



THE CITY OF SAN DIEGO

Fiscal Year 2013

Annual Action Plan

for CDBG, HOME, HOPWA, and ESG Programs

Revised June 2012

May 2012

Submitted by:

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CITY OF SAN DIEGO

Fiscal Year 2013 Annual Action Plan

(Revised June 27, 2012)

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Fourth Program Year Action Plan

The CPMP Fourth Program Year Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

NOTE: Per review comments received from the United States Department of Housing and Urban Development, revisions have been incorporated into this Fiscal Year 2013 Annual Action Plan. Deleted/added text is indicated via strikeout/underline and highlighting. This revised version was issued and posted on the City of San Diego's Community Development Block Grant website on June 27, 2012.

Narrative Responses

GENERAL

EXECUTIVE SUMMARY

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

Background

In Fiscal Year (FY) 1995, the United States Department of Housing and Urban Development (HUD) began requiring local communities and states to prepare a Consolidated Plan (ConPlan) in order to receive federal housing and community development funding. The ConPlan combines into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons with AIDS (HOPWA) funding, and the Comprehensive Housing and Affordability Strategy (CHAS). ConPlans are required to be prepared every three to five years, with updates required annually. The City of San Diego (City) chose a five-year planning period and has been implementing the FY 2010–2014 ConPlan.

As a condition of receiving CDBG, ESG, HOME, and HOPWA funding each fiscal year, the City is required to develop an Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action Plan details how the HUD funds will be utilized in the upcoming fiscal year to address the housing and community development needs as described in the Five-Year ConPlan. The Action Plan also identifies the other resources that will be used to meet the housing and community development needs during that period. At the time of its adoption, each Annual Action Plan becomes a part of the ConPlan. The City's FY 2013 One-Year Action Plan implements Year 4 of the 2010–2014 ConPlan and addresses the HUD consolidated planning requirements for the CDBG, ESG, HOME, and HOPWA programs. The specific timeframe for the FY 2013 Action Plan begins July 1, 2012, and ends June 30, 2013.

The Consolidated Annual Performance and Evaluation Report (CAPER) is the annual report the City submits to HUD that describes the progress made in carrying out the ConPlan and the Annual Action Plan. The City submitted the FY 2011 CAPER to HUD on September 30, 2011. This report can be accessed on the City's CDBG Program website (<http://www.sandiego.gov/cdbg/general/plansreports.shtml>) under the "Plans and Reports" section. The FY 2012 CAPER covering the period of July 1, 2011, through June 30, 2012, will be submitted to HUD in September 2012.

The purpose of the ConPlan is:

1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals, and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

The Action Plan provides a description of the activities to be undertaken in FY 2013 for the following entitlement programs:

Community Development Block Grant (CDBG)	\$10,703,022
HOME Investment Partnerships (HOME)	\$4,452,630
Emergency Solutions Grant (ESG)	\$1,177,964
Housing Opportunities for Persons with AIDS (HOPWA)	\$2,883,128
TOTAL:	\$19,216,744

In addition, the City will be utilizing FY 2012 CDBG program income to fund FY 2013 CDBG activities. Program income is the gross income received by the grantee or subrecipient directly generated from the use of CDBG funds. Per HUD guidelines, program income may be used as an additional resource, but is subject to all the other CDBG requirements and must be used prior to the entitlement funds. The source of CDBG program income that will be utilized in FY 2013 is as follows:

Redevelopment Agency Repayment	\$3,842,200
TOTAL:	\$3,842,200

Five-Year Goals and One-Year Objectives and Outcomes for FY 2013 Period

The City has established housing and community development goals, objectives, and outcomes to guide the use of funds for Program Years 2010–2014. It should be noted that there were several goals established in the ConPlan whereby performance accomplishment cannot be measured quantifiably. Goals are to be reported in the annual CAPER as quantified measurements. Goals that do not result in quantifiable annual measurements are noted in this Annual Action Plan.

Within each goal, the City is required to identify the objectives and outcomes that reflect the anticipated results that will be achieved by the projects being funded to meet housing and community development needs. As of October 1, 2006, all HUD-funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. This Framework is shown below:

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Decent Housing	Create decent housing with improved/new availability	Create decent housing with improved/new affordability	Create decent housing with improved/new sustainability
Objective #2 Suitable Living Environment	Enhance suitable living environment through improved/new accessibility	Enhance suitable living environment through improved/new affordability	Enhance suitable living environment through improved/new sustainability

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #3 Economic Opportunity	Provide economic opportunities through improved/new accessibility	Provide economic opportunity through improved/new affordability	Provide economic opportunity through improved/new sustainability

OBJECTIVES	
Suitable Living Environment (SL):	This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment (such as poor quality infrastructure) or social issues, such as crime prevention, child care, literacy, or elderly health services. It includes improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and revitalizing deteriorating residential neighborhoods.
Decent Housing (DH):	This objective focuses on housing programs possible under CDBG where the purpose of the program is to meet individual, family, or community needs and it does not include programs where housing is an element of a larger effort, since such programs would be more appropriately reported under the Suitable Living Environment objective.
Creating/Expanding Economic Opportunity (EO):	This objective applies to the types of activities related to economic development, commercial revitalization or job creation.

OUTCOMES	
New or Improved Availability/Accessibility:	This outcome applies to activities that make services, infrastructure, public facilities, employment opportunities, housing or shelters available or accessible to low/moderate income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low/moderate-income persons where they live.
Affordability:	This outcome applies to activities that provide affordability in a variety of ways in the lives of low/moderate income people. It can include the creation or maintenance of affordable housing or basic infrastructure hook-ups, or services such as transportation or daycare.

OUTCOMES	
Sustainability:	This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low/moderate-income persons.

The FY 2013 Objectives and Outcomes are presented in the following tables under the applicable Goals found in the Five-Year ConPlan to demonstrate the intended results of the activities to be undertaken during this period.

- **Goal 1** (FY 2013 Goal 8): Improve the citizen and stakeholder participation process for Annual Action Plans.

NOTE: The implementation and improvement of the citizen and stakeholder participation process for Annual Action Plans is an ongoing activity in accordance with the City's Citizen Participation Plan. Because "improving the process" is neither defined nor results in a year-end quantifiable performance outcome, any planned citizen and stakeholder participation activity is reported in narrative form in the "Citizen Participation" section.

- **Goal 2** (FY 2013 Goal 3A): Create a better living environment for ~~low- and moderate-income~~ persons with special needs.

Activity/Category: Public Facilities/Improvements (2 Projects) — \$~~690,000~~975,000
(See page 5460 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
City of San Diego Park & Recreation Department	Gompers Neighborhood Park Americans with Disabilities Act (ADA) Upgrades <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$690,000
City of San Diego Park & Recreation Department	Palisades Park Comfort Station ADA Upgrades <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$285,000

Prior-Year Projects

Activity/Category: Public Facilities/Improvements (2 Project) — \$512,252
(See page 5453 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
City of San Diego Park & Recreation Department	Views West Neighborhood Park ADA Upgrades <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$305,100 (FY 2012)
Friends of Riford Center	Riford Center <i>FY 11 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$207,152 (FY 2010)

Activity/Category: Public Services (7 Projects) — \$899,747
(See page 5554 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Family Health Centers of San Diego	Safe Point San Diego <i>Goal: 1,980 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$75,255
Mama's Kitchen	Home-Delivered Meal Service <i>Goal: 425 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$100,000
San Diego LGBT Community Center	Behavioral Health Services <i>Goal: 80 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$100,000
San Diego Second Chance Program	Job Readiness Training for Unemployed <i>Goal: 126 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$199,951
San Diego Volunteer Lawyer Program, Inc.	Safe and Secure Families Project <i>Goal: 300 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$205,255
Senior Community Centers of San Diego	Senior Nutrition Program <i>Goal: 3,373 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$128,140
The Angel's Depot	The Angel's Depot/ "Senior Food for a Week" <i>Goal: 300 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$91,146

- **Goal 3** (FY 2013 Goal 3B): Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Activity/Category: Public Services (5 Projects) — \$1,278,530 CDBG; \$598,816 ESG
(See page 4645 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	Funding
Catholic Charities	Rachel's Women's Center <i>Goal: 500 homeless clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$75,000
Interfaith Shelter Network of San Diego	Rotational Shelter Program <i>Goal: 105 LMC homeless assisted</i>	Low/Mod Clientele	SL Avail/Access	\$60,000
San Diego Housing Commission	Cortez Hill Family Center <i>Goal: 150 homeless families assisted; 500 homeless families assisted</i>	Low/Mod Clientele	SL Avail/Access	\$568,718 \$205,902 (CDBG) \$362,816 (ESG)

Agency	Project	National Objective	Objective/ Outcome	Funding
San Diego Housing Commission	Homeless Emergency Winter Shelter Program <i>Goal: 1,076 homeless clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$798,176 796,176 \$562,176 (CDBG) \$236,000 206,000 (ESG)
St. Vincent de Paul Village, Inc.	Family Living Program and Child Development Center <i>Goal: 753 homeless clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$375,452

- **Goal 4** (FY 2013 Goal 6A): Create a better living environment for persons who are living with HIV/AIDS.

NOTE: The County of San Diego administers the HOPWA Program on behalf of the City. The total FY 2013 HOPWA allocation is \$2,883,128, of which a total of \$2,767,436 has been awarded (not including administrative costs) as of the publication of this Annual Action Plan. A Request for Proposals process is underway to secure service providers for the remaining unawarded funds. It is anticipated that all the contracts that would fully encumber the total FY 2013 allocation of \$2,883,128 will begin on July 1, 2012.

Activity/Category: Homeless/HIV/AIDS; Tenant-Based Rental Assistance
(1 Project) — \$774,519
(See page 6059 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	HOPWA Funding
County of San Diego Housing Authority	Tenant-Based Rental Assistance Program	Low/Mod Clientele	DH/ Affordability	\$774,519

Activity/Category: Homeless/HIV/AIDS; Transitional Housing (4 Projects) — \$1,149,031
(See page 6166 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	HOPWA Funding
Fraternity House	Fraternity House	Low/Mod Clientele	DH/ Affordability	\$172,450
Fraternity House	Michaela House	Low/Mod Clientele	DH/ Affordability	\$209,507
St. Vincent de Paul	Josue Homes I, II, III, IV, V, VI	Low/Mod Clientele	DH/ Affordability	\$599,017
Stepping Stone of San Diego	Enya House	Low/Mod Clientele	DH/ Affordability	\$168,057

Activity/Category: Homeless/HIV/AIDS; Supportive Services (5 Projects) — \$572,206
(See page 6261 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	HOPWA Funding
Being Alive	Helping Hands Moving Services Program	Low/Mod Clientele	DH/ Affordability	\$59,560

Agency	Project	National Objective	Objective/ Outcome	HOPWA Funding
Community HousingWorks	Residential Services Coordinator	Low/Mod Clientele	DH/ Affordability	\$32,059
County of San Diego – HIV, STD, and Hepatitis Branch	Case Management Program	Low/Mod Clientele	SL Avail/Access	\$252,350
County of San Diego Housing Authority	Resource Identification	Low/Mod Clientele	SL Avail/Access	\$201,818
South Bay Community Services	Residential Services	Low/Mod Clientele	DH/ Availability	\$26,419

- **Goal 5** (FY 2013 Goal 6B): Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Activity/Category: Rental Housing (3 Projects) — \$3,007,367
(See page 2827 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	HOME Funding
San Diego Housing Commission	Community Housing Development Organizations <i>Goal: 18 units</i>	Low/Mod Clientele	DH/ Affordability	\$667,854
San Diego Housing Commission	Housing Production Program <i>Goal: 35 units</i>	Low/Mod Clientele	DH/ Affordability	\$2,030,653
San Diego Housing Commission	Tenant-Based Rental Assistance <i>Goal: 30 households</i>	Low/Mod Clientele	DH/ Avail/Access	\$308,860

- **Goal 6** (FY 2013 Goal 7): Increase the number of low- to moderate-income households who can become homeowners.

Activity/Category: Direct Homeownership Assistance (2 Projects) — \$250,000 CDBG; \$1,000,000 HOME
(See page 2928 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	Funding
Community Housing Works	HomeOwnership Center <i>Goal: 55 households will become homeowners</i>	Low/Mod Clientele	DH Affordability	CDBG \$250,000
San Diego Housing Commission	First-Time Homebuyer Program <i>Goal: 25 households</i>	Low/Mod Clientele	DH/ Affordability	HOME \$1,000,000

- **Goal 7** (FY 2013 Goal **46B**): Improve the condition of the city's housing stock and facilities that serve low- and moderate-income persons, **including special needs populations, and group homes**.

Activity/Category: Deferred Loans (1 Project) — \$363,150
(See page 29 for project narrative)

Agency	Project	National Objective	Objective/ Outcome	HOME Funding
San Diego Housing Commission	Owner-Occupied Housing Rehabilitation <i>Goal: 15 households</i>	Low/Mod Clientele	DH/ Avail/Access	\$363,150

Activity/Category: Housing Rehabilitation (7 Projects) — \$2,421,504
(See page **3029** for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Burn Institute	Senior Smoke Alarm Program <i>Goal: 325264 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$51,931
City Heights Community Development Corporation	City Heights Neighborhood Rehabilitation Project <i>Goal: 25 housing units</i>	Low/Mod Clientele	DHAvail/Ac- cess	\$720,711
City Heights Community Development Corporation	Sycamore Court Rehabilitation Project <i>Goal: 17 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$725,399
City of San Diego Environmental Services Department	Safe and Healthy Homes Project <i>Goal: 75 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$226,569
GRID Alternatives	San Diego Solar Affordable Homes Program <i>Goal: 60 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$186,000
St. Paul's Episcopal Homes, Inc,	St. Paul's Emergency Generator <i>Goal: 130 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$373,401
Townpeople	Low-Income Housing Solar Power <i>Goal: 34 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$137,401

Prior-Year Projects

Activity/Category: Housing Rehabilitation (9 Projects) — \$3,244,248
(See page **3130** for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Burn Institute	Senior Smoke Alarm Program <i>FY 12 Goal: 900 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$127,972 (FY 2012)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
City Heights Community Development Corporation	Village View Home Apartments Rehabilitation and Renewal – Rebuild City Heights <i>FY 12 Goal: 30 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$906,082 (FY 2012)
GRID Alternatives	San Diego Solar Affordable Homes Program <i>FY 12 Goal: 50 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$170,227 (FY 2012)
Metropolitan Area Advisory Committee on Anti-Poverty in San Diego County	5471 PJAM Safety Improvements <i>FY 12 Goal: 300 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$103,099 (FY 2012)
Rebuilding Together San Diego	RTSD-Roof Repair/Replacement Program and ADA Home Improvements <i>FY 12 Goal: 20 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$200,000 (FY 2012)
Rebuilding Together San Diego	RTSD Safe at Home, Minor Home Repair Program <i>FY 12 Goal: 220 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$275,000 (FY 2012)
San Diego Housing Commission	Rehabilitation of Picador Boulevard Apartments <i>FY 12 Goal: 77 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$1,231,878 (FY 2012)
Urban Corps of San Diego County	Urban Corps CDBG Green Streets <i>FY 12 Goal: 25 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$115,037 (FY 2012)
Urban Corps of San Diego County	Urban Corps WEER Project <i>FY 12 Goal: 60 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$114,953 (FY 2012)

Activity/Category: Public Facilities/Improvements (9 Projects) — \$4,526,424
(See page 32 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Casa Familiar	Social Services Center <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$300,619
City of San Diego Park & Recreation Department	Linda Vista Community Park Picnic Shelter <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$100,000
City of San Diego Park & Recreation Department	Memorial Pool Improvements <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$1,661,000
La Maestra Family Clinic, Inc.	La Maestra Dental Expansion <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$110,249

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Pro Kids Golf Academy, Inc.	Netting Enclosure of Driving Range <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$47,000
San Diego Center for Children	Campus Improvements FY 2013 <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$199,840
San Ysidro Health Center	SDCDC Expansion Project <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$1,459,180
Union of Pan Asian Communities	UPAC Seismic Retrofit <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$295,635
Urban Corps of San Diego County	Campus Safety and Security Enhancement <i>Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$352,901

Prior-Year Projects

Activity/Category: Public Facilities/Improvements (14 Projects) — \$4,782,756
(See page 34 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Boys & Girls Club of Greater San Diego	Clairemont Boys & Girls Club Resource and Training Center <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$650,000 (FY 2012)
Center of Community Solutions	Project H.E.A.L. <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$168,572 (FY 2012)
City of San Diego Park & Recreation Department	Park Security Light Upgrade <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$152,000 (FY 2012)
City of San Diego Park & Recreation Department	Recreation Center Gymnasium Floor Replacement – Three Locations <i>FY 12 Goal: 3 public facilities improved</i>	Low/Mod Clientele	SL Avail/Access	\$330,000 (FY 2012)
ElderHelp of San Diego	ElderHelp Community Center <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$500,000 (FY 2011; FY 2012)
Family Health Centers of San Diego	City Heights Family Health Center Women's Clinic <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$383,397 (FY 2012)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Harmonium, Inc.	San Diego Regional Teen Center Public Facility Improvement <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$100,000 (FY 2012)
City of San Diego Redevelopment Agency	Aztec Brewery Historic Rathskeller Restoration <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$414,763 (FY 2012)
San Diego Center for Children	Campus Improvements Project to Meet Capacity, Safety, Security and Compliance 2012 <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$496,872 (FY 2012)
Sherman Heights Community Center Corporation	Main Building and Yellow House Revitalization <i>FY 12 Goal: 2 public facilities improved</i>	Low/Mod Clientele	SL Avail/Access	\$100,000 (FY 2012)
San Diego Food Bank Corporation	Warehouse Docks, Roadway Improvements; Storing Room/Clean Repack Room Addition & New Racking System <i>FY 12 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$620,000 (FY 2012)
San Diego Rescue Mission	Nueva Vida Haven, Recuperative Care Unit and the Medical Clinic Area <i>FY 10 Goal: 1 public facility improved</i>	Low/Mod Clientele	SL Avail/Access	\$85,959 (FY 2010 2011)

Activity/Category: Lead Safe Neighborhoods (1 Project) — \$120,560
(See page 3635 for project narrative)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
City of San Diego Environmental Services Department	Lead Safety Enforcement Program <i>Goal: 130 housing units</i>	Low/Mod Clientele	DH Avail/Access	\$120,560

- **Goal 8** (FY 2013 Goal 5A): Increase opportunities for affordable housing to be located in close proximity to transit.

