

ATTACHMENT 3:

PROJECT NARRATIVES



THE CITY OF SAN DIEGO

PROJECT NARRATIVES

The following accomplishment narratives describe the projects that were implemented, in whole or in part, during Fiscal Year 2015 (July 1, 2014, through June 30, 2015) using CDBG, ESG and GF funds. Each project is identified by one or more unique numbers assigned by the Integrated Disbursement & Information System (IDIS) of the United States Department of Housing and Urban Development.

CDBG-Funded Projects (FY 2015 Funding)

- IDIS #6813 City of San Diego Transportation & Storm Water Department – City Sidewalks (\$1,144,000):** This project was allocated CDBG funds to complete installation of ADA improvements to existing sidewalks, new walkways and traffic calming signs. At FY 2015 year-end, new sidewalks were installed in three locations: Castana Street (CT 31.11/BG1); Federal Boulevard (CT 34.01/BG 4); and San Jacinto Drive (CT 31.11/BG1). Project activities are scheduled to be completed in FY 2016. The project activities completed and confirmation of LMA benefit will be reported for the FY 2016 period.
- IDIS #6666 The Arc of San Diego – North Shores Renovations for People with Disabilities (\$241,860):** This project was allocated CDBG funds to complete installation of a commercial kitchen to serve individuals with disabilities and replacement and installation of an efficient air conditioning units. At FY 2015 Year-End, no CDBG funds had been expended. The implementation of the bid process did not occur until March 2015. Project implementation was delayed due to the required process of finalizing design plans, as well as submission of required documents. In addition, a secondary bidding process was required to be completed. The contractor selection was completed in May 2015. Project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6667 City of San Diego Park and Recreation Department – Mountain View Neighborhood Park ADA Upgrade (\$393,500):** This project was allocated CDBG funds to improve and upgrade park facilities to meet ADA compliance standards, increase park safety for park users and add amenities. At FY 2015 year-end, all design and construction specifications were completed in December 2014. The bid and selection process occurred from January to April 2015. A qualified bidder was identified and awarded with a contract in June 2015. Due to a delayed bid process, and the need to re-bid the project to obtain a qualified bidder, construction operations was scheduled to begin in August 2015 and be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.

- IDIS #6669 Jacobs & Cushman San Diego Food Bank – Warehouse Capacity Building (\$1,000,000):** This project was allocated CDBG funds to complete an expansion of the size of the freezer by 36,000 cubic feet to increase site storage capacity by 120,000 pounds and related improvements. At FY 2015 Year-End, no construction work was completed. A preconstruction conference was scheduled to take place in August 2015. CDBG project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6670 Jacobs Center for Neighborhood Innovation – Northwest Village Chollas Creek Restoration (\$1,560,095):** This project was allocated CDBG funds to complete improvements to a segment of Chollas Creek and adjoining areas to reduce flooding, soil erosion, remove noxious invasive plants, and prevent health and safety risks. A pedestrian train was also to be installed. At FY 2015 Year-End, the contract award for the General Contractor was completed on June 24, 2015. No construction work was completed. CDBG project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6671 San Diego Center for Children – Vital Campus Security Improvements for San Diego Center for Children (\$107,500):** This project was allocated CDBG funds for the installation of new, secure fencing with cardkey access gates and exterior lighting, resulting in full enclosure and safety of central area of the main campus (including all residential cottages, where children and youth live, as well as areas where children attend class, eat, play and relax). Lighting installation was to be completed to provide safer access and monitoring of visitors. FY 2015 Year-End, no CDBG funds had been expended. The bidding process for this project is scheduled to be completed in July 2015. Project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6672 S.V.D.P. Management, Inc. – Toussaint Academy San Diego Facility Rehabilitation Project (\$501,584):** This project was allocated CDBG funds to complete elevator modifications/upgrades, closed loop boiler replacement, flooring replacement, external and internal painting, and security system upgrades. At FY 2015 Year-End, the boiler portion of the scope was completed and work begun on painting and installation of the security camera and PA systems. Flooring materials and the elevator was ordered. Project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.

