

**City of San Diego**  
**Consolidated Annual Performance and Evaluation Report**  
**(CAPER) Fiscal Year 2006**

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**September 2006**

Submitted by

**San Diego Housing Commission**  
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On behalf of

**City of San Diego**  
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**CITY OF SAN DIEGO**  
**Consolidated Annual Performance Evaluation Report**  
**Fiscal Year 2005-2006**

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# 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 2006 CAPER summarizes the City's progress in implementing the 2005-2009 Consolidated Plan during the second year of the five-year period.

## A. Assessment of Five-Year Goals and Objectives

During Fiscal Year 2005/2006 (FY06), the City had available the following HUD Community Planning and Development (CPD) funds to implement the Action Plan for FY06 and continuing objectives of the 2005-2009 Consolidated Plan:

• CDBG FY06 Allocation:	\$17,282,982
• CDBG Carryover Funds:	\$2,083,464
• CDBG FY05 Program Income:	<u>\$909,444</u>
	Subtotal: \$20,275,890
• HOME FY06 Allocation:	\$9,009,931
• HOME FY05 & FY06 Program Income:	<u>\$5,990,730</u>
	Subtotal: \$15,000,661
• ADDI FY06 Allocation:	\$293,767
• ADDI Carryover Funds:	<u>\$808,948</u>
	Subtotal: \$1,102,715
• ESG FY06 Allocation:	<u>\$667,873</u>
	Subtotal: \$667,873
• HOPWA FY06 Allocation:	<u>\$2,527,000</u>
	Subtotal: \$2,527,000
	<b>Total: \$39,574,139</b>

Much of the carryover funds have already been committed for activities identified in previous Action Plans that the City continued to implement during FY06.

### 1. Housing Activities

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#### ***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 4,250 (850 annually) low and moderate income owner-households directly over the next five years and 750 (150 annually) housing units for low income tenants over the next five years.
- 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.

**Five-Year and FY06 Action Plan Priorities:** High and Medium Priorities were 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 2006 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 FY06 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 HHs	
	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: HHs = Households.

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

**FY06 Action Plan Planned Activities:** The City's FY06 Action Plan identified the following Housing Activities eligible for funding this past year:

Tools for Homeownership:

- Downpayment/Closing Cost Assistance Grants
- Shared Appreciation (Silent Second Trust Deed) Loans
- HOME WORKS! (Acquisition and Rehabilitation Loans)
- 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 Loans and Grants
- 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

**FY06 and Cumulative Accomplishments:** Table 3 summarizes FY06 accomplishments in furthering the Consolidated Plan Five-Year and FY06 Goals and Objectives stated above. Table 4 summarizes the City's cumulative accomplishments. Accomplishments under specific implementing programs are discussed in detail following the tables. During FY06, the City met its housing goals: 195 affordable units were completed in four separate developments where HOME funds were used. (See Table 11). Extremely low and low income households assisted met the Section 215 affordable housing criteria.

**Table 3  
Consolidated Plan – FY 2006 Housing Accomplishments**

Activity	Resources Utilized	Number of Units Produced	Number of Persons or HHs Assisted	Comments
Homeowner Assistance: Assist 80 first-time homebuyers	HOME, ADDI	NA	60 households	Homes in San Diego County continued to be out of reach for most low income buyers, 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 improvements of 1,000 dwelling units – 850 owner-occupied and 150 rental units	HOME, CDBG	663	517 owner-occupied and 146 rental units	A total of 92 owner-occupied and 8 rental units were rehabilitated with HOME & CDBG funds. In addition, CDBG funds were used to support a number of agencies that provided minor rehabilitation and repair assistance to 336 low and moderate income households. In addition, 89 owner-occupied and 138 affordable rental housing units were rehabilitated using non-HOME but some CDBG administrative funds.
Housing Production: Facilitate the development of 110 rental housing units	HOME	195 units	195 households	Acq./Rehab: Fifteen HOME-assisted units were acquired/rehabilitated during the year; 59 affordable rental housing units were acquired and rehabilitated using non-HOME funds; 183 affordable units are currently undergoing rehabilitation, of which 86 units are funded with HOME funds; an additional 30 affordable units received funding commitments, of which 13 units are funded with HOME funds.  New Construction: 97 affordable rental housing units were constructed using non-HOME funds; 243 affordable rental units are under construction and near completion, of which 51 units are funded with HOME funds.
CHDO Development: Facilitate development of 28 affordable units	HOME	0 units	0 households	No CHDO-funded projects were completed in FY06. However, \$1.5 million in HOME funds were committed to two CHDOs, which will provide 13 HOME-assisted units.
Fair Housing and Tenant/Landlord Services: Assist 500 households	CDBG	NA	508 persons	Note; Numbers represent units of service- Advocacy (15); Outreach (38); Education-General (75,515); Education Special Programs (842); Technical Assistance and Training –General (12); Technical Assistance and Training –Special Programs (2500); Housing Discrimination Complaint and Tenant Education (508 recorded); Fair Housing Monitoring (43); Advance Supportive Public Policy (3); Build Collaborations/Coalitions (23)

\* With respect to the housing rehabilitation numbers, the ConPlan five-year goals did not include CDBG monitored nonprofit owner-occupied units, so it was revised from 1,033 to 4,250 over five years for an average of 850 per year (600 CDBG nonprofit rehabs and 250 Housing Commission rehabs). In addition, the ConPlan goal for rental units was intended to be 750 for five years at 150 units per year. The goal of 750 units was mistakenly entered as a yearly goal for five years totaling 3,750. The FY06 Annual Plan corrected the goals to 850 owner and 150 rental units.

The shortfall in owner-occupied units can be attributed to the fact that CDBG monitored nonprofit programs historically have cost an average of \$1,000 per unit; however, since construction costs have increased the costs to \$2,000 average, therefore rather than 650 estimated units, only 336 were completed. Similar shortages will likely occur in the remaining years of the five year Plan.

**Table 4**  
**Housing Matrix – Low Income Households Assisted with Housing**  
**July 1, 2005 – June 30, 2006**

Assistance provided by Income Group MFI: Median Family Income	Renters					Owners			FY06 Actuals		FY05-06 Actuals		
	Elderly 1&2 Member Households	Small Related (2 to 4)	Large Related (3 +)	Others w/ Special Needs	Total Renters	Existing Home Owners	1 <sup>st</sup> -Time Buyers		Total Home Owners	Renters & Homeowners		Total Renters & Homeowners	
							With Children	All Others		#	%	#	%
1. Extremely Low-Income (0 to 30% of MFI) Priority	51 H	21 H	7 H	69 H	148	148 H	0 H	1 H	149	297	30%	341	14%
2. Very Low-Income (31 to 50% of MFI) Priority	20 H	39 H	35 H	30 H	124	212 H	5 H	5 H	222	346	35%	907	38%
3. Low Income (51 to 80% of MFI) Priority	115 M	14 M	16 M	2 M	147	157 M	28 M	21 M	206	353	35%	1,119	47%
<b>4. Total Lower Income</b>	<b>186</b>	<b>74</b>	<b>58</b>	<b>101</b>	<b>419</b>	<b>517</b>	<b>33</b>	<b>27</b>	<b>577</b>	<b>996</b>	<b>100%</b>	<b>2,367</b>	<b>100%</b>
<i>Assistance Provided to:</i>		High Priority Households:		643	Medium Priority Households:		353						
Assistance by Activity	Renters					Owners			FY06 Actuals		FY05-06 Actuals		
	Elderly 1&2 Member Households	Small Related (2 to 4)	Large Related (3 +)	Others w/ Special Needs	Total Renters	Existing Home Owners	1 <sup>st</sup> -Time Buyers With Children	All Others	Total Home Owners	Renters and Homeowners # %		Totals Renters And Homeowners # %	
Rental Assistance	0	0	0	78	78	0	0	0	0	78	8%	78	3%
Housing Construction	123	0	49	23	195	0	0	0	0	195	20%	865	37%
Housing Rehab	63	74	9	0	146	517	0	0	517	663	67%	1,359	57%
Homebuyer Assistance	0	0	0	0	0	0	33	27	60	60	6%	65	3%
<b>TOTAL</b>	<b>186</b>	<b>74</b>	<b>58</b>	<b>101</b>	<b>419</b>	<b>517</b>	<b>33</b>	<b>27</b>	<b>577</b>	<b>996</b>	<b>100%</b>	<b>2,367</b>	<b>100%</b>