NOTE: Per Council Policy 700-02, the City of San Diego shall not fund planning activities using CDBG. Studies pertaining to transportation uses of residents at Transit-Oriented Developments (TOD) relative to parking requirements are an ongoing, general city and regional planning activity with no commitment of federal entitlement funds from the City. In addition, the Board of Commissioners of the San Diego Housing Commission (SDHC) recently approved a three-year work plan that facilitates the creation of TOD affordable housing. The objective of this work plan is to align the

City of San Diego

City's goals with state and federal funding priorities and local and regional planning initiatives to promote development that enhances environmental and economic sustainability, links housing with transit and job opportunities, and reduces cost burdens for working and low-income households. Narrative updates will be included in the City's FY 2013 CAPER.

- **Goal 9** (FY 2013 Goal 1): ~~Expand opportunities for~~ **Create jobs for San Diegans in** new industries with higher paying and promotional opportunities and expand local small businesses.

Activity/Category: Microenterprise Assistance (6 Projects) — \$751,330
(See page 49 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
ACCESS	Microenterprise Development for Low Income Residents <i>Goal: 18 businesses assisted 18 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$50,000
ACCIÓN San Diego	Microlending Program <i>Goal: 55 businesses assisted 26 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$234,222
Horn of Africa Community	San Diego Microenterprise Project <i>Goal: 50 businesses assisted 50 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$148,746
International Rescue Committee, Inc.	IRC CDBG Microenterprise Program <i>Goal: 30 businesses assisted 15 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$130,362
San Diego Housing Commission	Microenterprise Training and Development <i>Goal: 26 businesses assisted 20 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$60,000
Union of Pan Asian Communities	Multicultural Economic Development Program <i>Goal: 51 businesses assisted 51 jobs created</i>	Low/Mod Clientele	EO Avail/Access	\$128,000

Prior-Year Projects

Activity/Category: Microenterprise Assistance (1 Project) — \$150,000
(See page 51 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Southwestern Community College District	Small Business Development Center Microenterprise Technical Assistance Program <i>Goal: 75 businesses assisted 50 LMC clients assisted</i>	Low/Mod Clientele	SL Avail/Access	\$150,000 (FY 2012)

- **Goal 10** (FY 2013 Goal 2): Support the continued revitalization of low- and moderate-income neighborhoods.
- NOTE: Not addressed with CDBG, HOME, and HOPWA funding for FY 2013. City

General Funds continue to support the City's Neighborhood Code Enforcement Program.

- **Goal 11** (FY 2013 Goal 9): As dollars become available, explore using additional financial resources to create new programs.

NOTE: This goal does not result in an annual quantifiable performance measures. In addition, the City will receive a reduction in CDBG and HOME funding for FY 2013.

- **Goal 12** (FY 2013 Goal 6C): Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Prior-Year Projects

Activity/Category: Non-Profit Organization Capacity Building (1 Project) — \$50,000
(See page 5250 for project narratives)

Agency	Project	National Objective	Objective/ Outcome	CDBG Funding
Local Initiative Support Corporation	Neighborhoods First II <i>FY 12 Goal: 2 organizations</i>	Low/Mod Area	SL Avail/Access	\$50,000 (FY 2012)

- **Goal 13** (FY 2012 Goal 5B): Maintain the quality of foreclosed housing stock and make units available to low- and moderate-income families if possible.

NOTE: This goal will be addressed through the Neighborhood Stabilization Program (NSP), a one-time supplemental CDBG stimulus grant that is scheduled to expire on March 31, 2013.

In addition to funding projects and programs, administration funds are utilized to ensure the adequate oversight of the entitlement programs. Activities include: 1) citizen participation costs, fair housing activities, and development of submissions or applications; 2) preparing program budgets, schedules and amendments to HUD required reports; 3) evaluating program results against stated objectives; 4) coordinating the resolution of audit and monitoring findings; 5) developing systems for assuring compliance with program requirements; 6) monitoring program and financial activities for progress and compliance with program requirements; 7) preparing reports and other compliance documents related to the program submission to HUD; 8) developing interagency agreements and agreements with subrecipients and contracts to carry out program activities; 9) ensuring National Environment Policy Act (NEPA) reviews are completed on funded activities, as applicable; and 10) implementing reforms based on HUD and/or findings from the Office of Inspector General (OIG).

In addition, unexpended CDBG administration funds obligated/budgeted in prior years will also be utilized/expended in FY 2013 for projects with contract terms that extend into FY 2013. Such expenditures are to be reported in the City's FY 2013 CAPER to be submitted to HUD.

Any FY 2013 budgeted but unexpended CDBG funds resulting from completed projects and/or cancelled projects will be presented to the City Council for reprogramming to defease additional HUD Section 108 Loans and/or to provide additional funding toward the next available CDBG application process. Cancelled projects and/or unexpended balances are to be reported in the City's CAPER to be submitted to HUD.

GENERAL QUESTIONS

1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*
3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*
4. *Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

Program Year 4 Action Plan General Questions Response:

Geographic Allocation: Effective FY 2011, the City of San Diego has approved CDBG funding allocations to benefit low- and moderate-income populations on a Citywide basis.

The programs funded by HOME, ESG, and HOPWA dollars also provide direct benefits to low- and moderate-income populations and are not allocated geographically. The location/place of residence of the low- and moderate-income households and of affordable housing developments determines the overall geographic allocation of these funds.

Maps illustrating the location of proposed FY 2013 CDBG, ESG, and HOPWA projects are attached to this document as Appendix D. For each map, a listing of the project locations by funding source and/or program is also included. The maps in Appendix D show the FY 2013 project sites relative to low/moderate-income census tracts and areas of minority concentration in the City. The City has defined an area of minority concentration as any census tract with a minority population that is 20 percentage points greater than that of the City's total minority percentage. In this instance, minority refers to all ethnic groups other than non-Hispanic whites. Citywide, non-Hispanic whites account for 54.9 percent of the total population per the 2010 Census.

Obstacles to Meeting Needs: The City benefits from local and state sources of revenue for affordable housing and community development. However, the dollars available to address housing and community development needs have decreased and are small relative to total needs. The current economic climate is particularly challenging for the City. The City is seeing a new wave of homelessness related to the housing market; revenues to address needs have fallen; residents are losing their jobs; and businesses are not hiring. In addition, the State of California has eliminated Redevelopment authority, resulting in the loss of a dedicated funding source for future affordable housing production/preservation.

On the plus side, since home prices have fallen, many more moderate-income renters are able to buy homes under conventional financing. In addition, the City will benefit from federal funds to address many of its most acute and community development needs.

To address these obstacles, the City will work in FY 2013 to continue utilizing additional funding through federal sources (e.g., stimulus funds such as NSP, CDBG-Recovery (CDBG-R), Homeless Prevention & Rapid Re-Housing Program [HPRP], etc.) to supplement existing funding, aggressively address existing needs, and mitigate increasing needs.

Available Resources. During FY 2013, the City expects the following resources to be available to meet the housing and community development needs identified in the ConPlan:

➤ **Federal Resources:**

Community Development Block Grant: \$10,703,022

The CDBG Program is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities, CDBG can be used for:

- construction and rehabilitation of community facilities, including those that help low- and moderate-income populations (e.g., homeless shelters);
- removal of accessibility barriers from public buildings;
- loans or grants to business for job training and hiring of lower-income workers;
- provision of operating dollars to social service organizations; and
- public infrastructure improvements (e.g., streets and sidewalks).

The City is in receipt of \$3,842,200 in program income (PI) from the Redevelopment Agency's FY 2012 repayment to the CDBG Program. The PI amount has been combined with the FY 2013 CDBG entitlement amount to allocate funding to the FY 2013 CDBG projects described in this report. Additional PI may also be recorded into the City's accounting system as received throughout the upcoming program year. In that case, the allocation of PI to projects will be handled through a Reprogramming Hearing.

On March 19, 2012, the City Council approved and adopted the FY 2013 CDBG allocations (including the entitlement and PI) to programs/projects totaling \$14,541,816 (\$10,703,022 in entitlement plus \$3,842,200 in PI), with a remaining unallocated balance of \$3,406 (see Appendix F). The remaining balance will be identified and allocated to programs and/or projects through the City's next FY 2013 Reprogramming Hearing.

Emergency Solutions Grant: \$1,177,964

The ESG Program helps homeless persons and their families. Under the new ESG regulations, the funds can be used for:

- Street outreach
- Shelter rehabilitation; operations and maintenance of a homeless facility;
- Supportive services for persons who are homeless (e.g., job training or child care);
- Homeless prevention and re-housing activities;
- Homeless Management Information Systems (HMIS); and
- Administration

For FY 2013, the ESG funds will be utilized to support the City's Cortez Hill Family Center, Homeless Emergency Shelter Program projects, and HPRP-type activities (prevention and re-housing) administered by SDHC. See Appendix F for a summary of ESG allocations.

The following ESG caps will apply with regard to the \$1,177,164 ESG grant award:

- No more than 60 percent of the total grant can be spent on traditional shelter and outreach activities (\$653,770); projects included in this category are the homeless shelter programs. Match for these programs comes from CDBG (\$698,184) and SDHC (\$308,000) funds.
- Forty percent must be spent on homeless prevention and re-housing activities (\$435,847); match for this activity comes from Veterans Affairs Supportive Housing (VASH) and Sponsor-Based vouchers approximately valued at \$1,725,000.
- Administrative costs shall not exceed 7.5 percent of the ESG grant award (\$88,347). Eligible administrative costs include staff to operate the program, preparation of progress reports, audits, and monitoring of recipients.

San Diego's Regional Continuum of Care has met with all local ESG jurisdictions, including the City. The priorities for ESG are as follows:

- Foster greater access to permanent housing;
- Leverage existing resources;
- Use the standard eligibility and assessment tool created for the Homeless Prevention & Rapid Re-Housing Program (HPRP);
- Support federal and local goals for priority populations;
- Respond the needs in each jurisdiction;

- Comply with the new eligibility and verification requirements.

HOME Investment Partnerships Program (HOME): \$4,452,630

The HOME Program was created in 1990. This program provides federal funds for a variety of housing activities including new construction and acquisition/rehabilitation of affordable rental housing; rehabilitation of owner-occupied homes; first-time homebuyer financial assistance and counseling; and tenant-based rental assistance.

Housing Opportunities for Persons with AIDS (HOPWA): \$2,883,128

The HOPWA Program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation, or construction of affordable housing units; operation of facilities; and rental assistance and short-term emergency payments to prevent homelessness.

Neighborhood Stabilization Program (NSP): \$9,442,370 Over Three Years

The NSP is a one-time supplemental CDBG program created by the Housing and Economic Recovery Act of 2008 that enables states and local governments to assist in the redevelopment of abandoned and foreclosed homes and residential properties in those areas hit hardest by the foreclosure crisis. Program activities were primarily implemented and completed during FY 2010 and FY 2011. The City reallocated \$523,757.17 of its NSP funds to the "Acquisition/Rehabilitation and Resale to First-Time Homebuyers" activity in FY 2012 and will complete all remaining NSP activities and fully expend all NSP funds (except for funds for ongoing administration of NSP loans) in FY 2013.

Homeless Prevention & Rapid Re-Housing Program (HPRP): \$6,168,104 Over Three Years

The HPRP Program is a one-time supplemental grant program created through the American Recovery and Reinvestment Act of 2009 to enable communities to provide financial assistance and services to either prevent individuals and families from becoming homeless or to help those who are experiencing homelessness to be quickly re-housed and stabilized. Program activities were implemented beginning in FY 2010, and the City's HPRP funds were largely expended by the end of FY 2012. This program will be completed and closed out in the first half of FY 2013.

Community Development Block Grant-Recovery (CDBG-R): \$4,033,900 Over Three Years

The Community Development Block Grant-Recovery (CDBG-R) Program is a one-time supplemental CDBG program created through the American Recovery and Reinvestment Act of 2009 to enable states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program to stimulate the economy through measures that modernize the nation's infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. Program activities were implemented beginning in FY 2010, and all CDBG-R projects will be completed, all funds will be expended, and the program will be closed out in the first half of FY 2013.

Energy Efficiency & Conservation Block Grant (EECBG): \$12,541,700 Over Three Years

The Energy Efficiency & Conservation Block Grant (EECBG) Program is a one-time, three-year supplemental stimulus grant. On April 15, 2010, the City received final approval on the projects funded by the \$12.5 million EECBG grant. The City will complete all projects on or before July 22, 2012. Tremendous progress has been made on the streetlight retrofit program, low- and moderate-income residential retrofit program, municipal building upgrades, and the City's Climate Mitigation and Adaptation Plan. All will be completed on time and potentially will result in more energy savings than previously projected.

HUD Lead-Based Paint Hazard Control Grants: \$3,100,000

SDHC currently administers a three-year HUD Lead-Based Paint Hazard Control Grant effective March 1, 2011, through February 28, 2014. This three-year grant will remediate lead hazards in 200 residences occupied or frequented by children less than six years of age, 100 units of which will be targeted in FY 2013. The funding is available to occupants under 80 percent of the area median income (AMI) and located within the City's boundaries. Grants up to \$10,000 are offered per single-family residences and up to \$5,000 per multi-family unit plus \$5,000 for common areas. A total of \$100,000 of these

grant funds will provide interventions for 50 low-income households to address pests and rodent problems, mold, moisture, indoor air quality, hazardous materials, and home safety issues.

HUD Healthy Homes Production Grant: \$1,000,000

This three-year grant, effective March 1, 2011, through February 28, 2014, will address pest management, mold and moisture control, indoor air quality, hazardous materials, and home safety issues for 200 families, 60 of which will be targeted in FY 2013.

Lead Paint Reduction Zero Percent Deferred Loans

These loans are administered by SDHC and offer up to \$5,000 per unit or up to \$15,000 per housing complex to those participating in any of the owner-occupied Housing Rehabilitation Programs administered by SDHC. The programs remediate any lead paint hazards either through the above-listed HUD lead grants, if eligible, or through loans funded by other federal, state, or local sources.

Section 8 Housing Choice Voucher Program: Approximately \$167,000,000

The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled in affording decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual, and participants are able to find their own housing, including single-family homes, townhouses, and apartments. The Section 8 Program helps more than 14,000 households pay rents they can afford.

Additionally, SDHC is one of 35 housing authority agencies in the nation designated by HUD as a Moving to Work (MTW) agency. This designation allows SDHC the flexibility to create and test innovative programs that address San Diego's unique housing needs.

Some of these initiatives include:

United Way Project 25

The program targets 25 homeless San Diegans who are identified as chronically homeless and provides them with SDHC sponsor-based rental assistance vouchers that include supportive services.

Connections Housing Downtown

This one-stop homeless service center, estimated to be completed in FY 2013, will provide integrated services and residential programs to help homeless San Diegans rebuild their lives. Of the 223 housing units/beds, 134 will be for interim uses, 73 for permanent supportive housing, and 16 for special needs individuals. SDHC will provide 89 project-based rental assistance vouchers for the project (\$908,000 annually).

Hotel Sandford

SDHC purchased the 130-unit downtown historic hotel to preserve affordable housing for low-income seniors. Rehabilitation of this historic hotel will be completed in FY 2013. Thirty-nine households will receive SDHC project-based rental assistance vouchers (\$400,000 annually).

McKinney-Vento Homeless Assistance Programs: Approximately \$14,030,426

These HUD programs award funds competitively and require the development of a Continuum of Care (CoC) system in the community where assistance is being sought. A CoC system is designed to address the critical problem of homelessness through a coordinated community-based process of identifying needs and building a system to address those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social.

The CoC Homeless Assistance Programs that are administered by the City are:

Supportive Housing Program: Provides housing, including housing units and group quarters, that has a supportive environment and includes a Planned service component.

Shelter Plus Care Program: Provides grants for rental assistance for homeless persons with disabilities through four component programs: Tenant, Sponsor, Project, and Single Room Occupancy Rental Assistance.

Emergency Solutions Grants: This is the new name for the former Emergency Shelter Grants. The funds and their uses will be discussed later in this Annual Action Plan. It is important to note that the Regional Continuum of Care Council must be consulted on the use of these funds.

Low Income Housing Tax Credits (LIHTC)

The LIHTC Program, which is based on Section 42 of the Internal Revenue Code, was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects. The tax credits are awarded to individual projects based on a competitive process. The City, through SDHC, will continue to assist affordable housing projects that will compete for LIHTC in FY 2013.

➤ **State Resources:**

The State of California eliminated Redevelopment authority in FY 2012, resulting in the loss of a dedicated funding source for future affordable housing production and preservation.

➤ **Local Resources:**

SDHC – Inclusionary Housing: Approximately \$2,000,000

San Diego adopted a Citywide Inclusionary Housing Ordinance in July 2003. Pursuant to the ordinance, new residential developments must pay an Affordable Housing Fee. (Certain projects may be eligible for an exemption.) Developers may opt to provide 10 percent of the total dwelling units as for-sale affordable units instead of paying the fee. The fees are paid into the Inclusionary Housing Fund and are used for construction of new affordable housing stock and other programs if approved by the City Council in the Affordable Housing Fund Annual Plan.