- IDIS #6673 St. Paul's Senior Homes & Services – McColl Health Center HVAC & Roof Replacement (\$573,834):** This project was allocated CDBG funds to complete renovation to the nursing facility and include the replacement of the roof with LEED certified energy efficient product and replace the HVAC system to provide a reliable, temperature-controlled environment for the senior residents. The Notice to Proceed was issued on June 24, 2015. No construction work was completed. CDBG project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6674 Urban Corps of San Diego County – Urban Corps Facility Improvements (\$499,851):** This project was allocated CDBG funds to complete improvements to the ECO Center and Community Room that includes installation of an overhead fire sprinkler system, plumbing replacements, and extension of the air conditioning system. At FY 2015 Year-End, the bid process was completed. A qualified bidder was identified and awarded with a contract. No construction work was completed. CDBG project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6675 Access, Inc. – Access Microenterprise Development Project (\$101,167):** This project was allocated CDBG funds to provide business development training in a classroom setting and individual sessions. Training would cover identification of a product and potential market, calculating costs and profit margin, promotion and marketing, acquiring capital through loans and other strategies and other topics related to microenterprise development. At FY 2015 project closeout, a total number of 32 microenterprise businesses (newly established and existing) owned by LMI clients were assisted. Of the 32 businesses assisted, 31 were minority owners. Some of the 158 clients served were immigrants, victims of domestic violence, and at-risk youth of the metro San Diego neighborhoods. Assistance was provided with creating business plans, obtaining permits, and with registering for a business name. A total of 19 jobs were created. The following listing represents the total number of businesses assisted utilizing CDBG funds in prior years that were still open as of June 30, 2015: 10 businesses (FY 2014); 8 businesses (FY 2013); 3 businesses (FY 2012); and 1 business (FY 2011).
- IDIS #6676 Horn of Africa Community – San Diego Micro-Enterprise Project (\$202,254):** This project was allocated CDBG funds to provide refugee and immigrant women the opportunity to go through a State of California approved training and certification process to become financially self-sufficient. Services included outreach/initial aptitude/interest assessment, core training curriculum, support with state licensure process, and ongoing services. At FY 2015 project closeout, a total of 53 new microenterprise businesses were established. One-on-one technical assistance and workshops provided to 107 low income refugees and immigrants, in order for them to become licensed daycare providers. Many of the clients served have extreme difficulty with English. A total of 63 jobs were created. The following listing represents the total number of businesses assisted utilizing CDBG funds in prior years that were still open as of June 30, 2015: 33 businesses (FY 2013).

- IDIS #6677 Local Initiatives Support Corporation – Greater Logan Micro-Enterprise Program (\$165,500):** This project was allocated CDBG funds to provide a package of micro-enterprise technical assistance, training, peer learning, and market analysis and strategic recommendations. Services include micro-entrepreneurship technical assistance, one-on-one coaching, peer support/TA/mentoring, and hands-on micro-enterprise operation experience. At FY 2015 project closeout, a total of 15 new businesses were established and 7 existing businesses were assisted. A total of 25 LMI clients were served.
- IDIS #6678 Union of Pan Asian Communities – Multi-Cultural Economic Development Program (\$128,894):** This project was allocated CDBG funds to provide assistance to underserved groups in establishing businesses. Conduct outreach activities, business development workshops, individual follow-ups and technical assistance. At FY 2015 project closeout, a total of 144 unduplicated LMI clients who had interest in starting up a microenterprise business and/or expanding an existing microenterprise business were served. A total of 55 new businesses were established and 24 existing businesses were assisted. This project provided culturally competent services. Through a minimum of 8 small business development group workshops, in addition to individual workshops, clients increased their understanding of the following topics: How to Start a Business; How to Write a Business Plan; How to Lease, to Buy and to Sell a Business; Business Licenses and Permits; Business Tax and Bookkeeping; and How to Borrow Money for a Business. Business Counselors conducted individual follow-ups, providing one-on-one technical assistance to 79 unduplicated clients. A total of 69 jobs were created. The following listing represents the total number of businesses assisted utilizing CDBG funds in prior years that were still open as of June 30, 2015: 58 businesses (FY 2014); 23 businesses (FY 2013); 30 businesses (FY 2012); and 13 businesses (FY 2011).
- IDIS #6679 GRID Alternatives – San Diego Solar Affordable Homes Program (\$257,040):** This project was allocated CDBG funds to provide free installation of photovoltaic solar systems for LMI households within the City of San Diego. At FY 2015 year-end, CDBG funds were used to finance the cost of solar materials and supplies. GRID leveraged CDBG funds greater than 4:1 through a combination of solar incentives, corporate and foundation grants, individual contributions and in-kind donations. GRID clients in the City of San Diego will save hundreds of dollars per year on electricity. On average, systems installed will produce more than \$23,000 worth of electricity over the next 30 years. A total of 39 LMI households were assisted. Project activities are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI benefit will be reported for the FY 2016 period.
- IDIS #6680 S.V.D.P. Management, Inc. – Villa Harvey Mandel Rehabilitation Project (\$501,584):** This project was allocated CDBG funds to complete improvements to the 90-unit complex that include replacement of common area flooring, elevator modernization, and hot water tanks and boiler replacement. At FY 2015 Year-End, the water tank was replaced and work begun on the flooring. The elevator material was ordered. Project activities

are scheduled to be completed by December 31, 2015. The project activities completed and confirmation of LMI household benefit will be reported for the FY 2016 period.

