

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

REVISED - MINOR REVISIONS
FROM JUNE 5, 2015 VERSION

Jurisdiction SAN DIEGO

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
30th St Apt (4640 -4644 E 30th St)	5+	Renter	1	0	0	8	9	9	DB & Inclusionary Housing Exemption	55 years, CC&RsDeve lopment Covenant, Condition, Restrictions Affordable Units (Doc # 2014- 007515) -	
Alpha Square	5+	Renter	160	41	2	0	203	203	Low Income Housing Tax Credits	55 years by CC&Rs-, 4% tax credit CC&R Doc # 2014-	

										010159; 9% tax credit CC&R 2014-0101441	
Barnard Street Apartments	5+	Renter	15	0	0	165	180	0	DB & Inclusionary Housing Exemption	55 years, CC&Rs Doc # 2013-0719231	
Casa Mira View Phase 2E	5+	Renter	0	24	0	201	225	0	Inclusionary	55 years, CC&Rs Development Covenant, Condition, Restrictions Affordable Units (Doc # 2014-0075175)	
Fairbanks Square	5+	Renter	0	98	2	0	100	0	State Multifamily Rev Bonds; Inclusionary Housing and Density Bonus	55 years, CC&Rs Doc 2013-0698433	
Independence Point (Willie James Jones)	5+	Renter	28	3	0	1	32	0	Local Housing Trust Funds	55 years, CC&Rs	
Mr Robinson Mixed Use	5+	Renter	0	4	0	25	29	29	Density Bonus & Inclusionary Housing Exemption	55 years, CC&Rs Development Covenant, Condition, Restrictions Affordable Units (Doc # 2014-0417897)	
Hillcrest Veritas Murfey	5+	Renter	0	3	0	33	36	3	Inclusionary	55 years,	

									Housing and Density Bonus	CC&Rs	
University City Village	5+	Renter	15	0	0	0	15	0	DB & Inclusionary Housing Exemption	55 years, CC&Rs Development Covenant, Condition, Restrictions Affordable Units (Doc # 2008-0091158)	
Utah Street Townhouse	5+	Renter	0	1	0	6	7	7	DB & Inclusionary Housing Exemption	55 years, CC&Rs Development Covenant, Condition, Restrictions Affordable Units (Doc # 2014-0549517)	
Veterans Village	5+	Renter	10	10	0	0	20	0	City Redevelopment Agency	55 years, CC&Rs	
(9) Total of Moderate and Above Moderate from Table A3					4	2031					
(10) Total by Income Table A/A3			229	184	4	2031					
(11) Total Extremely Low-Income Units*			27								

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c) (1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	114	15	129	City Heights 10 - 10 apartment sites for low- and very low-income households are preserved as affordable housing for 55 years 132 total units, 129 affordable units, 114 units restricted for very low- and 15 Low- income senior units. 17 previous SDHC loans to City Heights CDC totaling \$6.2 M were refinanced into a single loan. SDHC also authorized the issuance of \$8 million in tax-exempt MFRB for the rehabilitation.
(2) Preservation of Units At-Risk	16	0	288	304	San Diego Square - built 1980- elderly /senior affordable housing; remodel/addition. Accessibility improvements for 8 units for disabled access, 3 units rehabilitated for hearing impaired; 32 units for very low- and 122 units for low-income seniors. Restricted for 55 Years Westminster Manor: MFRB \$26,447,919; 4% Tax Credit, 152 total units, 150 restricted elderly/senior units; 16 very low-income- and 13 low income- housing units. Restricted for 55 years
(3) Acquisition of Units	0	0	0	0	San Diego Square was also an acquisition.
(5) Total Units by Income	0	114	303	433	

***Note: This field is voluntary**

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	533	36	1023	0	0	1592	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	21977	336	229	0	0	0	0	0	0	0	565	21412
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	16703	582	184	0	0	0	0	0	0	0	766	15937
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		15462	0	4	0	0	0	0	0	0	0	4	15458
Above Moderate		33954	8198	2031	0	0	0	0	0	0	-	10229	23725
Total RHNA by COG. Enter allocation number:		88096											
Total Units ▶ ▶ ▶			9116	2448	0	0	0	0	0	0	0	11564	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													76532

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Development Monitoring System	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Ongoing through 2017	The City's OpenDSD, open data application, was implemented September 2014. It provides tools for developers and stakeholders to monitor development activity as well as code enforcement actions underway in communities. The City is also in the process of procuring a replacement to its PTS tracking system. The replacement should be online in early 2017.
Identification for Mixed-Use, Urban Infill Development	Promote infill and mixed-use village-type development providing for social equity (allowing a variety of household incomes) to collate in proximity to employment and commercial amenities, protect the environment, (redirecting development patterns from urban sprawl to urban villages) in line with goals of the SB 375 and Sustainable Communities Strategy, through the community plan process, .	2014	The City of San Diego continues to implement the City of Villages Strategy through the implementation of the 2008 General Plan, the 10 ongoing Community Plan updates, and focused plan amendments. Future community plan updates and focused plan amendments will locate and quantify density. In 2014, one community plan (Otay Mesa) was adopted and one (Ocean Beach) has been approved by City Council and is waiting for California Coastal Commission approval.
Enforcing adopted density ranges in community plans	Require new residential development to meet the minimums of applicable	2014	Ongoing implementation of the 2008 General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations.

	designations.		Two community plans completed, Otay Mesa and Ocean Beach; Ocean Beach awaiting CA Coastal Commission review. 10 community plans in update process.
Density Bonus	Pursuant to state law, developers are provided a density bonus and up to three regulatory concessions in exchange for reserving a percentage of housing units for very low- low- and moderate income or senior housing.	2014	<p>The City implements Density Bonus (DB) regulations pursuant to state law. DB projects issued permits in 2013 not reported previously are below:</p> <p>1a) Kensington Commons 20% DB, 3 units Low Income Housing. 2b) The Point & Murfey 35% DB, 2 units restricted to low income.</p> <p>DB project was issued construction permits in 2014:</p> <p>1) 30th Street Apt. small (sm) families & 1 restricted very low, total units 9. 2) Barnard Street Apartments (aka Monarch at Barnard) large (lg)/sm family housing 35% DB, 15 units affordable to very-low income. 3) Fairbanks Square: elderly/senior restricted units total 98, 10 very low- & 88 low- income, 2 market rate. 4) Kensington Commons lg\sm family housing, 3 restricted low income units of 34 total units. 4) Hillcrest Vertas Murfey Apt. lg/sm family 3 restricted to low income, total units 36. 5) Mr. Robinson Mixed Use lg/sm family 4 low income restricted units of 29 total units. 6) Utah Street Townhouses lg/sm family 1 low income restricted unit of 7 total units.</p>
Tax Credits and Bonds	The SDHC will promote the use of federal and state tax credits and multifamily revenue bonds to assist in the development of housing for low-income households. The Multifamily Bond Program provides below-market financing for developers willing to set aside a portion of their rental units as affordable housing.	2014	<p>Tax Credits 2013, not reported:</p> <p>1.)Civita (aka- Versa or Quarry Falls): Permits Issued 2013; construction completed 2015;150 Senior/low income units; 9% Tax Credits.</p> <p>Tax Credits in 2014:</p> <p>2) Fairbanks Square: 4% Tax Credits; Multifamily Housing Revenue Bonds \$14,635,000 (senior bonds), Junior Loan \$735,000; 98 Low Income units. 3) City Heights 10: 17 previous SDHC loans to City Heights CDC totaling \$6.2 M were refinanced into a single loan. SDHC also authorized the issuance of \$8 million in tax-exempt multifamily housing revenue bonds for the rehabilitation. 9% Tax Credits; 10 different sites. 4) Independence Point:4% Tax Credits; \$2.5 MSDHC; HOME \$2.2M; \$300K City Housing Trust Fund; \$7,525,000 tax-exempt multifamily housing revenue Junior bonds and note. 5) San Diego Square: MFRB \$17,825,000; 4% Tax Credits. 6) Westminster Manor: MFRB \$26,447,919; 4% Tax Credit</p>
Coastal Zone Program	State law provides that the conversion or demolition of existing residential unit occupied by low- and moderate-income households within the Coastal Overlay	Ongoing 2020	The City complies with State law for replacement housing occupied by low-and moderate- income housing within the Coastal Overlay Zone.

	Zone shall only be authorized if provisions have been made for replacement of those units.		
SRO Hotels/Living Units	Incentivize retention of existing, and development of new, living units and SRO Hotels and Living Units. Living Units are allowed in downtown residential mixed-use areas.	2014	1) Alpha Square a 203 unit project; 201 affordable living units, 1 extremely low income, 159 very low income, 41 low income, 2 moderate income- this replaces Hotel Metro SRO as part of a larger infill mixed use project. Living units are larger than SRO units. Housing for Mentally Ill.
Small Lot Subdivision Ordinance	Encourage the development of fee simple housing on smaller lots to provide a space efficient and economical alternative to traditional single dwelling units.	Ongoing 2020	The use of the RT and RX zones are considered as part of the community plan update process. Currently, 10 community plan updates are in process.
Section 202 and Section 811 Supportive Housing Program	Funded by HUD-Supportive Housing Program to provide capital advance to non-profit sponsors to construct and operate housing for the very low income elderly (62 years or +) or extremely low-income non-elderly households with disabilities.	2014	No Section 202 or Section 811 project in SDHC portfolio. Other Supportive Housing units financed for elderly (55 and +) and households with disabilities not under Section 202 or 811 during 2013/2014 are as follows: 1a) Civita (aka- Versa or Quarry Falls): Permits issued 2013; construction completed 2015, should have counted in 2013. 2014 Permits Issued 1) Alpha Square: 201 restricted units for Mentally Ill out of 203 total units. 1 unit extremely low income, 159 units very low income, 41 units low income, 2 manager units. 2) Fairbanks Square: 98 Senior Housing up to 60% AMI-SDHC Low Income units. 3) Independence Point: (Willie James Jones) 12 extremely low income-, 16 very low-, 3 low- income housing units (3 & 4 bedroom flats). 25 units for at least one member of household has developmental disabilities (includes intellectual disabilities.). 4) Westminster Manor: elderly/senior 16 very low income, 134 low income units out of a total of 152 units.
Military	Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.	Ongoing 2020	No new units this year under City's permitting authority. In future, anticipate 1,400 new housing units for military families at Miramar MCAAS, immediately north of Tierrasanta.
Student Housing	Partner with others to provide as much student housing as possible on and adjacent to campuses.	Ongoing 2020	Student housing UCSD, 2013 Micro Units- none in 2014.