SDHC – Housing Trust Fund: Approximately \$770,000

The San Diego Housing Trust Fund was created by a City Council ordinance on April 16, 1990. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways, including loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities. To comply with the ordinance, Housing Trust Fund monies must be allocated in the following manner: 1) at least 10 percent to Transitional Housing; 2) at least 60 percent to very low-income households (defined as households with income at or below 50 percent of AMI); 3) no more than 20 percent to housing for low-income households (defined as households with income between 50 and 80 percent of AMI); and 4) no more than 10 percent to moderate-income first-time homebuyers.

MANAGING THE PROCESS

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the ConPlan.*
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Program Year 4 Action Plan Managing the Process Response:

The City of San Diego

The City is the grantee of the CDBG, ESG, HOME, and HOPWA entitlement funds. The CDBG Program is administered by the City's Economic Development Division, which is responsible for all grantee compliance, as well as the preparation and submission of the Five-Year ConPlan, Annual Action Plans, and CAPER to HUD.

The City's Consolidated Plan Advisory Board's order of business for Program Year 2012 is to hold public monthly meetings to discuss how to improve the CDBG scoring application process for FY 2014 and begin reviewing the City's overall performance and role in managing the primary federal entitlement programs (CDBG, ESG, HOPWA, and HOME). This gathering and review of data is critical as the City begins to implement the planning stages for the new 2015–2020 ConPlan later this calendar year.

San Diego Housing Commission

SDHC, through an agreement with the City, directly administers the HOME Program. This program provides federal funds for a variety of housing activities, including new construction and acquisition/rehabilitation of affordable housing; rehabilitation of owner-occupied homes; first-time homebuyer financial assistance and counseling; and tenant-based rental assistance.

The process for determining which activities are funded, and the amount of funding for each activity type, is based on needs and priorities as outlined in the ConPlan; input from the community during public hearings and other meetings; budgetary considerations; discussions with City Council and Mayoral staff; and overall economic conditions affecting the City.

Effective FY 2013, SDHC will also administer the ESG Program under a memorandum of understanding with the City. This program will provide assistance to individuals and families who are homeless.

SDHC will continue to coordinate with its many service provider partner organizations and other affiliated entities through constant contact, attendance at and participation in various workshops, seminars, and conferences, and in other formal and informal settings to ensure a steady and vetted flow of information between all interested parties.

County of San Diego

The County of San Diego's Department of Housing and Community Development, through an agreement with the City, directly administers the HOPWA Program. This program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation, or construction of affordable housing units; operation of facilities; and rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a county (in this case, the City in the County of San Diego).

Fair Housing

As the grantee, the City issued a request for proposals for the provision of Fair Housing Services from interested and qualified organizations. A total of \$314,321 from FY 2012 and \$209,548 from FY 2013 in CDBG funds have been allocated to the development and administration of programs designed to alleviate discrimination and improve conditions for fair housing. The City reviewed the bids that were evaluated by a committee. Two contractors were selected to provide fair housing services (Housing Opportunities Collaborative and Legal Aid Society). The selected contractors are required to incorporate the information contained in the Analysis of Impediments to Fair Housing Choice (AI) within their scope of work to develop effective strategies that promote and advance fairness in housing. It is anticipated that the contractors will begin work starting in June 2012 for a period not to exceed two program years.

On April 10, 2012, City Council President Anthony Young presented to HUD a Proclamation recognizing April 2012 as "Fair Housing Month" in the City. April marks the 44th anniversary of the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended. This action enforces the City's commitment to highlighting Fair Housing, continuing to address discrimination in our community, supporting programs that educate the public about the right to equal housing opportunities, and planning partnership efforts with the organizations to help ensure every American of his or her right to fair housing.

CITIZEN PARTICIPATION

- 1. Provide a summary of the citizen participation process.*
- 2. Provide a summary of citizen comments or views on the plan.*
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

Program Year 4 Action Plan Citizen Participation Response:

Summary of Citizen Participation Process:

The City has the Five-Year ConPlan, Annual Action Plans, and CAPERs available on the CDBG Program website in a manner convenient for online viewing, downloading, and printing. Prior to final submittal to HUD, draft versions of these documents are made available for citizens, public agencies, and other interested parties to view and comment upon. Copies of draft and final reports are available at no cost at the City's CDBG Program office. Additionally, information that applies to these reports and the City's work in general is available. Requests for access to specific information must be made in advance and coordinated with CDBG Program staff.

CDBG Program staff are also available to persons or interested parties requiring technical assistance in understanding the Annual Action Plan, including the CDBG application process. This availability and responsiveness is also used in handling and responding to whatever reasonable complaints are made concerning the Annual Action Plan and its undertakings.

The following table outlines the schedule used in preparing for the FY 2013 Annual Action Plan:

Date	Description
11/10/11	FY 2013 CDBG Applications were made available under three separate categories: <ol style="list-style-type: none"> 1. Development/Capital Improvement Projects 2. Public Services 3. Community & Economic Development
11/16/11	FY 2013 CDBG Application Workshop: 2 Sessions <ul style="list-style-type: none"> • 10:00 am – Public Services/Community & Economic Development • 1:30 pm – Public Services/Community & Economic Development
11/17/11	FY 2013 CDBG Application Workshop: 1 Session (City Departments) <ul style="list-style-type: none"> • 2:00 pm – Development/Capital Improvement Projects, Public Services, and Community & Economic Development
11/18/11	FY 2013 CDBG Application Workshop: 2 Sessions <ul style="list-style-type: none"> • 10:00 am – Development/Capital Improvement Projects • 1:30 pm – Development/Capital Improvement Projects
11/21/11– 12/08/11	FY 2013 CDBG Application Technical Assistance (one-on-one) was made available by appointment
11/28/11	FY 2013 CDBG Application Workshop: 2 Sessions <ul style="list-style-type: none"> • 10:00 am – Development/Capital Improvement Projects • 1:30 pm – Development/Capital Improvement Projects
11/30/11	FY 2013 CDBG Application Workshop: 2 Sessions <ul style="list-style-type: none"> • 10:00 am – Public Services/Community & Economic Development • 1:30 pm – Public Services/Community & Economic Development
12/01/11	FY 2013 CDBG Application Workshop: 1 Session <ul style="list-style-type: none"> • 1:30 pm – Development/Capital Improvement Projects
12/01/11	FY 2013 CDBG Application Workshop: 1 Session <ul style="list-style-type: none"> • 2:00 pm – Public Services/Community & Economic Development
12/12/11	FY 2013 CDBG Applications submission deadline to CDBG Program Office: 5:00 pm
12/19/11– 01/05/12	CDBG Program staff initial program and fiscal review of FY 2013 CDBG Applications
12/19/11– 01/20/12	Secondary review process
01/26/12	FY 2013 CDBG Application binders distributed to Consolidated Plan Advisory Board containing all eligible applications - The Consolidated Plan Advisory Board had created three Ad Hoc Committees for the purpose of reviewing and scoring the eligible FY 2013 CDBG applications.

Date	Description
02/14/12	Ad Hoc Committee members submitted their recommended initial scoring results to the CDBG Program office via e-mail for staff's compilation.
02/17/12	These initial scoring results were posted on the CDBG Program website and distributed to all applicants.
02/07/12— 03/22/12	Public Notice: Notice advises that the FY 2013 CDBG funding recommendations to be presented at Consolidated Plan Advisory Board meeting (FY 2013 CDBG Funding Recommendations)
03/22/12— 03/23/12	Public Hearing: FY 2013 CDBG funding overall recommendations (compiling individual ad-hoc committee reviews) are presented and discussed at Consolidated Plan Advisory Board two-day meeting
03/02/12— 03/19/12	Public Notice: FY 2013 CDBG funding adoption and approvals
03/19/11	Public Hearing: FY 2013 CDBG funding recommendations presented to City Council for their consideration and approval
03/26/12— 04/09/12	Public Notice Posted on CDBG Website: Draft FY 2013 Annual Action Plan availability for 30-day public comment period beginning on 04/10/12
4/10/12— 05/09/12	SurveyMonkey Open to Public as Means to Submit Comments on Draft FY 2013 Annual Action Plan
04/10/12— 05/09/12	Public Notice: FY 2013 Annual Action Plan Available for 30-Day Public Comment Period (April 10, 2012—May 9, 2012) on CDBG Program Website and Following Publications: <ul style="list-style-type: none"> • <i>Daily Transcript</i> (weekdays) • <i>Business Journal</i> (weekly publication, Mondays) • <i>Voice and Viewpoint</i> (weekly publication, Thursdays) • <i>El Latino</i> (weekly publication, Thursdays) • <i>Asian Journal</i> (weekly publication)
04/10/12— 05/15/12	Draft FY 2013 Annual Action Plan posted on City's CDBG Program website until final draft (as approved by City Council) available
05/03/12	Draft FY 2013 Annual Action Plan presented at Council Docket Briefing — Meeting open to public, City staff, and Council staff
05/03/12	Draft FY 2013 Annual Action Plan presented at Consolidated Plan Advisory Board Meeting — Board voted unanimously to recommend approval of Plan to City Council
05/08/12	Public Hearing: Presentation of Draft FY 2013 Annual Action Plan for consideration for its adoption by City Council

Date	Description
05/09/12	End of 30-day public comment period for City's FY 2013 Annual Action Plan
05/15/12	Submission of City's FY 2013 Annual Action Plan to HUD

Summary of Citizen Comments: A summary of all public comments received during the FY 2013 Annual Action Plan process is included as Appendix C, Public Comments.

Written Explanation of Comments Not Accepted: Not applicable. All public comments received are accepted and included as Appendix C.

Summary of Efforts Made to Broaden Public Participation: The City publishes notices of public hearings, notices of availability, and notices of need for participation on the City's CDBG Program website, the *San Diego Daily Transcript*, the *San Diego Business Journal*, and community newspapers. Notices are also distributed via e-mail to service providers. Citizens are given the opportunity to request for alternative formats of the draft Annual Action Plan and/or technical assistance with understanding the draft Annual Action Plan.

As part of the FY 2013 Annual Action Plan process, the City added SurveyMonkey, a Web-based site for gathering input and comments, to its set of tools for encouraging and collecting comments from the public. City staff distributed the link to SurveyMonkey.com to its service providers via e-mail and urged them to pass the link on using their distribution lists. City staff also encouraged the use of SurveyMonkey.com to submit comments during the City's three contract packet workshops in April 2012 with representatives of organizations approved to receive FY 2013 CDBG funding. Twenty-seven responders submitted comments through SurveyMonkey.com. Comments received are included as Appendix C, Public Comments.

It is the City's goal to create increased participation opportunities for all interested citizens including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility, or hearing impairments.

The Consolidated Plan Advisory Board has convened twelve (12) times since August 11, 2011 to discuss, develop, and implement scoring criteria for the FY 2013 CDBG applications. Specifically, on February 22, 2012, and February 23, 2012, the Consolidated Plan Advisory Board held meetings to discuss the recommended scores for the CDBG applications that were reviewed. On March 19, 2012, the Consolidated Plan Advisory Board and CDBG staff presented the funding recommendations to the City Council. During the hearing, the public and City Council members had the opportunity to provide comments. The recommendations presented by the Consolidated Plan Advisory Board and CDBG staff were based on final application scores as assigned by the Consolidated Plan Advisory Board. On March 26, 2012, CDBG staff proposed use of SurveyMonkey.com to the Consolidated Plan Advisory Board as a public outreach tool during the 30-day public review period. A link to SurveyMonkey.com was posted on the CDBG webpage under the "Plans and Reports" section.

All of the Consolidated Plan Advisory Board meetings are publicly noticed in accordance with the California Ralph M. Brown Act. Agendas and minutes are posted on the Consolidated Plan Advisory Board section of the City CDBG webpage. Opportunities for non-agenda and agenda public comment are provided during the meetings. Additionally, various City Council offices are represented at each of these meetings and provide public comments.

During FY 2013, the City will continue its efforts to implement reforms to the CDBG Program. One such reform is to timely fill vacancies within the Consolidated Plan Advisory Board so that it may continue to effectively review eligible applications, provide funding recommendations to the City Council regarding the FY 2014 CDBG entitlement funds, and provide guidance on improving the overall administration of the program and the application process.

Goal 1: Improve the citizen and stakeholder participation process for annual action plans.

The implementation and improvement of the citizen and stakeholder participation process for Annual Action Plans is an ongoing activity in accordance with the City's Citizen Participation Plan. Because "improving the process" is neither defined nor results in a year-end quantifiable performance outcome, any planned citizen and stakeholder participation activity is reported in narrative form in the "Citizen Participation" section.

INSTITUTIONAL STRUCTURE

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure Response:

The City will continue its efforts in FY 2013 to further develop the City's institutional structure to support the ongoing commitment to housing and community development. SDHC, as the City's affordable housing agency, will continue to maintain partnerships with a variety of non- and for-profit housing organizations, industry stakeholders, and community and civic leaders to foster and refine solutions, ideas, and policies related to the City's affordable housing problems. For instance, after considerable discussion and evaluation by and between business officials and affordable housing advocates, linkage fee and best practices studies will be considered by the City Council in FY 2013. Both issues address the housing needs of low-income San Diegans and offer financing alternatives and practical proposals to increasing the supply of affordable housing.

MONITORING

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring Response:

The majority of the programs funded under the CDBG Program are directly administered by non-profit agencies (subrecipients). The City enters into contractual agreements to implement specific programs and services. These agreements are managed by the CDBG Program office. The City uses an application process to select organizations with the capacity to carry out federally funded activities. During this process, the City provides technical assistance workshops to review general information on the program requirements of the applicable federal funds.

Prior to issuing payment for any good or service funded, CDBG Program staff verifies that the good or service has been provided and that various program requirements have been met. In addition, subrecipients are required to submit reports showing activities conducted, accomplishments, and other information required by the City. Reports are reviewed to determine if the program is being carried out in a timely manner and is meeting the goals and objectives established. Funds are reimbursed upon acceptance and approval of fiscal and program reports, including supporting documentation.

In addition, CDBG Program staff monitors subrecipients at least annually and more frequently if a subrecipient is new or has concerns or findings issued from prior monitoring visits. The monitoring process involves frequent telephone contacts, written communications, analysis of reports and audits, desk audits, onsite monitoring, general site visits, and meetings. The City's goal is to ensure compliance with specific program requirements for the applicable funding source. The primary goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce, or augment the subrecipients' performance. As part of this

process, City staff attempt to be alert for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. On an individual basis, identified deficiencies will be corrected through discussion, technical assistance, or, in the case of serious infractions, imposition of sanctions by the City.

Due to the complexity and voluminous regulatory requirements of federal funds, City staff will increase efforts to educate, train, and work in partnership with subrecipients and other stakeholders. The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaborating various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

Housing programs supported with federal funds and subject to the ConPlan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the City's affordable housing supported with federal funds awarded to the City or the Public Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority such as: density bonuses, coastal housing provisions, public land, senior housing conditional use permits, or HOME loans.

SDHC performs the following monitoring functions:

- 1) Prepares and makes available to housing program participants (i.e., project owners and participating households) any general information regarding income limitations and restrictions which are applicable to the affordable units;
- 2) Reviews and determines eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restriction;
- 3) On an annual basis, reviews documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions;
- 4) Inspects project books and records pertaining to the incomes and rents of participating households, as SDHC may deem necessary; and
- 5) Notifies project owners of any circumstances of non-compliance of which SDHC becomes aware and takes necessary actions to bring projects into compliance.

SDHC also monitors public housing and Section 8 units provided through HUD-assisted programs. Affordable housing projects receiving direct funding from the state or federal government are often monitored solely by those entities.

The City, through SDHC, regularly inspects HOME-assisted rental projects during their period of affordability to ensure that they continue to meet or exceed property standards outlined in 24 CFR 92.251. On an annual basis, in May, approximately 15 percent of the total number of the City's HOME units are inspected, and the results of those inspections are reported in the CAPER.

All contracts funded by HOPWA specify monitoring, inspecting, and reporting requirements. Each year, the San Diego County Department of Housing and Community Development (HCD) administers and monitors all HOPWA projects.

HOPWA projects are monitored by reviewing monthly, quarterly, and Annual Progress Reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and rent calculations. HCD staff will conduct onsite file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD will provide ongoing technical assistance to subrecipients throughout the year.

Section 3 of the Housing and Urban Development Act of 1968 states:

"To ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons."

The City makes Section 3 a part of all contracts the City enters into in which a subrecipient is receiving CDBG funds from the City. The subrecipient is required to document good faith efforts to comply with the terms of Section 3, if applicable.

LEAD-BASED PAINT

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

Program Year 4 Action Plan Lead-based Paint Response:

The City's Lead Safety and Healthy Homes Program (LSHHP) and SDHC's Housing Rehabilitation Programs work in partnership to generate lead-safe housing units throughout the City. These programs provide numerous resources to assist low-income households remediate lead hazards. Property owners that are not eligible for these resources are made responsible for eliminating lead hazards through code enforcement actions. The City's overall strategy to reduce lead-based paint hazards is comprehensive and is outlined in the ConPlan.