- IDIS #6681 Community HousingWorks – Homeownership Promotion (\$250,000):** This project was allocated CDBG funds to provide pre-purchase coaching and downpayment assistance qualifications, downpayment and first mortgage assistance, post-purchase coaching and workshops, and HUD-certified homebuyer classes. At FY 2015 project closeout, a total of 72 LMI households were provided with housing counseling and assisted in becoming first-time homebuyers. Of these homebuyers, 15 received down-payment assistance. Additionally, 25 homebuyer classes were held in the City of San Diego and 99 LMI households successfully graduated from the program.
- IDIS #6682 The Angel’s Depot – Senior Emergency Meal Box Program (\$250,000):** This project was allocated CDBG funds to provide weekly (21 meals) emergency food boxes to seniors suffering from food insecurity and malnutrition and would provide senior advocacy services. At FY 2015 project closeout, The Angel’s Depot provided “Senior Emergency Meal Boxes” to 435 unduplicated, extremely low-income seniors in the City of San Diego. The Depot’s goal for FY 2015 was to provide access to food security, alleviate hunger and prevent malnutrition for 400 unduplicated seniors living in poverty in the City of San Diego. The Depot reached and exceeded 100% of its goal. The Depot provided 4,203 meal packages, consisting of 88,263 meals. The “Senior Emergency Meal Boxes” were delivered to eleven (11) collaborating Partner Distribution Sites in San Diego: Housing Opportunities Collaborative (District #2), City Heights Wellness Center (District #9), Casa Colina Del Sol (District #9), Fourth District Seniors Resource Center (District #4), Mira Mesa Senior Center (District #6), San Diego Salvation Army (District #7), Bayside Community Center (District #7), Salvation Army Joan and Ray Kroc Center (District #9), Hearts and Hands (District #8), and St. Stephens Resource Center (District #4).
- IDIS #6683 Family Health Centers of San Diego – Safe Point San Diego (\$75,000):** This project was allocated CDBG funds to provide clean syringes, harm reduction materials and information, case management, and referrals to treatment and recovery services. At FY 2015 project closeout, Safe Point San Diego (SPSD) served 1,428 San Diegans through 98 program sessions throughout the fiscal year. SPSD provided clean syringe exchange, harm reduction kits, case management and educational materials. SPSD also provided referrals to primary medical care; mental health; dental care; HIV testing and treatment; detoxification and substance abuse treatment; methadone maintenance; wound care; tuberculosis screening; and a range of other social services, including housing, job training, legal services, and food assistance.
- IDIS #6684 Mama’s Kitchen, Inc. – Home-Delivered Meal Service – San Diego (\$100,000):** This project was allocated CDBG funds for the preparation and delivery of food to men, women and children who are affected by AIDS or cancer. Funds were to be used for their Home-Delivered Meal Service, a meal delivery service for people unable to prepare their own meals due to

health reasons. At FY 2015 project closeout, Mama's Kitchen prepared and delivered 230,756 meals to 374 low income residents of the City of San Diego affected by AIDS or cancer utilizing CDBG funds in addition to other funding sources. The average age of these individuals was 46 and the average monthly income \$825. The contribution of the time of over 800 volunteers along with the financial support of the City of San Diego made this possible.

IDIS #6685

IDIS #6689

IDIS #6690

San Diego Housing Commission – Connections Housing Interim Bed Program (\$303,575-CDBG; \$101,058-ESG; \$300,000-GF): This project was allocated CDBG funds to provide a year-round interim bed facility that serves as a comprehensive homeless services center designed to stabilize homeless individuals. At FY 2015 project closeout, a total of 583 unduplicated homeless persons received interim housing assistance utilizing CDBG, ESG funds and other funding sources. The Interim Housing Program provided 134 interim beds (30–90 day beds managed by Alpha Project) and 16 Special Needs single-room occupancy (SRO) 6-month beds (managed by PATH). Additionally, the program provided two meals daily, professionally cleaned linens, personal hygiene kits, undergarments, and any available donated clean clothing to those in need. The program offered weekly at no cost access to onsite laundry machines, including detergent, onsite access to skill building groups, recovery supports, numerous onsite community agencies, and intensive case management services. The primary goal of the Interim Housing Program was to move the individual from homelessness to permanent housing. A total of 52,206 bed nights were provided for men and women.

