

City of San Diego
Consolidated Annual Performance and Evaluation Report
(CAPER) Fiscal Year 2005

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Submitted by

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City of San Diego
Consolidated Annual Performance Evaluation Report
Fiscal Year 2004-2005

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IDIS ReportsAppendix C

I. General Assessment

This Consolidated Annual Performance Evaluation Report (CAPER) for the City of San Diego (City) presents an assessment of the City's progress in implementing its Consolidated Plan using CDBG, HOME, ESG, and HOPWA funds. The 2005-2009 Consolidated Plan was developed as a five-year plan covering the period of July 1, 2004 through June 30, 2009. The CAPER measures the City's progress in achieving the goals and objectives for five years. This 2005 CAPER summarizes the City's progress in implementing the 2005-2009 Consolidated Plan during the first year of the five-year period.

A. Assessment of Five-Year Goals and Objectives

During Fiscal Year 2004/2005 (FY05), the City had available the following HUD Community Planning and Development (CPD) funds to implement the Action Plan for FY05 and continuing objectives of the 2005-2009 Consolidated Plan:

• CDBG FY05 Allocation:	\$18,260,000
• CDBG Carryover Funds:	\$6,324,147
• CDBG FY05 Program Income:	<u>\$3,676,807</u>
	Subtotal: \$28,260,954
• HOME FY05 Allocation:	\$9,534,450
• HOME FY 04 & FY05 Program Income:	<u>\$6,672,260</u>
	Subtotal: \$16,206,710
• ADDI FY05 Allocation:	\$436,583
• ADDI Carryover Funds:	\$515,181
	Subtotal: \$951,764
• ESG FY05 Allocation:	\$682,097
	Subtotal: \$682,097
• HOPWA FY05 Allocation:	\$2,683,000
• HOPWA Carryover Funds:	\$42,085
	Subtotal: \$2,725,085
	Total: <u>\$48,826,610</u>

Much of the carryover funds have already been committed for activities identified in previous Action Plans that the City continued to implement during FY05.

1. Housing Activities

Five-Year Consolidated Plan Goals and Objectives:

- Expand and preserve a continuum of affordable housing opportunities
- Revitalize low and moderate income neighborhoods to create healthy and sustainable communities

For the FY05-09 Consolidated Plan, the quantified objectives are:

- Through various homeownership assistance programs, assist 403 low and moderate income renter-households with homeownership opportunities over the next five years (an average of 80 renter-households annually).
- Through various rehabilitation assistance programs, assist 1,033 low and moderate income owner-households directly over the next five years (an average of 206 households annually), and rehabilitate 3,750 housing units for low income tenants over the next five years (or an average of 750 units annually).
- Assist 2 CHDOs annually with funds to expand and preserve affordable housing by providing 140 housing units over the next five years (28 units annually).
- Provide at least 550 affordable housing units over the next five years (110 units annually) through the Housing Production Program.
- Provide fair housing services to 2,500 households over the next five years (500 households annually).

Five-Year and FY05 Action Plan Priorities: High and Medium Priorities have been identified by ranking a variety of household income and housing groups, and the activities which are targeted to those specific populations. Table 1 summarizes the priorities established in the five-year Consolidated Plan and FY 2005 Action Plan. According to data provided by HUD in 2003 using 2000 Census data, the nature and extent of housing assistance needs in the City of San Diego are summarized in Table 2.

**Table 1
Five-Year and FY05 Housing Priorities**

Household Type		Income	Priority Need Level
Renter	Small Related	0-30%	High
		31-50%	High
		51-80%	Medium
	Large Related	0-30%	High
		31-50%	High
		51-80%	Medium
	Elderly	0-30%	High
		31-50%	High
		51-80%	Medium
	Other	0-30%	High
		31-50%	High
		51-80%	Medium
Owner	Small Related	0-30%	Medium
		31-50%	High
		51-80%	Medium
	Large Related	0-30%	High
		31-50%	High
		51-80%	Medium
	Elderly	0-30%	High
		31-50%	High
		51-80%	Medium
	Other	0-30%	High
		31-50%	High
		51-80%	Medium

Table 2
Housing Assistance Needs of Low Income Households – 2000 Census

Household by Income and Housing Problem	Renters				Owners		Total Hhds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Ext. Low Income (0-30% AMI)	7,425	13,605	6,145	44,080	5,170	11,613	55,693
% with any housing problem	68%	87%	95%	82%	69%	74%	80%
% with cost burden > 50% only	46%	44%	6%	48%	49%	54%	49%
% with cost burden >30% to 50% only	16%	6%	2%	6%	19%	12%	8%
Low Income (31-50% AMI)	5,503	12,990	6,760	37,033	6,614	13,758	50,791
% with any housing problem	72%	81%	91%	85%	50%	68%	80%
% with cost burden > 50% only	35%	19%	5%	28%	30%	38%	30%
% with cost burden >30% to 50% only	32%	31%	8%	29%	20%	17%	26%
Moderate Income (51-80% AMI)	4,459	16,105	6,740	47,383	10,797	27,705	75,088
% with any housing problem	60%	61%	80%	63%	31%	57%	61%
% with cost burden > 50% only	17%	5%	1%	8%	15%	23%	13%
% with cost burden >30% to 50% only	38%	30%	10%	33%	30%	23%	30%
Total Households	23,971	79,444	27,359	227,238	57,315	223,284	450,522
% with any housing problem	55%	51%	80%	52%	26%	34%	43%

Abbreviation: Hhds = Households.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2003.

FY05 Action Plan Planned Activities: The City's FY05 Action Plan identified the following Housing Activities eligible for funding this past year:

Tools for Homeownership:

- Downpayment/Closing Cost Assistance Grants
- Shared Equity (Silent Second Trust Deed) Loans
- HOME WORKS! (Acquisition and Rehabilitation Loans)
- Employer Assisted Housing Program
- American Dream Downpayment Initiative (ADDI) Program

Tools for Rehabilitation:

- Owner-Occupied Rehabilitation Programs (Zero-Percent Deferred Loans and Three-Percent Interest Loans)
- Exterior Enhancement Grants
- Lead Paint Hazard Reduction Zero Percent Deferred Loans
- Renter-Occupied Rehabilitation Programs (Zero Interest Loans and Three-Percent Simple Interest Loans)
- Accessibility Grants for Tenants with Disabilities
- Mobile Home Repair Grants

New Construction and Acquisition/Rehabilitation:

- Community Housing Development Organizations

Ancillary Programs and Services Supporting Housing:

- Housing Production Program
- Fair Housing and Tenant/Landlord Services

FY05 and Cumulative Accomplishments: Table 3 summarizes FY05 accomplishments in furthering the Consolidated Plan Five-Year and FY05 Goals and Objectives stated above. Table 4 summarizes the City's cumulative accomplishments. (However, as this is the City's first year of implementing the five-year Consolidated Plan, the cumulative accomplishments equal the one-year accomplishments.) Accomplishments under specific implementing programs are discussed in detail following the tables. During FY05, while the City did not meet its one-year housing goals for the program year using HOME and CDBG funds (Table 3 and Table 4), many additional housing units were being constructed and preserved using non-HOME funds. Extremely low and low income households assisted met the Section 215 affordable housing criteria.

Table 3
Consolidated Plan – FY 2005 Housing Accomplishments

Activity	Resources Utilized	Number of Units Produced	Number of Persons or Households Assisted	Comments
Homeowner Assistance: Assist 80 first-time homebuyers	HOME, ADDI	NA	5 households	Home prices in San Diego County continued to soar, making homeownership financially difficult for HOME funds eligible households. Furthermore, the SDHC had been working with HUD to refine the guidelines for using ADDI funds.
Rehabilitate/Private Property: Oversee physical improvement of 956 dwelling units – 206 owner-occupied and 750 rental units	HOME, CDBG	231	231 (187 owner-occupied and 44 rental units)	A total of 47 owner-occupied and 44 rental units were rehabilitated with HOME funds. In addition, CDBG funds were used to support a number of agencies that provided minor rehabilitation and repair assistance to 140 low and moderate income households. In addition, 509 affordable rental housing units have been rehabilitated using non-HOME funds. Another 332 affordable units have been funded, but rehabilitation has not yet begun, of which 126 units are funded with HOME funds.
Housing Production: Facilitate the development of 110 rental housing units	HOME	44 units	44 households	In addition, 670 affordable rental housing units have been constructed using non-HOME funds. Another 240 affordable units are under construction and near completion, of which 38 units are funded with HOME funds.
<i>CHDO Development: Facilitate development of 28 affordable units</i>	<i>HOME</i>	<i>22 units</i>	<i>22 households</i>	<i>In addition, the SDHC provided CHDO funds to one CHDO for the construction of 42 affordable units in a 108-unit affordable housing development.</i>
Fair Housing and Tenant/Landlord Services: Assist 500 households	CDBG	NA	249 persons	

Note: CHDO units are also included in the Rental Housing Production total.

Table 4
Housing Matrix – Low Income Households Assisted with Housing
July 1, 2004 – June 30, 2005

Assistance Provided by Income Group MFI: Median Family Income	Renters					Owners			FY 2005 Actual Totals Renters and Homeowners (J)		FY2005-2009 Actual Accomplishments Totals Renters and Homeowners (K)		
	Elderly 1&2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	Others With Special Needs (D)	Total Renters (E)	Existing Home Owners (F)	1st-Time Homebuyers		Total Home Owners (J)	#	%	#	%
							With Children (H)	All Others (I)					
1. Extremely Low-Income (0 to 30% of MFI)					0	44			44	44	3%	44	3%
Priority:	H	H	H	H		H	H	H					
2. Low-Income (31 to 50% of MFI)		239	239		477	83	1		84	561	41%	561	41%
Priority:	H	H	H	H		H	H	H					
3. Moderate-Income (51 to 80% of MFI)		351	351		702	60	4		64	766	56%	766	56%
Priority:	M	M	M	M		M	M	M					
4. Total Low/Mod Income (lines 1+2+3)	0	590	590	0	1,179	187	5	0	192	1,371	100%	1,371	100%

Assistance Provided to:	High Priority: 605 Households	Medium Priority: 766 Households
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Assistance by Activity								
Rental Assistance								
Housing Construction*		335	335					
Housing Rehab*		255	254			187		
Homebuyers Assistance							5	
Shared Housing								

FY 2005 Actual		FY 2005-2009 Actual	
#	%	#	%
0	0%	0	0%
670	49%	670	49%
696	51%	696	51%
5	0%	5	0%
0	0%	0	0%
1,371	100%	1,371	100%

* Numbers include non-HOME assisted units in affordable housing developments that also involved HOME funds.

Accomplishments in FY05

Homeowner Assistance Programs

HOME funds were used to fund a variety of Homeownership Programs in FY05. Specifically, HOME funds were used to provide low income homebuyers with flexible-affordable mortgage loan products, homeownership counseling and education, and downpayment and closing cost assistance. Using HOME funds, the City provided downpayment assistance to five households. However, additional households were assisted with other resources such as redevelopment set-aside, inclusionary housing, and Housing Trust Funds.

In addition, CDBG expenditures also provided underwriting services for homebuyer loans and grants, and information and technical support for private lenders and realtors. These funds were administered through two agencies.

Rehabilitation Assistance Programs

During the FY05 reporting year, HOME and CDBG funds were allocated for the purposes of rehabilitating housing. Overall, 47 owner-occupied households were assisted with HOME funds and 140 owner-occupied households were assisted with minor rehabilitation and repairs using CDBG funds.

Acquisition/Rehabilitation

Using HOME funds, 44 rental housing units were acquired/rehabilitated during FY 2005. In addition, 509 affordable rental housing units have been acquired/rehabilitated using non-HOME funds. Another 332 affordable units have been funded, but acquisition/rehabilitation has not yet begun, of which 126 units are funded with HOME funds.

Lead-Based Paint Hazard Abatement

The City also funded four projects related to the elimination of lead-based paint hazards with CDBG funds, assisting 130 units. LBP information was provided to all applicants seeking assistance.

New Construction

The City uses a variety of funding sources to assist in the development of affordable housing, including CDBG, HOME, redevelopment housing set-aside, and Housing Trust Funds. During the past year, several affordable developments were completed using HOME funds, resulting in 44 affordable housing units. These developments were funded from allocations from prior years. In addition, 670 affordable rental housing units have been constructed using non-HOME funds. Another 240 affordable units are under construction and near completion, of which 38 units are funded with HOME funds. Table 11 in Section III of this CAPER details the developments completed, underway, and funded.

Fair Housing Services

The Fair Housing Council of San Diego (FHCSO) was provided \$16,500 in CDBG funds in conjunction with \$88,000 in SDHC funds in FY05 to provide comprehensive fair housing services for the City. FHCSO addresses unlawful housing discrimination through programs of advocacy, public outreach and education, technical assistance, investigation and enforcement of housing discrimination complaints, and research and technical contracts.

Other organizations provide homeownership counseling, fair housing and landlord tenant dispute resolution services to City residents as well. CDBG funds were allocated to two agencies for these supportive housing services in the amount of \$177,763 during FY05.

