionary Affordable Housing fee.
- The City and SDHC maintained the Housing Trust Fund (a.k.a. “commercial linkage fee” or “Housing Impact Fees on Commercial Development”), which aims to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth. The City recently updated the fee, requiring new nonresidential development to pay a fair share of costs to subsidize housing for low-, very low-, and extremely-low income households (San Diego Municipal Code Chapter 9, Article 8, Division 6, Sections 98.0601, 98.0608 and Appendix A).

The City implemented policy recommendations from the 2017–2020 San Diego Regional Analysis of Impediments (AI). As a subrecipient of the City, the SDHC is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Housing Choice Voucher (Section 8) participants by enhancing Achievement Academy services.
- Using Low-Income Housing Tax Credits (LIHTC) to incentivize private developers and investors with a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time low/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties.

- Offering incentives to affordable housing developers, which include:
 - ✓ Permanent financing in the form of low-interest loans, tax-exempt bonds, and land use incentives;
 - ✓ Technical assistance, such as help with securing tax credits; and
 - ✓ Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase

Implementing “HOUSING FIRST – SAN DIEGO,” SDHC’s homelessness action plan to create additional affordable housing with supportive services. Programs in the first three years of HOUSING FIRST – SAN DIEGO (2014-2017) impacted the lives of close to 3,000 homeless San Diegans. In addition, in FY 2018, SDHC completed development of the next phase of HOUSING FIRST – SAN DIEGO, which will direct \$79.7 million in federal, City of San Diego, and SDHC resources over the next three fiscal years (2018-2020) to create permanent housing opportunities for 3,000 homeless individuals and families.

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

Section will be updated in Final version of CAPER.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Section will be updated in Final version of CAPER.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Section will be updated in Final version of CAPER.

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

Section will be updated in Final version of CAPER.

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

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

The City, the SDHC, and their social service partners continued in FY 2018 to participate in the San Diego Regional Task Force on the Homeless (RTFH), which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness.

In FY 2017, the City initiated efforts to coordinate and plan for a Nonprofit Academy with the University of San Diego in FY 2017. The Nonprofit Academy is part of the City's commitment to diversify the nonprofits with which it contracts in order to broaden the reach of services to customers and to strengthen the organizational capacity of those nonprofits to compete for funds from the City and other sources. The Nonprofit Academy will also introduce nonprofits to the funding available from the City through its HUD entitlement allocations, boosting the coordination of social service agencies and the City. Many of the Nonprofit Academy participants are active in housing-related issues and social services.

The SDHC continued to conduct its Achievement Academy in FY 2017, which connects families receiving Housing Choice Vouchers (Section 8) or living in public housing properties with the training and resources they need to become job ready and financially literate. The academy enhances coordination among social service agencies, community groups, and financial organizations in serving families receiving housing assistance. Refer to Section CR-30 of this CAPER for additional information on the academy.

In FY 2020, HOPWA program staff convened the Joint City/County HIV Housing Committee that addressed the special needs concerns of those suffering who are homeless or not homeless but require supportive housing. Providers, as well as other non-HOPWA-funded service providers that assist the HIV/AIDS population, were encouraged to attend these meetings. Technical assistance was provided to all HOPWA-funded housing/social service providers in the form of informational HUD updates, billing and expense guidance, online training information, answering questions regarding eligibility, program requirements, and eligible expenses. Additionally, HOPWA providers were consulted regularly to ensure their programs met HOPWA guidelines and contract requirements. Staff frequently provided technical assistance to HOPWA providers, at times reconciling resource lists, cross referencing contact information, and connecting them to the appropriate program staff at each agency.

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

Section will be updated in Final version of CAPER.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Section will be updated in Final version of CAPER.

City of San Diego: Using the ED Grants system, the CDBG program's monitoring function consists of four components:

- **Project Implementation:** Prior to implementation of CDBG activities, all subrecipients (inclusive of City departments and Housing Commission staff) were required to attend a mandatory one-on-one FY 2020 CDBG Agreement Execution Process Workshop. Sessions were conducted by Community Development Division staff. The workshop included an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packet and reporting documents are discussed, hard copies are distributed, and User Guides are also emailed out to the subrecipients.
- **Contract Management:** All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state and local requirements and include a detail project scope. The project manager is also responsible for contract compliance and project management representing the City as grantee. Ongoing technical assistance from project managers is provided throughout the contract period.
- **Monitoring Compliance:** The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. Through regular monitoring of its sub-recipients, staff ensures they abide by the all applicable federal, state and local standards and work with recipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff works with sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.
- **Audit Review:** As part of the year-end requirements, sub-recipients were required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during FY 2020 were required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. A Single Audit was required to be submitted for desk review by the CDBG program, regardless of whether there were findings noted in the audit pertaining to CDBG funds, since it served as an additional monitoring tool used to evaluate the fiscal

accountability of sub-recipients. As part of the closeout process, subrecipients expending FY 2020 CDBG funds were required to submit an Audited Financial Statement for desk review, if submission of a Single Audit was not applicable.