IDIS #6686

IDIS #6689

IDIS #6690

San Diego Housing Commission – Cortez Hill Family Center (\$205,902-CDBG; \$296,762-ESG): This project was allocated CDBG funds to provide temporary transitional housing program for homeless families. This transitional shelter is open 24 hours, 7 days a week year round and provides up to 45 homeless families at a time shelter, cafeteria-style meals and ongoing case management to determine and address their needs and help transition them to a more permanent housing situation. Families can stay up to 120 days at the shelter. The program is operated at a downtown facility owned by the City of San Diego and leased to the YWCA of San Diego County. At FY 2015 project closeout, a total of 596 unduplicated homeless persons were served utilizing CDBG funds, ESG funds and other funding sources. Overall, a total of 173 families were provided with transitional shelter with 51,709 bed nights provided.

IDIS #6687

San Diego Housing Commission – Neil Good Day Center (\$550,000-CDBG; \$80,000-GF): This project was allocated CDBG funds to provide homeless individuals refuge, basic hygiene facilities, mail services, assessment, counseling, information, and referral services designed to help break the cycle of homelessness. At FY 2015 project closeout, a total of 1,919 unduplicated clients were served at NGDC. Shower services, laundry services, telephone access, message services, personal storage and mail services were provided to clients. Services accessed at the Center included

restrooms, showers (28,300 showers provided at another site), laundry (4,916 laundry cycles provided), mail services access (24,371 times), telephone access (4,582 calls), message services (1,030), personal storage (480 unduplicated clients), computer access (313 times), and housing navigation services (308 unduplicated clients). A total of 91 unduplicated clients moved to permanent housing.

IDIS #6688

IDIS #6689

IDIS #6690

San Diego Housing Commission – Veterans Homeless Emergency Winter Shelter Program (\$258,601-CDBG; \$64,916-ESG; \$110,000-GF): This project was allocated CDBG funds to provide 24 hour, 7 days a week shelter, meals, and services for homeless Veterans. At FY 2015 project closeout, a total of 460 unduplicated homeless Veterans received emergency shelter assistance from November 2014 through March 2015 utilizing CDBG funds, ESG funds, City General Funds and other funding sources. The Veterans Emergency Shelter Program provided temporary housing for veteran men and women during the winter months. The shelter accommodated 150 veterans at any given time.

CDBG-Funded Projects (FY 2014 Funding)

IDIS #6520

Center for Community Solutions – P.E.A.C.E. (Providing Empowerment, Advocacy, Counseling & Education) (\$307,148): This project was allocated CDBG funds to provide for completion of Americans with Disabilities Act (ADA) improvements to the parking lot and other exterior improvements to the facility. At FY 2014 year-end, final determination of permit requirements were pending. At FY 2015 project closeout, the safety and well-being for clients were improved by removal of all safety hazards in the parking lot. The improvements to the facility and installation of the new air conditioning unit enhanced the ability for the agency to service the community in a family friendly, nurturing, professional site. The new signage created an easier way for individuals seeking services to locate the facility. The project provides lifesaving domestic violence and sexual assault prevention and intervention services and facility serves as the only Rape Crisis Center. A total of 181 unduplicated Low/Moderate Income City of San Diego clients were served at the facility upon project completion.

IDIS #6521

City of San Diego Park and Recreation – Villa Montezuma Preservation (\$882,500): This project was allocated CDBG funds to provide for the rehabilitation of the Villa Montezuma Museum by addressing Americans with Disabilities Act (ADA) accessibility requirements, historic rehabilitation, and health and safety needs. At FY 2015 project closeout, with portions of the work completed in FY 2014, improvements and upgrades at the Villa Montezuma served to preserve the structure and to improve access to the facility. The project activities completed included improvements to stabilize the brick masonry foundation walls and footings at the west end of the basement, repair brick masonry chimney at the west facade, deluge sprinkler system at west facade, entry stairs at north facade, roofing, flashings, gutters and downspouts and electrical systems. The project also included an Americans with Disabilities Act improvement for a

path of travel from the adjacent public street to the structure. The re-opening of the Villa Montezuma occurred on Saturday, June 27, 2015 and is not open, offering quarterly tours.