<p>Mobile Home Parks Overlay and Manufactured Housing Development</p>	<p>Provide more affordable housing without compromise. Mobile homes and manufactured homes can be affordable options. These should be compatible in design with nearby market-rate housing.</p>	<p>Ongoing 2020</p>	<p>Preserve existing mobile home park sites, consistent with the City's goal of accommodating alternative housing types, and to provide supplemental regulations for the discontinuance of mobile home parks and the relocation of the mobile home park tenants. Applicable City Policy: Mobile Home Park Overlay Zone http://docs.sandiego.gov/municode/MuniCodeChapter13/Ch13Art02Division07.pdf</p>
<p>Provision of Farm Worker Housing</p>	<p>Seeks to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourages the City's leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing on their leaseholds.</p>	<p>2014</p>	<p>City owns farm worker housing: San Pasqual Valley ,26 units; Pamo Valley, 4 units. 30 leased back units. During 2014, the City continues implementing in its farm worker housing the Health Home standards.</p>
<p>Housing for the Homeless</p>	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	<p>2014</p>	<p>See the list of programs including: Veterans Village of San Diego (VVSD); Connections Housing Downtown; City of San Diego's Winter Shelter Program; Cortez Hill Family Shelter; Hotel/Motel Family Voucher Program; Neil Good Day Center; Domestic Violence Shelter; Transitional Housing Program.</p>
<p>Veterans Village of San Diego (VVSD)</p>	<p>SDHC is an investment partner with Veterans Village of San Diego. From 2006 to 2011, SDHC invested \$8.7 million to help Veterans Village create 320 transitional beds as well as a new developing 24-bed transitional facility for veterans. The new 12,772 square foot facility includes community space that can accommodate three classrooms, meeting space, and case management offices.</p>	<p>2014</p>	<p>To help homeless veterans, SDHC has been a partner with the Redevelopment Agency in funding the Phases of Veterans Village. In 2014 Phase V expansion permitted 7/14/2014 for 20 transitional housing beds and supportive services for very-low and low income female veterans returning from Iraq and Afghanistan. Funding included \$1,746,601 RDA loan.</p> <p>Building upon many years of successful partnership, VVSD and Father Joe's Village are announce that they are joining forces once more in an expanded effort to support homelessness prevention and rapid re-housing services for veterans and veteran families. Funded through a recent Department of Veterans Affairs Supportive Services for Veteran Families (SSVF) grant, the new program will make available \$1 million annually over the next three years (\$3 million total) and represents a critical resource for the San Diego region toward the federal goal of eradicating veteran homelessness nationwide by 2015. Announced Nov. 2014</p> <p>On July 18, 2014, SDHC announced an additional 177 federal VASH housing vouchers to provide rental assistance for chronically homeless veterans.</p>

Support for Regional Task (RTFH) Force on the Homeless	Provide annual funding to cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems. Promote interagency communications, collaborations, and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.	Ongoing 2020	
Listing of Affordable Housing Units	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households.	Ongoing 2020	Updated quarterly and posted on www.sdhc.org, the Affordable Housing List document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households.
Support for Research and Legislation for Affordable Housing	Seek and support legislation related to Affordable Housing	Ongoing 2020	The City has continued to support research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing and research to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.
Pursuit of State and Federal Funding	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	Ongoing 2020	The City has continued to monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies.
Inclusionary Housing	Promote provision of affordable housing throughout all areas of the City and near all major employment centers.	2014	Permits Issued in 2013 and construction completed 2015, should have been counted in 2013. 1a) Civita I (Versa Senior) (aka- Versa or Quarry Falls): Elderly/senior inclusionary housing with 150 restricted units; 16 extremely low-, 91 very low- and 41 low- income units. 1,350 market rate units are still pulling permits associated with this inclusionary project. Permits Issued in 2014: 1) Casa Mira View Phase 2E: Lrg families 24 low income restricted inclusionary units of 225 units. 2) University City Village: Elderly/senior 15 restricted inclusionary housing; eventually 1,094 market rate units will also pull permits as part of this project.
Low-Interest Loans	The Housing Commission will provide low-interest loans for the development of	2014	The SDHC combined three Programs in their reporting, the Deferred Payment 3% Loans, 0% Interest Loans and Closing Cost Grants. In FY 2014

	affordable rental housing targeted to extremely low-, very low-, and low-income households including families, seniors, and persons with special needs.		expenditures listed are \$179,961 for 10 units. Projected for FY 2015 is \$235,495 in expenditures for 12 units. Since inception \$10,974,649 expenditures for 1203 units.
Accessibility	Utilize the City's regulatory powers (e.g., land use, fees, etc.) to promote affordable and accessible housing, ensure that the development of low-income housing meets applicable standards of health, safety and decency and foster a housing stock that meets the needs of all residents across lifecycles.	Ongoing 2020, Ordinance in effect	Multifamily dwelling units in buildings containing four or more units with one or more elevators, and all ground floor units in buildings containing four or more units without an elevator, must be accessible.
City-Owned Land for Housing	Develop appropriate City owned sites with housing.	Ongoing 2020	
Employer-Assisted Housing	Partner with area employers to develop employer-assisted housing programs and employer-developed housing opportunities.	Ongoing 2020	The City plans to explore methods to partner with and assist area employers who are interested in providing affordable housing for their employees. An area of particular focus will be employer developed housing opportunities.
Keys to Housing Toolbox	Develop a method to ensure an equitable distribution of housing options and co-located support service facilities based on need, throughout the City to improve accessibility with an emphasis on "at-risk" families and the homeless population.	Ongoing 2020	The Toolbox outlines five key areas for action with eight core outcomes that can be used as a planning tool for organizations and communities, as well as an interactive website with hundreds of resources.
Housing Code Enforcement	The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.	2014	Efforts are ongoing. In the FY 16 City Draft Budget released in March, 2015, the Mayor added four new code enforcement officers position to focus on property owners who maintain substandard conditions in their rentals. This team will be assigned to specifically target geographic areas known to contain substandard housing problems to proactively ensure compliance with housing standards as defined in the Municipal Code and the California Health and Safety Code.
Connections Housing Downtown	One-stop homeless service center with an on-site health clinic. The facility is housed in a historic 12-story building, located in downtown at 1250 Sixth Avenue. Connections Housing is a service and residential community designed to reduce street homelessness in the downtown	2014	As of December 31, 2014, Connections Housing Downtown has housed approximately 3,823 homeless individuals. 15,000 service appointments were also provided in the PATH Depot Multi-Service Center. Since Downtown Housing Connections has opened, PATH reports there to be a 70% decrease in street homelessness within the quarter mile radius of Connections Housing.

	neighborhoods by helping people who are living on the street move into permanent housing. Connections Housing provides 223 housing units, a health center and numerous social services all conveniently located in one building. Connections Housing is one part of downtown's larger strategy to end homelessness.		
City of San Diego's Winter Shelter Program	The SDHC has administered the City of San Diego's two Emergency Winter Shelter Programs for homeless adults and veterans. Homeless Adult Shelter provided 220 beds. The Veterans Homeless Shelter provided 330 beds for homeless military veterans during the four month season (December to April). The shelter's partnerships with non-profit agencies also provided health care, legal assistance, and job referrals.	2014	In 2014, the Emergency Winter Shelter in Downtown San Diego has helped approximately 608 homeless men and women transition into more stable housing. 311 went into permanent housing, and 297 went into longer-term transitional housing programs such as Connections Housing Downtown and St. Vincent de Paul village. In 2014, the SDHC has provided a general fund budget of \$642,230 to the Homeless Emergency Winter Shelter Program. It also served 824 persons within the FY 14.
Cortez Hill Family Shelter	Adminstrated by SDHC, Cortez Hill Family Shelter is the City of San Diego's year round family shelter program. Operated by the YWCA, the center serves homeless parents and their children and provides up to 120 days of transitional housing for up to 45 homeless families.	2014	The Cortez Hill Family Center is a 120-day program with 150 beds of transitional housing, case management counseling, and employment assistance for homeless families. In 2014, the center received a total of \$865,642 in funding provided by SDHC and CDBG. It served 558 persons/176 families of which 221 were adults and 337 were children.
Hotel/Motel Family Voucher Program	Through the County of San Diego Hotel/Motel Family Voucher Program, families can apply for emergency hotel/motel vouchers when there is no other shelter available.	2014	Approximately 78 families and 31 single adults were served through the Hotel/Motel Voucher Program in Fiscal Year 2014. The County reported issuing 217 vouchers.
Neil Good Day Center	Provide services to homeless population. At the Neil Good Day Center, homeless individuals are provided with laundry facilities, showers, mail, case management, and referral services. SDHC administers the contract for the City of San Diego, and the day-to-day operations are managed by Alpha Project.	2014	In Fiscal Year (FY) 2014, CDBG funds allotted for the Center were \$550,000. During FY 2014, a total of 2,884 unduplicated clients were served. In Fiscal Year 2015, CDBG and the SDHC funds allotted for this Center are \$507,186, and it is estimated that the Center will serve 3,000 unduplicated clients.
Domestic Violence Shelter	Actively supports providers of homeless	2014	A growing number of single women and mothers with children become