County of San Diego: The Compliance and Monitoring team of the County's Housing and Community Development Services (HCDS) conducts an annual risk assessment prior to the start of the upcoming fiscal year for the HOPWA program. The risk assessment process reviews factors, such as a contractor's or subrecipients' newness to federal programs, key staff position turnovers, past compliance or performance problems, undertaking of multiple federally funded activities for the first time, and untimely report submissions. HCDS develops a monitoring plan per the risk assessment results, which includes a combination of desk and onsite monitoring. HCDS ensures long-term compliance with HOPWA program requirements by providing monitoring result letters to the contractors and subrecipients. Corrective action measures are implemented with proof of satisfactory completion necessary to close out the annual monitoring process. These actions ensure overall compliance during the affordability period and/or the contract term.

SDHC: The Compliance Department (CD) of the SDHC ensures that HOME and ESG subrecipients comply with the terms of their agreements and follow program regulations, guidelines, and procedures. Risk Assessments are performed and account for various factors (e.g., changes in staffing, expenditure rates, and performance) to determine the risk level for each program. Monthly and annual reports are reviewed. For the performance of desk audits, annual monitoring site visits are conducted for the review of client files to verify compliance with client eligibility, services, case management, and other contract compliance requirements.

During FY 2020, over 700 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. There were also over 300 programmatic desk audits conducted on programmatic reports submitted. Additionally, 80 onsite visits to project locations and/or program monitoring visits were conducted by project managers and the monitoring and compliance team. These visits ensured program compliance and the provision of needed technical assistance to subrecipients. There were no findings as result of the program onsite visits or monitoring completed.

County of San Diego: During FY 2019-2020, all 15 HOPWA contracts were monitored remotely due to the COVID-19 pandemic. Monitoring of HOPWA contractors resulted in the provision of technical assistance to support program improvements and no monitoring findings.

Physical Inspections/Management & Financial Viability: As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted rental units as affordable housing and in compliance with Housing Quality Standards (HQS). In FY 2020, a total of 187 HOME unit on-site inspections were performed to ensure properties continue to meet applicable property codes and standards. Units that failed inspections initially, were re-inspected until they passed HQS.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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

Efforts and details for Citizen Participation will be included in the final version of the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

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

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

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

Not applicable

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The SDHC conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects from five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually.

Per the schedule in CFR 92.504(d), 123 HOME-assisted units were inspected in FY 2020. Units that failed initial inspections were re-inspected, and all units ultimately passed inspections. The reasons for re-inspections varied; some examples were tenant cleanliness, clogged exhaust fan, missing closet door guides and missing bathroom drains. These items for re-inspection were considered minor breaches of health and safety code standards.

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

San Diego Housing Commission (SDHC) Affirmatively Furthering Fair Housing:

SDHC is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of San Diego. This commitment extends to all housing programs managed or owned by SDHC and to all grant-funded programs provided by the SDHC. It is the policy of SDHC to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familiar status or physical/mental disability.

To affirmatively further fair housing, the SDHC is actively engaged in promoting fair housing for all of its housing related programs and has taken proactive steps to:

- Acknowledge barriers to fair housing choice identified in the “San Diego Regional Analysis of Impediments to Fair Housing;
- Promote and take actions to overcome the effects of identified impediments.
- Documented the analysis and actions taken to address the identified impediments.

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

The SDHC has implemented the following Affirmative Marketing strategies:

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

Rental Housing:

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

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

First-Time Homebuyer Program (FTHB): A detailed Affirmative Marketing Plan for the FTHB program is included in the SDHC's HOME Procedures Manual. SDHC makes every possible good faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2020, FTHB activities included: Conducted three FTHB program lender training workshops at SDHC and trained 149 loan officers, and real estate licensed professionals, as part of their yearly training.

Additionally, distributed informational materials that included the "Equal Housing Opportunity" logo, slogan; analyzed housing activity and demographics to evaluate the success of the Affirmative Fair Housing Marketing Program; and attended training on Fair Housing and HOME program regulations.

Grant Compliance Fair Housing Monitoring and Training: The SDHC's Grant Compliance and Special Programs Team conducts sub-recipient monitoring visits on an annual basis. A number of the sub-recipients' client files selected for review include HOME affordable housing units. The site visits are conducted to monitor the overall performance related to Fair Housing and nondiscrimination and to ensure Fair Housing compliance is being carried out in accordance with the required provisions. A sampling of the FY 2020 activities includes: reviewing written Fair Housing, nondiscrimination, and reasonable accommodation policies and procedures; reviewing program participants are provided with information on grievance procedures applicable under the fair housing laws, distributing informational materials; training property management and rental activity staff; and inquiring about Fair Housing complaints and their

resolutions.