IDIS #6524 Jacobs & Cushman San Diego Food Bank – Warehouse Capital Improvements and Expansion (\$1,402,094): This project was allocated CDBG funds to provide for the repair, upgrade, and expansion of the Jacobs & Cushman San Diego Food Bank. Work included construction of a mezzanine for volunteer activities, expansion of a cooler capacity, upgrades of cooler technology, and development of an onsite recycling center (that may generate CDBG income). At project closeout, with portions of the work completed in FY 2014, the demolition and replacement of 40,820 square feet of existing asphalt paving was completed to accommodate Member Agency Shoppers' vehicles and to provide adequate parking for all agency members during their visit to the facility. The demolition of existing asphalt paving and replacement with concrete paving was also completed on 21,475 square feet for safer access for all visitors of the facility. A new 5,961 square feet Recycling Center was also constructed, consisting of a new loading dock, roll-up doors, concrete foundation and retaining walls with adequate electrical, heating and plumbing. This allowed for the daily recycling of materials on-site. In addition, the current cooler was expanded to add an extra 36,000 cubic feet that resulted in an increase to fresh produce storage. A total of 251,599 LMI City of San Diego residents were served through the facility upon project completion.

IDIS #6525 La Maestra Family Clinic Inc. – La Maestra X-Ray/Radiology Expansion (\$201,250): This project provided for the expansion of the La Maestra Family Clinic with the construction of a General and ER Radiology Room. Currently only ultrasounds can be administered on site and more intensive radiological needs require the patient to travel to other sites. At FY 2015 project closeout, with portions of the work completed in FY 2014, CDBG funds were utilized to build out a 650 square foot space for a new radiographic and ultrasound equipment (purchased separately by Agency) at the La Maestra City Heights Health Center. The build-out included all new lead-shielded walls and doors, structural bracing, plumbing cabinets, work counters, and lighting/electrical systems. The project also required alterations to the existing fire alarm, fire sprinkler, and mechanical systems to accommodate the new X-Ray facility. New transaction windows and privacy screens were installed in an expanded Reception Office and Waiting Area. Sustainable flooring and finishes were installed to match the existing facility. A total of 811 patients had improved access to the Radiology/X-Ray expansion facilities from August 12th through October 31, 2014. Having access to affordable, timely radiology services in their medical home where culturally/linguistically competent staff assist with the appointment and case management has had a significant impact in the improvement of the health of these patients, 96 percent of whom were extremely low-income. Beginning October 9th, the Imaging Department has increased Radiology/X-Ray appointment slots by 50%, which has allowed an increase to

productivity to reach the projected goal of serving 290 patients per month or 3,500 annually.

IDIS #6526 San Diego Second Chance Program – San Diego Second Chance Program Headquarters (\$113,532): This project will utilize CDBG funds for the installation of security equipment throughout the agency's headquarters, including video systems, exterior lighting, and driveway gates. At FY 2015 project closeout, a number of improvements to Second Chance's headquarters' building and property were completed that resulted in improved security and safety for clients served. The improvements included: installation of fencing on the east property line bordering the Youth urban garden to provide more security for the garden's produce; the fabrication and installation of five electric rolling door shutters with electronic controls to improve building security; installation of new poles and lights in the parking lot and garden and installation of closed circuit television cameras to improve the lighting and monitoring of the parking lot for the safety of clients during evening hours; the removal of several trees and trimming of the remaining trees to enhance the lighting of the parking lots; the installation of two CCTV cameras in the reception area to enhance building security; and the installation of equipment for recording, monitoring, and reviewing of the CCTV video. Second Chance provided improved access to 175 unduplicated individuals at the project facility to all of its programs: Job Readiness Training (Adult), SFF-STRIVE For Future (Youth), Transitional Youth Housing Program, and Housing.

IDIS #6527 Senior Community Centers – Low-Income Senior Housing Improvement Project (\$110,676): This project will utilize CDBG funds to complete improvements to the Potiker Family Senior Residence, a 200-unit low-income senior housing facility. Improvements will include the installation of an auxiliary power source for the elevator, two energy-efficient power boiler units, security cameras, and a monitoring system. At FY 2015 project closeout, an auxiliary backup power supply to two elevators were installed and boilers were replaced. The building is a five-story building, in which the resident seniors are highly dependent on the elevators. Without the auxiliary backup power supply, seniors were at risk of being trapped in the elevator whenever the power goes off. Seniors are also in need of warmth during the winter months. The existing boilers were non-energy efficient and were in need of replacement.