	<p>services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>		<p>homeless as a result of domestic violence. Because traditional homeless shelters cannot function as a "safe house" with a confidential location, domestic violence shelters are created. There are approximately 87 beds for those fleeing domestic violence in the City.</p>
<p>Transitional Housing Program</p>	<p>Provide temporary housing and services for over 400 households who need support to get back on their feet, obtain an income, and find housing they can afford. Most programs allow families up to two years to become self-sufficient. Programs funded by the Housing Trust Fund and operated by non-profit agencies.</p>	<p>2014</p>	<p>The Housing Impact Fee funds Transitional Programs through the SDHC. In Fiscal Year 2014, \$768,746 in funds was allocated for Transitional Housing needs. In FY 2015, \$609,560 in funds was allocated for Transitional Housing needs.</p>
<p>Project Homeless Connect</p>	<p>Organized by SDHC, Project Homeless Connect is an annual one-day resource fair that provides health and dental screenings, drug and mental health referrals, legal aid, food, clothing, and more for the homeless.</p>	<p>2014</p>	<p>The 8th annual Project Homeless Connect (PHC) served 854 San Diegans at Golden Hall in the San Diego Concourse in downtown San Diego. There were a total of 692 volunteers and 86 service providers offering free clothing, food, and health services such as flu shots, dental exams, haircuts, and housing assistance information. The event was held in December of 2013. The 9th annual PHC was held in January of 2015 and provided services to 1,184 homeless persons at Golden Hall. There were 456 volunteers and 86 service providers that came together for PHC.</p>
<p>Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego</p>	<p>The plan recommends the implementation of five strategies which include:</p> <ol style="list-style-type: none"> 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems. 3) Strengthen partnerships with housing and homelessness service agencies. 4) Advance policy reforms at Federal and State levels. 5) Provide appropriate oversight and collect and report a date to measure progress, refine strategies, and leverage additional resources. 	<p>2014</p>	<p>2014 Updates</p> <p>January: The Port of San Diego established an agreement with Alpha Project and donated \$50,000 to link homeless individuals in the San Diego Port tide lands to services and to further research the next steps for addressing homelessness in the area.</p> <p>April: Data from the 2014 Point-in-Time Count indicates that homelessness had decreased by 4 percent in San Diego County. Further, unsheltered homelessness decreased by 13 percent in San Diego County, 9 percent in the City of San Diego, and 26 percent in downtown San Diego. Connections Housing celebrated its 1 year anniversary and, to date, had decreased street homelessness by 70 percent within a quarter mile radius of the building "Housing First" in efforts to end homelessness.</p> <p>May: The Office of Mayor Kevin Faulconer announced his participation in the Mayors Challenge to End Veteran Homelessness, which seeks to end veteran homelessness in 2015. The Port of San Diego reported that calls involving requests for homeless services decreased by 26 percent and their homeless count decreased by 14 percent. The goal of the Board of Commissioners for the San Diego Unified Port District was to reduce homelessness on Port tide</p>

			<p>lands by 20 percent by July 2014.</p> <p>July: Thus far, 1,150 formerly homeless individuals had been taken off the streets in Downtown San Diego. The 100,000 Homes Campaign exceeded its goal of housing 100,000 homeless individuals by July 2014.</p> <p>September: The local 25 Cities Initiative completed its first 100-Day Campaign in downtown San Diego.</p> <p>November: President and CEO of SDHC Richard Gentry, Mayor Kevin Faulconer, and City Council President Gloria announced a \$200 million, five-point action plan: Housing First, San Diego to end homelessness in San Diego.</p>
Regional Continuum of Care Council (RCCC)	<p>RCCC was designed to promote communitywide commitment to the goal of ending homelessness. The RCCC is structured under HUD requirements to serve as San Diego County's Continuum of Care (CoC) organization. The RCCC has approximately 80 members that comprise a broad spectrum of the community including providers of services, government agencies, and private sector. The SDHC acts as the lead applicant for the CoC HUD funds to address homelessness.</p>	2014	<p>HUD funds for CoC Programs for Fiscal Year 2014 for San Diego City and County amounted to \$16,170,164. Renewal projects were awarded funds of \$14,987,540.</p> <p>Permanent Supportive Housing Projects in San Diego received a renewal award of \$6,250,015, and 20 projects will receive funding in this category, Permanent Rapid Rehousing Projects received funding for new projects in the amount of \$985,116. The two new Rapid Rehousing Programs are Village Rapid Rehousing for Families and YWCA of San Diego Rapid Rehousing Program. One project in this category was renewed and received a funding award of \$192,946.</p> <p>Transitional Housing Projects had 25 projects renewed for a total award amount of \$7,024,176.</p> <p>HMIS (Homeless Management Information Systems) had three projects renewed and were awarded \$743,003.</p> <p>Safe Haven had two projects renewed for an award of \$786,400.</p> <p>CoC Planning Project awarded to San Diego was \$197,508.</p>
Housing Opportunities for Persons with AIDS (HOPWA)	<p>Actively supports providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	Ongoing 2020	<p>Funds authorized under this program are used to prevent low-income individuals with HIV/AIDS from becoming homeless. Programs include: independent housing, residential services coordination and information, and referral services.</p> <p>Housing opportunities for HOPWA recipients are provided through the County of San Diego. A listing of housing and services can be found at: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/HOPWA_Services_091214.pdf</p>
CalWORKS	<p>Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	Ongoing 2020	<p>Program is administered by the County of San Diego. Funds are available to individuals on public assistance to prevent homelessness by providing rent and utilities.</p>
Workforce Partnership	<p>Encourages interagency efforts to provide</p>	Ongoing 2020	<p>Created under a Joint Power Agreement by the City and County of San Diego,</p>

	services and housing to specialized subgroups with disabilities including "at-risk" families.		the Workforce Partnership coordinates job training and employment placement services including services for homeless veterans, youth, and the disabled.
Project 25	Project 25 is a 3-year pilot program that provides permanent housing, supportive services, and a comprehensive discharge program to at least 25 of San Diego's chronically homeless.	2014	Project 25 continues to assist up to 25 chronically homeless individuals at a time, including 10 receiving supportive services for severe and persistent mental illness. In 2014, the project received a combination of funding from a \$400,000 annual grant, \$100,000 gap funding from United Way of San Diego County, and private funding. Estimated savings for San Diego with providing services to these 25 individuals is \$2.7 M annually.
Homeless Management Information System	Actively support providers of homeless services by managing one secure database of information.	2014	On behalf of the Regional Continuum of Care Council (RCCC), RTFH manages the San Diego region's Homeless Management Information System (HMIS), a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services.
Mobile Home Inspection	Continue to inspect mobile home parks for compliance with minimum health and safety standards. There are 43 mobile home parks within the City with a total of 4,902 units.	Ongoing 2020	The City will continue to inspect 5% of mobile homes per year for compliance with CA Code of Regulations, Title 25, and Health and Safety Codes.
Housing Maintenance Education Training	Keep maintenance personnel as informed as possible in their respective field. Program topics include focus on new hires and long-term employees.	2014	The City will continue to encourage new and existing property owners to participate in self-help training workshops and classes through outreach efforts. The San Diego Association of Realtors (SDAR) in 2014 taught two classes which have a direct correlation to housing maintenance, specifically, Risk Management, and Know Your Disclosures.
Code Enforcement/Rehabilitation Coordination	Refer owners of multifamily housing with multiple code violations to the SDHC for possible amelioration with the assistance of SDHC rehabilitation programs.	Ongoing 2020	Efforts are ongoing.
Neighborhood Cleanup Programs	Support neighborhood cleanup programs.	Ongoing 2020	Efforts are ongoing, although they are now limited due to the dissolution of Redevelopment, which had provided a significant source of funding.
HUD Lead Hazard Control Grant	This grant to reduce lead hazards in residences occupied or frequently visited by children under six year of age in available for owner-occupied or rental properties with occupants under 80 % of the AMI and located within the City of San Diego. Financial assistance up to \$10,000 is offered for single family residences and up to \$5,000 per multifamily unit.	2014	In 2014 - The City's Environmental Services Department (ESD) was awarded \$3,400,000 in Lead-Based Paint Hazard Control grant program funding and \$400,000 in Healthy Homes Initiative funding. ESD will address lead hazards in 150 housing units providing safer homes for low- and very low-income families with children. The ESD will also perform Healthy Homes assessments in 150 units. ESD will collaborate with a diverse set of over 30 local partners to accomplish this work.

<p>HUD Healthy Homes Demonstration Grant</p>	<p>Complete risk assessment of their property and up to \$5,000 per unit to remedy health and safety issues discovered during the assessment.a</p>	<p>2014</p>	<p>In September 2014, HUD reported the City of San Diego used The Office of Healthy Homes and Lead Hazard Control's (OHHLHC) Healthy Homes Program funds to remediate 228 units. Of the 228 households, 49.1 % visited emergency room or urgent care center for asthmatic symptoms before the intervention. This was reduced significantly after the intervention as only 28.7 % of the children needed to visit emergency room or urgent care center because of their asthmatic symptoms.</p> <p>The degree of mold was significantly decreased after the intervention; 82.2 % households that had a mold problem in kitchen showed no mold, and 77.8 % of households with a mold problem in the bathroom showed no mold.</p> <p>With use of Integrated Pest Management Control, there was significant improvement for cockroach problems. At pre- intervention, 79.8 % of households had some sort of cockroach problem; at the 6 month post-intervention assessment, it was reduced to 26.8 %, a reduction of 53 %age points.</p> <p>The low cost interventions result measured 6 months after the intervention showed a 60 % reduction of hospital visits and a 48 % reduction of overnight hospital visits.</p> <p>At the time baseline measures were collected, participants reported an average of 4.01 doctor's office or clinic visits for urgent treatment of worsening asthma symptoms within the past year. One year after the intervention, participants reported an average of 2.23 emergency department visits, which is a 44 % reduction from the baseline rate.</p> <p>Results showed a statistically significant reduction in asthmatic symptoms. Before the intervention, 166 parents (78.3 %) reported that their children had asthma or asthmatic symptoms during daytime. After 180 days, 68.1 % of participating families reported their children did not experience asthma or asthmatic symptoms during the daytime following post-intervention assessment.</p>
<p>Financing</p>	<p>Preserve "at-risk" units. There are a number of federal, state and local financing mechanisms and subsidies available to assist with this effort. The City has also set aside a portion of HOME, CDBG and local Housing Trust Fund dollars for preservation, and has established a priority for preservation in the allocation of such funds.</p>	<p>2014</p>	<p>1) City Heights 10 Project: This Project consists of 10 apartment sites. These 10 sites include 132 units, with 129 units restricted as affordable; specifically, 114 units are restricted for very low- and 15 units are for low-income families (lrg/sm family housing). After rehabilitation, these existing units will remain affordable housing for 55 years. Financing included the refinancing of 17 previous SDHC loans to City Heights CDC, totaling \$6.2 M, into a single loan. The SDHC also authorized the issuance of \$8 million tax-exempt multifamily housing revenue bonds for this rehabilitation project.</p> <p>2) San Diego Square: This project was originally built in 1980 as an elderly/senior affordable housing project. 156 units are being rehabilitated. 154 units are restricted affordable housing units; specifically, 32 units are restricted to very low- and 122 to low- income seniors 55 or older. In addition, 8 units are being remodeled for disabled access with 3 units for the hearing impaired. Funding in the amount of \$17,825,000 was provided through the</p>