\*Numbers include non-HOME/CDBG assisted units for affordable housing developments that also involved HOME/CDBG funds.

## **Accomplishments in FY06**

### Homeowner Assistance Programs:

HOME and ADDI funds were used to fund a variety of Homeownership Programs in FY06. Specifically, HOME/ADDI 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 one shared appreciation loan. The ADDI funds were used to provide 60 downpayment assistance grants. A total of 60 households were assisted (one family received a loan and grant). Additional households were assisted with other resources such as redevelopment set-aside, inclusionary housing State CalHome funds, 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 FY06 reporting year, HOME and CDBG funds were allocated for the purposes of rehabilitating housing. Overall, 92 owner-occupied and 8 rental units were rehabilitated with HOME and CDBG funds, and 336 owner-occupied households were assisted with minor rehabilitation and repairs using CDBG funds. In addition, 89 owner-occupied and 138 affordable rental housing units were rehabilitated using non-HOME funds, but for which administrative costs were partially covered by CDBG funds. In total, 517 owner-occupied households and 146 renter-occupied households were assisted.

### Acquisition/Rehabilitation:

Fifteen HOME-assisted rental housing units were acquired/rehabilitated during FY 2006. In addition, 59 affordable rental housing units were acquired/rehabilitated using non-HOME funds. HOME funds also were used to help finance another 30 affordable units, and the completion of those units will be reported in next year's CAPER.

### Lead-Based Paint Hazard Abatement:

The City also funded four projects related to the elimination of lead-based paint hazards with CDBG funds, assisting 92 units. LBP information was provided to all applicants seeking assistance. In addition, 165 owner-occupied and rental units had lead hazards removed through a HUD Lead Hazard Control Grant effective from February 2003 through December 2005 (Non-HOME and non-CDBG funding). Two new HUD Lead Hazard Control and Demonstration Grants were awarded to the City and became effective November 2005.

### New Construction:

The City uses a variety of funding sources to assist in the development of new, affordable housing, including CDBG, HOME, redevelopment housing set-aside, and Housing Trust Funds. During the past year, several new, affordable developments were completed with the help of HOME funds, resulting in 121 restricted units 24 of which are HOME-assisted. Most of these developments were funded from allocations from prior years. In addition, 97 affordable rental housing units were constructed using non-HOME funds. Another 243 affordable units are under construction and near completion, of which 51 are HOME-assisted. Table 11 in Section III of this CAPER details the developments completed and underway.

### Fair Housing Services:

The Fair Housing Council of San Diego (FHCSO) was provided \$9,000 in CDBG funds in conjunction with \$88,000 in SDHC funds in FY06 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 three agencies for these supportive housing services in the amount of \$169,500 during FY06.

## **2. Community and Supportive Services**

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### ***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 (900 persons annually through emergency shelters and transitional housing)
- Outreach to 20,000 homeless persons (4,000 persons annually – duplicated counts)

#### Persons with HIV/AIDS:

- Over 5 years, assist 320 households with HIV/AIDS with Tenant Based Rental Assistance and 508 households with emergency housing. Annually assist 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 55,000 duplicated households (approximately 13,750 unduplicated) over 5 years and 348 duplicated individuals annually (approximately 139 unduplicated individuals annually).
- Provide housing and information referral services to 3,655 (duplicated) households over 5 years and 9,139 duplicated individuals annually.

#### Persons with Other Special Needs:

- Provide a range of supportive services for 10,000 persons with special needs (8,000 persons low and moderate income annually)

**Five-Year and FY06 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

**FY06 Action Plan Planned Activities:** The City's FY06 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.

***FY06 and Cumulative Accomplishments***

In FY06, 123 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 27 projects in this category in FY06. 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 2,388 year-round shelter beds (including 400 winter shelter beds and 1,988 transitional housing beds). A total

of 12,492 unduplicated homeless persons were served. In addition, the Homeless Outreach Team made 2,120 contacts with homeless persons, assisting 1,210 unduplicated persons over the past year.

**Table 5  
Summary of FY06 Continuum of Care Accomplishments**

	<b># Assisted</b>	<b># Beds</b>	<b># Bed Nights</b>
Outreach & Assessment (HOT)	1,210 unduplicated	NA	NA
Emergency Shelter	11,282 unduplicated	400	47,931
Transitional Shelter		1,988	725,620
Support Services		NA	NA
Totals	12,492	2,388	773,551

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 1,210 unduplicated clients were served.

Emergency Shelters:

Emergency shelter programs funded in FY06 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 FY06, 123 clients were assisted and 3,153 bed nights were provided.

**CDBG and ESG**

Winter Shelter Program operated by the City of San Diego provided emergency shelter and services from December–May, the coldest months of the year. During FY06, 400 beds were made available, and 47,931 bed nights were provided

**HOPWA**

Intensive AIDS Case Management program sponsored by the San Diego County Health and Human Services Agency provided case management and supportive services. The agency provided 1,594 bed nights during FY06.

Center for Social Support and Education provides mixed housing services, including emergency housing. During FY06, 2,446 bed nights were made available to 118 unduplicated clients.

Transitional Housing:

Five transitional housing programs were funded in FY06; 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 FY06, 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 FY06, 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 FY06, 25 clients were served and 2,844 bed nights were utilized.
- 10 beds in a clean and sober living group home, Community Connection Resource Center. In FY06, 48 clients were served and 1,307 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 2,760 bed nights were supplied.

Support Services:

One program was assisted with CDBG funding:

**CDBG**

The Neil Good Day Center, operated by Alpha Project for the Homeless, provided day retreat and basic support services to homeless individuals seeking access to existing social services. In FY06, the program served 1,505 unduplicated homeless persons.

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 FY06.

Supportive Services for Persons with HIV/AIDS:

San Diego County administered the allocation of \$2,527,000 of HOPWA funds in FY06. 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:

FY06 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, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services.