IDIS #6528 St. Vincent de Paul Village – Joan Kroc Center Rehabilitation (\$260,912): This project will complete renovations, upgrades, and repairs to address health, safety, and energy deficiencies. The project scope includes: bathroom renovations; replacement of kitchen, dining room, celebration room and courtyard playground floors; cooling and heating coil replacements; and replacement of storage tanks of the hot water system. The Joan Kroc Center provides transitional housing (81 dormitory rooms with 313 beds) for a wide homeless population (ranging from newborns to seniors); access to public bathrooms and showers; and mental health services, as well as general support and counseling. At FY 2014 year-end, the bidding process was pending completion. This project is scheduled to be completed by December 31, 2014. At FY 2015 project closeout, work was completed on the kitchen floors, dining room floors, and client celebration

room floors. In addition, the hot water storage tanks were replaced. A total of 378 homeless clients were served by the facility upon project completion.

IDIS #6529 St. Vincent de Paul Village – Paul Mirabile Center Rehabilitation Project (\$200,274): This project will complete renovations, upgrades, and repairs to address health, safety, and energy deficiencies at the Paul Mirabile Center. The center provides transitional housing (350 beds for single men and single women); access to public bathrooms and showers; integrated behavioral and physical health care; and general support and counseling. The rehabilitation project will involve the replacement of 50 water source heat pumps, replacement of dining room and kitchen floors, as well as the floors of the health center, and lighting retrofit. At FY 2014 year-end, the bidding process was pending completion. This project is scheduled to be completed by December 31, 2014. At FY 2015 project closeout, work was completed on the kitchen floors, dining room floors, and lighting. A total of 433 homeless clients were served by the facility upon project completion.

IDIS #6531 YWCA of San Diego County – Security & Surveillance Renovation Project (\$216,790): This project will complete the upgrade to the YWCA's cable infrastructure and networking system and a new building access control system, video surveillance, in-house security alert, and Wi-Fi system will be installed. A modernized security and surveillance system will increase the safety and security of the vulnerable population that used the facility. At FY 2015 project closeout, improvements to the facility security and infrastructure systems were completed. This included the renovation of the access control and video surveillance systems, as well as the installation of a new wireless network and relocation of the network server room. The improvements increased the safety and security of the homeless women and children, many who are also victims of domestic violence who receive comprehensive housing and supportive services. A total of 115 homeless clients were served by the facility upon project completion.

**IDIS #6536 City of San Diego Environmental Services Department – Safe and
IDIS #6751 Healthy Homes Project FY 2014 (\$300,012=\$229,252 Single Family Units + \$70,760 Multi-Family Units):** This project targeted 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 were performed, and all identified housing problems corrected to provide occupants with a safe and healthy home environment. At FY 2015 project closeout, with portions of the work completed in FY 2014, health and safety housing rehabilitation measures were provided to a total of 55 unduplicated LMI households during the period of September 1, 2013 - September 30, 2014. Those assisted were households residing in singly family units with either children less than 18 years of age, a pregnant woman, or an elderly person over the age of 62. In addition to the renovations completed, efforts were made to enroll them into other health and housing programs if applicable, such as weatherization and energy efficiency programs. Efforts were also made to work with owners of rental properties to address other repairs at their cost.

- IDIS #6537 Community HousingWorks – Las Serenas Rehab and Repair (\$1,108,285):** This project was allocated CDBG funds to provide for the rehabilitation of Las Serenas Apartments, a 108-unit rental apartment housing complex dedicated to providing affordable housing to LMI City residents (maximum income at or below 60 percent of the area median income [AMI]). Upgrades and repairs addressed code violations, improved energy efficiency, and ensured a healthier and safer living environment. At FY 2014 year-end, CDBG funds were utilized for a CASp Certified accessibility report. This project is scheduled to be completed by December 31, 2014. Additional project activities completed and confirmation of LMI benefit will be reported in the City's FY 2015 CAPER. The project activities completed with CDBG included construction and renovation of 107 household units and the common areas of Las Serenas apartments. Site work started on April 6 with the replacement of steel handrails on the buildings, bringing them up to building code standards. Guardrails were also replaced and brought up to current code standards. Original water heaters were replaced with more energy efficient ones. Single pane windows were replaced with new dual pane energy efficient windows. The perimeter wooden fence was replaced along the patios due to its deterioration, increasing the safety of the families living on the north side of the property. Gas wall heaters were replaced in 15 apartments. Security cameras were installed throughout the site and the inoperable pedestrian gate was repaired. The work inside the units comprised of replacement of kitchen cabinets, countertops, sinks and shower bathtubs. A total of 65 households received new kitchen cabinets and/or bathtubs. Kitchen flooring, drywall repair and painting were also completed. This project is scheduled to be completed by September 2015. The additional project activities completed and confirmation of additional LMI household benefit will be reported for the FY 2016 period.
- IDIS #6541 Urban Corps of San Diego County – WEER/Green Streets (\$236,285):** This project was allocated CDBG funds and targeted LMI homeowners for improvements aimed at increasing the safety and energy efficiency of their residencies. The project also provided minor repairs and weatherization for LMI homeowners. At FY 2015 project closeout, with portions of the work completed in FY 2014, minor residential rehabilitation services were provided to 146 LMI Households from July 1, 2013 to July 31, 2014. The results of this project included installation of over 335 smoke & carbon monoxide alarms, water efficiency improvements completed (toilet shower head, faucet replacements), water heater replacements, stove hood replacements, electrical outlet repairs, light bulb replacements with LEDs, window replacements, installation of rain gutters, installation of security lights, and installation/repair of security doors.
- IDIS #6554 City of San Diego Environmental Services Department – Lead Safety Enforcement Program (\$135,674):** The primary focus of this project was proactive code enforcement activities in targeted neighborhoods with the highest percentage of low-income rental housing units. Properties built prior to 1978 with deteriorated paint were issued a "Notice to Comply" requiring the owner to remediate the lead hazards to demonstrate no hazard exists via a certified inspection. If the owner elected not to remediate or have the property inspected, the City's Lead Safety and Healthy Homes Program (LSSHP) conducted the inspection. A "Notice of Violation" requiring the