			<p>Multifamily Revenue Bond Program.</p> <p>3) Westminster Manor: Rehabilitation of an elderly/senior affordable housing multitenant building with an existing 155 units. The units will be decreased to 152 units, with 16 units affordable to very low- and 134 units to low- income seniors 55 years or older. \$26,447,979 multifamily revenue bond assistance and 4% tax credits allocated.</p>
<p>Preservation of "At Risk" Units - Compliance, Monitoring, Education</p>	<p>Monitor owners of "at-risk" projects on an ongoing basis, maintain an updated inventory of "at-risk" projects, and monitoring owners to ensure compliance with tenant noticing.</p>	<p>2014</p>	<p>The SDHC financed 3 multifamily rehabilitation projects:</p> <p>City Heights 10 - 10 apartment sites for low- and very low-income households are preserved as affordable housing for 55 years 132 total units, 129 affordable units, 114 units restricted for very low- and 15 Low- income senior units. 17 previous SDHC loans to City Heights CDC totaling \$6.2 M were refinanced into a single loan. SDHC also authorized the issuance of \$8 million in tax-exempt MFRB for the rehabilitation.</p> <p>San Diego Square - built 1980- elderly /senior affordable housing; remodel/addition. Accessibility improvements for 8 units for disabled access, 3 units rehabilitated for hearing impaired; 32 units for very low- and 122 units for low-income seniors. Restricted for 55 Years</p> <p>Westminster Manor: MFRB \$26,447,919; 4% Tax Credit, 152 total units, 150 restricted elderly/senior units; 16 very low-income- and 13 low income- housing units. Restricted for 55 years</p>
<p>Single Room Occupancy (SRO) Hotel Regulations</p>	<p>Strengthen SRO relocation and displacement ordinances through appropriate amendments to ensure continued preservation and expansion of SROs as a viable housing resource.</p>	<p>Ongoing 2020</p>	
<p>Voluntary Accessibility Expedite Program</p>	<p>Consider adding accessibility as a qualified development consideration for addition to City's current Expedite Program.</p>	<p>Ongoing 2020</p>	<p>The Voluntary Accessibility Program is a new incentive program that became available citywide to residential projects as of April 11, 2012. Projects will be granted incentives to help streamline project processing and/or to provide relief from development regulations to facilitate accessible design. There is no cost for participants of this program.</p>
<p>Land Development Code Changes for Housing Affordability</p>	<p>Continue to study and implement zoning and permit processing changes to further reduce housing costs and average permitting times.</p>	<p>Ongoing 2020</p>	<p>Continue to implement DSD's Business Process Re-engineering (BPR) measures. In addition, consider measurers identified by housing advocates and the development community to facilitate housing development.</p>
<p>Companion Unit Ordinance</p>	<p>Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.</p>	<p>2014</p>	<p>The amended companion unit regulations are effective outside the coastal zone (October 6, 2011), and will require unconditional certification by the Coastal Commission to become effective citywide. No companion units were permitted in 2014.</p>

Master Environmental Impact Reports	Utilize Master EIRs as authorized under CEQA for Specific Plans with appropriate mitigation measures clearly spelled out in the EIR.	2014	The expanded use of Master EIRs could enable environmental reviews on individual projects pursuant to the Specific Plan to be completed more expeditiously.
Exemptions of Affordable Housing from Environmental Review	Utilize CEQA exemption for affordable housing.	Ongoing	Ongoing.
Affordable Housing Parking Regulations	Reduce the cost of affordable housing. A City study found a correlation between transit availability (transit lines and frequency) amount, the availability of walkable destinations (retail, schools, entertainment), and the likelihood of car ownership (parking demand) in affordable housing units.	Adopted by Council in October 2012	Based on the study, Affordable Housing Parking Regulations were developed and adopted by the City Council in 2012. The regulation allowed for reduced parking when transit related requirements are met.
Reasonable Accommodations Requirement	In accordance with federal laws in 2009, the City revised its Land Development Code procedures as appropriate including eliminating all discretionary requirements for processing Reasonable Accommodations requests.	Completed	Revise procedures by FY 2009 Completed.
Needs Assessment	Planning Dept . established objective, performance-based criteria for prioritizing and funding infrastructure projects in support of residential development. Utilized during the Community Plan Update process.	2014	The Committee Planners Committee and the City's 52 Community Planning Groups are each undertaking extensive annual review of Capital Improvement Project (CIP) budget process. This systematic review is prioritizing comprehensive infrastructure initiatives. Beginning in 2014 the Mayor had all sidewalks and roads assessed in San Diego City to prioritize those areas without sidewalks, inaccessible sidewalk and pedestrian ramps, and roads in need of repair in anticipation of using more General Fund revenue for these required additions or repairs and for possibility of bonding for further work.
Facilities Financing Plan Updates	Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures.	2014	Occurs concurrently with Community Plan Update process. Currently, 10 ongoing Community Plan updates, with focused plan amendments proceeding. In 2014, one community plan (Otay Mesa) was adopted and one (Ocean Beach) is approved by City Council and awaiting California Coastal Commission approval.
Public Facility Standards	The City's General Plan provides policy direction for the establishment of realistic and flexible standards that can provide equivalent service levels within all communities of San Diego. This approach	2014	Per the Community Plan Update process, Facility Finance Plans are being updated concurrently, in order to provide for implementation of public facilities.

	should reduce the cost burden on infill development.		
Infrastructure Committee	In January of 2013, the City Council established an Infrastructure Committee to provide a renewed focus on the City's policy towards infrastructure by reviewing best asset management practices and developing a comprehensive 5-year infrastructure plan to acquire, plan, design, construct, maintain, renovate, and rehab the City's infrastructure	Ongoing 2020	Meets monthly. Action item: Explore use of other financing tools such as Community Financing Districts (CFDs) to provide infrastructure needed to support TOP and mixed-use infill development. An emphasis will be placed on affordable housing and sustainability.
Rental Housing Assistance Program (Section 8)	Aggressive pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income persons and families.	2014	As of December 2014/January 2015, 26,624 San Diego County households were receiving Housing Choice Voucher (HCV) Program assistance, with 87 % of all vouchers administered by Housing and Community Development or SDHC. The SDHC's is the largest, providing rental assistance to 14,369 households in 2014. SDHC received \$165,504,092 in 2014 from HUD to fund the HCV program. The SDHC continues its partnership program "Move to Work" Program (MTW) to encourage rental assistance families towards greater self-sufficiency and expanded opportunities for housing. In addition, it continues the Sponsor-Base Voucher Program for the Homeless individuals in partnership with non-profit agencies to deliver an array of supportive services to program participants.
Supportive Housing Program	Supportive housing options are funded by HUD and designed to promote the development to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living.	2014	In 2014, SDHC administered \$198,199 in federal Continuum of Care (CoC) funds from HUD to provide rental assistance for homeless individuals with disabilities and their families to live in permanent supportive housing in the City.
Housing Opportunities for Persons with AIDS (HOPWA)	Actively supports providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourages interagency efforts to provide services to non-homeless and housing to homeless specialized subgroups with disabilities including those with aids.	Ongoing 2020	Funds authorized under HOPWA are used to prevent low-income individuals with HIV/AIDS from becoming homeless. Programs include: independent housing, residential services coordination and information, and referral services. Housing opportunities for HOPWA recipients are provided through the County of San Diego. A listing of housing and services can be found at: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/HOPWA_Services_091214.pdf