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

<b>Activity</b>	<b>Resources Utilized</b>	<b>Number of Persons or HHs Assisted</b>	<b>Comments</b>
<b><i>Neighborhood Improvement</i></b>			
Neighborhood Code Compliance: 1,000 housing units	CDBG	3,182 organizations	Organizations include units, businesses and vacant lots.
<b><i>Homeless Persons</i></b>			
Emergency Shelters and Transitional Housing/Winter Shelter: 900 homeless persons	ESG	1,400 unduplicated persons	
Homeless Outreach 378 homeless persons (duplicated)	CDBG	1,210 unduplicated persons	Original objective of 4,000 represents duplicated persons
<b><i>Persons with HIV/AIDS</i></b>			
Housing Assistance: 80 households with TBRA and 100 households with emergency housing	HOPWA	78 hhs for TBRA and 96 for shelter	
Transitional Housing	HOPWA	83 hhs	
Supportive Services 139 unduplicated persons	HOPWA	163 persons	
Information Referral: 9,139 duplicated persons	HOPWA	17,727 persons	
<b><i>Persons with Special Needs</i></b>			
Senior Services	CDBG	3,148 persons	
Youth Services	CDBG	3,438 persons	
Disabled Services	CDBG	1,674 persons	
Legal Services	CDBG	827 persons	
Battered and Abused Spouses	CDBG	0 persons	
Tenant/Landlord Counseling	CDBG	63 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 FY06 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

**FY06 Action Plan Planned Activities:** The City's FY06 Action Plan for Public Facilities and Community Facilities identified the following activities eligible for funding this past year:

Public Facilities Program – 49 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 – 15 loans, 18 projects

- Repay loans and pursue other public improvement projects

***FY06 and Cumulative Accomplishments***

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 FY06, 869 projects were completed or underway in this category with CDBG funds, including:

- 808 general public facilities
- 1 center for the homeless
- 9 parks and recreational facilities
- Street improvements that would benefit 9,279 persons
- 47 sidewalks
- 4 health facilities

ADA Transition:

CDBG funds were expended on various architectural barrier removal projects in FY06, 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**

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***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 FY06 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

**FY06 Action Plan Planned Activities:** The City's FY06 Action Plan for Economic Development and Anti-Poverty identified the following activities eligible for funding this past year:

Office of Small Business – 9 projects providing technical and financial assistance to 10 businesses: Business Retention, Attraction, and Creation

- Revitalization of Older and/or Low and Moderate Income Neighborhoods
- Storefront Improvements Program

### ***FY 05 and Cumulative Accomplishments***

San Diego's economic development activities focused on small business assistance and micro-enterprise development rather than on job creation. In FY06, 10 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 10 programs provided general assistance to small businesses in CDBG eligible areas.

## **B. Other Actions**

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

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#### ***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 FY06 that addressed or mitigated these impediments are discussed after Table 7.

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

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 Complete	Accomplishments
<b>Region Cooperation</b>								
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	2004-2006	SDHC held meetings w/ the SDCAA on this issue. The Fair Housing: (a) participated in annual SDCAA annual Expo, maintained a booth and disseminated fair housing materials to owner population; (b) submitted article for publication in professional SDCA magazine during National Fair Housing month.
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	2005-2006	The FHCSO implemented an Hispanic Outreach Initiative under a twelve month-HUD grant to educate about and highlight housing discrimination against Hispanics. FHCSO filed twelve (12) complaints w/ California enforcement DFEH

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 Complete	Date Complete	Accomplish-ments
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	2006	The FHCS D participated in the City-County Reinvestment Task Force presentation of Smart Money Summit; the FHCS D prepared and presented a power point presentation on "Predatory Lending-How to Protect and Prevent"
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	2004-2006	The FFHCS D achieved a 98 % success rate for Conciliating fair housing complaints filed by persons with disabilities seeking reasonable accommodations and modifications
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; The FHCS D currently provides services on a regional basis under its services to the Cities of San Diego, National City, Chula Vista and Oceanside

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 Complete	Date Complete	Accomplishments
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.	Consistent reporting to allow for tracking of regional trends.	Develop a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation.	City of San Diego and other county jurisdictions, fair housing service providers	Uniform/improved reporting	None required – included as part of annual contracts with service providers.	2005	Ongoing	The FHCS D provides reports utilizing it's Case Statistics Analysis & Management database (CSAM) and that system is compatible with HUD's required report criteria under fair housing programs
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.	Provide an adequate level of fair housing services for all residents across the County.	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.	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	2005	The City contracted with the FHCS D to provide a range of fair housing services. In addition, service providers were given funding to provide tenant/ landlord dispute resolution services and homeownership counseling

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Invest-ment	Year to be Completed	Date Complete	Accomplishments
<b>City of San Diego</b>								
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. The FHCSO provides an array of owner orientated services to include the offer of a California State Department of Real Estate approved/accredited fair housing course.; the Council also offers an annual, nationally acclaimed fair housing training conference
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 Complete	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	2006	The FHCS D presented a specialized track at its annual conference on design and construction requirements under the Fair Housing Act
	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	The FHCS D presented a specialized track at its annual conference 2006 covering housing discrimination against person with mental disabilities
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	Responsible Entities Assigned to Meet the Goals							
	Goals	Activities or Strategies to Meet the Goals	Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	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
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		FHCS D serves as agency w/local expertise for consultation re compliance issues as related to zoning/other land use issues

### **Specific Actions Undertaken in FY06**

During FY06, the City used CDBG funds (\$9,000), in conjunction with other City funding (\$88,000), 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
- San Diego Family Justice Center
- Fair Banking Coalition
- Fair Housing Resource Board
- SD Home Ownership Empowerment Collaborative

#### 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)
- SD Fair Housing Council website ([www.fhcsd.com](http://www.fhcsd.com))
- 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)

Outreach to local/regional builders inviting them to participate in the 2006 training conference in light of a \$1.2 million award against a SD developer for non-compliance with accessibility design standards.

#### Education – General:

The task of achieving increased fair housing awareness among both housing consumers and providers is a core service of the FHCSO. 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 FHCSO provided educational services during FY 2005, including:

- Presentations at 40+ educational workshops and seminars
- Quarterly mail campaigns (180 mailings) with flyers and other written materials to a broad array of community-based organizations in San Diego County serving “protected class” populations
- Homebuyer presentations, “Tips for Tenants and Future Homebuyers” (a four-part series) in commemoration of Black, Hispanic, Asian/Pacific Islander and Native American Heritage Month(s); mailing to 50+ organizations

Additional funds were secured through collaboration between the San Diego Community College District, the San Diego Home Loan Counseling and Education Service to provide two (2) Homebuyer Education Fairs, and the San Diego Housing Commission to present two homebuyer education programs. Other corporate contributions supported conference and other community programs.

#### Education – Special Programs --

Three special education programs:

- “*An Evening of Elegance*” UNITYFest produced by the FHCS D in the spring of 2006, a program to combat hate crimes/incidents in housing. This even was attended by 275 people.
- The *Annual Fair Housing Laws and Litigation Conference in 2006* presented a new training agenda to address the issues of housing discrimination against persons with mental illness. The February 2006 Conference drew attendance from around the country and featured speakers from HUD (Assistant Secretary of Fair Housing and Equal Opportunity), California State Attorney General, and other state and federal enforcement entities.
- The Community Connections campaign by the FHCS D made contacts with 100 community entities, decision-makers, and stakeholders during March and April 2006.