2. Community and Supportive Services

Five-Year Consolidated Plan Goals and Objectives:

- Provide community and supportive services for low and moderate income persons and those with special needs
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services

For the FY05-09 Consolidated Plan, the quantified objectives are:

Neighborhood Improvement

- Improve 5,000 units (1,000 units annually) through code compliance

Homeless

- Assist 1,500 homeless persons (300 persons annually through emergency shelters and transitional housing)
- Outreach to 20,000 homeless persons (4,000 persons annually – duplicated counts)

Persons with HIV/AIDS

- Assist 320 households with HIV/AIDS with Tenant Based Rental Assistance and 535 households with emergency housing (80 households with TBRA and 107 households with emergency housing)
- Assist in the development of transitional housing for persons with HIV/AIDS
- Provide a range of supportive services to 3,655 households (731 households annually)
- Provide housing and information referral services to 55,000 (duplicated) individuals (11,000 duplicated individuals annually)

Persons with Other Special Needs

- Provide a range of supportive services for 10,000 persons with special needs (2,000 persons annually)

Five-Year and FY05 Action Plan Priorities: The City has identified the following Community and Supportive Services priorities:

- High Priority for services for seniors, persons with disabilities, youth and children, employment training, homeless, and persons with HIV/AIDS
- Medium Priority for transportation, substance abuse, health, lead-hazard screening, and crime awareness services

FY05 Action Plan Planned Activities: The City's FY05 Action Plan for Community and Supportive Services identified the following activities eligible for funding this past year:

Neighborhood Improvement

- Neighborhood Code Compliance Program

Continuum of Care for the Homeless – Outreach and Assessment, Emergency Shelters, Transitional Housing, and Permanent Supportive Housing and Independent Supportive Housing

- Emergency Shelters and Transitional Housing
- Winter Shelter Program
- Homeless Outreach Team (HOT) and Serial Inebriate Program (SIP)
- Senior Transitional Housing Program

Supportive Services for Persons with HIV/AIDS

- Housing Assistance
- Transitional Housing Development
- Supportive Services
- Information Referral

Supportive Services for Other Special Needs Groups

- Senior services, youth services, disabled services, services for transitional residents, job training and placement services, and fair housing services

FY 05 and Cumulative Accomplishments

Given that this is the first year of implementing the 2005-2009 Consolidated Plan, no cumulative accomplishments are recorded.

In FY05, 194 programs received CDBG funding to provide general and supportive services for low and moderate income persons and persons with special needs. These programs provided a range of services, including senior and youth services, services for the disabled, general counseling and support, job placement/workforce development, child care and pre-school programs, services for victims of domestic violence, legal services and HIV/AIDS services.

Neighborhood Improvement

Through the Neighborhood Code Compliance Program, CDBG funds were expended on 42 projects in this category in FY05. Activities include six proactive code enforcement teams, a targeted effort to eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right of way barriers.

Continuum of Care for the Homeless

Table 5 summarizes the activities and programs funded with ESG, CDBG, and HOPWA funds to assist the homeless from a continuum of care approach. Overall, the City provided 2,441 year-round shelter beds (including 400 emergency shelter beds and 2,041 transitional housing beds). A total of 14,384 unduplicated homeless persons were served. In addition, the Homeless Outreach Team made 1,709 contacts with homeless persons, assisting 1,058 unduplicated persons over the past year.

Table 5
Summary of FY05 Continuum of Care Accomplishments

	# Assisted	# Beds	# Bed Nights
Outreach & Assessment (HOT)	1,058 unduplicated	NA	NA
Emergency Shelter	14,384 unduplicated	400	57,724
Transitional Shelter		2,041	685,620
Support Services		NA	NA
Totals	15,328	2,441	740,221

Outreach and Assessment

One program was funded under this category with CDBG funds: the Homeless Outreach Team Project which provided clinical and legal assessment to homeless individuals on the street. A total of 1,058 unduplicated clients were served.

Emergency Shelters

Emergency shelter programs funded in FY05 included the following:

CDBG

Interfaith Shelter Network – Rotational Schedule Program operated by the San Diego Ecumenical Council provides short term shelter and case management services during the winter months at religious congregational facilities. During FY05, 114 clients were assisted and 3,123 bed nights were provided.

CDBG and ESG

Winter Shelter Program operated by the City of San Diego provided emergency shelter and services from December–March, the coldest months of the year. During FY05, 400 beds were made available, 40,000 bed nights were provided

HOPWA

Intensive Aids Case Management program sponsored by the San Diego County Health and Human Services Agency provided emergency rental assistance and supportive services. The agency provided 11,512 bed nights during FY05.

Center for Social Support and Education provides mixed housing services, including emergency housing. During FY05, 3,089 bed nights were made available to 118 unduplicated clients.

Transitional Housing

Five transitional housing programs were funded in FY05; one with ESG funds and four with HOPWA funds. Specifically:

ESG

Cortez Hill Family Center operated by the YWCA provided family-oriented transitional housing and services to promote self-sufficiency and family stabilization. During FY05, the shelter provided 150 beds and a variety of support services.

HOPWA

HOPWA funds assisted the provision of the following:

- 9 beds in a transitional group home, Casa del Sol, sponsored by PACTO Latino AIDS Organization. In FY05, 17 clients received assistance; 3,156 bed nights were utilized.
- 8 beds in a transitional group home, Casa Truax, sponsored by PACTO Latino AIDS Organization. In FY05, 25 clients were served and 2,844 bed nights were utilized.
- 10 beds in a clean and sober living group home, Enya House sponsored by Stepping Stone of San Diego, Inc. In FY05, 18 clients were served and 3,662 bed nights were utilized.
- 26 beds in a transitional group home, Josue Homes, sponsored by St. Vincent de Paul village, Inc. Overall, 92 clients were served and 8,286 bed nights were supplied.

Support Services

One program was funded with combined CDBG and ESG funding:

CDBG and ESG

Neil Good Day Center operated by the Alpha Project for the Homeless provided day retreat and basic support services to homeless individuals seeking access to existing social services. In FY05, 1,776 unduplicated homeless persons were served.

Permanent Housing/Independent Supportive Housing

No permanent housing or independent supportive housing programs were funded with Community Development and Planning funds (CDBG, ESG, or HOWPA) from HUD in FY05.

Supportive Services for Persons with HIV/AIDS

San Diego County administered the allocation of \$2,863,000 of HOPWA funds in FY05. Most of these funds were expended in direct service contracts with agencies and non-profit organizations providing direct services to persons with HIV/AIDS.

Supportive Services for Other Special Needs Groups

FY05 expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens (30 programs), youth (39 programs), and disabled persons (11 programs).

**Table 6
Consolidated Plan – FY 2005 Community and Supportive Service Accomplishments**

Activity	Resources Utilized	Number of Persons or Households Assisted	Comments
<i>Neighborhood Improvement</i>			
Neighborhood Code Compliance: 1,000 housing units	CDBG	90 units 1,929 organizations	Code enforcement activities on another 1,777 organizations are underway
<i>Homeless Persons</i>			
Emergency Shelters and Transitional Housing/Winter Shelter: 300 homeless persons	ESG	14,384 unduplicated persons	
Homeless Outreach Team and Serial Inebriate Program: 4,000 homeless persons (duplicated)	ESG	1,058 unduplicated persons	Original objective of 4,000 represents duplicated persons
<i>Persons with HIV/AIDS</i>			
Housing Assistance: 80 households with TBRA and 107 households with emergency housing	HOPWA	70 households for TBRA and	
Transitional Housing	HOPWA	73 households	No new transitional housing is being developed
Supportive Services: 731 households	HOPWA	341 persons and 21 households	
Information Referral: 11,000 persons (duplicated)	HOPWA	17,727 persons	
<i>Persons with Special Needs</i>			
Senior Services	CDBG	2,015 persons	
Youth Services	CDBG	4,062 persons	Included 4,032 persons assisted with youth services and 30 persons assisted with child care services
Disabled Services	CDBG	1,321 persons	
Legal Services	CDBG	1,054 persons	
Battered and Abused Spouses	CDBG	85 persons	
Tenant/Landlord Counseling	CDBG	249 persons	

3. Public Improvements and Community Facilities

Five-Year Consolidated Plan Goals and Objectives:

- Revitalize low and moderate income neighborhoods to create healthy and sustainable communities

For the FY05-09 Consolidated Plan, the objectives are:

- Improve 90 facilities over five years – streets, parks and recreation facilities, special needs group facilities, neighborhood facilities, and infrastructure
- Make a range of public improvements for ADA compliance
- Continue to facilitate public improvements using Section 108 loans

Five-Year and FY05 Action Plan Priorities: The City has identified the following Public Improvements and Community Facilities priorities:

- High Priority for ADA/architectural barrier removal, senior centers, handicapped centers, homeless facilities, youth centers, neighborhood facilities/libraries, parks and recreation facilities, street improvements, and sidewalks
- Medium Priority for child care centers, health facilities, parking facilities, water/sewer improvements, solid waste disposal improvements, flood drain improvements, and other public facilities/infrastructure

FY05 Action Plan Planned Activities: The City's FY05 Action Plan for Public Facilities and Community Facilities identified the following activities eligible for funding this past year:

Public Facilities Program – 46 public/community facilities to be improved

- Street improvements
- Parks and recreation improvements
- Special needs group facilities
- Neighborhood facilities
- Infrastructure improvements

ADA Transition – 3 public/community facilities to be improved

- Barrier removal program in City-owned facilities, particularly for ramp installation

Section 108 Loan Guarantee – 17 projects

- Repay loans and pursue other public improvement projects

FY05 and Cumulative Accomplishments

Given that this is the first year of implementing the 2005-2009 Consolidated Plan, no cumulative accomplishments are recorded.

Public Improvements

Public Improvements is a broad category which includes a number of physical development activities. These include renovations, construction and acquisition of facilities such as Boys and Girls Clubs, community health clinics, cultural and social centers and to public facilities such as libraries, parks, and recreation centers; street and alley repairs; sidewalk and streetscape projects related to commercial revitalization; and tree planting and other neighborhood beautification/identification activities. In FY05, 35 projects were completed or underway in this category with CDBG funds, including:

- 11 general public facilities
- 2 centers for the disabled
- 4 neighborhood facilities
- 5 parks and recreational facilities
- Street improvements that would benefit 22,479 persons
- 13 fire stations/equipment improvements

ADA Transition

CDBG funds were expended on various architectural barrier removal projects in FY05, most of which were administered directly by the City. Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

4. Economic Development and Anti-Poverty Activities

Five-Year Consolidated Plan Goals and Objectives:

- Promote economic development opportunities
- Promote self-sufficiency
- Increase financial literacy and wealth-building assets

For the FY05-09 Consolidated Plan, the objectives are:

- Provide assistance to 50 businesses over five years (10 businesses annually)
- Create 75 jobs for low and moderate income residents over five years (15 jobs annually)

Five-Year and FY05 Action Plan Priorities: The City has established the following priorities for Economic Development Activities during the planning period:

- High Priority for micro-enterprise assistance, rehabilitation of publicly or privately owned commercial and industrial properties, and commercial/industrial infrastructure development
- Medium Priority for assistance for for-profit businesses/organizations, technical assistance, and other commercial/industrial improvements

FY05 Action Plan Planned Activities: The City's FY05 Action Plan for Economic Development and Anti-Poverty identified the following activities eligible for funding this past year:

Office of Small Business – 7 projects providing technical and financial assistance to 550 clients

- Business Retention, Attraction, and Creation
- Revitalization of Older and/or Low and Moderate Income Neighborhoods
- Storefront Improvements Program

FY 05 and Cumulative Accomplishments

Given that this is the first year of implementing the 2005-2009 Consolidated Plan, no cumulative accomplishments are recorded.

San Diego's economic development activities focused on small business assistance and micro-enterprise development rather than on job creation. In FY05, 11 programs were funded in this category with CDBG funds; all were administered by community based agencies. Of these programs, 4 programs concentrated on micro-enterprise assistance for San Diego's ethnic minority and refugee populations and all 11 programs provided general assistance to small businesses in CDBG eligible areas. Overall, an estimated 325 clients were served.

B. Other Actions

1. Actions to Overcome or Eliminate Impediments to Fair Housing Choice

San Diego County Regional AI (SDCRAI)

The City recently participated with the region's other 18 jurisdictions in an update of its Analysis of Impediments (AI) to Fair Housing Choice. The AI (2004) made a number of recommendations to remove or lessen identified impediments to fair housing choice. The specific impediments and recommendations relevant to the City of San Diego are summarized in Table 7. Actions undertaken in FY05 that addressed or mitigated these impediments are discussed after Table 7.