			Listed twice in Housing Elemnt.
Shelter Plus Care (SPC)	<p>Utilize federal-funded HUD program which provides rental assistance for organizations providing permanent housing with services for homeless and disabled individuals and families.</p> <p>Funding for new SPC grants is competitive within the Continuum of Care. HUD's goal for permanent housing is 77% stay housed for 6 months. Target disabled homeless individuals.</p>	2014	In FY 2014, HUD Continuum of Care provided \$2,953,521 to fund the Shelter Plus Care Program through the Permanent Supportive Housing for the Disabled. This project would serve a total of 316 individuals in FY 2014.
Existing Public Housing	(Permanent Supportive Housing) The SDHC will maintain occupancy of the public housing units in which they own and manage. No more than 30 % of household income can be spent for rent plus utilities. Therefore, these units will continue to be affordable and will be occupied primarily by low-income households.	2014	In 2014, SDHC owned 153 properties and 2,295 affordable apartments. During FY 2014, the building exterior and unit interior work at the Otay Villas Apartments (78 units) was completed. The 78 units received HUD approval of the Date of Funding Availability (DOFA) as of October 31, 2013. Rehabilitation of the remaining 35 units is currently in the architecture and design phase. The revised anticipated date of construction completion and the DOFA for the five remaining scattered sites is March 31, 2015.
Counseling Assistance to First-Time Homebuyers	Counsel existing tenants of rental properties that are being converted to condominiums. The City of San Diego has approximately ten HUD approved nonprofit housing counseling agencies.	2014	Community Housing Works ¿ Homeownership Promotion (\$250,000) CDBG Funds: This project provides homeownership education and financing opportunities for individuals. At FY 2014 year-end, the project assisted 78 LMI households in becoming first-time homebuyers.
Financial Assistance to First-Time Homebuyers	Takes maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least 650 households.	2014	<p>SDHC ¿ Direct Homeownership Assistance (\$300,000): This project provided deferred loans and closing cost assistance to assist LMI families in becoming first time homebuyers. CDBG funds provided financial assistance towards buyers¿ applicable closing costs only, and did not cover buyers¿ down payment costs or sellers¿ closing costs. At FY 2014 year-end, the Direct Homeownership Assistance project assisted 31 LMI households ineligible or a closing cost assistance grant was not pursued.</p> <p>HOME: In calendar year 2014, SDHC issued \$4,355,157 in HOME funded deferred loan and closing cost assistance for 99 first time homebuyers. The average family income of the beneficiaries was approximately 64 % of the AMI (2014 limit for a family of four; \$63,100).An anticipated \$1.5M HOME funds to assist approximately 30 first time homebuyer are projected for 2015.</p>
Housing Opportunities Collaborative (HOC)	Provide a "one-stop" housing resource center for low income individuals and	Opened in 2011	Ongoing

	families seeking a wide range of housing assistance. The HOC is located within the SDHC downtown Smart Corner complex.		
Shared Housing for the Elderly	Contribute financial support to ElderHelp of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident.	2014	The goal is to provide 40 matches per year.
Housing Affordability Impact Statement	A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing.	Ongoing 2020	Included on all applicable staff reports to the Planning Commission and City Council.
Mobile Home Relocation Regulations	The City will require the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing 2020	In Effect
Mobile Home Mediation / Communication	The SDHC hires an agency to provide mediation and conflict resolutions services to mobile home and mobile home park owners, and to facilitate a Mobile Home Community Issues Committee (MHCIC). This Committee, which meets quarterly discusses issues of interest to the mobile home park community and hears issues which cannot be resolved through mediation, or where one or both parties choose not to use mediation.	Ongoing 2020	In Effect
Community Land Trusts	Encourage the formation of Community Land Trusts which serve as stewards for an expanding stock of permanently affordable owner-occupied housing in San Diego. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses.	Ongoing 2020	The City shall support community land trusts through such actions as: (1) offering city- owned properties; (2) directing local, state and federal funds designated for first-time homebuyer subsidies; (3) encouraging partnerships with market-rate developers; (4) providing grant funds; and (5) consideration of developing a partnership to monitor compliance of outstanding City first-time homebuyer loans and other agreements with long term affordability requirements that are enforceable by the City.

Community Reinvestment Act	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage homeownership.	2014	<p>The SDHC shall work in concert with the County of San Diego to continue to fund the City County Reinvestment Task Force (CCRT). The CCRTF under the Community Reinvestment Act, is responsible for: (1) monitoring banking practices in the San Diego region, and (2) developing strategies for reinvestment in partnership with public, community, and private lending institutions.</p> <p>In addition, The City's Fair Housing Action Plan, 2014 Goal is to work with the CCRTF to increase homebuyer programs outreach efforts and homeownership opportunity awareness to minority communities.</p>
Housing Trust/Affordable Housing Best Practices Task Force Recommendations	<p>The Affordable Housing Fund supports the development of rental affordable housing, for-sale affordable housing (deferred payment loans, closing cost assistance grants), transitional housing, and capacity building.</p> <p>The Best Practices Task Force is working to identify new revenue sources, and to present to Council a "Master Plan" with recommendations for a broad-based sustainable revenue stream dedicated to affordable housing.</p>	2014	<p>The Affordable Housing Fund (AHF) is comprised of the Housing Trust Fund (HTF "Commercial/Linkage Fees) and the Inclusionary Housing Fund (IHF) Residential Inclusionary Housing Fee). \$2,527,856 in Housing Trust Fund Fees were collected in CY 2014 (\$2,269,510 in FY 2014). \$2,702,025 in Inclusionary Fees were collected in CY 2014 (\$4,583,402 in FY 2014).</p> <p>The Affordable Housing Fund supports the development of rental affordable housing, for-sale affordable housing (deferred payment loans, closing cost assistance grants), transitional housing, and capacity building. Revenues for the HTF come from a per square foot fee assessed on commercial and retail development.</p> <p>Independence Point financing package included a \$300K HTF loan. This is a 32 unit lrg/sm family housing project which serves families with a family member that has developmental disabilities. 31 units are restricted affordable units.</p>
Shared Risk Loan Pool	The CCRTF shall encourage banks and Savings and Loan institutions to utilize existing loan pools to provide loans for affordable housing and nontraditional development projects.	Ongoing 2020	
Down Payment/Closing Cost Assistance Grants	Promote the SDHC management of the City's first-time home buyers purchasing market-rate and affordability-restricted homes to those Grant amounts between four and six % of the purchase price, not to exceed \$15,000.	2014	In 2014, HOME funds helped 99 first-time homebuyers (78 % of these were households with three or more members) through the provision of interest deferred loans and closing cost assistance grants. The average family income of the beneficiaries of these programs was approximately 64 % of the AMI (2014 limit for a family of four; \$63,100).
Mortgage Credit Certificate Program (MCC)	Promote MCC to eligible first-time homebuyers purchasing houses or condominiums. Tax credits are equal to either 15% or 20 % of the mortgage	2014	In 2014, 33 mortgage credit certificates totaling \$1,301,290 were issued. Combined total of deferred loans, closing cost grant and mortgage credit certificates was \$5,656,447.

	interest paid each year on their federal income taxes. This increases participants income, which helps them make their monthly mortgage payment and qualify for a large first mortgage.		
Deferred Payment 3% Interest Loan Program	Available to qualified first-time homebuyers earning 100 % or less of the AMI, as adjusted for family size. The loans carry an interest rate of three % interest and require no monthly payments of principal or interest until the buyer sells the home or the end of 30 years.	2014	The SDHC combined three programs in their reporting, the Deferred Payment 3% Loans, 0% Interest Loans, and Closing Cost Grants. In FY 2014, expenditures listed are \$179,961 for 10 units. Projected for FY 2015 is \$235,495 in expenditures for 12 units. Since inception, \$10,974,649 expenditures for 1203 units.
Transitioning Out of the Public Housing Program	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources.	2014	Housing Commission will own and operate 1,366 units and rent at or below 80% AMI for Families and 50% for Seniors. The SDHC is transitioning out of ownership position to providing HUD vouchers for housing choice in the private and non-profit housing sectors.
Inclusionary Housing	Require 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	2014	Permits Issued in 2013 construction, completed 2015, should have been counted in 2013. 1a) Civita I (Versa Senior) (aka- Versa or Quarry Falls): Elderly/senior inclusionary housing with 150 restricted units; 16 extremely low-, 91 very low- and 41 low- income units. Not in this reporting cycle, however 1,350 market rate units still pulling permits associated with this inclusionary project. Permit Issued 2014: 1) Casa Mira View Phase 2E: Lrg families 24 low income restricted inclusionary units of 225 units. 2) University City Village: Elderly/senior 15 restricted inclusionary housing; eventually 1,094market rate units will also pull permits as part of this project.
Reduce Impediments to Fair Housing	The City will take actions it can to reduce the impediments to fair housing identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice.	2014	The City of San Diego meets monthly with its two Fair Housing Service providers (Legal Aid Society of San Diego, Inc. and Housing Opportunities Collaborative) in order to evaluate service gaps and to ensure adequate level of service is available to all residents. In addition, the City of San Diego has established a Fair Housing Hotline to ensure Fair Housing services are available to the community. During FY 2014: --2916 multilingual brochures were distributed to audiences. Two (2) editions of the "Practice Fair Housing" citywide newsletter were distributed --Regional outreach included a Spanish and English radio PSA campaign focusing on disability discrimination, and the City produced a Fair Housing

			<p>video PSA with a focus on disability discrimination</p> <p>--One (1) Fair Housing workshop conducted for property owners and landlords included small "mom and pop" rental operations.</p> <p>--51 random paired fair housing tests were conducted in the categories of national origin, race and sexual orientation in the arena of rental housing.</p>
Support of Fair Housing Organizations	<p>The City shall continue to support the San Diego Regional Alliance for Fair Housing (SDRAFH) which disseminates information about fair housing rights and responsibilities or offer related services. Support should also include cooperation with outreach programs conducted by such groups.</p>	2014	<p>In 2014:</p> <p>-The City continued to collaborate with the SDHC through participation in the SDRAFH in order to develop a strategy for deconcentration of Housing Choice Vouchers</p> <p>-The City continued to support the activities of the (SDRAFH) to address impediments to fair housing. The City chairs the SDRAFH's Subcommittee for Strategic Planning.</p> <p>-SDRAFH established a regional website and initiated a radio PSA campaign during the month of April 2014 (Fair Housing Month).</p> <p>-The City's Fair Housing Program was included on the webpage for the San Diego Regional Alliance for Fair Housing.</p>
Implementation of an Affirmative Marketing Program	<p>Submission of an affirmative marketing program is a condition of approval attached to all tentative maps for proposed residential development. There are some exemptions.</p>	Ongoing 2020	<p>Under Council Policy 600-20, the City shall review affirmative marketing programs for adequacy prior to recordation of the final maps</p>
Compliance with Cedillo Bill (Senate Bill 2) and Fair Housing Laws	<p>Requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. In addition, the City must have sufficient capacity to accommodate at least one year-round shelter and the City's share of the regional unsheltered homeless population.</p>	2014	<p>The City is in compliance.</p>
Implementation of Community Plan Density Ranges	<p>Utilizes the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.</p>	Ongoing 2020	<p>In Effect</p>
Transit-Oriented Development	<p>Locates higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.</p>	2014	<p>2014 Proposed SDHC Program: Rental Housing Finance & Transit-Oriented Development (TOD)/Workforce Housing: A program similar to the Rental Housing Finance program, TOD/Workforce housing and affordable rental housing developments that meet certain geographical requirements will receive funding preference over other affordable rental housing developments.</p>