The actions that will take place during FY 2013 to address lead hazards in housing through programs administered by the **City's LSHHP** include:

- **LSHHP Enforcement Program:** The City has one of the most comprehensive lead poisoning prevention local ordinances in the nation. The LSHHP anticipates being awarded \$120,560 in CDBG funds in FY 2013 to generate 130 lead safe housing units in CDBG-eligible areas through enforcement of the City's lead ordinance. The LSHHP also anticipates being awarded a state-funded contract with the County of San Diego's Health and Human Services Agency. This contract will allow the LSHHP Enforcement Program to continue to reduce the chances of children being exposed to environmental lead hazards, by investigating locations in pre-1978 dwellings and public buildings where children are being exposed, or have been exposed in the past, and responding with appropriate enforcement actions. This effort includes investigating case referrals from the County of San Diego's Childhood Lead Poisoning Prevention Program. As resources allow, the City will ensure that interventions (including lead abatement activities) are conducted as required by Title 17, California Code of Regulations. Also as resources allow, the LSHHP may conduct outreach and education activities with enforcement partners, including providing program materials for public distribution on lead hazards.
- **HUD Healthy Homes Demonstration Grant:** The San Diego Healthy Homes Collaborative (SDHHC) is a HUD-funded Healthy Homes Demonstration Grant that was awarded to the City's Environmental Services Department on June 1, 2010. This program evaluates a variety of health and safety hazards, including pests, mold, moisture, indoor air quality, hazardous materials, home safety issues and lead hazards. Lead hazards determined to be below established HUD *de minimus* levels are typically remediated utilizing this funding source. Property owners are responsible for correcting any known lead hazard on their property, and so any lead hazard determined through this program to be at or above HUD's *de minimus* levels are required to be corrected by the property owner via the LSHHP Enforcement Program. Property owners are typically referred to SDHC for available grants and loans as

described below. The SDHHC also works with a network of partners with resources for those low-income households that may not be eligible for these programs. Renovation activities on the final seven households are scheduled to conclude in FY 2013.

- **EPA Certified Renovator Accreditation Training:** Effective April 22, 2010, contractors who perform home improvement activity in housing built prior to 1978 and any child-occupied facility must be certified in accordance with the new EPA Renovation, Repair, and Painting (RRP) rule. The City is accredited by the Environmental Protection Agency to teach the initial and refresher RRP trainings and anticipates over 50 contractors will be trained in FY 2013.

The actions that will take place during FY 2013 to address lead hazards in housing through **SDHC's Housing Rehabilitation Programs** include:

- **HUD Lead-Based Paint Hazard Control Grant (\$3,100,000):** SDHC currently administers a HUD Lead-Based Paint Hazard Control Grant covering a three-year period from March 1, 2011, through February 28, 2014. This three-year grant will remediate lead hazards in 200 residences occupied or frequented by children less than six years of age, of which 100 units will be targeted in FY 2013. The funding is available to occupants under 80 percent of the AMI and located within City boundaries. Grants up to \$10,000 are offered per single-family residence and up to \$5,000 per multi-family unit plus \$5,000 for common areas. A total of \$100,000 of these grant funds will provide interventions for fifty low-income households to address pests and rodent problems, mold, moisture, indoor air quality, hazardous materials, and home safety issues.
- **HUD Healthy Homes Production Grant (\$1,000,000):** This three-year grant, effective March 1, 2011, through February 28, 2014, will address pest management, mold and moisture control, indoor air quality, hazardous materials and home safety issues for 200 families, of which 60 will be targeted in FY 2013.
- **Lead Paint Reduction Zero Percent Deferred Loans:** These loans are administered by SDHC and are available in amounts up to \$5,000 per unit or up to \$15,000 per housing complex to those participating in any of the owner-occupied housing rehabilitation programs offered by SDHC. All properties participating in Housing Rehabilitation programs offered by the SDHC remediate any lead paint hazards either through the above-listed HUD lead grants, if eligible, or through loans funded by other federal, state, or local sources.

HOUSING

SPECIFIC HOUSING OBJECTIVES

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Program Year 4 Action Plan Specific Housing Objectives Response:

Housing Goals, Objectives, and Outcomes and Funding Sources

Goal 5: Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Objective 5.1. Provide at least 15 percent of HOME funding to certified Community

Housing Development Organizations (CHDOs), nonprofits to build affordable rental complexes and homeownership properties.

- *Outcome 5.1.1.* Develop affordable housing units through CHDO assistance. The anticipated five-year goal is to develop 140 units.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – Community Housing Development Organizations (\$667,854): This project will provide \$667,854 in HOME funding to certified CHDOs to develop or acquire and rehabilitate approximately 18 units of affordable rental housing.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

- *Outcome 5.2.1.* Develop affordable housing units through HOME assistance. The anticipated five year goal is to develop 340 units.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – Housing Production Program (\$2,030,653): This project will receive \$2,030,653 in HOME funds to develop approximately 35 units of affordable rental housing through acquisition and rehabilitation or new construction.

Objective 5.3. Provide rental subsidies for low-income households.

- *Outcome 5.3.1.* Provide tenant-based rental assistance (TBRA) vouchers to households. The anticipated five-year goal is to provide 120 TBRA vouchers.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – Tenant-Based Rental Assistance (\$308,860): This project will receive \$308,860 in HOME funds to provide TBRA vouchers to approximately 30 low-income households.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

- *Outcome 5.4.1.* Acquire and rehabilitate housing rental units using CDGB. The anticipated five-year goal is to acquire/rehabilitate 30 units.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – Housing Production Program (\$2,030,653): This project will receive \$2,030,653 in HOME funds to develop approximately 35 units of affordable rental housing through acquisition and rehabilitation or new construction.

Goal 6: Increase the number of low- to moderate-income households who can become homeowners.

Objective 6.1. Provide downpayment assistance to low- and moderate-income families to purchase a home.

- *Outcome 6.1.1.* Assist households earning 80 percent and less of AMI annually with downpayment assistance using HOME funds. The anticipated five-year goal is to assist 180 households.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – First-Time Homebuyer Program (\$1,000,000): This project will receive \$1,000,000 in HOME funds to provide financial assistance to approximately 25 first-time homebuyers earning 80 percent or less of AMI, including deferred payment second trust deed loans, downpayment assistance, and closing cost grants.

- *Outcome 6.1.2.* Provide funding for operation of homeownership counseling services. The anticipated five-year goal is to assist 250 households.

The following project was awarded FY 2013 funds to address this objective and outcome:

Community HousingWorks – HomeOwnership Center (\$250,000; IDIS #6292): This project helps low- and moderate-income households purchase a home in San Diego through classes and coaching programs and the financing of downpayment/closing cost assistance loans and first mortgages (with non-CDBG funds). Homebuyer classes will be offered twice a month and low-income families will be able to work one-on-one with a financial coach and loan officer in an ongoing relationship until they find and obtain the financing assistance programs that best meet their individual needs. A total of 55 low- and moderate-income City residents will become homeowners. At least 250 low/moderate-income families will graduate from the project's homebuyer class, increasing their financial education and knowledge of the homebuying process.

In addition, to providing activities utilizing FY 2013, the City's NSP program (administered by SDHC), provides downpayment and closing cost assistance, as well as second mortgage purchase assistance to help households with incomes up to 120% of AMI (low-, moderate-, and middle-income households) purchase abandoned and foreclosed properties. These activities were implemented in FY 2010, and the remaining NSP funds for homeownership assistance will likely be fully expended during FY 2013.

Goal 7: Improve the condition of the City's housing stock and facilities that serve low- and moderate-income persons, which includes special needs populations, and group homes.

Objective 7.1. Assist low-income owner-occupied households with needed emergency repairs and critical repairs.

- *Outcome 7.1.1.* Assist low-income, owner-occupied households with deferred loans for health and safety repairs using HOME funding and local trust fund dollars. The anticipated five-year goal is to assist 840 households.

The following project was awarded FY 2013 funds to address this objective and outcome:

San Diego Housing Commission – Owner-Occupied Housing Rehabilitation (\$363,150): This project will utilize \$363,150 in prior-year HOME funds to provide housing rehabilitation activities for approximately 14 low-income owner-occupied households earning up to 80 percent of AMI.

- *Outcome 7.1.3-1.2.* Provide free, minor home security repairs, weatherization, and minor rehabilitation activities to low- and moderate-income households, including seniors and persons with disabilities, to increase the safety and security of their homes. The anticipated five-year goal is to assist 2,932 households.

The following projects were awarded FY 2013 funds to address this objective and outcome:

- 1. Burn Institute – Senior Smoke Alarm Program (\$51,931; IDIS #6285):** This project helps reduce burn injuries and death among seniors, 62 years and older, by installing smoke alarms free of charge to seniors who own their home, have a low- to moderate-income level, and do not have working smoke alarms. Dual smoke alarms (ionization and photoelectric) and carbon monoxide detectors are installed, as well as the 10-year lithium batteries that make the devices operable. A total of 325264 housing units will be improved.
- 2. City Heights Community Development Corporation – City Heights Neighborhood Rehabilitation Project (\$720,711; IDIS #6286):** This project will provide comprehensive rehabilitation to deteriorating single-family homes. The rehabilitation will focus on primary (ADA improvements; lead assessment and remediation; electrical; plumbing; mechanical; seismic; and structural, including roofs and windows), secondary (weatherization; mold/mildew remediation; water conservation elements; safety components; installation of safety doors and lighting; and minor health and safety hazards) and tertiary systems (fencing; specialty painting of interior/exterior), as well as ENERGY STAR and healthy homes upgrades. A total of 25 housing units will be improved.
- 3. City of San Diego Environmental Services Department – Safe and Healthy Homes Project FY2013 (\$226,569; IDIS #6288):** This project will target highly vulnerable residents (low-income or very low-income families that house children less than 18 years of age, pregnant women, or elderly persons over the age of 62 years). Comprehensive housing assessments will be performed, and all identified housing problems will be corrected to provide occupants a safe and healthy home environment. A total of 75 housing units will be improved.
- 4. GRID Alternatives – San Diego Solar Affordable Homes Program (\$186,000; IDIS #6289):** This project will install solar electric systems for low-income homeowners. Each solar installation will result in long-term financial benefits for low-income families struggling to keep up with monthly expenses. CDBG funds will be used to finance the cost of solar materials and supplies. A total of 60 housing units will be improved.
- 5. St. Paul's Episcopal Homes, Inc. – St Paul's Emergency Generator (\$375,493; IDIS #6290):** This project will consist of purchasing and installing a generator that will sustain services over at least a 72-hour period. Sustained services include: uninterrupted elevator service; power to rooms where several residents rely on life-sustaining devices, such as oxygen respirators, wound pumps, and feeding tubes; dining services; laundry services; and heating/cooling. St. Paul's Villa is an assisted-living/memory-care residential community for those at least 62 years of age. The current average age is 86 years. The majority of residents have difficulty ambulating and need assistance with basic living activities (e.g., dressing, bathing, toileting, etc.). A total of 130 households will benefit from the facility improvements to be completed.
- 6. Townspeople – Low-Income Housing Solar Power (\$137,401; IDIS #6291):** This project will consist of purchasing and installing a solar electric system for an affordable housing development. This property serves only low- and moderate-income people. Many of the residents have had histories of homelessness, and the majority are disabled, including those with HIV/AIDS and mental issues. A total of 34 housing units will benefit from the facility improvements to be completed.

The following projects, awarded with FY 2012 CDBG funds to address this outcome, will continue to conduct activities in FY 2013:

- 1. Burn Institute – Senior Smoke Alarm Program (\$127,972; IDIS #6135):** This project received \$127,972 in CDBG funds for the installation of smoke alarms in low- and moderate-income households owned and occupied by seniors. Smoke alarms are to be installed free of charge. Fire and burn prevention presentations and literature are also distributed to seniors during smoke alarm installation. This project is scheduled to be completed in August 2012.
- 2. GRID Alternatives – San Diego Solar Affordable Homes Program (\$170,227; IDIS #6137):** A total of \$170,227 in FY 2012 CDBG funds were allocated for minor rehabilitation of residential property. The rehabilitation activities include the installation of photovoltaic solar systems. GRID Alternatives will identify homes for these projects through Urban Corps' Green Streets Program. This project is scheduled to be completed in September 2012.
- 3. Rebuilding Together San Diego – RTSD-Roof Repair/Replacement Program and ADA Home (\$200,000; IDIS #6139):** A total of \$200,000 in FY 2012 CDBG funds were allocated to address the critical need to repair or replace roofs on homes of low- to moderate-income homeowners. A total of 20 housing units are to be rehabilitated. This project is scheduled to be completed in September 2012.
- 4. Rebuilding Together San Diego – RTSD Safe at Home, Minor Home Repair Program (\$275,000; IDIS #6140):** A total of \$275,000 in FY 2012 CDBG funds were allocated for the implementation of minor residential rehabilitation activities for approximately 220 low- and moderate-income homeowners that are seniors and/or persons with disabilities. The proposed activities include weatherization and energy efficiency upgrades, and mitigation of health and safety hazards. This project is scheduled to be completed in September 2012.
- 5. Urban Corps of San Diego County – Urban Corps CDBG Green Streets Project (\$115,037; IDIS #6142):** This project received \$115,037 in FY 2012 CDBG funds for the Green Streets Project. The project will identify low- to moderate-income households to receive interior/exterior improvements geared towards increasing safety and energy efficiency. In addition, the project will provide community improvements that conserve resources and enhance public space. This project is scheduled to be completed in August 2012.
- 6. Urban Corps of San Diego County – Urban Corps WEER Project (\$114,953; IDIS #6143):** This project received \$114,953 in FY 2012 CDBG funds for the Weatherization Energy Efficient Rehabilitation (WEER) Project. The project will provide basic weatherization, minor rehabilitation, and minor home security improvements to 60 low- to moderate-income seniors and persons with disabilities, and improve efficient use of energy and water and correct minor defects due to deferred maintenance. The program will also provide five Do-It-Yourself Weatherization Kits to owner-occupied low/moderate-income residences. This project is scheduled to be completed in September 2012.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low- to moderate-income residents, many with special needs, and facilities that serve ~~low- to moderate-income populations, including~~ special needs populations.

- *Outcome 7.2.1.* Provide funds for needed rehabilitation activities in housing units occupied by low- and moderate-income households and households with special needs, including victims of domestic violence, at-risk youth, and persons with HIV/AIDS.

The following project was awarded FY 2013 funds to address this objective and outcome:

1. **City Heights Community Development Corporation – Sycamore Court Rehabilitation Project (\$725,399; IDIS #6287):** This project will rehabilitate the Sycamore Court Apartments, a multi-unit affordable housing property located in the Colina Park area of City Heights serving very low-income residents. The focus will be on comprehensive interior and exterior rehabilitation, ADA improvements, and lead paint assessment and remediation to bring the property into compliance with current building codes and regulations. **A total of 17 housing units will be improved.**

The following projects, awarded with FY 2012 CDBG funds to address this outcome, will continue to conduct activities in FY 2013:

1. **City Heights Community Development Corporation – Village View Home Apartments Rehabilitation and Renewal-Rebuild City Heights (\$906,082; IDIS #6136):** A total of \$906,082 in FY 2012 CDBG funds were allocated for the rehabilitation of 30 residential units at the Village View Home Apartments Complex in City Heights. The rehabilitation activities will mitigate conditions of deferred maintenance on the exterior, address code compliance issues, and improve energy efficiency. The project is scheduled to be completed in September 2012.
 2. **Metropolitan Area Advisory Committee on Anti-Poverty in San Diego County – 5471 PJAM Safety Improvements (\$103,099; IDIS #6123):** A total of \$103,099 in FY 2012 CDBG funds were allocated for the provision of improvements at President John Adams Manor (PJAM). The PJAM improvements include fence repairs/replacement, and security through camera/video surveillance. These improvements are part of an effort to reduce criminal activity and provide vital community and resident services. This project is scheduled to be completed in September 2012.
 3. **San Diego Housing Commission – Rehabilitation of Picador Boulevard Apartments (\$1,231,878; IDIS #6141):** A total of \$1,231,878 in FY 2012 CDBG funds were allocated for the rehabilitation of the Picador Boulevard Apartments. The project will provide for substantial interior rehabilitation of 77 affordable rental units in the Otay Mesa-Nestor Community of South San Diego. The rehabilitation activities include improvements to the bathrooms, kitchens, asphalt, exterior walls, and energy conservation. The project is scheduled to be completed in September 2012.
- *Outcome 7.2.2.* Provide funds to rehabilitate and/or increase the number of facilities that serve low- and moderate-income households, including households with special needs persons. **The anticipated five-year goal is to rehabilitate 100 public facilities.**

The following projects were awarded FY 2013 funds to address this objective and outcome:

1. **Casa Familiar – Social Service Center (\$300,619; IDIS #6268):** This project will provide upgrades that include enhancing ADA accessibility, installing ENERGY STAR appliances, dual-pane windows and doors, and replacement of flooring, cabinetry, lighting fixtures, and restroom upgrades, and replacement of the heating, ventilation, and air conditioning (HVAC) system and ceiling grid. The project has been in service since 1968 and provides direct services to clients, most of which are at or below 50 percent of AMI. Services provided include: health services, income tax assistance, translations/interpretations, supportive counseling, referral services, advocacy, housing services, consumer education, financial assistance, employment services, and emergency services. A total of 1,000 clients will benefit from the upgrades completed through this project.