owner remediate the hazard was issued if the inspection determined lead hazards existed. Citizen complaints were also responded to. Property owners with limited resources were referred to a network of program partners for available grants and loans. Penalties were typically not issued with violation notices. Failure-to-comply penalties were issued to those who did not make a good faith effort to comply, and were waived for responsible LMI property owners unable to comply due to economic hardship. In such cases, the case may have been closed without remediation after recording the violation with the County Assessor's Office. At FY 2015 project closeout, with portions of the work completed in FY 2014, a total of 294 residential units were served through 60 code enforcement cases during the period of August 16, 2013 to September 30, 2014. There were 37 cases impacting 138 residential units that were cleared of lead hazards. Code violation notices were issued to 67 properties impacting 230 units. Notices issued to 21 of these properties were secondary violations on properties that had already received an initial notice. Property owners needing financial assistance were referred to the San Diego Housing Commission's Home Safe Homes Program, which provides financial assistance through a HUD funded Lead Hazard Control grant as well as other low interest loan programs. For 34 of the cleared cases impacting 131 units, the lead hazard remediations were funded by the property owner. The other 3 remediations impacting 7 units were remediated through enrollment in the Homes Safe Homes Program.

IDIS #6633 City Heights Community Development Corporation – Neighborhood Enhancement Project (\$742,934): This project was allocated CDBG funds to provide comprehensive rehabilitation to deteriorating single family homes occupied by and benefiting LMI in census tracts 27.07, 27.08, 26.01 and various others in a cluster format, in collaboration with Urban Corps of San Diego County's Green Build program. At FY 2015 project closeout, with portions of the work completed in FY 2014, twenty-two (22) homes owned by low/moderate income families received a broad spectrum of health and safety rehabilitation services. Lead based paint was remediated, as needed. Rehabilitation work included plumbing, HVAC, roofing, ADA accessibility, flooring, and replacement windows. Additionally, the rehabilitation work included energy efficiency upgrades (e.g. low E windows).

IDIS #6634 Rebuilding Together San Diego – RTSD Minor Residential Rehabilitation Project (\$325,000): This project was allocated CDBG funds to provide minor home repair, safety and energy efficient modifications for low income elderly and disabled homeowners. At FY 2015 project closeout, project activities completed included comprehensive rehabilitation of 12 homes belonging to low-income and extremely low-income families. Energy efficiency upgrades, mold remediation and ADA deficiencies were addressed. Other critical repairs included plumbing and electrical repairs, ceiling and roof repairs, flooring and subflooring repairs, repairs to damaged drywall. Smoke detectors and CO2 units were also installed. The CDBG funds provided a healthier living environment for the twelve (12) low-income homeowners assisted.

CDBG-Funded Projects (FY 2013 Funding)

IDIS #6273 La Maestra Family Clinic, Inc. – La Maestra Heart of the Community Campaign (\$110,249): This project consisted of completing improvements to 1,260 square feet of shell space on the first floor of La Maestra's Leadership in Energy and Environmental Design (LEED) Gold-Certified City Heights Clinic building that would result in increased access to dental services by adding five dental chairs and equipment. At FY 2013 year-end, CDBG funds were expended for the construction of the dental suite on the first floor of La Maestra's City Heights Health Center. Construction, which utilized environmentally sustainable materials and practices, was completed in March 2013. Dental equipment had been purchased with other funding sources to be installed in July 2013. At FY 2014 year-end, submittal of client demographics was pending. The full scope of preventive, restorative and treatment dental services was scheduled to be available to clients by the end of July 2014. At FY 2015 project closeout, a total of 546 patients were served by the facility.