Housing Related Parks Program (HRP)	Improves infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing.	2014	In July 2014, the City was awarded over \$4.4 million from the Department of Housing and Community Development HRP for the construction of affordable housing units across the City. The grant funds will be used to provide park improvements to the Linda Vista Community Park and Park De La Cruz in City Heights.
Car Sharing	Supports the designation of preferred parking spaces for electric vehicle charging and carpooling for multi-family housing.	Launched in Nov. 2011	In Effect. Staff now drafting revisions to further expand the Car Sharing Program.
Bicycle Sharing	Provides an affordable alternative to driving, facilitate an increase in transit use, reduce vehicle trips and traffic, encourage new bike commuters, and make biking a viable option for people without bikes or with no place to store them.	Implementation began 2013	Ongoing
Transportation Demand Management Program	Promotes the conservation of nonrenewable energy resources such as solar and water reclamation and increase the number of people who carpool.	Ongoing 2020	Ongoing. SANDAG continues work with the City of San Diego, Caltrans, transit providers, and dozens of employers to provide numerous services, including: free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, and others.
Residential Water Survey Program	Provides residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	In Effect	Ongoing
High Efficiency Clothes Washer Program	Provides cash rebates (up to \$85) to City residents who replace existing clothes washer with a High Efficiency Clothes Washer, promoting energy conservation.	In Effect	Ongoing
Weather Based Irrigation Controller Rebates	Provides cash rebates (\$25/station) to City residents with properties >= 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC) to promote water and energy conservation.	In Effect	Ongoing.
Rotating Nozzle Rebates	California provides cash rebates (\$4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray	In Effect	Ongoing.

	nozzles with efficient rotating nozzles to encourage cost effective energy technologies.		
Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program	Supports SDG&E programs to promote energy conservation by offering a cash back rebate when purchasing and installing a rain barrel to the home's rain gutter downspout.	In Effect	Ongoing
Smart Controller Rebates	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter rebates up to \$400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller.	In Effect	Ongoing.
Micro-Irrigation Rebates	Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter a rebate of \$.20 per square foot (up to 2,400 square feet and \$480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system.	In Effect	Ongoing.
Sustainable Landscape-Turf Replacement Rebates	Encourages and support cost-effective energy technologies by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter rebates of \$1.25 or \$1.50 per square foot (up to \$3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping.	In Effect	Ongoing.
SD Home Energy Upgrade Loan Program	Supports and encourages high performance design standards in new construction and redevelopment to promote increased energy conservation by offering attractive home-energy	In Effect	Ongoing.

	upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms.		
Energy Upgrade California	Supports SDG&E programs to promote energy conservation by allowing City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy-saving improvements.	In Effect	Ongoing.
California Solar Initiative	Support the SDG&E and the Public Utilities Commission funding of \$2.1 billion to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, to create a sustainable energy future.	Ongoing 2020	As of 2014, the CSI Program currently has four program components, each with their own program administrator and 10 year budgets: --A research and development (RD&D) program --Single-family Affordable Solar Homes (SASH) program --Multifamily Affordable Solar Housing (MASH) Program CSI-Thermal Program
Multifamily Solar Affordable Housing (MASH)	Promote SDG&E and the California Solar Initiative which provides higher incentives (\$1.90 to \$2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing.	Ongoing 2020	A total of \$65,366,296 in incentives has been disbursed on 323 completed solar projects.
CSI (California Solar Initiative) Thermal-Solar Water Heating	The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers of up to \$1,875 for installing solar water heating systems on single-family homes and up to \$500,000 on multi-family homes.	2014	On September 2014, the Energy Commission became the sole program administrator for the New Solar Homes Partnership program in PG&E, SCE, and SDG&E service territories.
Public Outreach Campaign	Supports and implements its Urban Water Management Plan and Conservation Program to develop a sound water storage program and promote voluntary water conservation and retrofitting.	In Effect	Ongoing.
Residential H-axis Washing Machine Rebate	Provides financial incentives in a partnership with the San Diego County Water Authority to provide a program that provides a point-of-purchase discount of \$175 off the cost of a new qualifying	In Effect	Ongoing.

	HEW.		
Residential Graywater	Encourages residential development to use Graywater, which is untreated household wastewater which has not come into contact with toilet waste.	2014	<p>The City of San Diego has a number of efforts underway to respond to the drought and provide long-term tools and resources for residents and businesses. WasteNoWater.org.</p> <p>In 2013, the City streamlined its permitting process for "simple" and "complex" graywater system installation, in an effort to encourage homeowners to conserve water and save money. For more information on installing graywater systems within the city.</p> <p>Rebates for barrels that catch and store rain water. For residential customers only.</p>
Citywide Landscape Ordinance	Minimizes erosion, conserves energy and water, reduces the risk of fire and improves the appearance of the built environment.	In Effect	<p>In effect as of 11-27-2009.</p> <p>Applies to all new projects including projects submitting for building permits.</p>
SDG&E Energy Innovation Center	Supports energy conservation by educating San Diego residents about new energy technologies and cost-effective energy efficient practices.	In Effect	Open to the Public.
Community Energy Partnership Program	Supports and encourages high performance standards in new construction and redevelopment to promote increased energy conservation.	2014	<p>The total Authorized Budget for the 2013-2014 Program was \$2,250,000 towards:</p> <ul style="list-style-type: none"> -Energy efficiency improvements in municipal facilities -Expansion of outdoor lighting retrofit -Document specifications for consistent use of best-in-class technology -Development of a comprehensive citywide Energy Strategy and Implementation Plan with annual monitoring Energy training and certification program for City Staff
Home Energy Partnership	Supports the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	In Effect	
Renewable Buy Down Program	Supports cash rebates for renewable energy electric generating systems.	2014	Closed out in 2014 due to changes in Senate Bill 1018 (Committee on Budget and Fiscal Review).
Solar System Tax Credits	Offers federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other	2008-2016	<p>PACE was extended to homeowners within the cities of Escondido and El Cajon.</p> <p>Currently in effect.</p>

	renewable energy investments to promote energy conservation.		
Property Assessed Clean Energy Program (PACE)	Promotes the conservation of nonrenewable energy resources for single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill.	Ongoing 2020	
Sustainable Expedite Program	Complete the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards.	In Effect	Ongoing.
Clean Generation Program (aka Solar Program)	The City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations to support and encourage high performance design standards.	In Effect	
Climate Mitigation and Adaptation Plan	Establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including retrofitting existing single- and multi-family homes to achieve targeted energy savings.	2014	Currently in draft form. Anticipated adoption in 2015.
California Catalyst Communities	Provides a living laboratory to evaluate and identify effective housing and land use strategies to promote Sustainable Communities Strategies required by SB 375.	Ongoing	6 development projects will be selected as Catalyst Projects in communities throughout California. 2 of the 6 listed by the Department of Housing and Community Development are Civita and Village at Market Creek. These projects will be awarded State funds totaling \$23.1 million for affordable Transit Oriented Development and other infill projects.
Domestic Violence Shelter	Actively supports providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourages interagency efforts to provide	2014	A growing number of single women and mothers with children become homeless as a result of domestic violence. Because traditional homeless shelters cannot function as a "safe house" with a confidential location, domestic violence shelters are created. There are approximately 87 beds for those fleeing domestic violence in the City.

	services and housing to specialized subgroups with disabilities including ¿at-risk¿ families.		Casa Cornelia Legal Services, Inc. (dba Casa Cornelia Law Center or (CCLC) provides legal Services for Immigrant Victims of Domestic Violence (CDBG \$79,835): This project was allocated CDBG funding to provide quality pro bono legal services to immigrant victims of domestic violence. Services included: legal representation; assistance/referrals to social services, including housing, health, food, and employment; and assistance in securing psychological and medical evaluations. At FY 2014 year-end, the project provided legal representation to 76 female victims of domestic violence, allowing them to safely remain in their homes in City Heights or other areas of the City of San Diego.
The Plan to End Chronic Homelessness	Provides homeless individuals with housing as quick as possible, with supportive services as needed to eradicate homelessness.	2014	The SDHC landmark Homelessness Action Plan will impact the lives of as many as 1,500 homeless San Diegans in the nation's eighth largest city, second largest in California. This three-year strategic homelessness action plan is deep rooted in the national Housing First model, provides homeless individuals with housing as quick as possible, with supportive services as needed. November 12, 2014, the SDHC announced the first \$10 M available from project. This \$10 M is part of the \$30 M of development funds available to create Permanent Supportive Housing or convert Transitional Housing to Permanent Supportive Housing. Housing created or converted will remain affordable for at least 55 years.
Homeless Outreach Program (HOT)	Seeks out and engages chronically homeless persons and, for those who are willing, place them in housing linked with appropriate services.	2014	The Homeless Outreach Team (HOT) together with the Psychiatric Emergency Response Team (PERT) provide outreach and engagement services throughout the City of San Diego. They are the City's initial point of contact with both chronic homeless and chronic inebriates living on the streets. Each HOT Team is composed of police officers, County psychiatric clinicians and County Mental Health eligibility technicians. The teams provide care, resources and assistance to approximately 700 individuals per year.
Provision of Farm Worker Housing	Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourage the City¿s leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing on their leaseholds.	2014	City owner farm worker housing: San Pasqual Valley ¿ 26 Pamo Valley ¿ 4 House. 30 leased back units. During 2014, the City continues implementing in its farm worker housing the Health Home standards.
Homeowner Rehabilitation	The City shall continue to support and, where possible, expand a code enforcement program. Such a program shall emphasize Homeowners Rehabilitation Program administered by the SDHC.	2014	Code enforcement will expand in 2015. See ¿Housing Code Enforcement¿ category for details.