- 2. City of San Diego Park & Recreation Department – Linda Vista Community Park Picnic Shelter (\$100,000; IDIS #6270):** This project will provide an accessible, shaded picnic area in the Linda Vista Community Park. The improvements include a shade structure with tile roof, lighting and concrete pad with four picnic tables, supplemental perimeter paving with six tables, two barbecues, one hot coal receptacle, two trash receptacles, a drinking fountain, ADA parking modifications and accessible walkways, grading, turf, and irrigation system adjustments.
- 3. City of San Diego Park & Recreation Department – Memorial Pool Improvements (\$1,661,000; IDIS #6271):** This project, located in Memorial Community Park in Southeast San Diego, will provide for construction of the pool and children’s wet play area. It includes the construction of an 8-lane, 25-yard by 25-meter swimming pool, with a covered spectator area to allow multiple programming, community swim lessons, recreational swimming, competitive high school swim meets, and water polo matches. A children’s wet play area with permanent adjacent umbrellas for shade, a separate fenced, shaded picnic area, new security lights, an equipment storage area, and more energy-efficient pool mechanical equipment will also be included.
- 4. La Maestra Family Clinic, Inc. – La Maestra Dental Expansion (\$110,249; IDIS #6273):** This project will consist of improvements to 1,260 square feet of shell space on the first floor of La Maestra’s Leadership in Energy and Environmental Design Gold Certified City Heights Clinic building and will increase access to dental services by adding five dental chairs and equipment.
- 5. Pro Kids Golf Academy, Inc. – Netting Enclosure of Driving Range (\$47,000; IDIS #6274):** This project will consist of constructing a netting enclosure around a multi-purpose athletic field to create a fully enclosed driving range at Pro Kids’ facility in City Heights. Pro Kids delivers golf and life skills programming to inner-city kids. The facility’s Learning Center offers afterschool tutoring and an adult-monitored computer lab; service opportunities; vocational, cultural, and educational workshops; and field trips. The College Prep Program provides academic support (tutoring, SAT prep), mentoring, college visits and financial aid counseling to kids pursuing higher education. The Scholars Program provides academic scholarships and adult mentors to students attending community college, university, trade school, and graduate school. Many of the kids served aspire to be the first in their families to attend college. A total of ~~4001,500~~ clients will benefit from the facility improvements ~~upon completion~~ **completed**.
- 6. San Diego Center for Children – Campus Improvements FY 2013 (\$199,840; IDIS #6275):** This project will consist of two elements. 1) The Disaster Planning element will include acquiring and installing a generator and water storage system for emergencies that will ensure children have electricity, lighting, and access to safe food, clean drinking water, and temperature-controlled prescription medications for three days. 2) The Exterior Lighting element involves replacing four parking lot lights and 16 exterior building lights to illuminate walkways and play areas. The center provides services to children and teens with special needs. A total of 212 clients will benefit from the facility improvements completed.
- 7. San Ysidro Health Center – SDCDC Expansion Project (\$1,459,180; IDIS #6276):** This project involves increasing assignable clinic space from the existing 1,200 square feet to approximately 5,000 square feet, expanding the San Diego Children’s Dental Clinic from a 5-chair dental clinic to a 12-chair clinic, and providing additional space to accommodate patient- and family-occupied areas, such as a reception area, waiting room, and patient bathroom.

- 8. Union of Pan Asian Communities – UPAC Seismic Retrofit (\$295,635; IDIS #6277):** This project will consist of seismic strengthening, security enhancement, ADA compliance, and water infiltration elimination into the basement (community room). UPAC's facility serves a diverse population of children, adolescents, and adults who are low to moderate income, and many are limited English-proficient. Services are provided in the following areas: Adult Mental Health; Child & Adolescent Mental Health; Health Promotion & Disease Prevention; Child & Youth Development; Senior Care; Community Development; and Economic Development. A total of 3,100 clients will benefit from the facility improvements once completed.
- 9. Urban Corps of San Diego County – Campus Safety and Security Enhancement (\$352,901; IDIS #6278):** This project will consist of the acquisition and installation of security cameras and additional external lighting needed to ensure the cameras work effectively, parking lot repair and improvements, rooftop garden waterproof membrane repair, and fencing to enable a secure campus. This project will result in the improvement of two distinct facilities within the campus. A total of 400 clients will benefit from the improvements once completed.

The following projects, awarded with FY 2012 CDBG funds to address this outcome, will conduct activities in FY 2013:

- 1. Boys & Girls Club of Greater San Diego – Clairemont Boys and Girls Club Resource and Training Center (\$650,000; IDIS# 6114):** A total of \$650,000 in FY 2012 CDBG funds was allocated for the construction of a 2,500-square-foot Resource and Training Center. The new facility will feature four classrooms that will be utilized for multiple purposes, such as providing space to teach nutrition and fitness education classes to members. This project is scheduled to be completed in September 2012.
- 2. Center for Community Solutions – Project H.E.A.L (\$168,572; IDIS #6115):** A total of \$168,572 in FY 2012 CDBG funds was allocated for improvements at a rape crisis facility. The improvements include kitchen renovations for clients, the construction of a legal services desk, and interior improvements to facilitate supervision of children while clients are undergoing therapy/counseling. This project is scheduled to be completed in September 2012.
- 3. City of San Diego Park & Recreation Department – Park Security Lights Upgrade (\$152,000; IDIS# 6116):** A total of \$152,000 in FY 2012 CDBG funds was allocated for the replacement of 133 low/high-pressure sodium light bulbs at ten different neighborhood/community parks. The new light bulbs will provide brighter light and assist law enforcement in identifying unlawful activity, as well as enhance the overall sense of security at the parks. Light bulbs will be replaced at Kennedy Neighborhood Park, Mountain View Neighborhood Park, Encanto Community Park, Henderson Sports, Skyline Neighborhood Park, Chicano Park, Grant Hill Neighborhood Park, Howard Lane Neighborhood Park, Larsen Field, and San Ysidro Community Park. This project is scheduled to be completed in March 2013.
- 4. City of San Diego Park & Recreation Department – Recreation Center Gymnasium Floor Replacement at Three Locations (\$330,000; IDIS #6117):** A total of \$330,000 in FY 2012 CDBG funds was allocated for the replacement of wood floors in the gymnasiums at the Colina Del Sol, North Park, and Encanto recreation centers. These gymnasiums provide the location for the core of recreational programs targeting youth, adults, and seniors. This project is scheduled to be completed in March 2013.
- 5. City of San Diego Redevelopment Agency – Aztec Brewery Historic Rathskeller Restoration (\$414,763; IDIS #6125):** A total of \$414,763 in FY

2012 CDBG funds was allocated for the restoration of the Aztec Brewery Rathskeller and is an element of the Mercado del Barrio Project that is co-sponsored by HUD through the Section 108 loan and Economic Development Initiative Grant Programs. The historic Rathskeller and its artifacts will be permanently open for public display and education in the Barrio Logan community. This project is scheduled to be completed in September 2012.

- 6. ElderHelp of San Diego – ElderHelp Community Center (\$100,000; IDIS #6119/\$400,000; IDIS #5807):** A total of \$500,000 in FY 2011 and FY 2012 CDBG funds will be utilized to complete various tenant improvements that include energy efficient windows.
- 7. Family Health Centers of San Diego – City Heights Family Health Center Women’s Clinic (\$383,397; IDIS #6120):** A total of \$383,397 in FY 2012 CDBG funds was allocated for the construction of a women’s clinic at the City Heights Family Health Center. This project is scheduled to be completed in September 2012.
- 8. Harmonium, Inc. – San Diego Regional Teen Center Public Facility Improvement (\$100,000; IDIS #6121):** A total of \$100,000 in FY 2012 CDBG funds was allocated for roof and sewer line repairs to a facility that provides a safe haven from gang activity, small business development, and juvenile diversion. This project is scheduled to be completed in September 2012.
- 9. La Maestra Family Clinic – La Maestra Heart of the Community Campaign (\$140,043; IDIS #5810):** A total of \$140,043 in FY 2011 CDBG funds was allocated to complete improvements to their facility. This project is scheduled to be completed in October 2012.
- 10. PATH Ventures – Connections Housing (\$950,000; IDIS #6124):** A total of \$950,000 in FY 2012 CDBG funds was allocated for the development of the Connections Housing Project. This project is a one-stop services and housing facility for the provision of social services and permanent supportive housing for homeless individuals in order to eradicate the problem of homelessness in San Diego. The CDBG activities for this project is scheduled to be completed in September 2012.
- 11. San Diego Center for Children – Campus Improvements, Project to Meet Capacity, Safety, Security, and Compliance 2012 (\$496,872; IDIS #6126):** A total of \$496,872 in FY 2012 CDBG funds was allocated to replace classrooms, improve site security, and replace an aging HVAC system. The facility provides residential treatment to victims of trauma, abuse, or mental health challenges that delay their potential for success. This project is scheduled to be completed in September 2012.
- 12. San Diego Food Bank Corporation – Warehouse Docks, Roadway Improvements; Storing Room/Clean Repack Room Addition & New Racking System (\$620,000; IDIS #6127):** A total of \$620,000 in FY 2012 CDBG funds was allocated for the provision of improvements at the San Diego Food Bank’s Warehouse. The improvements include masonry and asphalt, retrofitting of docks, installation of racks, and the construction of a sorting/repack room. These improvements will allow SDFB to increase yearly food distribution from 15 million to 25 million pounds by 2015. This project is scheduled to be completed by September 2012.
- 13. Sherman Heights Community Center Corporation – Main Building and Yellow House Revitalization (\$100,000; IDIS #6128):** A total of \$100,000 in FY 2012 CDBG funds was allocated for the Main Building and Yellow House Revitalization Project. The project will provide for improvements to client-serving areas that include, but are not limited to, the kitchenette, multi-purpose room,

restrooms, and flooring. This project is scheduled to be completed in September 2012.

The following project, awarded with FY 2010 CDBG funds to address this outcome, will conduct activities in FY 2013:

1. **San Diego Rescue Mission – (\$85,959; IDIS #5471):** A total of \$85,959 was allocated in FY 2010 CDBG funds to complete facility improvements. This project is scheduled to be completed in November 2012.

Objective 7.3. Reduce lead-based paint hazards in the City's housing stock.

- *Outcome 7.3.1.* Using HUD lead grant funding, assist low-income owners and renters with lead-based paint removal and hazard mitigation. The anticipated five-year goal is to assist 160 owners and 540 renters.
- *Outcome 7.3.2.* Fund the Lead Safe Neighborhoods program. The anticipated five-year goal is to implement the program among 30 housing units.

1. **City of San Diego Environmental Services Department – Lead Safety Enforcement Program (\$120,560; IDIS# 6305):** The primary focus of this project will be proactive code enforcement in targeted neighborhoods with the highest percentage of low-income rental housing units. Properties built prior to 1978 with deteriorated paint will be issued a "Notice to Comply" requiring the owner to remediate the lead hazards or demonstrate no hazard exists via a certified inspection. If the owner elects not to remediate or have the property inspected, the City's LSHHP will conduct the inspection. A "Notice of Violation" requiring the owner remediate the hazard will only be issued if the inspection determines lead hazards exists. Citizen complaints will also be responded to. Property owners with limited resources will be referred to a network of program partners for available grants and loans. Penalties are typically not issued with violation notices. Failure-to-comply penalties can be issued to those who do not make a good faith effort to comply, and are waived for responsible low/moderate-income property owners unable to comply due to economic hardship. In such cases, the case may be closed without remediation after recording the violation with the County Assessor's Office. This project will result in the elimination of lead hazards for a total of 130 households located within the City's low- to moderate-income areas.

Goal 8 (FY 2013 Goal 5A): Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into TOD.

- *Outcome 8.1.1.1.1.* Conduct a study that looks at the transportation uses of TOD residents relative to parking requirements.

Per Council Policy 700-02, the City of San Diego shall not fund planning activities using CDBG. Studies pertaining to transportation uses of residents at TODs relative to parking requirements are an ongoing, general city and regional planning activity with no commitment of federal entitlement funds from the City. In addition, the Board of Commissioners of SDHC recently approved a three-year work plan that facilitates the creation of TOD affordable housing. The objective of this work plan is to align the City's goals with state and federal funding priorities and local and regional planning initiatives to promote development that enhances environmental and economic sustainability, links housing with transit and job opportunities, and reduces cost burdens for working and low-income households. Narrative updates will be included in the City's FY 2013 CAPER.

In addition, increased opportunities for affordable housing to be located in close proximity to transit are made available through the implementation of activities under Goal 5.

Goal 13 (FY 2012 Goal 5B): Maintain the quality of foreclosed housing stock and make units available to low- and moderate-income families **if possible**.

Objective 13.1. Acquire and rehabilitate foreclosed properties and bank-owned homes to ensure that they do not fall into disrepair, causing neighborhood blight, by making them available for sale to eligible first-time homebuyers. The anticipated three-year goal is to assist approximately seven homebuyers through NSP.

Objective 13.2. Acquire and rehabilitate foreclosed properties and bank-owned homes to ensure that they do not fall into disrepair, causing neighborhood blight, by making them available for rent to low- to moderate-income families. The anticipated three-year goal is to acquire/rehabilitate approximately 30 rental homes through NSP.

NOTE: Bank-owned properties are made available to first-time home buyers through NSP, a one-time supplemental CDBG stimulus grant that is scheduled to expire on March 31, 2013.

NEEDS OF PUBLIC HOUSING

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

Program Year 4 Action Plan Public Housing Strategy Response:

Not Applicable.

BARRIERS TO AFFORDABLE HOUSING

- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Program Year 4 Action Plan Barriers to Affordable Housing response:

The City offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing. These programs will be continued during the FY 2013 program year:

- Density bonuses for provision of affordable housing units;
- Inclusionary housing;
- Commercial/industrial housing impact fee;
- City-County Reinvestment Task Force;
- Joint City-County HIV Housing Committee;
- Gap financing and fee reductions;

- Streamlined permit processing;
- Flexible development standards; and
- Condominium conversion tenant relocation benefits.

In addition, the City is in the process of developing regulations that more accurately determine the parking requirements for regulated affordable housing units. The draft regulations are based on the findings of an extensive parking study prepared by Wilbur Smith Associates on behalf of the City. In general, the study found a correlation between transit availability (amount of transit lines and frequency), the availability of walkable destinations (retail, schools, entertainment), and the likelihood of car ownership (parking demand) in affordable housing units. On November 16, 2011, the City Council's Land Use and Housing Committee received a report on the study and draft regulations and directed staff to proceed with process of amending the City's parking regulations.

HOME/AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

1. *Describe other forms of investment not described in § 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*
3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
 - d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
 - f. *State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*
4. *If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:*
 - a. *Describe the planned use of the ADDI funds.*

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

Program Year 4 Action Plan HOME/ADDI Response:

Matching Requirements. Regarding HOME, the City, through SDHC, primarily 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 described in 24 CFR 92.218 to 92.221. The grantee has "banked" a considerable amount of excess match and reports this information annually on HOME Match Form 40107-A.

Other Forms of Investment. The City, as grantee of the HOME funds, does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

Resale and Recapture Guidelines. All HOME-assisted homebuyer activities will be subject to the recapture guidelines of the HOME Program Regulations at 24 CFR 92.254(a)(5)(ii). Under this provision, the SDHC will recoup the entire direct HOME subsidy provided to the homebuyer if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the property is sold, or at the end of the loan term. If the market value of the property has decreased and available equity does not allow for full repayment, SDHC will recapture all HOME funds available after settlement of senior debt. In all cases any funds in excess, after recapture of the HOME funds, plus applicable accrued interest, shall be proceeds to the homebuyer. Any and all recaptured amounts will be used to carry out further HOME-eligible activities.

Policies are in place to assure HOME-assisted housing remains affordable through deed restrictions, covenants attached to the land, or other similar mechanisms. To impose the recapture requirements in HOME-assisted homebuyer projects and ensure the direct subsidy is recaptured, a written agreement is executed between SDHC and the homebuyer.

Refinancing Provisions. The ConPlan includes the HOME Program. Under certain circumstances, HOME allows the use of HOME funds for refinancing. However, the HUD regulations, at 24 CFR 92.206(b), require that "Refinancing Guidelines" be included in the local participating jurisdiction's ConPlan. Subject to certain HUD requirements, the local participating jurisdiction designs its own "Refinancing Guidelines", and includes these guidelines in the ConPlan for public input and HUD review/approval.

The HOME regulations, at 24 CFR 92.206(b), allow HOME funds to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds:

- 1. For single-family (one to four family) owner-occupied housing when lending HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable;*
- 2. For multifamily projects, when lending HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under 24 CFR 92.252. The Participating Jurisdiction must establish refinancing guidelines and state them in its consolidated plan."*

The proposed "Refinancing Guidelines" below describe the conditions under which the City, through SDHC, will use HOME funds in any project proposing to refinance existing debt on a multifamily housing property.

1. **Not for single-family housing:** Although HUD's HOME regulations allow HOME funds for refinancing in connection with "single family (one to four family) housing", SDHC staff is proposing that HOME funds to refinance may only be allowed in connection with multifamily housing projects; refinancing may not be allowed with single family housing; HUD defines "single-family housing" as one to four units.
2. **"HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG".** [This is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(vi)].
3. **HOME funds may not be used to refinance properties that previously received HOME funding.** This is a HOME regulations requirement. It is stated, at 24 CFR 92.214(a)(7), that HOME funds may not be used to provide HOME assistance (beyond one year after project completion) to a project previously assisted with HOME funds during the period of affordability established in the original written agreement.
4. **Use of HOME funds for refinancing will only be allowed in multifamily projects, which are proposed to be rehabilitated with HOME funds.** This is a HOME regulations requirement. It is stated, at 24 CFR 92.206(b), that HOME funds may be used to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds (emphasis added).
5. **The refinancing must be necessary to permit or continue affordability** under HOME regulations at 24 CFR 92.252 ("Qualification As Affordable Housing: Rental Housing"). The purpose of the refinancing must be to maintain current affordability and/or create additional affordable units. This is a HOME regulations requirement at 24 CFR 92.206(b)(2).
6. **The new investment of HOME funds for refinancing can be made either to maintain current affordable units, or to create additional affordable units.** Levels of affordability will be, at a minimum, those required by the HOME Program regulations. This guideline is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(iii): the Guidelines must "state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both."

For those projects which currently have affordable (non-HOME-funded) Housing Commission-restricted units and which may seek to use HOME Program "Refinancing with Rehabilitation" the requirement to "maintain current affordable units or create additional affordable units" may also be met by increasing the project's current affordability level. For example, an increased affordability level may be achieved:

- a. by lowering the existing rent restrictions;
- b. by increasing the number of affordable/restricted units;
- c. by extending the term of existing affordability restrictions; or
- d. by a combination thereof.

The level of additional affordability (if any) will be determined in the context of overall financial feasibility of each financing.