#### 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 FY06, the FHCS D performed the following:

- Training for North County Association of Realtors, Century 21 orientation training, and BIA.
- Maintained a booth at the annual San Diego Apartment Association Expo; and
- Submitted an article for publication in the SD Apartment Owners publication for the month of April, National Fair Housing month.
- Trained six housing providers referred by DFEH pursuant to post-complaint settlement agreements

#### 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 FY06, as part of its structuring of a competent litigation component, the FHCS D maintained a staffing pattern of three attorneys and one community outreach/education specialist to insure appropriate skills levels for an agency engaged in quasi-legal work. Accordingly, the FHCS D implemented an agency strategic plan to increase its enforcement commensurate with increased outreach and education. In support of this effort, 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 12 month project- FHCS D-Hispanic Outreach Initiative Under this initiative, the FHCS D filed twelve (12) national origin (Hispanic)-based discrimination complaints. During FY 06 the FHCS D:

- Filed discrimination cases involving allegations based upon: sex (sexual harassment); familial status; disability; race, National origin and others.
- Conciliated a majority of cases relating to disability and request for accommodations/modifications with a continuing success rate of 98%.

#### 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 12<sup>th</sup> Fair Housing

Law and Litigation Conference. Other collaborations of benefit to the San Diego community include those with the National Fair Housing Alliance and the San Diego Human Relations Commission.

#### Tenant-Landlord Outreach and Education Services:

Under its Tenant-Landlord Services Coalition, the FHCSO provided an array of educational services for tenants including:

- Maintenance of telephone hotline service responding to an average of eight calls per day
- Production of tenant training videos-"Tips for Tenants"
- Dissemination of written materials
- Presenting at community workshops and seminars
- Limited mediation services

## **2. Anti-Poverty Strategy**

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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.

## **3. Reduction of Lead Based Hazards**

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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." This program identified various elements that the City could implement to perform primary prevention of lead poisoning.

- A citizen's advisory taskforce was created to assist the City in its outreach effort and help identify additional components of an effective lead poisoning prevention program.
- A City Agency Lead Working Group brought 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.
- A municipal ordinance specific to lead hazards qualifying as substandard housing was enacted that can be used by City code enforcement personnel to help eliminate lead poisoning before it can occur.
- City staff were trained about lead hazards and lead hazard education is being provided to citizens.
- Lead hazard education and outreach was implemented in a high risk community to identify effective communication methods that are now being used city-wide.
- A lead hazard control pilot was implemented in another high risk community to determine cost effective methods of reducing lead hazards in the home and is being utilized in current HUD Lead Control programs.
- The City is continuing to 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 completed a HUD Lead Hazard Control Grant in 2005 and was awarded two new HUD Lead Control and Demonstration Grants that began in November 2005.

***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)

***FY06 and Cumulative Accomplishments***

The City funded four projects related to the elimination of lead based paint hazards with CDBG funds, assisting 92 units. LBP information was provided to all applicants seeking assistance. In addition, 165 owner-occupied and rental units had lead paint hazards removed through a HUD Lead Hazard Control Grant (Non-HOME and non-CDBG funded) that was completed in December 2005. Two new HUD Lead Hazard Grants were awarded to the City commencing November 2005. A Municipal Ordinance has been enacted qualifying lead hazards as substandard housing, allowing City Code enforcement personnel to help eliminate lead hazards, and enforcement staff were trained in lead awareness and visual inspections to determine its presence. The new lead grant programs are available citywide to further expand lead awareness and poisoning prevention.

**4. Section 3**

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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 FY06, the City continued to make 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

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The institutional structures through which the FY06 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

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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 Services Division. The Community Services Division 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 six 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 49 recognized community planning groups, 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 administers the following major program divisions:

- Clean Syringe Exchange
- Community Development Block Grants
- Disability Services
- Homeless Services
- 6 to 6 Extended School Day Program
- Social 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 17 redevelopment project areas, encompassing more than 8,000 acres. Most of these project areas coincide with CDBG eligible communities. . The Redevelopment Division of the City Planning and Community Investment Department manages the remaining eleven (11) project areas. An additional 4 project areas are managed by the Southeastern Economic Development Corporation which was established in 1981 to focus activities in the Southeastern neighborhoods of San Diego. The Center City Development Corporation administers two downtown project areas. 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**

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SDHC is committed to following Public Housing goals through operational management, maintenance and asset management activities:

- Ensuring full utilization of existing housing resources through the achievement and maintenance of a 99% occupancy rate;

- Providing cost effective daily routing and preventive maintenance of all San Diego Housing Commission-owned and/or managed properties;
- Completing capital improvement projects at Housing Commission-owned and managed developments

SDHC is further 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 gain economic self-sufficiency.

SDHC works in collaboration with a variety of organizations to provide participants with vocational assessment, goal setting, education and training, support services, financial planning, and asset building strategies, including homeownership counseling.

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**

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### ***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 in consonance 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. The City also adopted an Inclusionary Housing Policy in 2003. One of the goals of the Inclusionary Housing Program is to further geographic and community balance through providing a range of housing opportunities throughout the city by specifically promoting balance between jobs and housing. The City of San Diego's Density Bonus Program provides incentives for developers to produce affordable housing on the same site as market rate housing, thus increasing affordable opportunities in higher income communities.

Through the FHCSA, 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**

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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 local resources to expand affordable housing opportunities (see Section C).

## 10. Certifications of Consistency

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During FY06, the SDHC prepared Certifications of Consistency for a number of organizations, including:

- San Diego Home Loan Counseling & Education Center
- Black Contractor's Association
- Townspeople
- Neighborhood House Association
- Urban League of San Diego County
- ACORN Housing Project
- Community Housing Works
- San Diego Youth and Community Services
- San Diego Community Housing Corporation

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

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Downpayment/Closing Cost Assistance Grants: This is a two tiered program is available to First-Time Homebuyers. The first tier is offered to families earning 80% or less of AMI. The grant amount is up to 6% of the purchase price, not to exceed \$15,000. The second tier is available to families earning up to 100 percent or less of the AMI. The grant amount is equal to 4% of the purchase price not to exceed \$10,000. 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.

Shared Appreciation Loan Program: This program is available to qualified first time homebuyers earning 80% or less of AMI. The loan is a deferred second trust deed with a 30-year term at zero percent interest and no monthly payments. When the buyer sells the property or the shared appreciation loan is paid in full, in addition to payment of the principal balance, the buyer must pay an amount equal to the net share of appreciation in value of the property. The Housing

Commission will receive a share of the appreciation equal to the share represented by the Agency's investment in the original purchase.

Condominium Conversion 80% and 100% AMI Loans: This two tiered program is designed to provide financial assistance to very low, low and moderate income tenants occupying rental units affected by condominium conversions. The loans have a term of 30 years and are at zero percent interest. The financing is in the form of a shared appreciation loan. The first tier is available to households earning 80% or less of AMI. The maximum loan amount is 25% of the purchase price or appraised value; whichever is less. The second tier is available to households earning 81-100% AMI. The maximum loan amount is 15% of the purchase price or appraised value, whichever is less.

Deferred Payment 3% Interest Loan Program: This is a two tiered deferred second loan program to assist first time homebuyers purchasing affordability restricted units. The deferred payment 3% interest loans have a term of 30 years. No monthly payments of principal or interest are required. The first tier is available to households earning 80% or less of AMI. The maximum loan amount is 25% of the restricted purchase price. The second tier is available to households earning 81-100% AMI. The maximum loan amount is 15% of the restricted purchase price.