Mobile Home Repair Grants	SDHC provides up to \$5,500 for health and safety repairs to mobile homes.	2014	In FY 2014, SDHC provided \$225,435 in grant funds for rehabilitation of 40 mobile homes. In FY 2015 SDHC estimates that fund expenditures for mobile home grants will be \$174,520 for the rehabilitation of 32 mobile homes.
Acquisition and Rehabilitation	The SDHC administers a program to assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households.	2014	In 2014: San Diego Square - built 1980- elderly /senior affordable housing; remodel/addition. Accessibility improvements for 8 units for disabled access, 3 units rehabilitated for hearing impaired; 32 units for very low- and 122 units for low-income seniors. Restricted for 55 years. Westminster Manor: MFRB \$26,447,919; 4% Tax Credit, 152 total units, 150 restricted elderly/senior units; 16 very low-income- and 13 low income- housing units. Restricted for 55 years
Farm Worker Housing	Continue to support maintenance and rehabilitation of 26 City-owned farm worker housing units in San Pasqual Valley and 4 houses in the Pamo Valley.	2014	The lessees are responsible for maintenance of the units, however the City, through the Water Utilities Department, provides funds for rehabilitation where needed. In 2014, the City began rehabilitating Farmer Worker Housing to the Health Home standards.
No Interest (0%) Deferred Payment Loans	In order to eliminate health and safety hazards and implement neighborhood improvements, very low-income owner-occupants of one unit properties within the City of San Diego are offered home repair loans of up to \$25,000. Full repayment of principal is required upon future sale, further encumbrance, non-owner occupancy, or 30 years from the date of the loan, whichever occurs first.	2014	The SDHC combined three programs in their reporting: the Deferred Payment 3% Loans, 0% Interest Loans Deferred Payment, and Closing Cost Grants. In FY 2014, expenditures listed are \$179,961 for 10 units. Projected for FY 2015 is \$235,495 in expenditures for 12 units. Since inception, \$10,974,649 expenditures for 1203 units.
Project Management	An assigned project manager serves as a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project.	Ongoing through 2020	Fee for service program for discretionary project. The Affordable/ In-fill Housing and Sustainable Building Expedite Program and the 900-12 Expedite Program for economic base sector businesses can pay for project manager services during discretionary review.
Project Tracking System	Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities.	Ongoing through 2020	Currently evaluating the process of replacing the current Project Tracking System with a modernized system that will further streamline the review process. In addition, enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports. New system expected in 2017.
Affordable / in-Fill Housing and Sustainable Building Expedite Program	Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable	2014	In 2014, the Affordable/in-Fill and Sustainable Expedite Program, had one affordable housing project the, Monarch Cottages, which proceed to Hearing. This Project includes 26 housing unit and all affordable. In addition, three

	buildings. Efforts are to reduce processing time by 50%		affordable housing projects submitted for discretionary permits in 2014. These affordable housing projects include a total of 125 affordable units and 374 total units. In 2014, the Affordable/in-Fill and Sustainable Expedite Program had six sustainable housing projects proceed to Hearing, with a total of 22 units. In addition, 22 sustainable housing projects submitted for discretionary permits with a total of 162 units.
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

The City of San Diego cannot use Certificate of Occupancy (COO) to provide a count of those housing units constructed because single family housing does not require COO; therefore reported are housing units for which permits have been issued. In addition, the affordable housing units detailed in this Report are those that have permits issued, have CC&Rs restricting affordability to 55 years, have financing and are under construction. To report specifically those affordable units within developments that have completed construction would not provide an annual accurate unit count.



THE CITY OF SAN DIEGO

City of San Diego

SENATE BILL 341 ANNUAL REPORT

Low-Moderate Housing Fund

For the year ended June 30, 2014

**REPORT ON THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR JUNE 30, 2014
PURSUANT TO
SECTION 34176.1(F)
OF THE
CALIFORNIA HEALTH AND SAFETY CODE
FOR THE
CITY OF SAN DIEGO'S LOW-MODERATE INCOME HOUSING FUND**

The following Report (Report) on the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to Section 34176.1(f) of the California Health and Safety Code (Code) and is dated March 31, 2015. This Report sets forth certain details of LMIHAF activities performed by the City as housing successor to the former Redevelopment Agency (Housing Successor) during Fiscal Year ending June 30, 2014 (Fiscal Year). The purpose of this Report is to provide the required annual report on the housing assets and activities of the Housing Successor under Part 1.85, division 24 of the Code, in particular Code sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information contained within the City of San Diego's Comprehensive Annual Financial Report (Audit) for Fiscal Year ended June 30, 2014 as prepared by Macias Gini & O'Connell LLP (www.sandiego.gov/comptroller/reports) and conforms with and is organized into the following 12 sections pursuant to Code section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts held for items listed on the ROPS must be distinguished from the other amounts held in the LMIHAF.
- III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year by category. While not specifically required by Code section 34176.1(f), beginning in 2019, and every five years thereafter, this section will also provide the status of the Housing Successor's compliance with the expenditure limits set forth in Code section 34176.1(a)(3)(A). In addition, the Housing Successor may provide a status update in each annual report regarding its compliance with Code section 34176.1(a)(3)(A) in this Report for informational purposes.
- IV. Value of Real Property and Loans and Grants Receivable Held by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. Description of Transfers to Other Housing Successors: This section describes any transfers from the LMIHAF to another housing successor made in previous Fiscal Years pursuant to Code section 34176.1(c)(2), including whether the funds are unencumbered and the status of any projects for which the transferred funds will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Code section 33334.16: For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, this section provides a status update on compliance with Code section 33334.16. For interests in real property acquired on or after February 1, 2012, this section provides a status update on the project.
- VIII. Description of Outstanding Obligations Pursuant to Code section 33413: This section describes any outstanding inclusionary and replacement housing obligations pursuant to Code section 33413 that remained to transfer to the Housing Successor on February 1, 2012, the Housing Successor's progress in meeting those obligations, and the Housing Successor's plans to meet unmet obligations.
- IX. Status of Compliance with Code section 34176.1(a)(3)(B) and (C): This section provides the information required by Code section 34176.1(a)(3)(B) and (C), which only applies in 2019 and every five years thereafter, and only if it is determined that the expenditure restrictions of Code section 34176.1(a)(3)(A) have not been met during the preceding five fiscal years.
- X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period.
- XI. Excess Surplus Test: This section provides the amount of any excess surplus as defined in Code Section 34176.1(d), the amount of time that the Housing Successor has such excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XII. Inventory of Homeownership Units: This section provides an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of affordable housing funds pursuant to subdivision (f) of Section 33334.3. A subsequent change was made to Code Section 34176.1(f) when Assembly Bill 1793 added this requirement effective January 1, 2015. The inventory of homeownership units and additional

required disclosures will be added to next year’s report, as additional time and resources are needed to comply with this requirement.

This Report shall be provided to the Housing Successor’s governing body and included in the report required under California Government Code section 65400. This Report is available to the public on the City’s website at www.sandiego.gov/planning. In addition, the former redevelopment agency’s pre-dissolution implementation plans are to be made available to the public on Civic San Diego website at www.civicsd.com/neighborhoods.

I. AMOUNT DEPOSITED INTO LMIHAF

According to the Audit, a total of \$13,762,309 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

Pursuant to the Audit, at the close of the Fiscal Year, the ending fund balance in the LMIHAF was \$277,138,189, of which \$12,352,993 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF and Successor Agency’s low-moderate bond proceeds used for 34176.1(a)(3)(A) projects by category:

	LMIHAF	Low Mod Bonds	Total
Monitoring & Administration Expenditures	\$927,642	\$0	\$927,642
Homeless Prevention and Rapid Rehousing Services Expenditures	0	0	0
Housing Development Expenditures			
Low Income Units (80% to 60% of AMI)	0	645,750	645,750
Very-Low Income Units (31% to 59% of AMI)	19,840	2,131,302	2,151,142
Extremely-Low Income Units (30% or Less AMI)	12,160	1,103,274	1,115,434
Total LMIHAF & Low Mod Bond Proceed Expenditure in Fiscal Year	\$959,642	\$3,880,326	\$4,839,968

For housing development expenditures pursuant to 34176.1(a)(3)(A), the statute narrows the permissible expenditures on low income units to households earning 80% area median income (AMI) or lower.

IV. VALUE OF REAL PROPERTY AND LOANS AND GRANTS RECEIVABLE HELD BY THE HOUSING SUCCESSOR

This section includes the statutory value of real property owned by the Housing Successor, the value of the Housing Successor’s loans and grants receivable, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of Finance pursuant to Code section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Code section 34181(f), and the purchase price of properties purchased by the Housing Successor.

	Book Value As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor Agency	
Capital Assets	\$31,848,413
Land Held for Resale	\$32,211,647
Total Real Property Owned by Housing Successor Agency	\$64,060,060
Value of Loans and Grants Receivable	\$214,560,440
Total Value of Real Property and Loans and Grants Receivable	\$278,620,500

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other housing successors pursuant to Code section 34176.1(c)(2) during the Fiscal Year.

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VI. PROJECT DESCRIPTIONS

The following is a description of projects for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the projects as of the end of FY14:

Project Name	Status of Project
Housing Bond Debt Service (ROPS 8, 9, 10, 11 and 13)	Last Housing Successor Payment in FY15.
COMM22 Family Housing	Under Construction
Yale Lofts	Monthly Lease Payment Obligations to Yale Loft.
Connection Housing - Permanent Homeless Shelter	Completed in FY14, Final Project Payment Paid in FY15.
9th and Broadway	Under Construction

Source: Civic San Diego

VII. STATUS OF COMPLIANCE WITH CODE SECTION 33334.16

Code section 33334.16 requires that real property acquired using affordable housing funds must initiate activities consistent with the development of the property for the purpose for which it was acquired within five years from the date it first acquired the property, which five year period may be extended for an additional five years by a resolution adopted by the local agency’s legislative body. Pursuant to Code section 34176.1(e), these time periods are now deemed to have commenced as of the date the Department of Finance approved the property as a housing asset, which occurred on January 4, 2013. These time periods apply only to interest in real property acquired by the former redevelopment agency before February 1, 2012.