CDBG-Funded Projects (FY 2012 Funding)

IDIS #6125 City of Commission for Arts & Culture – Aztec Brewery Historic Rathskeller Restoration (\$414,763): This project was allocated CDBG funds for the restoration of the Aztec Brewery Rathskeller. At FY 2015 project closeout, with portions of the work completed in FY 2014, conservation, restoration, improvements and installation activities were completed. Art, furnishings, and text panels were installed in the Logan Heights Branch Library. Informative facts sheets and exhibition checklists are available in both English and Spanish to encourage self-guided tours of the exhibition. The installation/exhibition of the Aztec Brewery collection in the Logan Heights Branch Library offers a unique opportunity for the Logan Heights and Barrio Logan community members to view and learn about historically significant art and furnishings on a daily basis. In addition to art enrichment opportunities, the exhibition offers these communities a renewed sense of civic pride since the art and furnishings were originally made in their neighborhood in the 1930s. Text panels throughout the library provide historical context for viewers to gain a better understanding of the collection and its significance as a precursor to the community's celebrated Chicano Park murals.

IDIS #6161 Ocean Discovery Institute – Property Acquisition to Build a “Living Lab” Facility (\$425,000): At FY 2012 year-end, all of the CDBG funding was utilized to acquire property in the San Diego community of City Heights to build a “Living Lab” center that will serve low-income students and their families. The property was fully acquired in December 2011. At FY 2013 year-end, the schematic design of the Living Lab was completed and submitted to the City of San Diego for review, and a Site Development Permit, CEQA exemption, and a Conditional Use Permit from the City were obtained. At FY 2014 year-end, the design-development was completed and approved. The San Diego Unified School District approved an \$8 million partnership to contribute to the construction and long-term maintenance of the Living Lab. The construction document phase was implemented. In FY 2015, while

experiencing unforeseen project delays, the agency took steps toward utilizing the space at the Living Lab site as intended (to serve low income students, their families, and teachers). A unit on the property was utilized to serve as the home base for Discoverers, a weekend citizen science program where students and community members took part in real environmental research, studying trash flow in the adjacent Manzanita Canyon. Sixteen project leader trainings and 46 Discoverers events were held on the site, engaging 148 low income individuals. During March 2015, the agency hosted field trips for 25 fourth grade classes from low-income City Heights schools. Students took part in science and conservation lessons. From November 2014 through May 2015, 17 meetings were hosted on-site with eight student interns from Hoover High School. These students worked on a community-created watershed art piece that was installed in City Hall in March 2015. In all, Ocean Discovery served 1,025 individuals, of which 926 were low-income, on the project site. Ocean Discovery will continue to use the project site for community meetings, student internships, and student field trips. These programs will operate out of the vacant unit until its demolition in December 2016. After December, the on-site construction trailer will be utilized as educational space. Construction is scheduled to begin early 2016 and a ceremonial groundbreaking for the City Heights community is scheduled for February 2016. It is anticipated that the living lab will open its doors in January 2017.

CDBG-Funded Projects (FY 2010 Funding)

IDIS #5482 City of San Diego Engineering & Capital Projects – North Ocean Beach Gateway Phase II (S-13012) (\$100,000): This project was allocated CDBG funds toward the construction of an accessible walkway with landings that will connect the existing entry plaza to the north end of the project site that is adjacent to Robb Field Park. At FY 2012 year-end, no CDBG activities were implemented. Scope and budget details were pending final negotiations and approval. At FY 2013 year-end, the design process resulted in delays in the implementation of project activities. At FY 2014 year-end, the pre-construction meeting was conducted in June 2014. At FY 2015 project closeout, the storm drains were installed. Grading has been conducted. Trenches and underground electrical wires were routed. The forms for the walkways were formed. The concrete walkway was poured. Site retaining wall caps were poured and placed. Site retaining wall tile were installed. Cobble trench were placed. Permanent irrigation and electrical lighting was installed. Bench and trash receptacle were placed. The original project scope for the use of CDBG funds were completed before December 31, 2014. Additional scope was completed with another funding source. The Final walkthrough took place on February 5, 2015. The site was open for public use soon thereafter.