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 within the City of San Diego. Grants are offered up to \$15,000 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. As a result, projects financed with tax-exempt bonds must set aside at least 20 percent of the units at 50 percent AMI or 10 percent of the units at 50% AMI and 30 percent of the units at 60 percent AMI.

Multi-family Rental Development Program: Under the Multi-family Rental Development Program, 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 below-market interest rates and favorable repayment terms, the developer agrees to restrict rents on a certain number of units for 55 years or longer.

Density Bonus Program: This State-authorized program is designed to provide a density bonus and up to three regulatory concessions 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 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 AMI for for-sale units or 65 percent of 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

Coastal Affordable Housing Replacement Program: This State-authorized program is designed to provide replacement housing for development that displaces low or moderate-income households from housing units located in the Coastal Overlay Zone (i.e. condo conversions and demolition of rental units).

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: During FY06, the SDHC owned/managed 1,746 public housing units throughout the City, including 38 single-family homes. Public housing units 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 City of San Diego Redevelopment Agency manages seventeen (17) redevelopment project areas. Centre City Development Corporation is responsible for Downtown redevelopment, the Southeastern Economic Development Corporation is responsible for redevelopment within southeastern San Diego communities, and the Redevelopment Division of the City Planning and Community Investment Department manages the remaining eleven (11) project areas. The collaborative efforts of the City of San Diego Redevelopment Agency have constructed more than 1,900 new affordable housing units, acquired or rehabilitated over 3,000 units, and initiated owner-occupied rehabilitation of over 5,350 units since 1992.

In January 2003, the Redevelopment Agency, in collaboration with the San Diego Housing Commission, identified a five-year (1999-2004) affordable housing goal of 2,185 units. This goal was 10% of the estimated five-year affordable housing need. The Collaborative jointly-issued a \$55 million Notice of Funding Availability (NOFA) to seek affordable housing proposals in order to meet that goal. The Redevelopment Agency established the following priorities for awarding funds:

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

<b>Income Levels</b>	<b>Goal</b>	<b>Priorities</b>
Very-Low Income (<50% AMI)	\$30,250,000 (55%)	1. Small families (1 & 2 BR units) 2. Large families (3+ BR 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

As of June 2006, nine (9) affordable housing projects have received approval for approximately \$48 million in financial assistance under the Affordable Housing Collaborative NOFA process. These

nine (9) projects will create 719 affordable housing units - 455 (63%) units affordable to very-low income households, 170 (24%) units affordable to low-income households and 95 (13%) units affordable to moderate-income households.

There remains an additional \$57 million in requested subsidies from projects that have submitted applications under the initial NOFA announcement. The Agency is currently pursuing its options for raising additional revenue.

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**

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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. 3) The San Diego Technology fund, formerly 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. In FY06, these loan programs assisted 4 businesses in CDBG eligible areas with loans totaling \$575,000.

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. Over 1,000 businesses were assisted with Renewal Community tax credits.

Redevelopment: 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, neighborhood revitalization and economic opportunity. Approximately \$23.7 million were allocated to redevelopment projects in San Diego's distressed neighborhoods: Barrio Logan, City Heights, College Grove, Crossroads, Linda Vista, North Park, San Ysidro and Southeastern San Diego.

Commercial Revitalization: The City's Office of Small Business supports small businesses development and commercial revitalization throughout the City via self assessments and special grants. Approximately \$3.7 million of the money allocated for these purposes went to businesses and business districts in low income communities. Small businesses invested \$2.3 million to improve their businesses via the Storefront Improvement Program.

### **3. Community and Supportive Services**

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**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.

## **D. Citizen Participation and Comments**

### **1. Citizen Participation Process for Community Development Programs**

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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 FY06 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 Plan contained in the 2005-2009 Consolidated Plan (incorporated herein by 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 FY06 Process**

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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 or when required by affordability restrictions.
- 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

SDHC monitors privately-owned housing units, public housing and affordable units provided through the Section 8 program. Affordable housing projects receiving direct funding from the State of Federal government are often monitored solely by those entities.

The CAPER was available for public review and comment from September 11, 2006 through September 25, 2006. The report was available at City Hall, SDHC, and on SDHC's Website at <http://www.sdhc.net/>.

## F. Self-Evaluation

During FY06, 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 FY06 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 FY06 reporting period include:

- Homeownership: For-sale homes for families earning from 60 to 80 percent of Area Median Income were created as the result of an inclusionary housing policy in the North City Future Urbanizing Area.
- 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, 195 affordable units were created (including 39 HOME-funded units). In addition, Another 456 affordable units are under construction and near completion, of which 150 units are funded with HOME funds.
- Housing Rehabilitation: San Diego continues to have a strong record in rehabilitating homes of low-income persons. Overall, 428 owner-occupied homes and 8 rental units were rehabilitated in FY06 with HOME and CDBG funds. In addition, 89 owner-occupied and 138 affordable rental units were rehabilitated using non-HOME funds but partial CDBG administrative funds.
- Assistance to People with HIV/AIDS: The County conducts 100 percent monitoring and Housing Quality Standard inspections of all HOPWA housing and service contractors. In FY06 there were no significant findings or violations. HOPWA funds assisted with the acquisition and rehabilitation of Sunburst Apartments, a 24-unit apartment complex that will provide affordable, supportive housing facility for youth ages 18-24. Three of the 24 units are set-aside for individuals with HIV/AIDS. and units will be income and rent restricted for 55 years, and are available to those households at or below 30% of the area median income.
- 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 2006, which covers the July 1, 2005 – June 30, 2006 time frame. (Note: the City's FY 06 allocations reflect the use of HUD's Entitlement Year 2005 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 FY06 funds were disbursed as indicated in Table 9 and accomplishments are summarized in Table 10.

Table 9  
FY06 CDBG Expenditures

Expenditure Category	Expenditure	% of CDBG Expenditures
Planning and Administration	\$2,099,692	13.4%
Affordable Housing	\$2,279,684	14.6%
Community and Supportive Services	\$2,504,533	16.0%
Public Improvements and Community Facilities	\$4,036,190	25.8%
Economic Development and Anti-Poverty	\$758,493	4.8%
Section 108 Payments and Other	\$3,976,748	25.4%
Total FY06 Expenditures	\$15,655,340	100%

Note: Figures above represent funds disbursed during FY 2006.

**Table 10**  
**CDBG Accomplishments**  
**FY06 and Cumulative**

Activities	FY06	Cumulative FY05-08
<b><i>Housing</i></b>		
Rehabilitation	2,549 single-family units underway	2,689 single-family units underway
Code Enforcement	59 units completed	149 units completed
<b><i>Economic Development</i></b>		
Small Business Support	66 persons	98 persons
Micro-Enterprise Support	192 businesses	252 businesses
<b><i>Community Development</i></b>		
Public Facilities	7 facilities completed	11 facilities completed
Center for the Disabled	0 facility completed	1 facility completed
Neighborhood Facilities	0 facilities completed	3 facilities completed
Parks and Recreational	8 facilities completed	10 facilities completed
Street Improvements	Various, benefiting 3,734 persons	9,778 persons
Fire Stations/Equipment	0 projects completed	12 projects completed
<b><i>Human Needs</i></b>		
Senior	3,148 persons	3,298 persons
Disabled	1,674 persons	1,845 persons
Legal	827 persons	1,881 persons
Youth	3,438 persons	4,679 persons
Other	8,351 persons	23,784 persons

Refer to Section I.A, *Assessment of Five-Year Goals and Objectives* for specific activities undertaken in FY06.