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

In FY20, the SDHC was instrumental in the planning and delivery of the region's first virtual Fair Housing conference whose content was provided by nationally recognized subject matter experts that focused on educating San Diego regional stakeholders on discrimination resulting from the use of technology.

Minority/Women Outreach: In addition to following its HOME Program Affirmative Marketing Policy, SDHC staff completed the following outreach activities to increase training and contracting opportunities to diverse businesses in FY 2020:

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

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The HOME program received \$8,790,446.765 in program income. In addition, \$853,647 were received in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2021 for program activities. A majority of the program income received was the result of shared equity and amortizing loan principal payoffs associated with previous HOME-funded projects and the collection of current interest payments.

During FY 2020, the SDHC expended \$3,313,652.08 in program income. HOME-funded activities in FY 2020 included rental housing and homeowner acquisition. The total reported number of projects and owner and tenant characteristics are combined with the totals as reported in all other sections of the CAPER.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Section 8 Funds: The SDHC administers the Section 8 Housing Choice Voucher Program for the City and provides rent subsidies to over 15,000 San Diego households. The City spent approximately \$166 million in federal Housing Choice Voucher funding for FY 2020.

Low-Income Housing Tax Credits (LIHTC): The federal 4 percent and 9 percent 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 2020, approximately 1,248 TCAC units under construction utilize this federal source.

NOFA Awards for Affordable Housing: SDHC dedicated 288 Project Based Vouchers to affordable projects that serve low-income residents through a competitive Notice of Funding Availability (NOFA) process.

Landlord Partnership Program: To further incentivize families to move to areas of opportunity, SDHC added financial and staff resources to its newly expanded Move To Work Choice Communities Initiative. SDHC expanded its focus on landlord outreach and engagement with the creation of the Landlord Services Unit, composed of seven specialized staff that provide quality customer service to landlords and tenants participating in the HCV Program. Along with the newly created Landlord Services Unit SDHC launched its Landlord Partnership Program which focuses on expanding rental opportunities for HCV Program participants by providing both financial and supporting incentives to landlords who rent to HCV Program participants within the city of San Diego. Incentives available to landlords participating in the program now include leasing incentive payments, move flexibility allowance payments, and access to a landlord assurance fund. To increase housing opportunities through this initiative and to continue to assist as many low-income families as possible, SDHC also continues to assist families through the Mobility Counseling Program. The Mobility Counseling Program provides services including Housing Search Assistance, Security Deposits, and Post-Move Counseling. These program services have succeeded to help participants prepare to enter the housing rental market in Choice or Enterprise Communities, find suitable housing and adjust to a life in a new community.

Seven of the upcoming projects set aside units for permanent supportive housing for the homeless. There will be 132 HOME-designated units completed within the next few years, contributing to the overall creation of 826 new affordable rental units.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	240	45
Tenant-based rental assistance	80	80
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	278	354
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	67	71
Total	640	550

Table 14 – HOPWA Number of Households Served

Narrative

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

Street Address 1	1200 Third Avenue
Street Address 2	0
City	San Diego
State	CA
ZIP Code	92101-
Phone Number	6192366421
Extension	0
Fax Number	0
Email Address	cbibler@sandiego.gov

ESG Secondary Contact

Prefix	
First Name	Lisa
Last Name	Jones
Suffix	0
Title	Senior Vice President

Phone Number	6195787696
Extension	0
Email Address	lisaj@sdhc.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name	San Diego Housing Commission
City	San Diego
State	CA
Zip Code	92101
DUNS Number	041482760000
Is subrecipient a victim services provider	N
Subrecipient Organization Type	Unit of Government
ESG Subgrant or Contract Award Amount	\$975,335.56

CR-65 - Persons Assisted

This section has been replaced by the SAGE HMIS report and can be found in the final version of the CAPER.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	640
Total Number of bed - nights provided	209,227
Capacity Utilization	90%

Table 24 – Shelter Capacity

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

The SDHC used performance measures in their contracts with providers that were similar to RTFH goals. The performance measures in the following supplemental tables were used to assess the ESG programs administered by the SDHC.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	\$106,770	\$137,647	TBD
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$48,480	\$116,032	TBD
Expenditures for Housing Relocation & Stabilization Services - Services	\$78,710	\$94,128	TBD
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	TBD
Subtotal Rapid Re-Housing	\$233,960	\$347,807	\$326,886

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	\$0	\$0	\$0
Operations	\$919,419	\$974,763	\$603,481
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$919,419	\$974,763	\$603,481

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	\$0	\$0	\$0
HMIS	\$0	\$0	\$0
Administration	\$58,715	\$58,944	\$75,435

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	\$1,212,242	\$974,763	\$1,005,803

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	\$1,318,078	\$776,307	TBD
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$4,952,654	\$0
Private Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$1,318,078	\$5,728,961	TBD

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	\$2,530,230	\$2,296,360	\$1,005,803

Table 31 - Total Amount of Funds Expended on ESG Activities