Table 7
2004 Analysis of Impediments to Fair Housing Choice
Summary Matrix

Name of Grantee: City of San Diego
 Completed by: San Diego Housing Commission
 Telephone number: (619) 578-7473

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
Region Cooperation								
Many fair housing violations tend to be committed by small "mom and pop" rental operations. These property owners/managers are often not members of the San Diego County Apartments Association. Outreaching to this group is difficult.	Outreach to landlords of small rental properties	Jurisdictions in the County and Fair Housing Councils should work with the San Diego County Apartment Association (SDCAA) to expand outreach to the "mom and pop" rental properties.	City of San Diego and other county jurisdictions, San Diego Housing Commission, Fair Housing Resources Board, and San Diego County Apartments Association	Discuss with SDCAA to establish a lower-tier membership for two- to six-unit owners to encourage access to SDCAA education programs.	None required	2005	2004	SDHC held meetings and wrote newsletters with the Fair Housing Council on this issue.
Hispanics and Blacks continue to be under-represented in the homebuyer market; there are large disparities in loan approval rates. Many of the reasons for application denial relate to credit history and financial management factors.	Improve awareness of discrepancies in access to financing	Provide findings of this AI and other related studies to the Community Reinvestment (CRI) Task Force to follow up with discussions and actions with lenders.	Fair Housing Council, Community Reinvestment Initiative Task Force	Actions to be developed and taken by the CRI	None required	2004/05 – report to CRI		

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
Jurisdictions should collaborate to provide education and outreach on Credit History and Financial Management.	Expand access to financing	Identify an agency with a capacity and experience in conducting outreach and education on Credit History and Financial Management. Consider funding a regional program using CDBG or other housing funds, as appropriate	City of San Diego and other county jurisdictions, San Diego Housing Commission, Fair Housing Resources Board	Provide credit counseling services	To be determined during Annual Plan process	2005		
Discrimination against people with disabilities has become an increasing fair housing concern.	Improve information on available housing for persons with disabilities	Collaborate and develop a list of apartments that are ADA-compliant and provide vacancy information for persons with disabilities.	Fair housing service providers, supportive housing providers, or other regional agencies as appropriate	Create database of accessible housing	To be determined during Annual Planning process	2006		
Limited regional coordination efforts.	Improve coordination among fair housing service providers.	Encourage fair housing service providers to collaborate and support each others' activities	Fair Housing Resources Board (FHRB)	Monthly FHRB meetings attended by all fair housing services providers	None required	2005 and ongoing thereafter	Ongoing	City continued to participate in the FHRB activities

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
<p>Fair housing service providers report accomplishments and statistical data in different formats based on the requirements of each jurisdiction. Ethnicities and income data are also track differently across jurisdictions. Inconsistent reporting makes tracking trends difficult.</p>	<p>Consistent reporting to allow for tracking of regional trends.</p>	<p>Develop a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation.</p>	<p>City of San Diego and other county jurisdictions, fair housing service providers</p>	<p>Uniform/improved reporting</p>	<p>None required – included as part of annual contracts with service providers.</p>	<p>2005</p>		
<p>Fair housing services vary across the region based on the agency providing the services and the work scopes of each sub-recipient contract. Differing levels of funding may also be an explanation accounting for variances in services.</p>	<p>Provide an adequate level of fair housing services for all residents across the County.</p>	<p>Jurisdictions should collaborate with fair housing services providers to ensure an adequate level of service is available to all residents. Some jurisdictions may require additional services due to their special circumstances. However, a basic level of services should be established. Jurisdictions should also consider the appropriate levels of funding for the provision of these services.</p>	<p>City of San Diego and other county jurisdictions, fair housing service providers</p>	<p>Fair housing and tenant/landlord dispute resolution services for all.</p>	<p>To be determined during Annual Planning process</p>	<p>Annually</p>	<p>2005</p>	<p>The City contracted with the FHCSO to provide a range of fair housing services. In addition, XX service providers were given funding to provide tenant/landlord dispute resolution services and homeownership counseling</p>

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
City of San Diego								
As many individual homeowners enter the business of being a landlord by renting out their homes, many may not be aware of current laws.	Outreach to landlords of small rental properties	Identify one- to four-unit residences that are used as rentals and target education and outreach materials to this segment of the market population.	City of San Diego and San Diego Housing Commission	Ongoing	Consider funding allocations to pursue periodic mailing to owners of small properties.	Ongoing	Ongoing	Owners now receive newsletter from the City
Educational and outreach literature regarding fair housing issues, rights, and services on websites or at public counters is limited.	Expand outreach and education efforts.	Provide links to fair housing and other housing resources with current information on websites. Public counters should also prominently display fair housing information.	City of San Diego and San Diego Housing Commission	By the end of 2005	None required	Ongoing thereafter	Ongoing	Video on fair housing produced
Housing choices for persons with disabilities are limited.	Expand the variety of housing types and sizes.	Ongoing effort to promote variety of housing. Re-evaluate housing policies as part of the 2005-2010 Housing Element update.	City of San Diego	Increase number of accessible housing units	To be determined during Annual Plan process	Ongoing promotion and evaluate housing policies in 2005	Ongoing	The 2005 Housing Element (in preparation) contains an assessment of City policies and regulations that serve to constrain the provision of housing for persons

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
Discrimination against people with disabilities has become an increasing fair housing concern.	Reduce housing discrimination against persons with disabilities	Promote universal design principles in new housing developments.	City of San Diego and San Diego Housing Commission	New units meeting Universal Design Standards	None required	ongoing	Ongoing	
	Provide monetary incentives for barrier removal of non-compliant complexes.	Develop a realistic strategy to improve housing accessibility	City of San Diego and San Diego Housing Commission	Housing for persons with disabilities to be identified as High Priority Needs in 2005-2009 Consolidated Plan	To be determined during Annual Plan process	New 2005-2009 Consolidated Plan addresses these issues	Consolidated Plan identified housing for persons with disabilities as High Priority Needs. Ongoing implementation	
Lead-based paint hazards often disproportionately affect minorities and families with children.	Improve housing conditions for low income and minority groups that are disproportionately affected by lead hazards.	Consider requiring lead-based paint testing as part of their homebuyer and rehabilitation programs.	City of San Diego and San Diego Housing Commission	Add lead testing to homebuyer programs	Consider funding during Annual Plan process	2006	Partially completed – City rehabilitation programs require testing of lead hazard	
Limited regional coordination efforts.	Ensure an adequate level of service is available to all residents.	Consider the service gaps identified in the AI and revise work scope with fair housing service providers to ensure equal access to fair housing services.	City of San Diego, fair housing service providers	Evaluate scope of work for fair housing services and negotiate contract/budget to provide an expanded level of service to cover service gaps.	To be determined during Annual Plan process	2005 and ongoing thereafter	Ongoing	

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
While education and outreach efforts are a clear priority of all agencies involved, a review of sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports indicates a lack of quantifiable goals, objectives, and accomplishments to gauge success or progress.	Improve accountability	Consolidated Plan, Action Plans, CAPERs, and sub-recipient contracts and annual reporting should identify specific quantifiable objectives and measurable goals related to furthering fair housing.	City of San Diego, San Diego Housing Commission, fair housing service providers	Improved Action Plans and CAPERs with quantifiable objects, benchmarks, and accomplishments	None required	2004	Completed – New 2005-2009 Consolidated Plan addresses these issues.	FY 2005 CAPER restructured to reflect measurable goals and objectives
Sales audits and lending audits are rarely performed.	Improve monitoring of discriminatory sales and lending practices.	Ensure that audits are conducted within the County on a regular basis.	City of San Diego, San Diego Housing Commission, fair housing service providers	Conduct sales and lending audits	To be determined during Annual Plan process	2006 and every other year thereafter if funding permits		
While tenant/landlord disputes are not fair housing issues in general, providing dispute resolution services may prevent certain situations from escalating to discrimination issues.	Resolve landlord/tenant disputes	Incorporate tenant/landlord dispute resolution into fair housing contracts. Encourage mediation services by qualified mediator as part of the fair housing contracts.	City of San Diego and other county jurisdictions, fair housing service providers	Fair housing and tenant/landlord dispute resolution services for all.	To be determined during Annual Planning process	Annually	Ongoing	CDBG funds were provided to service agencies to offer tenant/landlord dispute resolution services

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Completed	Accomplishments
Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.	Remove barriers to fair housing due to public policies	Consider amending its policies and regulations to address the various potential impediments identified.	City of San Diego	Amend Zoning Ordinance to address public policy impediments identified in the AI	None required	2006		

Specific Actions Undertaken in FY05

During FY05, the City used CDBG funds (\$16,500), in conjunction with other City funding, to contract with the Fair Housing Council of San Diego (FHCSO). FHCSO offers fair housing services in the component areas of: advocacy; education and outreach; technical training programs for members of the housing provider, lender and insurance industries; maintenance of a fair housing discrimination investigative, intake and enforcement process; and the conduct of special outreach/education events, discrimination research activities and other related contractual services. Primary services included but were not limited to:

Advocacy

The FHCSO continued in its primary role as the community voice, speaking to urge achievement of equal opportunity in housing for all qualified housing applicants in the City and in the region. The FHCSO has conveyed reminders to all public and private housing providers of their legal obligation to adhere to State and Federal fair housing laws in all residential transactions. The FHCSO also advocates the business rewards of legal compliance.

Advocacy activities occurred at the following meetings:

- San Diego Housing Federation
- California Reinvestment Coalition
- San Diego Regional Hate Crimes Task Force
- Chula Vista Collaborative
- National City Collaborative
- Fair Housing Resource Board
- Oceanside Community Agency Interchange

Education and Outreach

In reaching out to a diverse, City/region-wide population to increase awareness of housing civil rights, responsibilities, remedies, and resources, the FHCSO implemented a variety of techniques including, but not limited to the following:

- Coverage in major print media sources (nine articles)
- Continuous TV-PSAs (public service announcements) on area Network Television
- Continuous print media PSAs with year-long run in PennySaver
- Advertisement in La Prensa newspaper and Spanish Shopper
- TV/Radio talk show appearances (Univision & 98.1)

Under the 12-month Hispanic Outreach Initiative grant, FHCSO's PSAs were aired 43 times on Univision. The Univision Television Network

Education - General

The task of achieving increased fair housing awareness among both housing consumers and providers is a core service of the FHCS D. Obstacles to goal achievement include language/cultural barriers, immigration issues in the Colonias, general misunderstanding and confusion (inability to differentiate between fair, affordable, and tenant/landlord and other issues), and an un/under-educated public.

The FHCS D provided educational services during FY 2005, including:

- Presentations at 40+ educational workshops and seminars
- 12 monthly mail campaigns (427 mailings) with flyers and other written materials to a broad array of community-based organizations in San Diego County serving “protected class” populations
- 16 educational videos to organizations

Education – Special Programs

Three special education programs:

- *A Raisin in the Sun* produced by the FHCS D in the fall of 2004 was a three-week theater run and an innovative approach to fair housing outreach and education. This Broadway production had a central theme of housing discrimination against a Black family moving into a White suburb. The production generated seven media articles in the Union Tribune, the Reader, Voice and Viewpoint, KPBS, and others.
- The *Annual Fair Housing Laws and Litigation Conference in 2005* presented a new training agenda to address the issue of housing discrimination against Native Americans. The February 2005 Conference drew attendance from around the country and featured speakers from HUD (Assistant Secretary of Fair Housing and Equal Opportunity), State Department of Fair Employment and Housing, and other state and federal enforcement entities.
- The Community Connections campaign by the FHCS D made contacts with 138 community entities, decision-makers, and stakeholders during March and April 2005.

Technical Assistance and Training

The FHCS D supports the housing provider and real estate industry by providing education programs under its California Department of Real Estate Approved Course and through the maintenance of a daily hotline for educational response and referral. During FY05, the FHCS D performed the following:

- Training for North County Association of Realtors, Pacific Southwest Association of Realtors, and affordable housing developers and managers in collaboration with the San Diego Housing Federation;
- Maintained a booth at the annual San Diego Apartment Association Expo; and
- Submitted an article for publication in the Rental Owner magazine.

Bona-fide Housing Discrimination Complaints for Enforcement and Redress

In support of enforcing fair housing laws, the FHCS D:

- Maintains a telephone hotline
- Receives, verifies, investigates to gather credible evidence, and resolves through education, counseling, conciliation, and enforcement referral.

During FY05, the FHCS D had three attorneys and one Community Outreach/Education specialist on staff, increased filing of cases, and implemented an agency strategic plan. In addition, the FHCS D obtained additional funding to augment CDBG funds. Specifically, the FHCS D applied for and was awarded \$1,000,000 by HUD in support of the FHCS D-Hispanic Outreach Initiative. Additional funds were secured through collaboration between the San Diego Community College District, the San Diego Home Loan Counseling and Education Service, and the San Diego Housing Commission to present two homebuyer education programs. Other corporate contributions supported conference and other community programs.

Partnership/Linkages and Collaborations

The FHCS D collaborated with HUD, U.S. Department of Justice, the California Department of Fair Employment and Housing, the Chicago-based John Marshall School of Law, California Western School of Law, and Fair Housing Council of San Fernando Valley to present the 12th Fair Housing Law and Litigation Conference.

Public Policy Development

During FY05, the FHCS D provided background information, input and support to achieve the fair housing goals around the issues of: predatory lending; insurance redlining; mortgage lending violations; and housing mobility policies within HUD-assisted housing programs.

Board Development

The FHCS D continued its recruitment of a diverse board of directors for agency governance and policy decision-making. Future effort will center on the recruitment of additional attorneys for board service based on developing trends concerning fair housing enforcement activities.

Staff Development and Training

During FY05, staff training activities included:

- Third National Conference on Housing Mobility
- HUD FHIP-FHAP Training
- John Marshall Law School Retreat
- National Fair Housing Alliance Training Program
- Fair Housing Law and Litigation Conference

Significant Meetings and Networking

The FHCSO maintained and continued to build its extensive contacts listings among realtors, property managers and owners, lenders, insurance companies, community-based agencies, faith-based groups, civic and government groups, and academic and business entities.