The following provides a status update on the properties acquired using affordable housing funds prior to February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
See Schedule A			

Source: Civic San Diego

The following provides a status update on the property or properties that have been acquired using LMIHAF on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
See Schedule B			

Source: Civic San Diego

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the former redevelopment agency various Implementation Plans, ranging from 2006-2011 to 2010-2015, no replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency’s Implementation Plans are posted on the Civic San Diego’s website www.Civicsd.com.

Inclusionary / Production Housing: Under the current dissolution laws, it is unclear if the inclusionary / production housing obligation should be reported by individual project areas or to aggregate the LMIHAF without regard to project areas. The provisions of AB 26 no longer segregate the LMIHAF by project boundaries. The concept of tax increment has been abolished as of February 1, 2012 and is now simply regarded as property tax revenue. If one examines the LMIHAF’s production accomplishments as a whole, there are no inclusionary / production obligations transferred to the Housing Successor.

If this obligation is reported by project areas, the inclusionary / production housing obligations totals are 86 very low income and 79 low and moderate income units in Southeastern San Diego, College Community, Crossroads, Grantville and Naval Training Center project areas. Current affordable housing projects in development include COMM22, Alpha Square, and Atmosphere. These projects have been approved by City resolution and are or will soon be under construction. These projects, when completed, will generate 61 very low and 104 low and moderate inclusionary / production housing units attributable to these project areas. The projected remaining obligation will be 25 very low income inclusionary / production affordable housing obligations for the College Community project area.

Information for the former redevelopment agency various Implementation Plans ranging from 2006-2011 to 2010-2015 are posted on the Civic San Diego’s website www.Civicsd.com.

Source: Civic San Diego

IX. EXTREMELY LOW INCOME TEST

Code section 34176.1(a)(3)(A) requires that at least 30% of the funds remaining in the LMIHAF after the expenditures allowed pursuant to Code section 34176.1(a)(1) and (2) be expended for development of housing affordable to and occupied by households earning 30% or less of the area median income (AMI) (Extremely-Low Income Requirement). Under Code section 34176.1(a)(3)(B), if the Housing Successor fails to comply with this Extremely-Low Income Requirement in any five year report beginning with the five year report to be issued in 2019, then the Housing Successor must ensure that at least 50% of the remaining LMIHAF be expended in each fiscal year following the latest fiscal year following that five year report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income Requirement.

For informational purposes, the following provides the status of the Housing Successor’s compliance with the Extremely Low Income Housing Requirement as of the first year ending June 30, 2014:

Extremely-Low Income Test	Low Mod		
Year 1 of 5 Year Test	LMIHAF	Bonds	Total
LMIHAF Spent on Extremely-Low Income Units	\$12,160	\$1,103,274	\$1,115,434
Total LMIHAF Expenditures for Low Mod Units	\$32,000	\$3,880,326	\$3,912,326
Extremely-Low Income Test			28.5%

Source: Comptroller and Civic San Diego

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. Under Code section 34176.1(b), if this percentage exceeds 50%, then the Housing Successor cannot expend future funds to assist additional senior housing units until the City, in its capacity as the Housing Successor or as host jurisdiction assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units assisted by the Housing Successor, the former redevelopment agency and/or City within the time period described above.

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The following provides the Housing Successor's Senior Housing Test for the 10 year period of July 1, 2004 to June 30, 2014:

Senior Housing Test	FY04/05 to FY 13/14
# of Assisted Senior Rental Units	463
# of Total Assisted Rental Units	2915
Senior Housing Percentage	16%

Source: Civic San Diego

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Code section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The first meaningful calculation for this total cannot be performed until the close of the fifth fiscal year. Once four years of deposits have been established, at the close of the fifth year (Fiscal Year 2016-2017), the Housing Successor will have to perform a true excess surplus calculation, comparing the unencumbered fund balance to the prior four years of deposits. As the general purpose of the excess surplus calculation is to ensure that money is expended for low-income purposes, the best action for the LMIHAF is to use the next three years to encumber or expend money currently on deposit.

City of San Diego Low-Moderate Housing Fund
 VII. Status of Compliance with Section 33334.16 as of June 30, 2014

LAND HELD FOR RESALE acquired before February 1, 2012

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
529 13th Street (13th & Market)	5/4/2007	1/4/2018	Considering high concentration of affordable housing within the block and in the surrounding area, consider selling the site without affordable housing requirement, with the proceeds used to support the development of affordable housing.
533 13th Street (13th & Market)	3/13/2006	1/4/2018	
1343-1345 Market Street (13th & Market)	01/13/12	1/4/2018	The DDA for the Alpha Square project was executed in July 2013. Construction started in April 2014 and is scheduled to be completed in October 2015.
1320 Broadway (13th & Broadway)	10/25/2006	1/4/2018	Proposed for a mixed-use project with a fire station and affordable housing. Funding for the fire station needs to be identified for RFP to be issued. No timeline set at this point. If funding for the fire station is not identified to meet the SB 341 deadline, the City Council could extend the deadline by up to five additional years, or may proceed with alternative plans, such as sale of the property for a market-rate development with affordable housing component or a 100 percent affordable housing development.
1453-1457 4th Street (Atmosphere Project)	9/1/2010	1/4/2018	The DDA for the Atmosphere project was executed in August 2013. Currently in predevelopment stage. Anticipated to start construction in 2015.
1434 5th Avenue (Atmosphere Project)	3/2/2011	1/4/2018	Same as 1453-1457 4th Street
1492-1494 5th Avenue (Atmosphere Project)	3/15/2011	1/4/2018	Same as 1453-1457 4th Street
1038-1040 Euclid Avenue (Hilltop & Euclid)	8/26/2004	1/4/2018	Proposed for a mixed-use project with commercial and housing. Require minimum 25 affordable units. RFP is anticipated in Fiscal Year 2015 - 2016.
5012 1/2 Hilltop Drive (Hilltop & Euclid)	8/26/2004	1/4/2018	Same as 1038-1040 Euclid Avenue
932 Euclid Avenue (Hilltop & Euclid)	6/2/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
922 Euclid Avenue (Hilltop & Euclid)	8/15/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
1034 & 1036 Euclid Avenue (Hilltop & Euclid)	10/10/2005	1/4/2018	Same as 1038-1040 Euclid Avenue
942 Euclid Avenue (Hilltop & Euclid)	10/10/2005	1/4/2018	Same as 1038-1040 Euclid Avenue

SCHEDULE A

City of San Diego Low-Moderate Housing Fund
 VII. Status of Compliance with Section 33334.16 as of June 30, 2014

I. LAND HELD FOR RESALE acquired by the Housing Successor Agency after February 1, 2012. Acquired by the Housing Successor Agency subsequent to February 1, 2012 from Non Low-Mod Funds.

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
1301 & 1317 Market Street (13th & Market)	1999-2005 (a)	N/A	Considering high concentration of affordable housing within the block and in the surrounding area, consider selling the site without affordable housing requirement, with the proceeds used to support the development of affordable housing.
1325-1333 Market Street	7/1/2005 (a)	N/A	Same as 1301 & 1317 Market Street
901 Park Blvd (Popular Market)	2001 (a)	N/A	Proposed market-rate mixed use development with 15 percent affordable units. RFP is anticipated Fiscal Year 2016 or 2017.
1101 G Street (12th & Market / Park and Market)	2002-2003 (a)	N/A	RFP was issued in Dec 2013 for a market-rate mixed-use project with 15 percent affordable units. Developer selection / negotiations continue and it is anticipated that a DDA be executed in Fiscal Year 2016. Anticipated closing in Fiscal Year 2017.
701 Market Street (Parking Lot on 7th & Market)	1999-2002 (a)	N/A	Leased to a parking operator. RFP was issued in Dec 2013 for a market-rate mixed-use project with 15 percent affordable units. Developer selection /negotiations continue and it is anticipated that a DDA be executed in Fiscal Year 2016. Anticipated closing in Fiscal Year 2017.
6395 & 6397 Imperial Avenue	8/15/2008 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2015. However, due to the small and challenging site, the City is exploring other options to more efficiently leverage this site.
5003 Imperial Avenue (Ouchi Site)	2/12/2008 (a)	N/A	Proposed for a mixed-use development with a 100 percent affordable residential component. DDA negotiated and will be brought forward for approval in Fiscal Year 2015.
NW Corner of 40th & Alpha	1999-2000 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2015.
3947-53 & 3961 Z Street (40th & Alpha)	1999-2000 (a)	N/A	Proposed for 100 percent affordable housing. RFP is anticipated in Fiscal Year 2015.

(a) These properties acquired prior to February 1, 2012 are not subject to the extended five year deadline because they were acquired with funds other than Low-Moderate funds. These properties were transferred to the LMHAF as of January 4, 2013 per the DOF Housing Asset Transfer Form.

SCHEDULE B

City of San Diego Low-Moderate Housing Fund
 VII. Status of Compliance with Section 33334.16 as of June 30, 2014

II. LAND HELD FOR RESALE acquired by the Housing Successor Agency after February 1, 2012.

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
528-542 14th Street (13th & Market)	6/19/2012	N/A	The DDA for the Alpha Square project was executed in July 2013. Construction started in April 2014 and is scheduled to be completed in October 2015.
808 West Cedar (Old Monarch School Site)	5/2/2012	N/A	Proposed for 100 percent affordable housing with active ground-floor commercial space. A short-term lease for an educational use has been executed (through August 2017). RFP is anticipated in Fiscal Year 2016 and a DDA in Fiscal Year 2017.