## **1. Affordable Housing**

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During FY06, the SDHC received approximately \$1.277 million in CDBG funds from the City of San Diego. Following is a breakdown of how those funds were utilized during FY06:

### ***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***

- Approximately 1,841 affordable rental housing units are currently under development using CDBG, HOME, and other funds.
- Administered and provided oversight for 18 CDBG funded housing-related programs and projects detailed further in the report.

### ***Homeownership***

- Funded 60 downpayment and closing cost assistance grants and one shared appreciation loan.
- 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 562 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:

- 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.

Accomplishments: During FY06, 200 residents received advice on tenant/landlord issues and 300 received follow-up on tenant rights issues. A housing fair and ten workshops were attended by 185 community residents.

- Community HousingWorks - FaceLift: Community HousingWorks' HomeOwnership Center conducts this annual event utilizing community volunteers to provide lead-based paint removal, painting, and minor landscaping for homes of seniors, disabled persons and low-income families in the San Diego neighborhood of City Heights.

Accomplishments: The FaceLift project assisted 17 homeowners within the San Diego neighborhood of City Heights.

- Community HousingWorks – HomeOwnership Center: Provide low-to-moderate income homebuyers with flexible-affordable mortgage loan products, homeownership counseling, education, loan origination, direct lending, and post-purchase counseling.

Accomplishments: Community HousingWorks educated and counseled 237 households with HUD-certified training, 44 of which purchased their first home (36 with direct financial assistance from Community HousingWorks).

- Community HousingWorks – Housing Counselor: Provide counseling and workshops regarding rights and responsibilities as tenants and landowners to very-low to moderate-income residents of the San Diego neighborhood of City Heights and surrounding communities.

Accomplishments: The Housing counselor provided counseling and mediation on landlord/tenant issues to over 177 residents, referred residents to appropriate services and agencies; provided seven workshops attended by over 183 residents, and attended various community meetings to better identify and address impediments to fair housing.

- City-County Reinvestment Task Force (RTF): The funds will be used to investigate various land trust models, identify methods to access private sector funds for acquisition of vacant urban land, establish a land trust, access private capital for the acquisition and development of land, and recruit development contractors to implement unified construction strategy on Trust land.

Accomplishments: The RTF met with city and county agencies regarding various current and planned reinvestment strategies; produced a newsletter and distributed it to over 800 organizations; provided education and advocacy at forums, reinvestment seminars and lender fairs; provided technical assistance to more than six organizations; participated in the development of low-cost banking products for low-income consumers; investigated the potential of establishing a land trust; and collaborated in the development of Smart Growth infill in the Valencia Park community of San Diego.

- 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.

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.

- Hope Community Development Corporation: Rehabilitation and renovation of a 15-unit, four building affordable housing complex owned by the corporation:

Accomplishments: During FY06, HOPE CDC facilitated the repair, replacement, installation, painting, removal and restoration of fixtures, appliances, counters, doors and windows within the Lincoln Park affordable housing complex.

- Labors Community Service Agency: Provide minor home security repairs and services to low and moderate income homeowners in Districts 4 and 5 of the City of San Diego.

Accomplishments: Provided nearly 200 separate home security items such as lights, motion sensors, security screen doors, and carbon monoxide detectors to 127 low and moderate income homeowners.

- Latino Builders Industry Association: Provide grants of up to \$5,000 to single-family owner-occupied households for exterior repairs to include painting, roofing, porch and concrete work, drainage problems, window replacement and repairs, and technical assistance to residents.

Accomplishments: During FY06, LBIA assisted in the rehabilitation of 18 units.

- Peninsula Shepherd Senior Center: Volunteers provide minor home health and safety repairs and services for income-eligible frail elderly homeowners living in the Ocean Beach community of San Diego.

Accomplishments: During FY06, Peninsula Shepherd served 25 households by providing minor home repairs and services relating to health and safety issues, conducted outreach to local churches, libraries and community groups, and recruited volunteers.

- 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: In FY06, this Agency assisted with the rehabilitation of 17 units. On April 29, 2006, 13 home renovation projects and two non-profit facilities were completed with the help of approximately 1,000 volunteers.

- Salvation Army: Predevelopment activities relating to their Hope Apartments project, a 49 unit supportive housing project for homeless families with special needs.

Accomplishments: Completed certain predevelopment activities for the project, including obtaining a Conditional Use Permit, employing a consultant to study the impact and feasibility of the project, coordinated the work of the project's architect and financial consultant, and developed a cooperation agreement with the Centre City Development Corporation.

- San Diego Home Loan Counseling & Education Center: Increase access to affordable housing by fostering homeownership through financial literacy, counseling and economic empowerment opportunities.

Accomplishments: SDHLCC participated in two homebuyer seminars, 63 families received homebuyer and/or homeowner education, five families achieved homeownership and an additional 19 anticipate purchasing a home within 90 days.

- 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 310 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 Model School Development Agency: Aid in planning and implementation of the Model School project, including site valuation and selection; processing the environmental impact report, obtaining land use entitlements, and provided community outreach.

Accomplishments: The scope of the Model School project was revised and presented to the community for review, the environmental impact review process was initiated and project development proposals were evaluated.

- Sherman Heights Community Center: Project will employ a housing counselor to resolve landlord/tenant issues and provide homeownership counseling in the San Diego communities of Sherman Heights, Logan Heights, Golden Hill, Grant Hill, Stockton, and East Village.

Accomplishments: The Housing Counselor provided counseling on landlord/tenant issues, including eviction negotiations, to more than 210 community residents and 27 received follow up. Three homeownership workshops were attended by 55 residents.

## **2. Community and Supportive Services**

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FY06 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, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services.

## **3. Public Improvements and Community Facilities**

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### ***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 FY06, 869 projects were completed or underway in this category with CDBG funds, including: 808 general public facilities; 1 homeless facility; 9 parks and recreational facilities; street improvements that would benefit 9,279 persons; and 4 health facilities.

### ***Architectural Barrier Removal***

CDBG funds were expended on various architectural barrier removal projects in FY06. 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 27 projects in this category in FY06. 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.

### ***Lead Based Paint Hazard Elimination***

The City funded four projects related to the elimination of lead based paint hazards with CDBG funds, assisting 92 units.

## **4. Economic Development and Anti-Poverty**

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San Diego's economic development activities focused on small business assistance and micro-enterprise development rather than on job creation. In FY06, 10 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 10 provided general assistance to small businesses in CDBG eligible areas.

## **5. HUD Section 108 Loan Repayment**

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The City has utilized Section 108 loans to finance a variety of large-scale public improvements and economic development projects. FY 06 CDBG funds were used to repay 15 loans that involved 18 projects; one additional loan was funded this year. These projects fall within the following categories: Public Facilities, Infrastructure, and Economic Development. All of the projects being repaid with CDBG fund are designated as High or Medium Priorities in the 2005-2009 Consolidated Plan.