Fair Housing Trends and Information Update

The FHCSO served as a clearinghouse for fair housing information gathering and dissemination.

Maintenance of WEB Page

The FHCSO is in the process of restructuring the WEB page for improved organization.

Tenant-Landlord Outreach and Education Services

Services Coalition provided an array of educational services for tenants including: maintenance of telephone hotline service; production of tenant training videos; dissemination of written materials; presenting at community workshops and seminars; and limited mediation services.

2. Anti-Poverty Strategy

According to the 2000 Census, 14.6 percent of all City of San Diego residents were living below the poverty level. Among all families with children, more than 16.0 percent were living below the poverty level. The situation was the worst for female-headed families with children, with 21.9 percent living below the poverty level in 2000.

One of the most significant efforts taken by the City in this area is economic development. Through the CDBG economic development activities, the City has provided small business assistance and micro-enterprise development. Four micro-enterprise development projects received CDBG funds to provide assistance to the City's minority and refugee populations. The funding of economic development projects has created a positive ripple effect in the community. The CDBG Section 108 Loan Guarantee Program was also used to make large-scale infrastructure improvements to foster economic growth and commercial revitalization.

In addition, the SDHC offers a Family Self-Sufficiency program that provides Section 8 rental assistance to households participating in job training programs.

3. Reduction of Lead Based Hazards

Citywide, an estimated 63,942 units occupied by low and moderate income households (0-80 percent AMI) may contain lead-based paint (LBP). Approximately 5,977 units occupied by extremely low-income households, 15,177 units occupied by low-income households and 42,788 units occupied by moderate income households may contain LBP. The hazard of lead-poisoning is real; 81 cases of

lead poisoning were reported in the City of San Diego, representing 42 percent of all lead poisoning cases in the County from 2002 through 2003.

LBP awareness and abatement have been fully integrated by the City into its assisted housing programs. Each tenant, landlord, and homeowner is informed of the dangers, symptoms, testing, treatment, and prevention of LBP poisoning. Adherence to Federal, State and Environmental Protection Agency guidelines for reduction activities of LBP hazards is provided for in every rehabilitation loan/grant. Lead testing and clearance are provided to housing program participants, and favorable financing is offered for the cost of lead remediation. Public housing units, and units acquired by nonprofits through SDHC programs, are abated of LBP hazard at acquisition. Additionally, SDHC is ensuring compliance with the Pre-Renovation Lead Information Rule (TSCA 406B), required of people performing renovation for compensation.

In 2002, the City developed and began implementation of a new program entitled "Lead Safe Neighborhoods Program." In the first phase, this new program identifies various elements that the City can implement to perform primary prevention of lead poisoning. The major components are:

- Create a citizen's advisory taskforce to assist the City in its outreach effort and help identify additional components of an effective lead poisoning prevention program.
- Create a City Agency Lead Working Group that will bring together all public, non-profit, and community-based agencies in the San Diego region that have some capacity for lead poison prevention, to integrate their efforts to maximize resources and improve effectiveness.
- Adopt a municipal ordinance specific to lead hazards qualifying as substandard housing that can be used by City code enforcement personnel to help eliminate lead poisoning before it can occur.
- Provide City staff with lead hazards awareness training and provide specific methods of lead hazard education for its citizens that staff can perform during the course of their job.
- Implement a lead hazard education and outreach pilot program in a high risk community to identify effective communication methods that can be used city-wide.
- Implement a lead hazard control pilot in another high risk community to determine cost effective methods of reducing lead hazards in the home.
- Identify various grants and other means of leveraging funds to develop the capacity to perform lead hazard control work and ensure it can be sustainable with the goal of improving the quality of life of its citizens through the elimination of all lead paint hazards.

The City successfully pursued a HUD Lead Hazard Control Grant and a HUD Lead Outreach Grant. Both grants commenced in 2003 in partnership with community-based non-profit organizations.

Five-Year Consolidated Plan Objectives:

- Provide LBP information to all applicants seeking assistance (1,000 households over five years or 200 households annually)
- Provide testing in all buildings that were built prior to 1978 (100 units over five years or 20 units annually)

FY05 and Cumulative Accomplishments

The City funded four projects related to the elimination of lead based paint hazards with CDBG funds, assisting 130 units. LBP information was provided to all applicants seeking assistance.

4. Section 3

Section 3 of the Housing and Urban Development Act of 1968 states: “To ensure that employment and other economic development opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income persons.

IN FY05, the City made Section 3 a part of all contracts the City entered into in which a contractor received CDBG funds from the City. The City requires that each contractor recipient of these funds document their good faith efforts to comply with the terms of Section 3.

5. Institutional Structure

The institutional structures through which the FY05 Action Plan was implemented consisted of various agencies of local government, private for-profit and non-profit entities, and various regional task forces. The San Diego Housing Commission has lead oversight responsibility for the Consolidated Plan/Action Plan process. Gaps in the institutional structure are filled by fostering relationships with nonprofits and other public and private organizations.

6. Coordination between Public & Private Housing & Social Service Agencies

Implementation of the Consolidated Plan relied on the concerted efforts of a consortium of agencies, service providers, and the community at large. Key organizations include the City of San Diego, San Diego Housing Commission (SDHC), Redevelopment Agency, and the County of San Diego.

City of San Diego

Within the City of San Diego, the lead agency responsible for community development is the Community and Economic Development Department. The Department was developed by combining three major functions involved in community development: economic development/redevelopment and community services.

Community Services Division: The Community Services Division of the Department administers two of the four HUD formula grant programs: the Community Development Block Grant Program (CDBG) and the Emergency Shelter Grants Program (ESG). This division also has primary responsibility to HUD regarding the funds received through the Consolidated Plan process.

Community Service Centers: The City established a number of community service centers in partnership with neighborhoods to promote collaboration and community empowerment and enhanced City services. Each Center has a published schedule of core services including: water bill and parking citation payment; minor building permit processing; complaint intake; employment application; Council dockets, and access to computer workstations, and community meeting rooms. Most Centers have full-time professional managers to outreach to the community to help identify and resolve issues. In addition, the Centers have key site-partners, oriented to the specific needs of the community. These may involve Police, Neighborhood Code Compliance, SDHC, and other governmental agencies, schools, nonprofit organizations, and social service agencies. The City of San Diego currently has ten Community Service Centers.

Community Planning Groups: The City's community planning effort has established multiple levels of communication between the community and the City, ensuring that residents have a strong voice in how their neighborhoods develop. The City has nearly 50 defined community planning areas with recognized planning committees, which act as the community voice on planning issues. These committees meet on a regular basis, governed under bylaws approved by the City and provide recommendations on land use, development and other issues. The City uses the Community Planning Groups in CDBG eligible communities as a primary vehicle for community participation and input regarding the Consolidated Planning process.

Boards and Commissions: The Community and Economic Development Department provides staff support and assists in coordinating activities for the following City Boards and Commissions:

- International Affairs Board
- Science & Technology Commission
- Senior Affairs Advisory Board
- Small Business Advisory Board
- Youth Commission

In addition, the Community Services Division provides direct social services and funding to community organizations, and oversees the following program divisions:

- Child Care
- Clean Syringe Exchange

- Community Development Block Grants
- Disability Services
- Grants Administration
- Homeless Services
- Medical Marijuana Task Force
- Operation Weed & Seed
- 6 to 6 Extended School Day Program
- Social Services
- Youth Services

San Diego Housing Commission: The San Diego Housing Commission (SDHC) was established by the San Diego City Council in 1979 to address housing needs in the City. SDHC helps house more than 75,000 low and moderate income residents each year through a variety of programs and collaborates with nearly 11,000 businesses and investors to provide affordable housing in return for tax credits and other incentives. SDHC reports to a Board of Commissioners and the San Diego Housing Authority, and financially supports the Fair Housing Council of San Diego, the City-County Reinvestment Task Force, the Regional Task Force on the Homeless, Inc., City Homeless Coordinator, City Winter Homeless Shelter, and other groups addressing the region's need for affordable housing. SDHC is responsible for administering the CDBG (affordable housing related programs) and HOME grants for the City of San Diego. In addition, SDHC has assumed primary responsibility, by agreement with the City, for the Consolidated Plan process.

Redevelopment Agency: The Redevelopment Agency was created by the City Council in 1958 to alleviate conditions of blight in older, urban areas per State authority defined in California's Health and Safety Code (Section 33000-et.seq.), also known as the California Community Redevelopment Law. The Redevelopment Division of the Community and Economic Development Department serves as staff to the Agency. The Redevelopment Agency oversees 16 redevelopment project areas, encompassing more than 8,000 acres. In addition, the Agency administers seven Project Area Committees that advise the Agency regarding plan adoption and project implementation activities.

County of San Diego

The San Diego County Department of Housing and Community Development (HCD) seeks to provide decent and affordable housing, increase the supply and availability of affordable housing, and create more livable neighborhoods for residents. The Department also serves as the Housing Authority for the County and collaborates with various local levels of government, including SDHC. The County administers the HOPWA Grant on behalf of the City of San Diego.

7. Public Housing Improvements and Resident Initiatives

SDHC is committed to promoting economic self-sufficiency through the Family Self-Sufficiency (FSS) program, which links housing assistance to career planning, training and educational programs, and support services, allowing participants to become independent from welfare payments. Each FSS participant signs a five-year contract with individualized and specific training, educational and job advancement goals. An escrow account is maintained for each participant with increases in earned

income. SDHC works in collaboration with a variety of organizations to provide participants outreach, orientation, vocational assessment, career planning, case management, access to support services, support funds, and job development assistance. In addition, employment training in family day care, nontraditional occupation training, and apprenticeships are also provided.

SDHC has also created a de-concentration policy to mix higher and lower income families at public housing sites (with 20 or more units) so that low-income residents are not concentrated in any given community.

8. Geographic Distribution

De-concentration Policy

The goal of the City's De-Concentration Policy is to mix higher and lower income families so that low-income residents do not end up concentrated in any given community. The City's Balanced Community Policy implements the De-Concentration Policy and deals primarily with the concept of balancing the economic ranges of housing available within a community. It is the City's policy to effect the development of economically and racially balanced communities in newly developing peripheral areas of the City and in all City-sponsored or approved redevelopment projects, and to do what is reasonably and practically possible in all parts of the City. The City adopted this policy in 1972 to achieve the goals of the Housing Element of the Progress Guide and General Plan inconsonance with the Council's policy on nondiscrimination.

In general, due to market economics, many affordable housing units are constructed in low and moderate income areas. However, the City requires 20 percent of housing in the North City Future Urbanizing Area be affordable. This policy helps distribute affordable housing in more affluent neighborhoods.

Through the FHCSO, the City continued to provide security deposit grants, allowing some families to move out of low income neighborhoods.

9. Removal of Barriers to Affordable Housing

The most significant barriers to affordable housing in San Diego are market-related. High real estate prices have meant that significant resources are necessary to subsidize the development, preservation, and improvement of affordable housing. The SDHC and City of San Diego leverage federal funds with a variety of state and low resources to expand affordable housing opportunities (see Section C below).

10. Certifications of Consistency

During FY05, the SDHC prepared Certifications of Consistency for a number of organizations, including:

- San Diego Home Loan Counseling & Education Center
- Black Contractor's Association
- Able-Disabled Advocacy Group
- Neighborhood House Association
- Urban League of San Diego County
- ACORN Housing Project
- Community Housing Works
- San Diego LGBT Community Center

In addition, SDHC also certified the consistency of the application for Supportive Housing Grants SuperNOFA with the Consolidated Plan.

C. Leveraging Housing and Community Development Resources and Programs

As a city with substantial housing and community development needs, the City of San Diego needs to leverage its CDBG, HOME, ESG, and HOPWA entitlement grants with a variety of non-CPD funding sources and programs to maximize the effectiveness of available funds. The availability of these local, State, and non-profit resources and programs have greatly improved the City's ability to address community development needs.

1. Housing Activities

Downpayment/Closing Cost Assistance Grants: This program is available to First-Time Homebuyers earning 100 percent or less of the AMI. The grant amount is equal to 4 percent (2 percent for downpayment costs and the balance for closing costs) of the purchase price not to exceed \$7,500. The grant must be repaid if the applicant sells or rents the home within the first six years of ownership.

Mortgage Credit Certificates (MCC) Program: The Mortgage Credit Certificates (MCC) program allows a qualified homebuyer a credit each year on their federal income tax, in an amount equal to 15 to 20 percent of the mortgage interest paid that year. The MCC reduces the borrower's federal income tax liability, through a direct credit, thus increasing the income available to qualify for a mortgage loan. An MCC can have the effect of raising the loan amount, by up to 20 percent, for which a buyer can qualify.

CalHome Mortgage Assistance Program: This program is designed to make funds available to low and very low-income households to help with the purchase of a home within the City of San

Diego. This is a State funded program, which is administered by the Housing Commission. The loans have a 30-year term at zero percent interest with no monthly payments. When the buyer sells the property or the CalHome loan is paid in full, in addition to payment of the principal balance, the buyer must pay an amount equal to the CalHome net share of appreciation in value of the property.