7. **Regardless of the amount of HOME funds invested, the minimum affordability period shall be at least 15 years.** This is a HOME regulations requirement at 24 CFR 92.206(b)(2) and by 24 CFR 92.206(b)(2)(iv), (HOME normally requires minimum affordability periods: under \$15,000/unit = 5 years; \$15,000-\$40,000/unit = 10 years; over \$40,000/unit = 15 years; new construction = 20 years).
8. **The investment of HOME funds, for refinancing, will be allowed jurisdiction-wide.** Eligible properties must be **located in the City of San Diego**. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(v), which requires the guidelines to specify whether the investment of HOME funds, for refinancing, will be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy.

9. Projects involving refinancing will be evaluated to ensure that disinvestment has not occurred; the long term needs of the project can be met; and that the feasibility of serving the targeted population is demonstrated. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(ii).

Tenant-Based Rental Assistance (TBRA) program guidelines are as follows:

1. The TBRA program will provide temporary rental assistance to low-income households and individuals who find it difficult to afford housing due to fixed incomes and physical, mental or emotional disabilities.
2. Due to a high foreclosure rate, stagnant labor market and the lagging economy, the TBRA program will focus on seniors and those with special needs as defined below. However, this does not preclude SDHC from creating a TBRA program that assists low-income households that do not fit the definition of "senior" or "special needs."
3. A "senior" is defined as a person 62 years of age or older, or 55 years of age or older who lives in a senior citizen housing development.
4. A "special needs" individual is defined as someone who:
 - a. has a physical, mental or emotional disability that impairs them for a long, continuous duration; or
 - b. has a positive HIV diagnosis and mental illness; or
 - c. is homeless or at a high risk of becoming homeless; or
 - d. is a survivor of domestic violence; or
 - e. is a chronic substance abuser; or
 - f. is a qualified participant of HPRP who has successfully completed one year of HPRP rental assistance.
5. Government or nonprofit social service agencies assisting "special needs" and/or "senior" populations can refer households for the TBRA program.
6. Rental assistance can be provided to households who earn up to 60 percent of AMI at the time of eligibility. Households will be screened for income eligibility, as well as verification of "special needs" status by participating social service providers, if applicable.
7. Participating households whose income increases to more than 80 percent of AMI will be notified that their TBRA rental assistance will be terminated. Termination from the program will occur within ninety days from notice of the income increase, or within ninety days of the expiration of the current lease, whichever occurs first. In the event that an eligible family becomes ineligible (e.g., the qualifying "special needs" or "senior" participant dies), the family may receive continued rental assistance for up to 120 days prior to the expiration of the lease, whichever occurs first.
8. Participating households that are waiting for rental assistance through the SDHC's Section 8 Waiting List will not lose their assigned "waiting List" status while participating in the TBRA program.
9. TBRA for eligible participants will be provided on a yearly basis and may be extended for additional one-year terms. Participants will enter into a one-year lease with the property owner, which may be ended upon mutual consent of the participant and property owner. Additionally, SDHC will execute a housing assistance payment contract with the owner that matches the term of the participant's lease.
10. The TBRA program may only be used within the legal boundaries of the City.

11. The rent levels of TBRA will be calculated using one of the two following methods:
 - a. Utilizing HUD's Housing Choice Voucher (HCV) program as a model, the TBRA subsidy cannot exceed the difference between 30 percent of a family's adjusted monthly income and the rent level; or
 - b. A "flat subsidy" system based on a tiered range of income levels will be established to calculate a tenant's rent and utility allowances.
12. Units occupied by TBRA participants must meet HUD Housing Quality Standards and current rent reasonableness criteria.
13. The TBRA program may pay for participants' market rate security deposits. Additionally, there will be no provisions for rental property owners to make claims for vacancy loss, unpaid rent, or damages.

Affirmative Marketing Actions. All owners and developers of multi-family housing applying for HOME funds are required to complete and submit to SDHC an Affirmative Fair Housing Marketing Plan. The Plan describes the applicant's outreach efforts to market to groups least likely to lease the housing; it defines the geographic area from which the majority of the new tenants will be attracted; and it lists the organization's experience in marketing the housing to targeted groups. During annual monitoring of HOME-assisted projects, SDHC's compliance team reviews the Plan to ensure it abides by program rules and that its outreach and marketing efforts continue to be relevant to the subject property.

Minority Outreach Program. As an equal opportunity contractor and employer, SDHC, as administrator of HOME funds, adheres to all applicable City, state, and federal laws and encourages contracting opportunities for certified Disadvantaged, Small, Woman-Owned and Disabled Veteran-Owned Business Enterprises. As a public agency, SDHC uses a competitive solicitation process to procure supplies, construction services, maintenance services, and professional services. In addition, the agency also offers training and support for low-income housing assistance residents who currently operate or want to start their own businesses.

ADDI Funds. ADDI is no longer a HUD-funded program.

HOMELESS

SPECIFIC HOMELESS PREVENTION ELEMENTS

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state, and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Program Year 4 Action Plan Homeless Prevention Elements Response:

Sources of Funds:

HUD provides funding under ESG, CDBG, HOME, and McKinney-Vento Homeless Assistance programs. Each of these sources will be described in their identified sections below.

➤ **McKinney-Vento Homeless Assistance Programs**

HUD awards these program funds competitively and requires the development of a CoC system in the community where assistance is being sought. A CoC is designed to address the critical problems of homelessness through a coordinated community-based process of identifying needs and building a system to address those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs—physical, economic, and social.

In 2011 the two existing CoC systems in the region, those of the County of San Diego and the City, merged into one CoC to provide a regional approach to homelessness. The new CoC meets under the name of the Regional Continuum of Care Council (RCCC). The newly merged CoCs submitted a combined application to HUD in 2011 for funds that will be used in 2012. The amount awarded to the RCCC was approximately \$15,757,584 and included new and renewal project funds. From this amount, \$10,958,864 was awarded to programs in the City, including a new Supportive Housing Program grant to PATH Connections Housing.

The types of assistance programs being administered in the City are:

- Supportive Housing Program (SHP): Provides housing, including housing units and group quarters, that has a supportive environment and includes a planned service component.
- Shelter Plus Care Program (SPC): Provides grants for rental assistance for homeless persons with disabilities through four component programs: Tenant, Sponsor, Project, and Single Room Occupancy Rental Assistance.
- Emergency Solutions Grants (ESG): This is the new name for the former Emergency Shelter Grants. The funds and their uses will be discussed later. It is important to note that the RCCC must be consulted on the use of these funds.

The City CoC-awarded programs are the following:

Grantee Name	Project Name	Program Type	Housing Type	Budget
San Diego Youth & Community Services	Take Wing Transitional Living Program	SHP	TH*	\$87,571
St. Vincent de Paul	Fresh Start	SHP	TH	\$619,024
Regional Task Force on the Homeless	HMIS San Diego	SHP	HMIS	\$108,915

Grantee Name	Project Name	Program Type	Housing Type	Budget
St. Vincent de Paul	Boulevard Apartment	SHP	PH*	\$45,099
St. Vincent de Paul	Toussaint Academy	SHP	TH	\$402,182
St. Vincent de Paul	Family Living Center	SHP	TH	\$513,712
YWCA of San Diego	Women and Children Program	SHP	TH	\$557,110
YMCA of San Diego County	Turning Point	SHP	SRA*	\$178,739
The Association for Community Housing Solutions	Reverend Glenn Alison Apartments	SHP	SSO*	\$73,500
St. Vincent de Paul	Solutions 4	SHP	SRA	\$890,000
Episcopal Community Services	Downtown Safe Haven	SHP	SH*	\$509,328
Catholic Charities, Diocese of San Diego	Ninth and F Street Apartments	SHP	PH	\$33,333
Vietnam Veterans San Diego	Veterans Rehab Center	SHP	TH	\$202,850
YWCA of San Diego	Transitional Living Continuum	SHP	TH	\$553,691
Home Start, Inc.	Maternity Shelter Program	SHP	PH	\$713,464
Volunteers of America, Southwest, CA	Substance Abusing Mentally Ill (SAMI)	SHP	TH	\$301,164
The Association for Community Housing Solutions	TACHS Leasing	SHP	PH	\$113,400
St. Vincent de Paul	Solutions Consortium Project	SHP	TH	\$1,699,096
San Diego Housing Commission	St. Vincent de Paul – Village Place	SPC	SRA	\$405,360
San Diego Housing Commission	Pathfinders of San Diego Streamview	SPC	SRA	\$132,288
San Diego Housing Commission	South Bay Community Services-La Posada	SPC	SRA	\$212,400
San Diego Housing Commission	TACHS – Prism	SPC	SRA	\$357,912

Grantee Name	Project Name	Program Type	Housing Type	Budget
San Diego Housing Commission	SDHC 2009 Merged Grant	SPC	SRA	\$1,006,224
San Diego Housing Commission	The LGBT Community Center – Del Mar Grant	SPC	SRA	\$270,000
San Diego Housing Commission	TACHS – The Cove Apartments	SPC	SRA	\$153,900
San Diego Housing Commission	Townspeople – 34 th Street Apartments	SPC	SRA	\$70,080
San Diego Housing Commission	Mental Health Systems	SPC	SRA	\$138,522
PATH Connections Housing	New Project	SHP		\$610,000
TOTAL				\$10,958,864

*TH=Transitional Housing; HMIS=Homeless Management Information Systems; PH=Permanent Housing for Person with Disabilities; SRA=Sponsor Based Rental Assistance; SSO=Supportive Services only; SH=Safe Haven; PRA=Project-Based Rental Assistance.

Regional Continuum of Care Council

The RCCC is comprised of representatives of local jurisdictions, community-based organizations, local housing authorities, the Regional Task Force on the Homeless (RTFH), governmental departments, labor organizations, health service agencies, homeless advocates, consumers, the faith community and research, policy and planning groups. This body also includes individuals who were previously homeless. This countywide organization serves to develop and implement strategies, disseminates information, and provides a comprehensive vision for entities seeking to prevent and alleviate homelessness throughout the region. Participants of the RCCC also facilitate the region's response to the annual Notice of Funding Availability from HUD.

As part of this coordination effort, the RCCC established the following processes:

- A region-wide data collection and communication system that is reflected in the applications submitted by the RCCC.
- A year-round process to assess, strengthen, and enhance the progress made on the development of a comprehensive CoC.
- A collaborative, coordinated, and inclusive forum for community input.
- Coordination with local government jurisdictions on the allocation of the new Emergency Solutions Grant funds. The RCCC agreed with 60 percent of the grant to be used for shelter programs, and 40 percent of the allocation to provide funding for deposits and possibly short-term rental assistance (and other HPRP-related activities).

Homelessness: The goals, objectives and outcomes for the Five-Year ConPlan and FY 2013 Annual Action Plan that are related to homelessness include:

Goal 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support homeless clients by operating emergency shelters.

Outcome 3.1.1. Continue to support homeless clients by operating emergency shelters. ~~The anticipated five year goal is to provide shelter services to 4,315 homeless persons.~~

The following projects were awarded FY 2013 funds to address this objective and outcome:

1. **Interfaith Shelter Network of San Diego – Rotational Shelter Program (\$60,000; IDIS #6295):** This project will provide for the operation of a seasonal night-time emergency shelter for homeless families and individuals using existing faith-based facilities rotating every two to four weeks in the Clairemont, Beaches, Inland, Rancho Bernardo and South San Diego areas of the City. Shelter is traditionally provided from October to March or April, depending on congregational participation. The Interfaith Shelter Network coordinates the efforts of participating congregations, social services agencies, and governmental programs to provide shelter and food, safety, case management, and supportive services for homeless families and individuals to move them toward self-sufficiency. A total of 105 unique homeless clients will be served.
2. **San Diego Housing Commission – Homeless Shelter Program (\$562,176; IDIS #6298):** This project will consist of a temporary sprung shelter for 150 male veterans at a time, operated by Veterans Village of San Diego, and interim housing beds for 150 homeless adults at a time within the new One-Stop facility for homeless individuals, to be operated by Alpha Project pursuant to a contract with Connections Housing Downtown, the facility's owner. Utilizing CDBG funds and other sources, the Veterans' Shelter will be in operation for 120 days between December 2012 and April 2013, and the Adult Shelter will be in operation from December 2012 through June 2013. Both facilities will operate 24 hours per day, seven days per week. A total of 1,076 homeless clients will be served.

Outcome 3.1.2. Provide walk-in and referral services to ~~the homeless persons.~~
~~The anticipated five year goal is to provide support services to 9,992 homeless persons.~~

The following projects were awarded FY 2013 funds to address this objective and outcome:

Catholic Charities – Rachel's Women's Center (\$75,000; IDIS #6293): The target population to be served will be homeless women in downtown San Diego. CDBG funds will be utilized to cover the costs of 1.75 full-time-equivalent case workers, part of a team of eight who make up the staff team of Rachel's Women's Center. The day center helps women gain information and shepherds them to systems in which they can sign up for shelter or housing, medical and/or mental health services, and work training. Showers, a hot meal, replacement clothing, medical screening, recovery support, health information, and education are offered. A total of 500 homeless women will be served.

Neil Good Day Center: The City supports a year-round day shelter for homeless individuals where clients can meet with case managers and receive information on mental health or recovery services, and referrals to work training, housing, and medical screening. Showers, mail boxes, laundry and replacement clothing are available. Last year, the Neil Good Day Center was funded with SDHC general funds in the amount of \$500,000. ~~For FY 2013, the funding for the day center has been approved for \$550,000 in City general funds.; in FY 2013, the funding for the shelter is under consideration using SDHC and City resources.~~

Objective 3.2. Assist families with access to transitional housing, case management and support services.

Outcome 3.2.1. Assist families with access to transitional housing, case management and support services. The anticipated five-year goal is to provide transitional housing to 2,400 homeless persons.

The following projects were awarded FY 2013 funds to address this objective and outcome:

- 1. San Diego Housing Commission – Cortez Hill Family Center (\$205,902; IDIS #6297):** This project is a transitional housing program that operates continuously, 24 hours a day, all year for homeless families. Transitional housing is provided to 45 homeless families at a time for up to 120 days, along with cafeteria-style meals and ongoing case management to determine and address their needs. This project is to be administered by the YWCA of San Diego County, through an agreement between the agency and SDHC. A total of 150 homeless families will be served.
- 2. St. Vincent de Paul Village, Inc. – Family Living Program and Child Development Center (\$375,452; IDIS #6303):** The Family Living Program (FLP) provides case-managed transitional housing for homeless families with children. The FLP offers 248 beds. The housing program is available 24 hours a day, seven days a week. The maximum length of stay is 24 months, but each family's individual stay is determined by their unique needs as outlined in their case plan. Residents are offered a comprehensive range of supportive services in addition to housing and meals, including medical care, individual and group therapy and addiction services, case management for parents and teens, education and job skills training, licensed therapeutic child care, parent education, and afterschool care. The new Village Child Development Center opened in January 2012, doubling the capacity of the existing center, thereby allowing all parents in need of child care the opportunity to secure employment, attend classes, keep appointments, and pursue other economically empowering activities to promote self-sufficiency and a transition out of homelessness. A total of 753 homeless will be served.

Chronic Homelessness:

Eradicating chronic homelessness is a **high priority** for the City, and permanent supportive housing is a key component to the Housing First/Housing Plus model adopted in the region's 10-Year Plan to End Chronic Homelessness. Permanent housing units with supportive services are needed to end the cycle of chronic homelessness and to open up emergency shelter beds for those individuals with short-term needs.

Additionally, effective outreach services are needed to identify those in need of assistance and engage them in services that can help them. The City, funded in part by the County of San Diego, has two award-winning and innovative programs that address the chronically homeless, substance-dependent, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with County of San Diego Health and Human Service Specialists and Psychiatric Emergency Response Team (PERT) clinicians to contact and work with the City's chronic homeless population. The team facilitates placements into many local homeless service providers.

The Serial Inebriate Program (SIP) is a nationally recognized "best practice" collaborative effort of the San Diego Superior Courts, SDHC, County of San Diego Alcohol and Drug Services, and the San Diego Police Department. The SIP conducts outreach on the streets and in jails to chronically homeless individuals charged with public intoxication. Once the case comes before court, the person charged is given the choice between incarceration and a recovery program. The SIP team works with those who choose recovery to access services and achieve sobriety.

It is anticipated that Connections Housing will be running a one-stop homeless service center and interim and permanent supportive housing units beginning December 1, 2012. The initial request for proposals for this center recognized that an adequate supply of permanent service-intensive housing is the central antidote to homelessness. The Housing First/Housing Plus model is defined by the placement of an individual in permanent housing prior to receiving supportive services. Permanent housing provides the stability individuals and families need to get enrolled and excel in a customized service plan. This model provides flexible housing to get people housed quickly and keep them housed. City support for the development of the one-stop homeless service center consists of HOME, ESG, CoC, and CDBG funds.

Homeless Prevention:

The new Emergency Solutions Grant (ESG) can continue, albeit on a smaller scale, the type of programs started by HPRP. Through the 2009 American Recovery and Reinvestment Act, the City was awarded over \$6 million in HPRP funds. HPRP Homeless Prevention activities were implemented in FY 2010 and will continue through FY 2012. Through the HPRP program, families or individuals determined to be imminently at risk of becoming homeless are provided flexible financial assistance and targeted services to help keep them housed and improve their housing stability. Prevention and re-housing assistance was offered through SDHC via multiple coordinated points of program entry to ensure seamless service delivery. The HPRP assistance that is provided to clients is tracked and monitored in an effort to evaluate program effectiveness.

HPRP Homelessness Prevention funds have been used to develop an assessment tool aimed at determining those clients most at-risk of becoming homeless. At-risk indicators include, but are not limited to: prior homeless episodes, loss of employment, extremely low income (under 15 percent of AMI), number and age of children, and issues such substance abuse or mental illness. This assessment tool has been integrated into the RCCC's Homeless Management Information System (HMIS).