### **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 FY06 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 I.A, *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 FY06 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 06 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 2006 (HUD FY 2005)**

During FY 2006, the CDBG program generated \$909,444 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 received an allocation from HUD of \$9,303,698 in HOME funds (inclusive of ADDI funds) for the period July 1, 2005 through June 30, 2006, with planned distribution as follows:

- \$5,194,041 – Rental Housing Production
- \$ 550,000 – Homeownership Programs
- \$1,000,000 – Rehabilitation Programs
- \$1,364,897 – CHDO Programs
- \$ 293,767 - ADDI
- \$ 900,993– 10 percent Program Administration

As of June 30, 2006, according to the HUD's Deadline Compliance Status Reports, there were no outstanding prior year commitments, CHDO reservations and disbursements. From the federal

fiscal year 2005 funding allocation of \$9,303,698, \$1,503,000 was committed in the IDIS reporting system.

In addition to the allocation from HUD, program income of \$4,552,177 was generated for FFY05. Of that amount, \$2,694,244 was disbursed among the programs listed above.

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 were used to fund three rental housing development projects with 79 restricted units, including 22 HOME units. Additionally, the following table provides a summary of projects completed with HOME funds in FY06 and HOME-assisted projects in various stages of development.

**Table 11**  
**Summary of Housing Production Accomplishments**

Project	Activity	Accomplishments
<i>HOME-Assisted Projects Completed in FY06</i>		
Casa Colina Apartments 5207 52 <sup>nd</sup> Place	Acquisition & Rehabilitation	<ul style="list-style-type: none"> <li>• 75 total units with 15 HOME units</li> <li>• 74 restricted units</li> <li>• 8 units ≤ 50% AMI and 66 ≤ 60% AMI</li> </ul>
Leah Residence 798 9 <sup>th</sup> Avenue	New Construction	<ul style="list-style-type: none"> <li>• 24 total units with 1 HOME unit</li> <li>• 23 restricted units</li> <li>• 23 units ≤ 40% AMI</li> </ul>
Creekside Trails 2125-2155 Coronado Avenue	New Construction	<ul style="list-style-type: none"> <li>• 50 total units with 14 HOME units</li> <li>• 49 restricted units</li> <li>• 5 units ≤ 30% AMI</li> <li>• 5 units ≤ 40% AMI</li> <li>• 25 units ≤ 50% AMI</li> <li>• 14 ≤ 60% AMI</li> </ul>
Jean C. McKinney Manor 5625 Imperial Avenue	New Construction	<ul style="list-style-type: none"> <li>• 50 total units with 9 HOME units</li> <li>• 49 restricted units</li> <li>• 2 units ≤ 50% AMI</li> <li>• 47 units ≤ 60% AMI</li> </ul>

<i>HOME-Assisted Projects in Various Stages of Development</i>		
Renaissance at North Park 30 <sup>th</sup> and El Cajon Boulevard	Acquisition and New Construction	<ul style="list-style-type: none"> <li>• 96 total units with 11 HOME units</li> <li>• 94 restricted units</li> <li>10 units ≤ 30% AMI</li> <li>38 units ≤ 40% AMI</li> <li>46 units ≤ 50% AMI</li> </ul>
Beyer Courtyards 3400 Beyer Boulevard	Acquisition and New Construction	<ul style="list-style-type: none"> <li>• 60 total units with 25 HOME units</li> <li>• 59 restricted unit</li> <li>14 units ≤ 50% AMI</li> <li>45 ≤ 60% AMI</li> </ul>
Talmadge Senior Village 5252 El Cajon Boulevard	Acquisition and New Construction	<ul style="list-style-type: none"> <li>• 91 total units with 15 HOME units</li> <li>• 90 restricted units</li> <li>10 units ≤ 30% AMI</li> <li>38 units ≤ 45% AMI</li> <li>42 units ≤ 50% AMI</li> </ul>
Hillside Gardens 5082 University Avenue	Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>• 380 total units with 44 HOME units</li> <li>• 76 restricted units</li> <li>76 units ≤ 50% AMI</li> </ul>
Delta Village 4316 Delta Street	Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>• 108 total units with 42 HOME units</li> <li>• 107 restricted units</li> <li>11 units ≤ 50% AMI</li> <li>96 ≤ 60% AMI</li> </ul>
Townspeople 4242 51 <sup>st</sup> Street	Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>• 24 total units with 10 HOME units</li> <li>• 23 restricted units</li> <li>9 units ≤ 30% AMI</li> <li>14 units ≤ 45% AMI</li> </ul>
35 <sup>th</sup> Street Apartments 4760 35 <sup>th</sup> Street	Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>• 8 total units with 3 HOME units</li> <li>• 7 restricted units</li> <li>7 units ≤ 50% AMI</li> </ul>

## 2. Homeownership Programs

HOME was available to fund shared appreciation and condominium conversion 80% loans. During FY06 one shared appreciation loan was funded using HOME money; no condo conversion loans were funded. The family assisted using HOME funds had a household income at 74% AMI (\$63,038 for a family of 7). This family also received down payment assistance using ADDI funds.

The majority of the households assisted under the Homeownership Program were funded using the ADDI money.

## 3. Rehabilitation Programs

Housing Commission's rehabilitation programs assisted 76 households with the following incomes:

- 24 households @ 30 percent or less of AMI (currently \$20,700 for a family of four)
- 30 households @ 50 percent or less of AMI (currently \$34,500 for a family of four)
- 18 households @ 60 percent or less of AMI (currently \$41,400 for a family of four)
- 4 households @ 80 percent or less of AMI (currently \$55,200 for a family of four)

## 4. CHDO Programs

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The City of San Diego has been very successful in identifying CHDOs for participation in its HOME Program. In contrast to some jurisdictions which have had difficulty in identifying organizations interested in becoming CHDOs, a total of 16 San Diego nonprofits have received CHDO certification since HOME program inception.

In addition to HOME-funded efforts, the San Diego Housing Trust Fund, administered by SDHC, assisted three nonprofit developers during the FY06 reporting period. Since 1992, the San Diego Housing Trust Fund has contributed approximately \$3 million to local nonprofits' capacity building for predevelopment loans, grants, core operating support, and technical assistance.

Of the 16 CHDOs, three were recertified with the past few years; the remainder will need to be recertified as a considerable amount of time has elapsed since they last received HOME funds. Recently recertified:

- Community HousingWorks
- Townspeople
- San Diego Youth & Community Services

Recertification is required with next loan:

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

In FY06, \$1.5 million in HOME-CHDO funds were committed to San Diego Youth & Community Services and Townspeople, Inc for acquisition/rehabilitation projects providing 32 low-income households, 13 of which are HOME-assisted units.

## B. Match Contributions Report

HUD requires the City to match 25 percent of the HOME funds used to develop affordable housing. As noted in the HOME Match Report (HUD form 40107-A) in Appendix C, HUD reduced the match requirement for this year by 100 percent based on Presidential determinations that the San Diego area was damaged by severe storms and flooding in late 2004 and early 2005. Excess match from prior years and match contributed in the amount of \$1,508,300 this year will be carried over to meet match liability for subsequent years.