First-Time Homebuyer Assistance in Downtown San Diego: In an effort to make home ownership more accessible and affordable, Centre City Development Corporation (CCDC), on behalf of the Redevelopment Agency of the City of San Diego, created a program that assists first-time homebuyers earning 120 percent or less of the AMI to purchase a home in downtown San Diego. This program provides financing, in the form of a second trust deed loan, not to exceed \$75,000. The loan is for 30 years at zero percent interest and has no monthly payments for the first five years. Beginning the sixth year, the buyer will be required to make level monthly principal payments. If the buyer sells within 30 years, they must pay an amount equal to CCDC's share of appreciation in value of the property. From year 30 to year 45, CCDC's share of appreciation is reduced by 50 percent. This is a CCDC-funded program, administered by SDHC.

Mobile Home Repair Grants: Mobile home owners earning up to 60 percent of the AMI may be eligible for one-time-only grants of up to \$3,500 for the repair of health and safety hazards such as roofing, plumbing, electrical, heating, broken windows and porch repair.

HUD Lead Hazard Control Grants: These non-repayable grants to reduce lead hazards in residences occupied or frequently visited by children under six years of age are available for owner-occupied or rental properties with occupants under 80 percent of the AMI and located in eight contiguous communities of Council District 8 in Southeast San Diego. Grants are offered up to \$12,500 for single family residences and up to \$7,500 per multi-family unit plus \$10,000 for common areas.

CalHome Exterior Accessibility Grants for Renters (EAGR): These grants are available citywide to tenants with disabilities and private rental owners with vacancies to be offered to tenants with disabilities earning less than 80 percent of the AMI. Grants up to \$3,000 per unit and \$7,000 for common areas to a maximum of \$25,000 per multi-family complex are offered for exterior accessibility improvements, such as curb cuts, ramps, and exterior door widening.

Multi-family Bond Program: This program offers below market financing to developers of multi-family rental projects that set aside a portion of the units in their projects as affordable housing. Activities eligible for financing include new construction, acquisition, and rehabilitation of projects located in the City of San Diego. Specifically, a project is eligible for tax-exempt multi-family bond financing if one of the following conditions is met:

- A minimum of 20 percent of the units must be set aside for occupancy by households earning up to 50 percent of the AMI, as adjusted for family size; or
- A minimum of 40 percent of the units must be set aside for occupancy by households earning up to 60 percent of the AMI, as adjusted for family size.

In addition, state law requires that a minimum of 10 percent of the units be set aside for occupancy of households earning up to 50 percent of AMI, as adjusted for family size.

Multi-family Rental Development Program: Under the Multi-family Rental Development Assistance Program, direct loans serve as gap financing to supplement private equity and debt for multi-family housing developments either through new construction or acquisition/rehabilitation. In exchange for a low-interest-rate loan, the developer agrees to restrict rents on a certain number of units for a set period of time.

Density Bonus Program: This State-authorized program is designed to provide a density bonus and one regulatory concession to developers in exchange for reserving a percentage of housing units for low and moderate income or senior households for specified periods of time.

Affordable Housing Trust Fund: The City of San Diego's Affordable Housing Fund is a permanent, annually renewable source of funds to help meet the housing assistance needs of the city's very low-, low-, and median-income households. Within the Affordable Housing Fund are two accounts: the Housing Trust Fund account and the Inclusionary Housing account.

Inclusionary Housing: San Diego adopted a Citywide Inclusionary Housing Ordinance in July 2003. Pursuant to the ordinance, 10 percent of new residential development must be made affordable to households earning up to 100 percent of the AMI for for-sale units or 65 percent of the AMI for rental units. A fee determined by the square footage of the proposed development may be paid in-lieu of building the units (Inclusionary Housing In-Lieu Fee). Within the City's future urbanizing area, 20 percent of all new construction units must be set aside for households earning at or below 65 percent of the AMI.

Housing Trust Fund: The San Diego Housing Trust Fund was created by City Council Ordinance on April 16, 1990. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways including loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities. To comply with the Ordinance, Housing Trust Fund monies shall be allocated: 1) at least 10 percent to Transitional Housing; 2) at least 60 percent to very low-income households (defined as households with incomes at or below 50 percent of area median income); 3) no more than 20 percent to housing for low-income households (defined as households with incomes between 50 percent and 80 percent of area median income) and 4) no more than 10 percent to median income first-time homebuyers. The SDHC recently received a one-time \$2,000,000 State grant as matching funds under the Housing Trust Fund's rental housing production program

Home Security Screen Door and Lighting Program: This program funds the free installation of security screen doors and exterior lighting for owner-occupied households. Preference is given to seniors (62 year of age or older) or disabled persons.

Access Center: SDHC also supports the Access Center of San Diego to provide emergency shelter vouchers and security deposits for persons with physical disabilities. As part of this program the Access Center also provides housing information and referral services to persons with disabilities.

Shared Housing: This program is provided through ElderHelp of San Diego that matches two or more unrelated adults in an existing home to provide affordable housing at a lower cost.

Public Housing: As of November 2003, SDHC owns and manages 1,782 public housing units throughout the County, including 36 units of single-family public housing. Public housing projects owned by SDHC are committed as long-term affordable housing.

Rental Housing Assistance Program (Section 8): The Section 8 program administered by SDHC provides rent subsidies to low income families and special needs households. Assistance is provided in the form of a voucher. SDHC also offers a variety of self-sufficiency programs to Section 8 voucher recipients. Currently, SDHC provides rental assistance to over 12,000 households.

Redevelopment Agency Programs: The collaborative efforts of the City of San Diego Redevelopment Agency, Central City Development Corporation (responsible for Downtown redevelopment), and the South Eastern Development Corporation (responsible for redevelopment within southeastern San Diego communities) have constructed more than 1,800 new affordable housing units, acquired or rehabilitated over 3,000 units, and initiated owner-occupied rehabilitation of over 5,300 units since 1992.

In January 2003, the redevelopment agencies jointly-issued a \$55 million Notice of Funds Availability (NOFA) to seek affordable housing proposals and a Request for Proposals (RFP) to select a financial consultant to evaluate potential projects. The Redevelopment Agency established the following goals and priorities for awarding available redevelopment set-aside funds:

**Table 8
Redevelopment Collaborative
Set-Aside Goals and Priorities**

Income Levels	Goal	Priorities
Very-Low Income (<50% AMI)	\$30,250,000 (55%)	1. Small families (1 & 2 bdrm units) 2. Large families (3+ bdrm units) 3. Individuals; Seniors; & Special purpose (SRO, studio & loft units)
Low-Income (51%-80% AMI)	\$16,500,000 (30%)	1. Small families 2. Large families 3. Individuals & Seniors
Moderate-Income (81%-120% AMI)	\$8,250,000 (15%)	1. Homeownership for families 2. Rentals for large families

Single Room Occupancy (SRO) Program: The City is in the process of updating its Single-Room Occupancy Hotel regulations. Although not the sole answer to the homeless problem, SROs have become an essential part of the solution in San Diego. The City plans to continue the dispersal and support for SROs by incorporating SROs into plans of transit-oriented developments.

2. Economic Development Activities

Revolving Loan Programs: The City continues to utilize Economic Development Administration (EDA) funds to implement a suite of revolving loan funds which are available to small businesses and entrepreneurs, mainly in San Diego's lower income communities: 1) San Diego Regional Revolving Loan Fund which was capitalized in 2003 with a \$1.5 million grant from the Economic Development Administration and matched with \$1.5 million of local funds. This program is specifically designed to address the capital access needs of small businesses in the region's lower income neighborhoods. 2) The City also continues to administer the Metro Revolving Loan which was originally capitalized with a \$400,000 EDA grant and \$200,000 of CDBG. Since its inception, this loan fund has assisted more than 20 businesses located in the City's Metro Enterprise Zone (see State Resources below). 3) The Emerging Technologies (EmTek) revolving loan fund was first capitalized with a \$750,000 EDA grant and has been matched with City and local investor funds of \$1,350,000. This fund invests in early stage technology companies and targets lower income neighborhoods.

Incentive Programs: The State Enterprise Zone program and the Federal Renewal Community Initiative are major economic development tools used by the City to stimulate investment in its lower income neighborhoods. The incentive programs thereby complement the use of CDBG funds in these same neighborhoods. Utilizing the Commercial Revitalization Deduction incentive available through the Federal Renewal Community designation, investment of \$6.4 million was generated and utilizing the tax credits and other business incentives available through the State Enterprise Zone program, \$40 million was invested in the City's two Enterprise Zones.

Redevelopment: Over \$17 million was allocated to redevelopment projects in San Diego's distressed neighborhoods. Redevelopment, through the authority granted by the State which allows tax increment financing as well as special legal mechanisms, continues to be a major complement to CDBG funded activities related to affordable housing and economic development.

Commercial Revitalization: The City received \$395,000 from the State Trans Net Fund to supplement CDBG funded commercial revitalization efforts. Approximately \$325,000 was invested by small business owners for storefront improvements in CDBG eligible census tracts. Business owners in Business Improvement Districts assessed themselves \$1 million for business district improvements and promotional events.

3. Community and Supportive Services

Homeless Services: In partnership with the County of San Diego, the City utilized funding received from the HUD Supportive Housing Grant to supplement ESG and CDBG funds that were targeted to housing and services for the homeless.

Public/Social Services: The City utilized its General Fund revenues to supplement its CDBG allocation for public services.

D. Citizen Participation and Comments

1. Citizen Participation Process for Community Development Programs

The City's strives to provide citizens with ample opportunity to review and comment on the programs and activities identified in the FY 2005-09 Consolidated Plan and the FY05 Action Plan. Some examples of opportunities for public participation include the community planning groups, redevelopment project area committees, community development corporations, and business improvement district meetings. In addition, certain documents are translated into other languages to facilitate participation and solicit input from non-English speaking residents.

The City has adopted and adhered to the Citizen Participation contained in the 2005-2009 Consolidated Plan (incorporated herein as reference). Detailed requirements have been identified for each of the following five stages of the Consolidated Planning process:

- Needs assessment
- Plan development
- Plan approval
- Plan amendment
- Performance review

Specific requirements were spelled out with regard to public noticing, public access to information, public hearings, complaint procedures, and amending the Citizen Participation Plan.

2. CAPER FY05 Process

To be effective, housing and other community development policies and programs must be consistently monitored and modified when necessary. The City conducts monitoring reviews of housing and community development activities to determine whether programs are being carried out in accordance with the Consolidated Plan, and in a timely fashion. The monitoring is carried out on a regular basis to ensure that statutory and regulatory requirements were being met.

The City uses various tools to evaluate the success of its programs in meeting local housing and community development needs. HUD requires that the City submit annual reports on its performance in carrying out the program goals in the Consolidated Annual Performance and Evaluation Report (CAPER). The City's monitoring strategy combines regularly submitted written progress reports, periodic file reviews/desk audits, and annual site visits.

City of San Diego non-housing programs supported with federal entitlement funds and subject to the Consolidated Plan will be monitored to ensure compliance with the respective program requirements of the specific funding source. The City approach to monitoring is an ongoing process involving continuous communication and evaluation with grant recipients (non-profit organization, other governmental agencies, City departments).

The City performs the following monitoring functions:

- Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations)
- Review all grant recipients reimbursement requests through desk audits to ensure specific program requirements are being met
- Review and determine eligibility of all applications with specific federal funds criteria
- Provide technical assistance to grant recipients in various program areas

The monitoring process involves frequent telephone contacts, written communications, analysis of reports and audits, desk audits, onsite monitoring, and meetings. The City's goal is to ensure compliance with specific program requirements for the applicable funding source. The primary goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce or augment grant recipients' performance. As part of this process, City staff attempt to be alert for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. On an individual basis, identified deficiencies will be corrected through discussion, technical assistance, or in the case of serious infractions the City may seek to impose sanctions.

Housing programs supported with federal funds and subject to the Consolidated Plan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the City's affordable housing supported with federal funds awarded to the jurisdiction or the Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority and in many cases the Redevelopment Agency.

SDHC performs the following monitoring functions:

- Prepares and makes available to housing program participants (i.e., project owners and participating households) any general information regarding income limitations and restrictions which are applicable to the affordable units
- Reviews and determines eligibility of participating households prior to initial occupancy of affordable units
- On an annual basis, reviews documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions
- Inspects project books and records pertaining to the incomes and rents of participating households, as SDHC may deem necessary.
- Notifies project owners of any circumstances of non-compliance of which SDHC becomes aware and takes necessary actions to bring project into compliance
- Performs Housing Quality Standards inspections on all HOME funded rental properties as outlined in the HOME regulations

The CAPER was available for public review and comment from September 13th through September 27th, 2005. The report was available at City Hall, Community Services Centers, City libraries, SDHC, and on SDHC's Website at <http://www.sdhc.net/>.

F. Self-Evaluation

During FY05, the City of San Diego did not hinder plan implementation by action or willful inaction. Specifically, the City has followed the blueprint established in the 2005-2009 Consolidated Plan regarding priority needs. Primary needs continue to exist in the area of housing and home purchasing assistance. Home ownership and property rehabilitation are excellent neighborhood stabilization/revitalization strategies. The activities and strategies pursued by the City during the reporting period made an impact on the needs identified in the Consolidated Plan. Most projects and goals set out in the FY05 Action Plan were either completed or initiated.