The new ESG funds will be used to provide security deposit and utility deposit assistance for veterans accessing VASH vouchers, chronically homeless individuals accessing sponsor-based vouchers, and families and individuals exiting transitional housing programs to more stable housing situations. [See Appendix F for a summary of FY 2013 ESG allocations.](#)

[In FY 2013, SDHC anticipates meeting ESG match requirements with funds from SDHC \(\\$200,000\), CDBG \(\\$768,078\), and VASH \(\\$700,000\) totaling \\$1,598,253.](#)

EMERGENCY SHELTER GRANTS (ESG)

(States only) Describe the process for awarding grants to state recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG Response:

Not applicable to the City.

COMMUNITY DEVELOPMENT

Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services, and economic development.*
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the*

statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG Program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

Program Year 4 Action Plan Community Development Response:

Community/Economic Development Goals, Objectives, and Outcomes and Funding Sources

Goal 9: Expand opportunities for new industries ~~with that provide~~ higher paying and promotional opportunities ~~to San Diegans~~ and expand local small businesses.

Objective 9.1. Explore the energy efficiency industry as a solution to:

- Decrease utilities costs;
 - Provide jobs that pay a living wage; and
 - Expand employment opportunities, all especially for low- to moderate-income households.
- *Outcome 9.1.1.* Expand contacts in the energy-efficiency industry to create partnerships for future job creation and training in the field.

This outcome will not be addressed with CDBG funds in FY 2013. The five-year goal is to execute one contract.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

"Expand" is not a quantifiable term; however, areas of the San Diego Regional Enterprise Zone overlap with low/moderate-income census tracts and complement other economic development activities within these areas.

Objective 9.3. Create and/or expand opportunities for microenterprises.

- *Outcome 9.3.1.* Provide financial literacy, business development, and educational services for low- and moderate-income residents who want to create a microenterprise business. The anticipated five-year goal is to assist 548 businesses.

The following projects were awarded FY 2013 CDBG funds to address this objective and outcome:

1. Access, Inc. – Microenterprise Development (\$50,000; IDIS #6279):

The target population to be served will be immigrants, immigrant victims of domestic violence, and high risk youth. Orientations are given regarding entrepreneurship and microenterprise development to select potential microentrepreneurs. These clients will receive group and one-on-one instruction in the basics of business development, and each will develop a business plan. The program will consist of classes covering capital development, small business management, and other topics. Clients will receive ongoing consultation, once their microenterprise business has been established. A total of 18 new or existing businesses will be assisted~~18 new jobs will be created~~.

- 2. ACCIÓN San Diego – Microlending Program (\$234,222; IDIS #6280):** The target population to be served will be low- to moderate-income small business owners within City boundaries. The Microlending Program provides access to business support services and loans ranging from \$300 to \$35,000 to both start-up and existing business owners who historically lack access to traditional sources of financing and training. This project focuses on teaching clients business skills and provides capital (non-CDBG funding sources), encouraging their success and creating employment and financial accountability. The program works with clients individually, providing one-on-one technical assistance. A total of 55 new or existing businesses will be assisted~~26 new jobs will be created~~.
- 3. Horn of Africa Community – San Diego Microenterprise Project (\$148,746; IDIS #6281):** This project will assist low-income women in starting new or expanding existing home-based child care businesses. This industry provides an opportunity for low-income women who face formidable barriers to success, while providing invaluable services to other community members. Comprehensive business trainings and one-to-one business counseling will be provided to traditionally underserved women throughout the City. A total of 50 new or existing businesses will be assisted~~50 new jobs will be created~~.
- 4. International Rescue Committee, Inc. – IRC CDBG Microenterprise Program (\$130,362; IDIS #6282):** This project offers microenterprise technical assistance, classroom trainings and workshops, loan underwriting (non-CDBG funding sources), and packaging assistance to low-income entrepreneurs to help them build profitable small businesses that create jobs. This project will focus on two highly popular and potentially lucrative business sectors: food/farming and childcare. General business development services, including business planning, marketing, promotion, advertising, and licensing assistance, will also be provided to entrepreneurs involved in a variety of other industries as needed, including: taxi and sedan services, arts and craft vendors, retail stores, beauty and hair salons, and vehicle maintenance and repair businesses. A total of 30 new or existing businesses will be assisted~~15 new jobs will be created~~.
- 5. San Diego Housing Commission – Microenterprise Training and Development (\$60,000; IDIS #6283):** This project will reach out to Section 8/public housing residents, returning veterans, disabled veterans, and other populations meeting HUD guidelines. The project will provide training, business plan development, and technical assistance. Three sections of a 10- to 12-week curriculum will be delivered every four months. A total of 26 new or existing businesses will be assisted~~40 new microenterprise businesses will be established, resulting in 36 new jobs created~~.
- 6. Union of Pan Asian Communities – Multicultural Economic Development Program (\$128,000; IDIS #6284):** This project provides culturally competent outreach, education, and technical assistance to potential entrepreneurs who are interested in establishing new micro-businesses, and to existing micro-entrepreneurs hoping to expand their businesses. Through small business development workshops, prospective entrepreneurs increase their understanding of: 1) small business principles; 2) business planning and development; 3) fiscal management; 4) marketing; 5) financial requirements and responsibilities; 6) access to capital, taxes, licensing, and permits; and 7) other support services. A total of 51 new or existing businesses will be assisted~~41 new jobs will be created~~.

The following projects awarded with FY 2012 CDBG funds to address this outcome will continue to conduct activities in FY 2013:

1. **Southwestern Community College District – Small Business Development Center Micro-Enterprise Technical Assistance Program (\$150,000; IDIS# 6133):** This project will receive \$150,000 in CDBG funds for FY 2012 to provide one-on-one business counseling and skills developing workshop training events to low- to moderate-income businesses. A total of ~~60 new or existing businesses will be assisted~~ 50 unduplicated clients are to be served and 15 businesses to be established or expanded. This ~~project~~ project is scheduled to be completed in December 2012.

- *Outcome 9.3.2.* Provide small business loans and education/training to low- and moderate-income clients.

This outcome will not be addressed with CDBG funds in FY 2013. The five-year goal is to provide one loan.

Goal 10: Support the continued revitalization of low- and moderate-income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

- *Outcome 10.1.1.* Assist low- to moderate-income households annually become compliant through code enforcement services. The anticipated five-year goal is to assist 386 households.
 - Not addressed with CDBG, HOME, and HOPWA funding for FY 2013. City General Funds continue to support the City's Neighborhood Code Enforcement Program.

Objective 10.2. Consider creating a Neighborhood Revitalization Strategy Area (NRSA) to "jump start" revitalization in low- to moderate-income neighborhoods.

The word "consider" is not defined nor does it result in a year-end quantifiable performance outcome. However, this objective will remain as listed.

Objective 10.4~~10.3~~. ~~Annually fund~~ Fund public improvements to reduce vacant lots, reduce blight, and spur revitalization opportunities.

The ConPlan did not provide a benchmark for the City to meet. However, this objective will remain listed.

Objective 10.5~~10.4~~. Support CBDO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1~~10.4.1~~. In 2010, provide a comprehensive CBDO program in the Mid-City/City Heights area to include neighborhood revitalization, community economic development and energy conservation.

This outcome was addressed in FY 2010 and FY 2011.

Goal 11 (FY 2012 Goal 11): As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments; and
- Small business microenterprise lending.

Microenterprise assistance and job-creation/training activities are eligible CDBG activities listed under Goal 9. Additionally, the street and façade improvement activities listed under

Objective 11.1 are currently being implemented through other non-federal funding sources. Furthermore, the objective listed under this goal does not result in quantifiable performance measures. As a result, activities relevant to this objective will continue to be reported under Goals 2, 9, or 10. In addition, it is anticipated that the City will continue to be faced with annual reductions to the federal entitlement funds received.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the City's nonprofits.

- *Outcome 12.1.1.* Provide CDBG funding for technical assistance and organizational capacity building activities. Per Council Policy 700-02, CDBG funds shall be provided for this activity on an annual basis. The five-year goal is to assist 120 organizations.

The following project, awarded with FY 2012 CDBG funds to address this outcome, will continue to conduct activities in FY 2013:

- 1. Local Initiatives Support Corporation – Neighborhoods First II (\$50,000; IDIS #6160):** This project will receive \$50,000 in CDBG funds for FY 2012 to provide technical assistance to non-profit entities undertaking neighborhood revitalization efforts in defined communities that are at-risk of decline. A total of two unduplicated organizations are to be served. This project is scheduled to be completed in September of 2012.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low- and moderate-income San Diegans through CDBG.

- *Outcome 12.2.1.* Accept and investigate complaints alleging housing discrimination based on federal, state and local laws. The anticipated five-year goal is to conduct 350 tests.

As the result of a Request for Proposals process, two qualified organizations have been selected to provide Fair Housing Services in the City (Housing Opportunities Collaborative and Legal Aid Society). A total of \$523,869 in CDBG funding has been allocated for the development and administration of programs designed to alleviate discrimination and improve conditions for fair housing. Contracts are currently being negotiated, and staff anticipates execution of the contracts in mid-May 2012, with work to begin shortly thereafter.

Section 108 Loan Repayment

In addition to conducting activities to address Goal 12, the City utilizes CDBG entitlement funds for the repayment of HUD Section 108 Loans. Section 108 is the loan guarantee provision of the CDBG Program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan.

For FY 2013, the City has a portfolio of four loans totaling \$407,576, with one additional loan pending approval by HUD. The projects include public improvements and health centers. The table below provides a list of the projects implemented with Section 108 Loans. It should be noted that four loans were defeased in FY 2012.

FY 2013 HUD SECTION 108 CDBG REPAYMENT BUDGET

IDIS #	Project Name	FY 2013 Payment Amount
6306	Camp Hope (B-03-MC-06-0542-B)	\$35,159
6307	Central Police Station (B-97-MC-06-0542)	\$254,940
6308	LGBT Centre (B-04-MC-06-0542)	\$20,267
6309	Logan Heights Family Health Center (B-98-MC-06-0542-A)	\$97,210
TOTAL		\$407,576

ANTIPOVERTY STRATEGY

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

Program Year 4 Action Plan Antipoverty Strategy Response:

The most potent antidote to poverty is earned income. Programs that help households reduce costs mitigate the consequences of poverty. To this end, the City seeks to reduce the number of people living in poverty by providing a number of programs that include economic development assistance, job training opportunities, and supportive services, in addition to housing assistance.

Specifically, SDHC also operates a variety of resident empowerment programs. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation.

NON-HOMELESS SPECIAL NEEDS HOUSING**Non-Homeless Special Needs (91.220 (c) and (e))**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Program Year 4 Action Plan Specific Objectives Response:

Special Needs Housing Goals, Objectives and Outcomes and Funding Sources

Goal 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

- *Outcome 2.1.1.* Complete an ADA needs assessment/survey of City-owned properties to ensure compliance with the ADA and California Building Code—Title 24. Also, provide CDBG funding to make ADA improvements to public facilities, including park and recreation areas. The anticipated five-year goals are to conduct

185 assessments and implement 24 ADA improvement projects to address the identified needs to improve access for persons with physical disabilities.

The following projects were awarded FY 2013 CDBG funds to address this objective and outcome:

1. City of San Diego Park & Recreation Department – Gompers Neighborhood Park ADA Upgrades (\$690,000; IDIS #6269): This project will provide for ADA-accessible upgrades and improvements to the children's play area and the comfort station building within Gompers Neighborhood Park to comply with state and federal safety and accessibility guidelines. The project will also include ADA/Title 24 upgrades to the path of travel to the park amenities from the adjacent public street.

2. City of San Diego Park & Recreation Department – Palisades Park Comfort Station ADA Upgrades (\$285,000; IDIS #6272): ~~This project will replace the existing non-accessible comfort station with an accessible facility. The project will also provide an accessible path of travel to the facility from the park and the adjacent public way. This project has been cancelled, and the funding will be reprogrammed.~~

The following project, recipient of FY 2012 CDBG funds to address this outcome, will conduct activities in FY 2013:

1. City of San Diego Park & Recreation Department – Views West Neighborhood Park ADA Upgrades (\$305,100; IDIS #6118): This project will receive \$305,100 in CDBG funds to improve access to park facilities for people with disabilities. It includes ADA upgrades to the comfort station and concession stand, four additional accessible parking spaces, providing path of travel from the public way to the picnic shelter, providing accessible barbecues, and painting contrasting stripes on the existing stairs. This project is scheduled to be completed in March 2013.

The following project, awarded with FY 2010 CDBG funds to address this outcome, will conduct activities in FY 2013:

1. Friends of Riford Center – Riford Center (\$207,152; IDIS #5573): A total of \$207,152 in FY 2011 CDBG funds was allocated for architectural barrier removal for access to a City-owned facility being utilized as a senior center. At FY 2011 year-end, a pre-construction meeting was held in April 2011, and a Notice to Proceed was issued in May 2011. Due to design changes brought on by neighborhood concerns, construction was delayed but the project is expected to be completed in July 2012.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

Outcome 2.2.1. Continue the City's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements utilizing local housing trust funds.

Not applicable in FY 2013.

Objective: 2.3. Support the operation of the social service and housing programs that assist low- and moderate-income persons, including those with special needs.

- This clarification takes into consideration that public services funding is not limited to providing assistance to persons with special needs. In addition, per HUD regulations, persons who are abused children, elderly persons, battered spouses, severely disabled

persons, illiterate adults, persons living with AIDS, migrant farm workers, and homeless persons are presumed low/moderate-income persons.

Outcome 2.3.1. Annually fund a variety of activities ranging from case management, to health care, to teen parenting training, to homeless services, to legal services, to recreation using the 15 percent CDBG Public Services set-aside.

The following projects were awarded FY 2013 CDBG funds to address this objective and outcome:

- 1. Family Health Centers of San Diego – Safe Point San Diego (\$75,255; IDIS #6294):** This project will utilize CDBG funds to operate the region's only Clean Syringe Exchange Program, a proven strategy for reducing the risk of HIV/AIDS among injection drug users and preventing improper disposal of dirty syringes in parks, sidewalks, and beaches. Specifically, CDBG funds will help pay for a portion of program operations, including harm reduction materials/information, case management services, and referrals to detoxification and treatment services, as well as for one-for-one exchange of up to 30 clean syringes for dirty syringes. A total of 1,980 unduplicated clients will be served.
- 2. Mama's Kitchen – Home-Delivered Meal Service (\$100,000; IDIS #6296):** This project will provide improved access to nutritious food through home-delivered meals to people disabled by AIDS or cancer, homebound, and vulnerable to hunger. Each delivery will contain three meals per day until the next delivery, plus snacks. Three deliveries are made per week. A total of 425 clients will be served.
- 3. San Diego LGBT Community Center – Behavioral Health Services (\$100,000; IDIS #6299):** This project provides counseling services to primarily low-income homeless young adults, LGBT youth, vulnerable seniors and families, as well as those struggling with HIV disease, substance abuse, or domestic violence issues. Services include individual, couple, family, and crisis counseling, including the operation of a 24-hour crisis hotline and a court-approved domestic violence program that specializes in serving same-sex couples. A total of 80 clients will be served.
- 4. San Diego Second Chance Program – Job Readiness Training for Unemployed (\$199,951; IDIS #6300):** This project will provide job readiness training via 160 hours of thorough and rigorous classroom training in which participants will learn the skills necessary to gain employment, including attitude, punctuality, dedication, teamwork, and commitment. The participants represent a large and growing population of residents who are living in poverty. A total of 126 clients will be served.
- 5. San Diego Volunteer Lawyer Program, Inc. – Safe and Secure Families Project (\$205,255; IDIS #6301):** This project provides free legal services to victims of domestic violence. Direct representation will be provided in restraining order hearings, child custody disputes, child and spousal support hearings, paternity actions, dissolutions, and other civil legal services as needed. A total of 300 clients will be served.
- 6. Senior Community Centers of San Diego – Senior Nutrition Program (\$128,140; IDIS #6302):** This project will provide nutritious meals to seniors. Meals will be offered seven days a week at the downtown Wellness Center and five days a week at nine congregate meal sites. Daily meals are also provided to homebound seniors. Each meal provides one-third of the seniors' Recommended Dietary Allowance of calories, protein, fiber, and vitamins/minerals and is often the only source of nutrition for seniors who would otherwise go hungry. A total of 3,373 clients will be served.

- 7. The Angel's Depot – The Angel's Depot/Senior Food for a Week (\$91,246; IDIS #6304):** This project will provide 21-Meal Emergency Boxes to impoverished seniors 65 years and older. These food boxes contain non-perishable, nutritious foods that make 21 easily prepared meals designed especially for low-income seniors and are packed with high protein, high fiber, and moderate sugar food choices. A total of 300 clients will be served.

Objective: **2.52.4.** Encourage the creation of supportive housing through the following activities:

Support the integration of people with disabilities into private housing as much as possible.

Support the concept of providing a continuum of housing for the homeless, ranging from short-term beds to affordable, low-cost permanent housing.

Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities—focusing on the provision of permanent, supportive housing space and services.

Continue to rank supportive housing and supportive services as a high priority. When appropriate and contingent upon local, state, and federal funding requirements, place as a priority the leveraging of the funds available in the ConPlan with additional public resources available such as redevelopment set aside monies; locally created public funds and additional federal funds during the economic recovery period.

Consider the creation of project-based Section 8 vouchers to leverage against funds listed under the ConPlan.

Continue to reach out in a coordinated manner with other agencies involved in the goal of ending long term homelessness.

Identify opportunities to align planning with the Mental Health Services Act Housing Plan.

The activities listed under Objective **2.52.4** are implemented through the City's CoC, Federal Stimulus Funds, and the implementation of housing projects and programs through SDHC. The words "encourage," "continue," "consider," and "identify" are not quantifiable terms that result in performance outcomes. In addition, the ConPlan did not provide a benchmark for the City to meet. Therefore, any activities undertaken with HUD entitlement funds have been and will continue to be reported under Goals 3, 5, 6, or 7. However, narrative updates for the activities listed under Objective **2.52.4** shall be included in the annual CAPER submitted to HUD.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

- 1. Provide a brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
- 2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*

4. *Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and single-room occupancy dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness, and improved access to care.*
5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 4 Action Plan HOPWA Response:

Description of the Organization

The County of San Diego (County) Department of Housing and Community Development (HCD) has assumed all administrative responsibilities for the HOPWA formula grant program through a contract agreement with the City.