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

HUD form 40107 in Appendix C of this document reports the number of contracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs). There were a total of 71 contracts (one of which was a WBE contract) totaling \$910,676; 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, SDHC 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 units are inspected every three years, projects from five to twenty-five units are inspected every two years; and projects with 26 or more units are inspected annually.

During the period April 17, 2006 – June 19, 2006, approximately 274 HOME-assisted rental housing units were inspected. Those that failed inspection the first visit were re-inspected, and all ultimately passed inspection in subsequent visits. The reasons for the initial failures included minor breaches of electrical, safety, and health code standards (i.e., leaks around refrigerators, faulty GFI circuits, security bars that would not open, etc.)

## **E. Minority-Owned Business Outreach**

In addition to following its HOME Program Affirmative Marketing Policy, 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 in FY2006:

- 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; and
- 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

## **IV. AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI) REQUIREMENTS**

To utilize the ADDI funds, the Housing Commission created a Down Payment/Closing Cost Assistance Grant Program to assist first time homebuyers earning 80% or less of AMI. The recoverable grant is up to \$15,000 or 6% of the purchase price; whichever is lesser of the two. The maximum purchase price is \$454,100 for single family dwellings and \$375,250 for attached units. The grant funds can be used towards the down payment, closing costs or a combination of the two. The grant is recoverable, plus 5% interest, if the buyers sells or rents the home within the first six years.

During FY06, 60 households were assisted using the ADDI funds with the following incomes:

11 households at 50% or less of AMI (currently \$34,500 for a family of four)

21 households at 51-60% of AMI (currently \$41,400 for a family of four at 60% AMI)

28 households at 61-80% of AMI (currently \$55,200 for a family of four at 80% AMI)

## **V. EMERGENCY SHELTER GRANT (ESG) GRANT REQUIREMENTS**

### **A. Distribution of ESG Funds to Address Identified Homeless Needs**

The City received an allocation of \$667,873 in ESG funds in FY06. All of the ESG funds utilized in FY06 were for expenses eligible under the Operational Costs category. The majority of staff salaries paid with ESG funds were maintenance and security-related costs that were not subject to the 10% cap for that category. 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 of this report.

#### ***Winter Shelter Program***

Project Goals: Provide a total of \$344,898 to two agencies for the Winter Shelter Program and \$37,975 for City costs associated with assembling and dismantling the Winter Shelter Program. Alpha Project for the Homeless (\$240,525) and Vietnam Veterans of San Diego (\$104,373) utilized ESG funding to operate the Winter Shelter Program, as well as to set-up/tear-down the winter shelter tents; Vietnam Veterans of San Diego also utilized CDBG funding for shelter operations (\$112,127). 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 2005 through May 2006.)

#### 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 47,931 bed nights was provided; a total of 1,358 unduplicated homeless adults in addition to 29 children living in 83 family units were served by the program (879 adults and 29 children, and 479 veterans)
- Over 1,650 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
- Receipt of private donations allowed the extension of shelter operations through May 2006

#### ***Cortez Hill Family Center***

Project Goals: Provide \$285,000 to the YWCA of San Diego County 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 203 adult clients assessed with identified substance abuse issues, 100% 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
- 418 children received services at Cortez Hill Family Center
- 714 family members received health assessments and medical services
- 669 family members received case management assistance
- 139 families have moved to either transitional or individual housing within allocated time in the program
- 224 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 FY06, ESG funds were matched with \$1,147,127 as detailed below.

**Table 12**  
**FY06 ESG Match Requirement**

Agency	Match Source	Program	Amount
City of San Diego	CDBG	Neil Good Day Center	\$400,000
City of San Diego	CDBG	Winter Shelter Program	\$ 112,127
City of San Diego	SDHC	Winter Shelter Program	\$95,000
City of San Diego	Private Donations	Winter Shelter Program	\$60,000
Alpha Project	Private Donations	Winter Shelter Program	\$35,000
City of San Diego	CDBG	Homeless Outreach Team	\$50,000
City of San Diego	SDHC	Regional Task Force on the Homeless	\$45,000
City of San Diego	SDHC	Cortez Hill Family Center	\$350,000
<b>GRAND TOTAL</b>			<b>\$1,147,127</b>

## 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

Table 13 summarizes objectives and accomplishments for funded activities in FY06:

**Table 13**  
**FY06 HOPWA Objectives and Accomplishments**

Activities	FY06 Objectives	FY06 Accomplishments
Tenant-Based Rental Assistance	80 households	78 households
Permanent Housing	83 units	83 units
Transitional Housing	83 beds	83 beds
Group Housing	43 beds	43 beds
Care Facility for Chronically Ill	20 beds	20 beds
Group Home for Recovering Addicts	20 beds	20 beds
Acquisition/Rehabilitation	4 units	4 units
Supportive Services	139 persons	163 persons
Information	9,139 persons	17,727 persons

### B. Program Grantee/Administration

The City of San Diego remains the HOPWA program Grantee. Through a contract agreement with the County of San Diego Department of Housing and Community Development (HCD), the County 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 housing 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 City/County Joint HIV Housing Committee was established in 1994 and serves in an advisory capacity to the Director of HCD. Meeting bi-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 housing and service delivery.

The Committee continues to play an active role in monitoring the HOPWA program. In 1999 the Committee took part in the recommendations to the San Diego Countywide HIV Strategic Housing Plan adopted in late 1999. The Committee also took part in the update of the 1999 plan in 2004. The Committees recommendations were adopted on the San Diego Countywide HIV/AIDS Housing Plan Update 2004.

## **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
- Emergency Housing
- Housing Development

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
- Center for Social Support and Education
- Community Connection Resource Center
- San Diego LGBT Community Center

## **E. Supportive Services**

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

### ***Housing Information and Referral Services***

Approximately 1,380 requests for housing information and referrals were completed this fiscal year. This program 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. The program 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, the program maintains a website for their services which includes the bi-weekly list of affordable rental units in the County.

### ***Moving Services***

Approximately, 210 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 seven 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 brochures. 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 has established a subcommittee of the Joint City/County HIV Housing Committee. The subcommittee includes 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 FY07 funding recommendations.

For FY07 the funding year the HOPWA program will strive to increase the community participation. Committee participation, especially consumers, will increase in the FY07 with establishment of the Membership Sub Committee and Membership Drives.

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**Appendix A:  
Proof of Publication**

Appendix A on file at San Diego Housing Commission offices. Contact Amy Benjamin for copies at 619.578.7542

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**Appendix B:  
Summary of Public Comments**

## **Appendix B: Summary of Public Comments**

The City published the availability of the Draft CAPER for public review in San Diego Daily Transcript on September 6, 2006 (see Appendix A for proof of publication). The FY 2006 CAPER was available for public review between September 11 and September 25, 2006 at the following locations:

- City Clerk's Office
- San Diego Housing Commission Office
- San Diego Housing Commission Website

A report was issued and a public hearing was held on September 15, 2006. No comments were received.

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**Appendix C:**

**HUD Forms 40107 (M/WBEs) and 40107-A (HOME Match Report)**

Appendix C on file at San Diego Housing Commission offices. Contact Amy Benjamin for copies at 619.578.7542

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**Appendix D:  
IDIS Reports**

Appendix D on file at San Diego Housing Commission offices. Contact Amy Benjamin for copies at 619.578.7542