The need for affordable housing in the City continued to outstrip demand. As such, the City allocated and expended substantial resources to expand affordable housing opportunities for residents. Highlights in FY05 reporting period include:

- **Homeownership:** Because of an inclusionary housing policy in the North City Future Urbanizing Area, for-sale homes for families earning from 60 to 80 percent of Area Median Income were created.
- **Rental Assistance:** The SDHC was very successful in leasing up as many families and individuals as possible with vouchers allocated to it.
- **Rental Housing Production:** Despite a decreased availability of developable land, 714 affordable units were created (including 44 HOME-funded units). In addition, Another 240 affordable units are under construction and near completion, of which 38 units are funded with HOME funds.
- **Housing Rehabilitation:** San Diego continues to have a strong record in rehabilitating homes of low-income persons. Overall, 187 owner-occupied homes and 44 rental homes were rehabilitated in 2005 with HOME and CDBG funds. In addition, 509 affordable rental housing units have been rehabilitated using non-HOME funds. Another 332 affordable units have been funded, but rehabilitation has not yet begun, of which 126 units are funded with HOME funds.
- **Policies:** A city-wide inclusionary housing policy was adopted by the City Council in FY04 (in addition to the North City Future Urbanizing Area policy which was already in place). In addition to new affordable housing, this policy will generate in-lieu fees to be used toward the creation of more affordable housing.

In addition, the City adopted a condo conversion policy to assist those impacted by the loss of affordable units. A policy on conditions under which Single Room Occupancy Hotels (SROs) can convert was developed in FY04 and began implementation in FY05.

II. Community Development Block Grant Requirements

The City of San Diego administers the CDBG program through its Community and Economic Development Department. Over 100 programs are administered by City staff, the San Diego Housing Commission and community-based organizations. The following is information pertaining to the City's use of CDBG funds in FY 2005, which covers the July 1, 2004 – June 30, 2005 time frame. (Note: the City's FY 05 allocations reflect the use of HUD's Entitlement Year 2004 funds.) Although this report focuses on the use of funds allocated for this fiscal year, some of the analysis and accomplishment information are based on the expenditure of previous year's allocations during this fiscal year.

A. Use of CDBG Funds in Relation to Consolidated Plan Priorities, Needs, Goals, and Objectives

The current Consolidated Plan established priorities and strategies in four broad areas: affordable housing, community and supportive services, public improvement and community facilities, and economic development and anti-poverty. As HUD 108 payments grew to become the largest category of spending in the City's CDBG budget, the use of the HUD 108 funds was clarified to indicate which major categories the projects could be attributed to. CDBG FY05 funds were disbursed as indicated in Table 9 and accomplishments are summarized in Table 10.

Table 9
FY05 CDBG Expenditures

Expenditure Category	Expenditure	% of CDBG Expenditures
Planning and Administration	\$5,048,767.28	18.2%
Affordable Housing	\$3,110,817.51	11.2%
Community and Supportive Services	\$3,605,278.37	13.0%
Public Improvements and Community Facilities	\$9,912,159.15	35.7%
Economic Development and Anti-Poverty	\$1,632,994.84	5.9%
Section 108 Payments and Other	\$4,296,034.52	15.5%
Total FY05 Expenditures	\$27,752,270.81	100%

Note: Figures above represent funds disbursed during FY 2005.

Table 10
CDBG Accomplishments
FY05 and Cumulative

Activities	Fiscal Year 2005	Cumulative Fiscal Year 2005-2009
<i>Housing</i>		
Rehabilitation	140 single-family units	1 st year of Consolidated Plan implementation – no cumulative accomplishments applicable
Code Enforcement	90 units	
<i>Economic Development</i>		
Small Business Support	32 persons	1 st year of Consolidated Plan implementation – no cumulative accomplishments applicable
Micro-Enterprise Support	60 businesses	
<i>Community Development</i>		
Public Facilities	4 facilities completed	1 st year of Consolidated Plan implementation – no cumulative accomplishments applicable
Center for the Disabled	1 facility completed	
Neighborhood Facilities	3 facilities completed	
Parks and Recreational	2 facilities completed	
Street Improvements	Various, benefiting 6,044 persons	
Fire Stations/Equipment	12 projects completed	
<i>Human Needs</i>		
Senior	150 persons	1 st year of Consolidated Plan implementation – no cumulative accomplishments applicable
Disabled	171 persons	
Legal	1,054 persons	
Youth	1,241 persons	
Other	15,433 persons	

Refer to Section I.A, *Assessment of Five-Year Goals and Objectives* for specific activities undertaken in FY05.

1. Affordable Housing

During FY05, the SDHC received approximately CDBG funds from the City of San Diego. Following is a breakdown of how those funds were utilized during FY05:

Housing Rehabilitation

- Provided financial assistance in the rehabilitation of multifamily housing units.
- Provided technical assistance in the rehabilitation of single-family housing units.

Loan Management

- Serviced a loan portfolio of more than 2,000 loans

- Performed all contractual obligations required of the Housing Authority as the bond issuer
- Monitored loan and/or grant agreements to ensure compliance with all applicable requirements and restrictions.

Housing Finance and Development

- Financed the development of 1,179 affordable rental housing units with CDBG and other funds (most of these units also receive HOME funds).
- Administered and provided oversight for 14 CDBG funded housing-related programs and projects detailed further in the report.

Homeownership

- Funded 5 downpayment grants.
- Issued and reissued (refinancing) Mortgage Credit Certificates.
- Provided underwriting services for homebuyer loans and grants; provided information and technical support for private lenders and realtors.

Special Purpose Housing

- Provided financing for the operation of 567 transitional housing beds.
- Provided financing towards the City's Homeless Coordinator Program, the City's Winter Shelter Program and the Regional Task Force on the Homeless.
- Coordinated preparation of the Consolidated Plan update in partnership with the City, and update of the Agency Plan.
- Prepared or assisted in preparation of numerous applications to federal, state and private organizations requesting funding to support affordable housing and related services.

Commission staff administered and provided oversight for nonprofit entities utilizing CDBG funding for affordable housing related activities. Accomplishments are included below for each program/project:

- **Community HousingWorks:** Provide low-to-moderate income homebuyers with flexible-affordable mortgage loan products, and homeownership counseling, education, loan origination, direct lending, and post-purchase counseling.
 - **Performance Measures:** 1) Over 500 participants will graduate from homeownership education. 2) A minimum of 50 direct loans targeting families who will purchase or rehabilitate housing will be closed.
 - **Accomplishments:** During FY05, Community HousingWorks assisted 934 clients. Specifically, 788 graduated from the HUD certified Homebuyer Express class and 106 loans were closed (38 with direct financial assistance from Community HousingWorks).

- **Bayside Community Center:** Project will employ a housing counselor providing homeownership counseling and resolving landlord/tenant housing issues in the designated census tracts of Linda Vista: 86, 88, 89.01 & 90.
 - **Performance Measures:** 1) Assist 100 low and moderate income residents in the Linda Vista Community in receiving appropriate and accurate landlord/tenant issues. 2) Conduct 40 follow up visits with residents. 3) Educate and empower 100 residents to understand their rights and responsibilities as tenants and homeowners. 4) Plan 4 workshops for a total of 100 residents on rental housing and home ownership.
 - **Accomplishments:** During FY05, Bayside Community Center assisted 94 new clients with tenant/landlord issues and 106 follow-up visits with information. However, no workshop was provided.
- **Black Contractors Association:** Development of affordable housing and a home independence program for seniors.
 - **Accomplishments:** Due to consultant change, no project was started. This project will resume in September 2005.
- **Environmental Health Coalition:** Program will target the north part of Council District 8 in typical residential structures range from 70 - 100 years old. The targeted communities are Barrio Logan, Grant Hill, Logan Heights, Memorial, Sherman Heights, Stockton, Southcrest and Shelltown. These funds will be leveraged with a \$1.9 million HUD grant for the Lead Hazard Control Program.
 - **Performance Measures:** 1) Develop a program brochure to describe the benefits of the program and eligibility requirements for receiving a LHC grant. 40,000 copies to be distributed. 2) Train 6 community health outreach workers to conduct lead surveys to determine property and occupancy eligibility and will conduct visual inspections for lead hazards and take dust wipe and soil samples. 6,000 homes will be canvassed. 3) Provide monthly presentations that will include information of the health impacts of lead poisoning, sources of exposure, tips on reducing exposure, lead-safe cleaning tips and information on the program. 4) Incorporate LHC information into other organizations presentations. 5) Coordinate a comprehensive media strategy. 6) Conduct quarterly workshops on lead safe cleaning and maintenance practices. 7) Maintain the Lead-Safe Housing Registry to provide potential renters and buyers information about status of lead safety.
 - **Accomplishments:** EHC has completed all intake applications for the project. The Agency provides transportation services and free lead blood tests for children.
- **Fair Housing Council:** Offer fair housing services that address unlawful housing discrimination through programs of advocacy, public outreach and education, technical assistance, investigation and enforcement of housing discrimination complaints, and research

and technical contracts. Provide Tenant-Landlord Education and Mediation Service designed to promote and increase consumer/rental applicant education and awareness.

- ***Accomplishments:*** See detailed accomplishments in Section B.1, Actions to Overcome or Eliminate Impediments to Fair Housing Choice.
- **Latino Builders Industry Association:** Provide services related to housing rehabilitation, increasing homeownership opportunities, and neighborhood revitalization.
 - ***Performance Measures:*** 1) Provide grants, not to exceed \$5,000 each, to CDBG-eligible homeowners for a total of \$35,000. The focus of the grant activities will be on exterior repairs to include painting, roofing, porch repairs, concrete work, solving drainage problems, window replacement and repairs, etc. 2) Provide technical assistance to residents.
 - ***Accomplishments:*** During FY05, LBIA assisted in the rehabilitation of 19 units. Homeowners were given \$5,000 grants to make repairs such as roof, wall, fence, carpeting, etc.
- **Lutheran Social Services:** Provide cost effective, coordinated services installing home security devices and minor home repair to low/moderate income homeowners.
 - ***Accomplishments:*** During FY05, LSS assisted with the installation of home security devices and minor home repairs for 89 low/moderate income households. This project did not collect demographics until the last two quarters and did not meet its goals due to lack of staff training and support.
- **Rebuilding Together San Diego:** Provide services that consist of developing and operating a program that culminates in an annual rehabilitation event in April that utilizes volunteer and donated materials to rehabilitate homes owned and occupied primarily by low income, elderly or disabled homeowners.
 - ***Accomplishments:*** Overall, this Agency assisted with the rehabilitation of 32 units.
- **San Diego Community Housing Corporation:** Develop a Housing Impact Initiative for Council District 8 communities. Perform a feasibility analysis for the acquisition of affordable single-family homes through special financing programs; for the construction of new, affordable, single-family homes; for the acquisition and rehabilitation of existing multi-family developments; and for the construction of new multi-family developments.
 - ***Accomplishments:*** The San Diego CHC performed feasibility analysis for the acquisition and rehabilitation of affordable single-family homes through special financing programs, the construction of new affordable single-family homes, the acquisition and rehabilitation of existing multi-family developments, and for the construction of new multi-family developments.

- **San Diego-Imperial Counties Labor Council:** Provide home security devices (I.e., security screen doors, dead bolt locks, carbon monoxide detectors, exterior motion sensor lighting, etc.) for low/moderate-income homeowners and tenants.
 - *Accomplishments:* The Labor Council installed home security devices for 369 units.

- **San Diego Housing Commission-Affordable Housing:** SDHC affordable program encompasses a number of activities that support, encourage and further the cause of affordable housing for low-income families and individuals. The program aim is preserving existing affordable housing, increasing the supply of affordable housing, ensuring compliance of affordable housing initiatives and policies, expanding home ownership opportunities, and disseminating information about affordable housing.
 - *Accomplishments:* The SDHC conducted a number of workshops on homebuyer assistance, managed and monitored a portfolio of housing developments and loan servicing. The SDHC also worked with various housing developers to construct or acquire/rehabilitate housing for low and moderate income households.

- **San Diego Housing Commission-Model School Project:** To support the efforts of the Model Schools to aid in the planning and implementation of the Model School project. The funding may be used for a variety of purposes: site evaluation and selection process; processing the environmental impact report; obtaining the project's land-use entitlements; infrastructure improvements; economic development efforts; housing rehabilitation; and community outreach.
 - *Accomplishments:* The SDHC contracted with a consulting firm in August 2005 to oversee the environmental impact report traffic study and for outreach to community members regarding possible relocation.

- **City-County Reinvestment Task Force (RTF):** The funds will be used in support of the efforts to establish the San Diego Capital Collaborative, a "smart growth" equity capital fund, that will be used in low income neighborhoods. CCRTF staff will assist in forming the new non-profit organization in hiring of a fund manager, working to define the goals and values of the fund and assisting to access potential investors to the fund.
 - *Accomplishments:* The RTF formed a new non-profit organization – San Diego Capital Collaborative. It also assisted in forming an \$85 million Smart Growth Fund to be used for new development of workforce housing, new businesses and industrial space. The Smart Growth Fund will be used in low income neighborhoods.