In FY 2013, the County will continue administering the City's HOPWA allocation. On April 5, 2011, the County Board of Supervisors authorized a Housing Opportunities for Persons with HIV/AIDS (HOPWA) Request for Proposals (RFP) for FYs 2013, 2014, and 2015. The County Board of Supervisors at the same time also authorized, upon successful negotiations and determination of a fair and reasonable price, the awarding of contracts for a term of one year with two 1-year renewal options and up to an additional six months, if needed. This RFP process is currently underway, but some contracts have not yet been awarded. Contract negotiations are taking place as of the publication of this Annual Action Plan, and it is anticipated that contracts will commence on July 1, 2012. Based on the FY 2013 allocation of \$2,883,128, the following eligible activities are being recommended for funding for FY 2013:

- Acquisition/rehabilitation/new construction of affordable housing;
- Administration;
- Housing Information and Referral Services;
- Resource Identification;
- Housing Operating Cost;
- Tenant Based Rental Assistance;
- Short-Term Supportive Facilities (Hotel/Motel Vouchers);
- Supportive Services;
- Technical Assistance; and
- Short-Term Rent, Mortgage, and Utility Assistance

Refer to the Specific HOPWA Objectives section on page 6059 for a list of agencies being recommended to be funded for HOPWA-eligible activities for FY 2013. The funding recommendations are based on an FY 2013 HOPWA allocation of \$2,883,128.

Actions Taken During the Year

The County on behalf of the City has worked closely with the RCCC that includes over 50 community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS. HOPWA maintains a permanent seat on San Diego County's HIV Health Services Planning Council in addition to convening the Joint City/County HIV Housing Committee that addresses special needs concerns for those suffering that are homeless and not homeless but require supportive housing.

The HIV Housing Committee includes members of other HIV planning groups, affordable housing developers, service providers, and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for person living with HIV/AIDS. The HIV Housing Committee serves as an advisory body to the Director of the County's HCD regarding priorities and needs of the community affected by HIV/AIDS and housing. These activities will continue during FY 2013.

Progress

As in FY 2011, it is anticipated that HOPWA will continue to make progress in meeting objectives related to affordable housing during FY 2012 and FY 2013. The table below provides a summary of the specific objectives for providing affordable housing:

Activities	Goal	FY 2011 Accomplishments	Anticipated FY 2012 and 2013 Accomplishments
TBRA Housing Assistance	80 Households	91 Households	80 Households
Permanent Housing w/Housing Operations Funding	7 Units	7 Households	7 Units
Group Housing	38 Beds	123 Households*	38 Beds
Care Facility for Chronically III	20 Beds	24 Households	20 Beds
Group Homes for Recovering Addicts	37 Beds	56 Households	37 Beds
Hotel/Motel Vouchers	100 Vouchers	73 Vouchers	100 Vouchers
Supportive Services	336 Persons	324 Persons	336 Persons
Housing Information	10,000 Persons	15,752 Persons	10,000 Persons
Short-Term Rent, Mortgage & Utility Assistance (STRMU)	154	35	154

*NOTE: Thirty-eight beds were in deed provided, which were used to meet the needs of 123 households over the course of FY 2011.

Report on Annual HOPWA Output Goals

Based on the FY 2013 allocation of \$2,883,128, funding will be provided for the following activities for low-income persons living with HIV/AIDS and their families in San Diego County:

1. Transitional housing;
2. Permanent housing;
3. Case management services;
4. Tenant-Based Rental Assistance;
5. Acquisition/rehabilitation and new construction;
6. Information and referral services;
7. Moving services;
8. Residential services coordination;
9. Emergency housing; and
10. Technical assistance

Please refer to the Specific HOPWA Objectives section below for a list of agencies being recommended for funding of HOPWA eligible activities for FY 2013.

Use of Committed Leveraging

The HOPWA Program leverages an array of funding from public and private resources that helps address the needs of persons with HIV/AIDS. Volunteers provided a substantial amount of service hours at many HOPWA-funded agencies. Volunteers were recruited by agencies through their ongoing Volunteer Services programs or from volunteer fairs, or they may have been participants of HOPWA-funded programs. Some agencies regularly received help from United States Navy personnel. Volunteer activities included staffing reception desks at some HOPWA-funded agencies and providing landscaping services at a transitional housing facility. Volunteers also provided home improvement efforts, such as painting the interior and exterior of a transitional housing facility. Many agencies also received in-kind contributions. Agencies received contributions such as free bread, tortillas, and baked goods from a local market. HOPWA-funded agencies also took a proactive approach to increasing program income. All HOPWA-funded agencies implemented annual fundraising plans to increase income from private donations, foundations, and grants. Agencies hosted fundraising events, including a fundraiser called "10 Beds" sponsored by the Alexander Salazar Art Gallery. HOPWA-funded agencies also partnered with non-HOPWA-funded agencies to offer a broader scope of services. Collaborating agencies include: First United Methodist Church; North Park Family Health Clinic; San Diego Lesbian, Gay, Bisexual, Transgender Community Center; UCSD Women, Children, and Adolescent HIV Program; Vista Community Clinic; Mama's Kitchen; and Indian Health Centers.

Distribution of HOPWA Funds

HOPWA funds are distributed regionally throughout the County, with the majority of funds supporting direct housing and/or housing operations. General categories of HOPWA-funded programs for FY 2013 include:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Tenant Based Rental Assistance
- Short-Term Supportive Facilities(Hotel/Motel Vouchers)
- Supportive Services
- Technical Assistance
- Short-Term Rent, Mortgage, and Utility Assistance

Barriers

Service providers encountered several barriers to providing HOPWA-funded services in the San Diego region. Providers reported a negative impact to their agencies and the services they provide due to funding cuts in state and federal budgets. Reductions in federally funded Ryan White CARE Act and similar State of California budget cuts resulted in staff reductions and reduced the service capacity of certain providers.

The lack of low-barrier housing opportunities in emergency, transitional, and permanent housing leaves many with HIV/AIDS with unstable housing. This negatively impacts a client's ability to comply with medical treatment recommendations.

Continuing difficulties also include increasing the HIV/AIDS community's awareness of their Fair Housing rights and responsibilities. While agencies may receive anecdotal information regarding discrimination based on disabilities, few HOPWA participants report complaints to Fair Housing enforcement agencies.

Finally, the impact of high housing costs in San Diego County impacted the ability of HOPWA providers to move program participants from HOPWA-funded housing into the private rental market. It is very difficult for clients to obtain a security deposit, provide the first month's rent, and qualify for a market-rate unit without some form of rental subsidy. Many clients reported that they were homeless or virtually homeless for lack of affordable housing.

Trends

Historically, the HOPWA Program has received entitlement funds equal to the activities proposed. Program staff has worked diligently with the RCCC, which consists of community-based organizations, government agencies, and developers to establish adequate housing and support services for people living with HIV/AIDS. In a collaborative effort, HOPWA staff participates and maintains a permanent seat on the San Diego HIV Health Services Planning Council. HOPWA staff facilitates in establishing a subcommittee, as needed, of the Joint City/County HIV Housing Committee to help determine funding priorities for upcoming funding years.

Evaluations, Studies, or Other Assessments

During FY 2013, 100 percent of HOPWA-funded activities will be monitored by reviewing monthly, quarterly, and Annual Progress Reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and rent calculations to ensure programs are producing effective measurable results. Staff will conduct onsite file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD will continue to provide ongoing technical assistance to subrecipients throughout the year.

SPECIFIC HOPWA OBJECTIVES

Describe how federal, state, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives Response:

Goal 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

- **Outcome 4.1.1.** Assist households with rental assistance so that they pay no more than 30 percent of their annual household income in rent and ensure that 100 percent of the units leased in the program meet HUD's established quality standards. The anticipated five-year goal is to assist 80 households **annually**.

The following project was awarded FY 2013 funds to address this outcome:

- 1. County of San Diego Housing Authority – Tenant-Based Rental Assistance Program (\$774,519):** This project will receive \$774,519 in HOPWA funds to provide 80 rent subsidies for consumers through the Tenant-Based Rental Assistance (TBRA) Program.

- *Outcome 4.1.2.* "Ensure(ensure that 100 percent of the units leased in the program meet HUD's established quality standards"standards) was consolidated with 4.1.1. and did not result in an annual quantifiable measure. As a result, Outcome 4.1.2. will not be listed in this Annual Action Plan.
- *Outcome 4.1.3.* Provide funding for operations and support of permanent housing units in affordable housing complexes with affordable rents for persons with HIV/AIDS. The anticipated five-year goal is to provide support foref seven permanent housing units in two apartment complexes and serve 28 households.

The following project was awarded FY 2013 funds to address this objective and outcome:

Contract negotiations are taking place as of the publication of this Annual Action Plan, and it is anticipated that contracts will commence on July 1, 2012.

Objective 4.2. Provide transitional housing to low-income persons living with HIV/AIDS.

- *Outcome 4.2.1.* Provide funding to support transitional housing beds. The anticipated five-year goal is to serve 624 persons and provide 232 beds.

The following projects were awarded FY 2013 funds to address this outcome:

- 1. St. Vincent De Paul – Josue Homes I, II, III, IV, V, & VI (\$599,017):**
This project will receive \$599,017 in HOPWA funds for operations providing a total of 44 beds in a transitional housing program for consumers who are ambulatory and self-sufficient and for recovering substance abusers and recovering substance abusers who have mental illness. It includes funding for continued operations of six beds formerly operated by the Community Connection Resource Center who ceased program operations on February 28, 2011 and assumed by St. Vincent De Paul Josue Homes on April 5, 2011.
 - 2. Stepping Stone of San Diego – Enya House (\$168,057):** This project will receive \$168,057 in HOPWA funds for the provision of 17 beds in a transitional housing program for consumers who have 60 days of continuous sobriety and recovering substance abusers and recovering substance abusers who have mental illness. It includes funding for continued operations of seven beds formerly operated by the Community Connection Resource Center who ceased program operations on February 28, 2011, and assumed by Stepping Stone of San Diego on April 5, 2011.
 - 3. Stepping Stone of San Diego – Central Avenue Residential (\$102,180):**
This project will receive \$102,180 in HOPWA funds for the provision of 14 beds through its Central Avenue Residential Recovery Group program. Services include group facilitation, individual on-on-ones, staff supervision, and crisis intervention.
- *Outcome 4.2.2.* Provide funding for the operation of beds in a 24-hour licensed residential care facility for the chronically ill. The anticipated five-year goal is to serve 108 persons and provide 80 beds.

The following projects were awarded FY 2013 funds to address this outcome:

- 1. Fraternity House – Fraternity House (\$172,450):** This project will receive \$172,450 in HOPWA funds for the provision of eight beds in a Residential Care Facility for the Chronically Ill (RCF-CI) who need 24-hour comprehensive care.

2. Fraternity House – Michaelle House (\$209,507): This project will receive \$209,507 in HOPWA funds for the provision of 12 beds in a Residential Care Facility for the Chronically Ill (RCF-CI) who need 24-hour comprehensive care.

- *Outcome 4.2.3.* "Ensure(ensure that 100 percent of the units in the transitional housing program meet HUD's established quality standards"standards) has been consolidated with Objective 4.2.1. This outcome does not result in an annual quantifiable performance measurement. As a result, Outcome 4.2.3. will not be listed in this Annual Action Plan.
- *Outcome 4.2.4.* Removed as an outcome effective FY 2013. This outcome does not result in an annual quantifiable measure. As a result, Outcome 4.2.4. will not be listed in this Annual Action Plan.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- *Outcome 4.3.1.* Fund the coordination of residential services. The anticipated five-year goal is to fund the coordination of residential services projects for 104 households and housing units.

The following projects were awarded FY 2013 funds to address this outcome:

1. South Bay Community Services – Residential Services Coordinator (\$26,419): This project will receive \$26,419 in HOPWA funds to provide case management and support services to the residents of 12 units at La Posada Project.

2. Community Housing Works – Residential Services Coordinator (\$32,059): This project will receive \$32,059 in HOPWA funds for case management and support services for residents of 14 units at Marisol and Old Grove Apartments.

- *Outcome 4.3.2.* Fund intensive case management for HOPWA-eligible program participants. The five-year goal is to serve 400540 persons.

The following project was awarded FY 2013 funds to address this outcome:

1. County of San Diego – HIV, STD, and Hepatitis Branch – Case Management Program (\$252,350): This project will receive \$252,350 in HOPWA funds for an Intensive Case Management Program that helps provide recovery services and housing for 100 persons who are homeless and agree to work on substance abuse issues.

- *Outcome 4.3.3.* Fund and provide moving services to HOPWA program-eligible participants. The anticipated five-year goal is to serve 540 persons.

The following project was awarded FY 2013 funds to address this outcome:

1. Being Alive – Helping Hands Moving Services Program (\$59,560): This project will receive \$59,560 in HOPWA funds to assist 135 households through the moving service program to help consumers increase housing stabilization.

2. Mama's Kitchen Inc. – HOPWA Nutrition Project (\$159,500): This project will receive \$159,500 in HOPWA funds for a HOPWA Nutrition Project to assist 190 persons by providing home-delivered meals to persons who are HIV symptomatic or living with AIDS and who are not eligible to receive meals under any other program.

- *Outcome 4.3.4.* Provide funding for emergency beds. The five-year goal is to provide 400 beds and serve 400 persons.

The following project was awarded FY 2013 funds to address this outcome:

Contract negotiations are taking place as of the publication of this Annual Action Plan, and it is anticipated that contracts will commence on July 1, 2012.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

- *Outcome 4.4.1.* Fund a Housing Information and Referral Program.

The following project was awarded FY 2013 funds to address this outcome:

Contract negotiations are taking place as of the publication of this Annual Action Plan, and it is anticipated that contracts will commence on July 1, 2012.

- *Outcome 4.4.2.* Fund a Resource Identification Program.

The following project was awarded FY 2013 funds to address this outcome:

- 1. County of San Diego Housing Authority – Resource Identification (\$201,818):** This project will receive \$201,818 in HOPWA funds to coordinate and develop housing assistance resources for eligible persons, including conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing-related activities.

OTHER NARRATIVE

Include any Annual Action Plan information that was not covered by a narrative in any other section.

The Commission on Gang Prevention and Intervention:

The Commission on Gang Prevention and Intervention serves as the official advisory body to the Mayor and City Council on policy issues relating to gang prevention and intervention. During 2006, the year the Commission was appointed, there were 18 gang-related homicides in the City. Over the next several years, that number fluctuated between a high of 28 in 2007 to a low of four in 2010. This past year, there were seven gang-related homicides. While these and all homicides are tragic, the collaborative work of Commission members has impacted and continues to impact the level of violence in our community in a positive way.

The collaboration and cooperative work of the community is demonstrated by the following efforts: The San Diego Police Department conducts curfew sweeps and provides diversion programs in partnership with community organizations (i.e., church groups, non-profits organizations, etc.). San Diego Workforce Partnership, with the assistance of CDBG funds, administered a small Hire-A-Youth Program in the summer of 2011. In addition, the San Diego Black Contractors' Youth Build Program (funded by the United States Department of Labor) worked with youth in the construction trades, and Fab Lab San Diego trained youth on information technology and database management at the San Diego Workforce Partnership Metro Center over the summer of 2011. The Commission is continuously working to facilitate collaborations to interrupt community violence as demonstrated by the work with County Mental Health (the Compassion Project), Child Welfare, and San Diego City Schools (10-to-Succeed).

The Commission organized a summit at the University of San Diego (USD) on April 25, 2012, to acknowledge, celebrate, and support the community's involvement in collaborations. The

summit is the biennial Youth Resilience and Gang Prevention Summit. It focuses on Building Community Connections (Learn, Share, and Connect), and highlight and build on San Diego City and County initiatives that prevent youth violence and offer pathways to their empowerment and sustainable future. Partnering with the Commission are the Peace and Justice Department at University of San Diego; San Diego Office of Education; San Diego County Health and Human Services Agency; and the San Diego District Attorney's Office.

City of San Diego Disability Services:

The City's Disability Services Department was established in 1991 per the Americans with Disabilities Act (ADA) of 1990. The mission of the program is to ensure that every facility, activity, benefit, program and service operated or funded by the City is fully accessible to, and useable by, people with disabilities in accordance with the ADA, as well as other federal, state, and local access codes and disability rights laws.

In 1997, 212 facilities were identified under the City's Transition Plan as required by the Department of Justice. To date, 74 percent of the facilities have undergone the removal of barriers, some are in process of design and construction, and 19 percent are awaiting funds.

In FY 2011 and FY 2013, \$1.5 million and \$2.6 million, respectively were secured from development impact fees (DIF) for public right-of-way ADA projects, such as curb ramps and audible pedestrian signals. Most projects were based on ADA complaints received. The FY 2013 funds will resolve 50 complaints through projects implemented plus other locations identified through other sources.

Twenty-nine percent of the FY 2012 ADA projects have been completed, and 45 percent of the FY 2011 ADA projects have been completed. Furthermore, 183 ADA survey needs assessments were conducted and completed in FY 2011, which identified ADA and California Building Code barriers.

In FY 2012, only 37 percent of the ADA complaints were resolved, as opposed to 62 percent being projected as resolved in FY 2011. This underperformance is a direct result of funding for ADA projects being down in FY 2011 and FY 2012, while increasing to \$10 million for ADA projects in FY 2013: \$2 million from Capital Outlay (land sales), \$2.6 million from DIF, and \$5.4 million from Deferred Capital Bond Phase II. Therefore, in FY 2014, the number of resolved complaints should again increase due to funding for their completion.