2. Community and Supportive Services

FY05 expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens (30 programs), youth (39 programs), and disabled persons (11 programs).

3. Public Improvements and Community Facilities

Public Improvements

Public Improvements is a broad category which includes a number of physical development activities. These include renovations, construction and acquisition related to neighborhood facilities such as Boys and Girls Clubs, community health clinics, cultural and social centers and to public facilities such as libraries, parks, and recreation centers; street and alley repairs; sidewalk and streetscape projects related to commercial revitalization; and tree planting and other neighborhood beautification/identification activities. In FY05, 35 projects were completed or underway in this category with CDBG funds, including: 11 general public facilities; 2 centers for the disabled; 4 neighborhood facilities; 5 parks and recreational facilities; street improvements that would benefit 22,479 persons; and 13 fire stations/equipment improvements.

Architectural Barrier Removal

CDBG funds were expended on various architectural barrier removal projects in FY05. Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

Neighborhood Based Code Enforcement

CDBG funds were expended on 42 projects in this category in FY05. Activities include six pro-active code enforcement teams, a targeted effort to eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right of way barriers.

Lead Based Paint Hazard Elimination

The City funded four projects related to the elimination of lead based paint hazards with CDBG funds, assisting 130 units.

4. Economic Development and Anti-Poverty

San Diego's economic development activities focused on small business assistance and micro-enterprise development rather than on job creation. In FY05, 11 programs were funded in this category with CDBG funds; all but one of which were administered by community based agencies. Of these programs, 4 concentrated on micro-enterprise assistance for San Diego's ethnic minority and refugee populations, and all 11 provided general assistance to small businesses in CDBG eligible areas.

5. HUD Section 108 Loan Repayment

The City has utilized Section 108 loans to finance a variety of large-scale public improvements and economic development projects. Community development projects for which payments are made include three police stations, one fire station, two homeless facilities, one library/park/community center complex, one community center, two public improvement/infrastructure projects, and three libraries. Economic development projects for which payments were made include one commercial center project and one business park project.

B. Nature and Reasons for Changes in Program Objectives

No changes to the Consolidated Plan program priorities or objectives during the program year were adopted.

C. Efforts in Implementing the Planned Activities

The City of San Diego diligently implemented the FY05 Action Plan. The City did not hinder plan implementation by action or willful inaction. Planned activities were consistent with the current Action Plan and with the overall Consolidated Plan. Major categories are broad enough to allow for new activities to be funded as each funding cycle occurs.

The Housing Commission handles certifications of consistency with the Consolidated Plan for agencies applying for other HUD funding, with input from City staff when appropriate. These are handled in a fair and impartial, as well as timely, manner. The City has taken no actions that would hinder implementation of the Consolidated Plan and has actively implemented related projects and programs that aid in achieving the goals of the plan.

See Section IA, *Assessment of Five-Year Goals and Objectives* for activities undertaken and accomplishments achieved.

D. Compliance with National Objectives

Local community development activities must be designed to address one or more of the three national objectives:

- Eliminate slums and blight and blighting influences;
- Benefit low to moderate income persons and neighborhoods;
- Meet other urgent community needs imposing an immediate threat to safety and health.

All activities pursued in FY05 were focused on benefiting low and moderate-income persons through:

- Direct provision of assistance to income qualified households;
- Direct provision of public services;
- Direct provision of service to persons qualified under the Limited Clientele benefit;
- Improvements made in low and moderate income areas; or
- Promotion of economic development activities that benefit the community in general but create jobs for low and moderate- income households.

E. Activities Specified for the Program Year Involving Acquisition, Rehabilitation or Demolition of Occupied Real Property

There were no non-housing acquisition, rehabilitation or demolition projects undertaken which involved occupied property. The City provided rehabilitation assistance primarily to owner-occupied properties and, in every case, the rehabilitation work was done so as not to displace the owner. No tenants were displaced during rehabilitation of rental properties.

F. Economic Development Activities Undertaken Where Jobs Were Made Available to Low- or Moderate-Income Persons

There were no economic development activities undertaken in FY 04 whereby jobs were made available to low- or moderate-income persons but were not taken by them. The City's economic development activities related primarily to small business assistance and to micro-enterprise support.

G. Activities Serving Limited Clientele Not Falling within One of the Categories of Presumed Limited Clientele, Low and Moderate Income Benefit

There are no CDBG funded programs which serve a limited clientele category that do not fall within one of the categories of presumed limited clientele/low and moderate income benefit as defined in the regulations.

H. CDBG Program Income Generated in FY 2005 (HUD FY 2004)

During FY 2005, the CDBG program generated \$3,676,807 in program income. Detail about program income is included in the attached IDIS reports.

I. Neighborhood Revitalization Strategy

The City has no Neighborhood Revitalization Strategy designations.

III. HOME Grant Requirements

A. Distribution of HOME Funds among Identified Needs

The City of San Diego (City) received an allocation from HUD of \$10,486,214 in HOME funds (inclusive of ADDI funds) for the period July 1, 2004 through June 30, 2005, with planned distribution as follows:

- \$5,650,837 – Rental Housing Production
- \$ 550,000 – Homeownership Programs
- \$ 950,000 – Rehabilitation Programs
- \$1,430,168 – CHDO Programs
- \$ 951,764 - ADDI
- \$ 953,445– 10% Administrative Funds

As of June 30, 2005, according to the HUD’s Deadline Compliance Status Reports, there were no outstanding prior year commitments, CHDO reservations and disbursements. From the FY04 funding allocation of \$10,486,214, \$1,430,167.50 has been committed in the IDIS reporting system. In addition to the allocation from HUD, the San Diego Housing Commission (Housing Commission) generated program income of \$5,758,266.35 for FY04 with additional program income not reported for 2004 of \$913,994.09. \$5,196,662.43 was disbursed among the programs listed above.

As of June 30, 2005, according to the HUD IDIS reporting system, all funding prior to FY02 was committed. Commitments during the period July 1, 2004 through June 30, 2005 totaled \$13,974,311.10.

All of the Housing Commission’s HOME programs serve households at 80 percent or below Area Median Income (AMI) and concentrate on the households included in the Consolidated Plan’s FY2005–2009 Affordable Housing Priorities listed as High Priority and Medium Priority.

High Priority includes households and income groups at 80 percent or below AMI who are renters paying over 30 percent of income for housing, homeowners at 50 percent or below AMI needing housing rehabilitation, and homeownership assistance to households who are earning 31-80 percent of AMI.

Medium Priority includes household and income groups at 51-80 percent AMI who are homeowners in need of housing rehabilitation, and homeownership assistance to households earning 0-30 percent AMI.

1. Rental Housing Development

To assist renters paying over 30 percent of income for housing, during the past year, HOME funds have been used to fund four rental housing development projects with 332 restricted units, including 126 HOME units, as follows:

Table 10
Summary of New Construction and Rehabilitation Accomplishments

Project	Activity	Accomplishments
<i>FY05 HOME-Assisted Projects</i>		
Beyer Courtyards 3400 Beyer Boulevard	Acquisition and Rehabilitation	<ul style="list-style-type: none"> • 60 total units with 25 HOME units • 59 restricted unit <ul style="list-style-type: none"> - 14 units ≤50% AMI - 45 ≤60% AMI
Talmage Senior Village 5252 El Cajon Boulevard	Acquisition and Rehabilitation	<ul style="list-style-type: none"> • 91 total units with 15 HOME units • 90 restricted units <ul style="list-style-type: none"> - 10 units ≤30% AMI - 38 units ≤45% AMI - 42 units ≤50% AMI
Hillside Gardens 5082 University Avenue	Acquisition and Rehabilitation	<ul style="list-style-type: none"> • 380 total units with 44 HOME units • 76 restricted units <ul style="list-style-type: none"> - 76 units ≤50% AMI
Delta Village 4316 Delta Street	Acquisition and Rehabilitation	<ul style="list-style-type: none"> • 108 total units with 42 HOME units • 107 restricted units <ul style="list-style-type: none"> - 11units ≤50% AMI - 96 ≤60% AMI
<i>HOME-Assisted Projects in Various Stages of Development</i>		
Casa Colina 5207 52 nd Place	Acquisition	<ul style="list-style-type: none"> • 75 total units with 15 HOME units • 74 restricted units <ul style="list-style-type: none"> - 8 units ≤50% MAI and 66 ≤60% MAI
Creekside Trail 2000 Block of Coronado Avenue	Acquisition and New Construction	<ul style="list-style-type: none"> • 50 total units with 11 HOME units • 49 restricted units <ul style="list-style-type: none"> - 5 units ≤30% AMI - 5 units ≤40% AMI - 25 units ≤50% AMI - 4 ≤60% AMI
Renaissance at North Park 30 th and El Cajon Boulevard	Acquisition and New Construction	<ul style="list-style-type: none"> • 96 total units with 11 HOME units • 94 restricted units <ul style="list-style-type: none"> - 10 units ≤30% AMI - 38 units ≤40% AMI - 46 units ≤50% AMI
9 th and F Apartments 827 F Street	New Construction	<ul style="list-style-type: none"> • 24 total units with 1 HOME unit • 23 restricted units <ul style="list-style-type: none"> - 12 ≤50% AMI - 11 ≤60% AMI
<i>Pre-FY05 HOME Funded Projects Completed During FY05</i>		
Palms 4366 Home Avenue	New Construction	<ul style="list-style-type: none"> • 94 total units with 11 HOME units • 94 restricted units <ul style="list-style-type: none"> - 21 units ≤50% AMI - 73 units ≤60% AMI

Table 10
Summary of New Construction and Rehabilitation Accomplishments

Project	Activity	Accomplishments
Vista Terrace 1606 Del Sol Boulevard	New Construction	<ul style="list-style-type: none"> • 262 total units with 11 HOME units • 260 restricted units <ul style="list-style-type: none"> - 11 units ≤50% AMI - 69 units ≤60% AMI - 180 units ≤65% AMI
Market Square Manor 525 14 th Street	New Construction	<ul style="list-style-type: none"> • 200 total units with 11 HOME units • 198 restricted units <ul style="list-style-type: none"> - 98 units ≤38% AMI - 100 units ≤43% AMI
Market Square Manor 525 14 th Street	New Construction	<ul style="list-style-type: none"> • 200 total units with 11 HOME units • 198 restricted units <ul style="list-style-type: none"> - 98 units ≤38% AMI - 100 units ≤43% AMI
Coronado Terrace 1183 25 th Street	Rehabilitation	<ul style="list-style-type: none"> • 312 total units with 11 HOME units • 310 restricted units <ul style="list-style-type: none"> - 81 units ≤50% AMI - 199 units ≤60% AMI - 30 units ≤62% AMI
Bella Vista 4742 Solola Avenue	Rehabilitation	<ul style="list-style-type: none"> • 170 total units with 11 HOME units • 170 restricted units <ul style="list-style-type: none"> - 20 units ≤50% AMI - 150 units ≤60% AMI
Paseo Glenn 1851-65 Titus Street	Acquisition & Rehabilitation	<ul style="list-style-type: none"> • 14 total units with 11 HOME units • 13 restricted units <ul style="list-style-type: none"> - 13 units ≤50% AMI
Metro Villas 3900 39 th Street	New Construction	<ul style="list-style-type: none"> • 120 total units with 11 HOME units • 118 restricted units <ul style="list-style-type: none"> - 54 units ≤45% AMI - 64 units ≤50% AMI

2. Homeownership Programs

The Housing Commission's homeownership programs last year assisted five (5) households with the following incomes:

- 1 - ≤60% AMI (currently \$41,400 for a family of four)
- 4 - ≤80% AMI (currently \$55,200 for a family of four)

3. Rehabilitation Programs

Housing Commission's rehabilitation programs assisted 47 households with the following incomes:

11	- ≤30% AMI (currently \$20,700 for a family of four)
21	- ≤50% AMI (currently \$34,500 for a family of four)
14	- ≤60% AMI (currently \$41,400 for a family of four)
1	- ≤80% AMI (currently \$55,200 for a family of four)

4. CHDO Programs

There are 11 nonprofit agencies in the City of San Diego certified as CHDOs. They are:

- Casa Familiar
- Chicano Federation
- City Heights Community Development Corporation
- Community Housing Works
- Greater Golden Hill Community Development Corporation
- Ocean Beach Community Development Corporation
- San Diego Interfaith Housing Foundation
- San Ysidro Urban Council
- South Bay Community Services, Inc.
- Association for Community Housing Solutions
- Urban Council Development Inc.

In FY05, HOME funds were committed to Community Housing Works that directly assisted one rental housing development: Delta Village Apartments (4316 Delta Street).

B. Match Contributions Report

HUD requires the City to match 25 percent of the HOME funds used to develop affordable housing. As shown in the HOME Match Report (HUD form 40107-A) in Appendix B, the match liability for years previous to 2004 of \$2,881,650.26 was met, and a match amount of \$12,821,637.79 will be carried over to meet match liability for subsequent years. Complete details of the match for all funding years will be included in the HOME Investment Partnerships Program Annual Performance Report.

C. Contracts and Subcontracts with Minority Business Enterprises and Women's Business Enterprises

Part III of the Annual Performance Report – HOME Program (HUD form 40107) in Appendix B reports the number of contracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs). There were a total of 48 contracts (1 of which was a WBE contract) totaling \$549,433.00; there were no subcontracts.

D. Inspection Results of Affordable Rental Housing

As required by 24 CFR 92.504(d), during the required affordability period for HOME-assisted rental units, the Housing Commission staff performs on-site inspections of HOME-assisted rental housing to determine compliance with the HUD-required property standards of 24 CFR 92.251. As required by HUD, HOME-assisted rental projects with total units from one to four (1–4) units are inspected every three (3) years, projects from five to twenty-five (5–25) units are inspected every two (2) years; and projects with twenty-six (26) or more units are inspected annually. As of June 30, 2005, all HOME-assisted units inspected met HUD's Housing Quality Standards.

E. Minority-Owned Business Outreach

In addition to following its HOME Program Affirmative Marketing Policy, during FY2005, Housing Commission staff conducted the following Disabled Veteran Business Enterprise (DVBE), Disadvantaged Business Enterprise (DBA), Small Business Enterprise, and Section 3 Business Concern outreach activities:

- Utilized the CalTrans electronic bulletin board system to locate prospective DVBE/DBE bidders for all major solicitations;
- Advertised all major bids in targeted minority and women-focused newspapers;
- Placed a major portion of formal RFP/RFQ/IFBs in the bid room at the Contracting Opportunity Center for increased access by small businesses; and
- Contacted minority organizations such as the Latino Builders Association, Black Contractors Association and Women in Construction Association to make them aware of contracting opportunities.

F. HOME Annual Performance Report

Additional and more detailed information is available in the City's HOME Investment Partnership Program Annual Performance Report, Reporting Period July 1, 2004–June 30, 2005. Contact the HOME Program Administrator, Bill Luksic (619-578-7593 or bill@sdhc.org) for a copy of the report.

IV. American Dream Downpayment Initiative (ADDI) Requirements

During FY05, the SDHC had been revising the program guidelines and parameters for expending ADDI funds. No funding was expended during FY05. Implementation of the ADDI program began in FY06.

V. Emergency Shelter Grant (ESG) Grant Requirements

A. Distribution of ESG Funds to Address Identified Homeless Needs

The City received an allocation of \$682,097 in ESG funds in FY05. For a discussion of how these specific ESG activities helped implement the City's overall Continuum of Care Strategy for the homeless, refer to Section I, General Assessment, Subsection A, Assessment of Five-Year Goals and Objectives on page 9 of this report.

Neil Good Day Center

Project Goals: Provide \$132,097 to the Alpha Project for the Homeless for the Neil Good Day Center to provide day retreat and basic support services (i.e., showers, mail service, storage, telephone service and laundry facilities) for homeless individuals seeking access to existing social services. (\$40,000 of which was allocated to an open purchase order with the City's purchasing department to provide professional security services at the main gate.)

Project Objectives:

- Serve 200 unduplicated clients per year
- Daytime retreat and referral services shall be provided to clients 250 per weekday, 5,000 client contacts monthly
- Provide showers to homeless clients each month
- Wash loads of laundry for homeless clients each month
- Provide mail and message services daily, totaling 2,000 contacts per month

Project Accomplishments:

- Approximately 1,776 unduplicated homeless clients signed in at the Neil Good Day Center during the contract period
- A total of 21,286 showers were documented
- A total of 2,758 loads of laundry were washed for homeless clients
- A total of 26,753 contacts per month were made for mail and message services

Winter Shelter Program

Project Goals: Provide a total of \$261,839 to two agencies for the Winter Shelter Program and \$66,563 for City costs associated with assembling and dismantling the Winter Shelter Program. Alpha Project for the Homeless (\$97,242, \$3,402 of which is prior year savings) and Vietnam Veterans of San Diego (\$164,597) utilized ESG funding to operate the Winter Shelter Program. The program aims to provide emergency facilities and services for up to 410 persons per night who are without shelter. (The seasonal component of the program operated December 2004 through April 2005.)

Project Objectives:

- Refer clients to the most appropriate facilities taking into account the client's needs, availability of facilities and access considerations
- Provide on-site meals each day
- Provide social service and health referrals where appropriate
- Coordinate periodic housing and employment fairs to encourage clients to take advantage of permanent shelter opportunities and find employment

Project Accomplishments:

- A total of 410 beds were provided for this season/contract period: 200 single adult beds, 150 Vietnam veteran beds and up to 60 beds for families
- A total of 41,641 bed nights was provided; a total of 1,513 unduplicated homeless adults in addition to 219 children living in 69 family units were served at the three Winter Shelter sites (856 adults and 219 children, and 438 veterans)
- A total of 3,548 service hours were expended by various social service providers, including the County of San Diego and the Solutions Consortium, to provide medical, mental health, employment, housing, referral and substance abuse prevention services

Cortez Hill Family Center

Project Goals: Provide \$225,000 to the YMCA for the Cortez Hill Family Center to promote self-sufficiency, assist in securing long-term stable housing, improve job skills, and stabilize family dynamics.

Project Objectives:

- Provide 150 beds for homeless families
- Provide 100% of the adult clients assessed with identified substance abuse issues with counseling and/or rehabilitation so they can remain clean and sober during their participation in the program
- Ensure that all school age children attend school regularly
- Provide health assessments and medical services for 600 family members
- Provide case management assistance to 180 parents
- 90 families will move to either transitional or individual housing within allocated time in the program
- 90 parents will receive career related services

Project Accomplishments:

- Of the 100 adult clients assessed with identified substance abuse issues, 90% received counseling and/or rehabilitation so they can remain clean and sober during their participation in the program
- 150 beds were provided for homeless families
- Of the 469 school age children at Cortez Hill Family Center, 100% attend school regularly
- 600 family members received health assessments and medical services
- 266 parents received case management assistance
- 100 families have moved to either transitional or individual housing within allocated time in the program
- 100 parents received career related services

B. ESG Match Report

The City is required to match dollar-for-dollar the ESG funding provided by HUD from other public or private sources. The City can provide matching funds directly, or through matching funds or voluntary efforts provided by any sub-recipient or project sponsor. In FY05, ESG funds were matched with \$822,388 as detailed below.

**Table 11
ESG Match Requirement
FY05**

Agency	Match Source	Program	Amount
Alpha Project	CDBG	Neil Good Day Center	\$214,903
City of San Diego	CDBG	Winter Shelter Program	\$95,436
Ecumenical Council	CDBG	El Nido Program	\$15,000
County of San Diego	CDBG	Interfaith Shelter Network – Rotational Shelter Program	\$37,485
Catholic Charities	CDBG	Food Resource Center	\$15,000
P.E.R.T. Inc.	CDBG	Homeless Outreach Team	\$50,000
City of San Diego	SDHC	Regional Task Force on the Homeless	\$45,000
YWCA	SDHC	Cortez Hill Family Center	\$349,564
GRAND TOTAL			\$822,388

VI. Housing for Persons with AIDS (HOPWA) Requirements

A. Distribution of HOPWA Funds to Address Identified Needs for Persons with HIV/AIDS

HOPWA funds are distributed throughout the County to implement the following activities:

- Acquisition/rehabilitation/new construction of affordable housing
- Information and referral
- Resource identification
- Operating costs
- Rental assistance
- Supportive services
- Technical assistance

Table 12 summarizes objectives and accomplishments for funded activities in FY05:

Table 12
HOPWA Objectives and Accomplishments
FY05

Activities	FY05 Objectives	FY05 Accomplishments
Tenant-Based Rental Assistance	80 households	70 households
Permanent Housing	84 units	84 units
Transitional Housing	73 units	73 units
Group Housing	51 beds	73 units
Care Facility for Chronically Ill	20 beds	20 units
Group Home for Recovering Addicts	10 beds	10 units
Acquisition/Rehabilitation	monitor units	11 projects
Supportive Services		
Intensive Case Management	100 persons	96 persons
Moving Services	360 persons	245 persons
Information	11,000 persons	17,727 persons
Residential Services Coordination	21 households	21 households
Employment Support	170 clients	

B. Program Grantee/Administration

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

HCD provides housing assistance and community improvements through programs that benefit low and moderate-income persons. In addition to the countywide HOPWA Program, HCD operates programs in the unincorporated area and in 15 of the 18 cities that exist in the County of San Diego.

C. Community Involvement

In order to incorporate the input of interested community members, the HIV Housing Committee was established in 1994 and serves in an advisory capacity to HCD. Meeting monthly, the Committee is the primary means of community participation in the planning and decision making process for the HOPWA program.

The Committee consists of 15 individuals representing diverse professional, community, and consumer interests in affordable housing for low-income persons living with HIV/AIDS and their families. The Committee provides guidance on setting priorities for funding and recommendations for improving service delivery.

The Committee continues to play an active role in monitoring the HOPWA Program based upon the recommendations in San Diego Countywide HIV Strategic Housing Plan adopted in late 1999.

D. HOPWA Program Activities

The HOPWA formula grant program has provided funding for the following activities for low income persons living with HIV/AIDS (PLWHs) and their families in San Diego County:

- Transitional housing
- Long-term supportive care housing
- Independent transitional housing
- Inpatient substance abuse rehabilitation
- Tenant Based Rental Assistance
- Acquisition/rehabilitation project-based and independent housing
- Information and referral services
- Moving services
- Residential services coordination
- Return-to-work initiative
- Emergency Housing

The following community-based organizations and county agencies serve as HOPWA funded providers:

- AIDS Intensive Case Management (Office of AIDS Coordination)
- Being Alive San Diego
- Community HousingWorks
- Fraternity House, Inc.
- County of San Diego, Housing Authority
- PACTO Latino AIDS Organization
- St. Vincent de Paul Village, Inc.
- Stepping Stone of San Diego
- Townspeople, Inc.
- Center for Social Support and Education
- Family Health Centers
- San Diego Housing Commission

E. Supportive Services

The following housing-related supportive services are funded through the HOPWA Program:

Housing Information and Referral Services

Approximately 17,727 requests for housing information and referrals were completed this fiscal year. Implemented in 1993, the program also maintains and updates biweekly a list of affordable rental units in the County with HIV sympathetic landlords which is faxed to over 125 case managers, consumers, agencies and other interested parties. Townspeople, Inc. also maintains a weekly census of available beds in community residences and is able to refer consumers and their advocates to agencies with available beds. Finally, Townspeople maintains a website for their services which includes the bi-weekly list of affordable rental units in the County.

Moving Services

Approximately, 245 total units of moving services were provided Countywide. Moving services included completely moving a participant to a new location or providing materials required to move such as boxes and packing tape. The program assisted adults and children living with HIV infection.

Residential Services Coordination

Residential services coordination was implemented six years ago to assist providers in addressing the needs of HIV-infected residents residing in project-based housing. The purpose of the program is to assist residents in maintaining stable housing through daily contact with staff. The staff acts as a liaison between residents, case management, and property management to address any issues that may threaten the residents' housing stability.

F. Barriers to Services/Housing

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

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

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

G. In-Kind Contributions/Collaborations

Volunteers provide a substantial amount of service hours at many HOPWA funded agencies. Volunteers are recruited from volunteer fairs or may be participants of HOPWA funded programs. Volunteer activities included staffing reception desks at some HOPWA funded agencies and providing landscaping services at a transitional housing facility. Many agencies also receive in-kind contributions. Agencies received contributions such as free bread from a local market distributor or printing materials for a Return to Work brochure. HOPWA funded agencies also took a proactive approach to increasing program income. All HOPWA funded agencies implemented annual fundraising plans to increase income from private donations, foundations, and grants. Agencies hosted fundraising events including the Living Out Loud Annual Fundraiser, a vendor booth at the annual AIDS Walk. HOPWA funded agencies also partnered with non-HOPWA funded agencies to offer a broader scope of services. Collaborating agencies include: Episcopal Community Services; North Park Family Health Clinic; Lesbian and Gay Men's Center; UCSD Women, Children and Adolescent HIV Program; and Indian Health Centers.

H. Future Actions

Historically, the HOPWA program has received entitlement funds equal to the activities proposed. Program staff has worked diligently with community based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. HOPWA staff established a subcommittee of the Joint City/County HIV Housing Committee. The subcommittee included members of other HIV planning groups, affordable housing developers, service providers and consumers services. The subcommittee developed a framework establishing funding criteria, program planning and policy development for the FY05 funding recommendations.

For FY05 the HOPWA program was able to fund \$2,683,000 for County of San Diego eligible activities.

Further, HOPWA program will utilize the Joint City/County HIV Housing Committee and the assistance of community members, service providers and consumers to increase the community participation process through the HIV Housing Committee membership.

**Appendix A:
Proof of Public Notice**

**Appendix D:
Summary of Public Comments**

Appendix D: Summary of Public Comments

The City published the availability of the Draft CAPER for public review in San Diego Union-Tribune on September 13, 2005 (see Appendix A for proof of publication). The FY 2005 CAPER was available for public review between September 13 and September 27, 2005 at the following locations:

- City Clerk's Office
- San Diego Housing Commission
- 35 public libraries
- 10 community services centers

No comment was received.