



Good Neighbors

San Diego Housing Commission

REPORT

DATE ISSUED: March 24, 2006 REPORT NO: HCR06-23
 ATTENTION: The Chair and Members of the Housing Commission ITEM: 100
 SUBJECT: FY07 Annual Action Plan for the City of San Diego

REQUESTED ACTION:

Board review and recommendation to approve to the City Council the City of San Diego's FY07 Action Plan (Attachment 1) for submission to the U.S. Department of Housing and Urban Development (HUD).

STAFF RECOMMENDATION:

Staff recommends the Board approve and recommend approval of the FY07 Action Plan to the City Council and authorize submission to HUD following such approval.

SUMMARY:

In 1994, HUD began requiring entitlement jurisdictions to prepare a five-year strategic planning document entitled the Consolidated Plan. In order to comply with HUD requirements, each entitlement jurisdiction is required to submit an annual application (Action Plan) and an annual performance report (Consolidated Annual Performance and Evaluation Report or CAPER). Action Plans provide a one-year strategy to accomplish five-year goals identified in the Consolidated Plan. Action Plans also seek to meet the three goals of HUD for extremely low and low income people and families (those earning up to 80% of the Area Median Income):

- 1)Decent Housing
- 2)Suitable Living Environment
- 3)Expanded Economic Opportunities.

FY07 is the third year in the City's five-year (2005-2009) Consolidated Plan cycle.

The FY07 Action Plan serves dual purposes. First, it serves as the City's comprehensive strategic plan for community development, including affordable housing, economic development and human service activity. Second, it is the single application and spending plan for five federal entitlement programs totaling approximately \$27.4 million for FY07. The breakdown of the estimated funding amounts per program is as follows:

- Community Development Block Grant (CDBG: \$15,506,862)
- HOME Investment Partnerships (HOME: \$8,514,694)
- American Dream Downpayment Initiative (ADDI: \$146,587)
- Emergency Shelter Grants (ESG: \$664,740)
- Housing Opportunities for Persons with AIDS (HOPWA: \$2,549,000)

The City of San Diego will be the grantee for all funds, although program responsibilities for HOME/ADDI are delegated to the San Diego Housing Commission and HOPWA responsibilities are delegated to the County of San Diego.

The draft Plan has been developed as a collaborative effort between staff of the Housing Commission, the City of San Diego's Community Services Division and the County of San Diego's Department of Housing and Community Development.

Upon receipt by HUD, the Plan will be deemed approved unless HUD notifies the City that additional information is required for the Plan to meet the criteria for approval. With approval, the Plan will



generate approximately \$27.4 million in FY07 to implement and continue community development efforts throughout the City.

FISCAL CONSIDERATIONS:

None with this action. However, without a final HUD approved FY07 Action Plan, the City will be ineligible to receive approximately \$27 million in federal funds that support community/economic development and affordable housing activities.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The draft FY07 Action Plan is available for public review from February 27, 2006 through March 29, 2006. The Plan is located in the reference section of the City's branch libraries and in all of the City's Community Service Centers. A notice of public review was published in five local newspapers, including translated versions in two Vietnamese papers and one Spanish publication. In addition, opportunities for public input are available through a series of ongoing community presentations and hearings (see Attachment 2). A summary of public comments and responses has been included as Attachment 3. This summary outlines public input thus far and is continually revised as new input is received.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

The Code of Federal Regulations requires that Consolidated Plan programs serve low- and extremely-low income persons. Funds are made available to Community Based Organizations (CBO's) through a competitive process. In FY06 these funds were leveraged with \$83.6M in state and local funds to provide an array of services including but not limited to: homeless services, subsidized housing, small business development, redevelopment efforts, affordable housing financing, rehabilitation and neighborhood revitalization.

Respectfully submitted, **Signature on File** Approved by,
With Original Document

Elizabeth C. Morris
President & Chief Executive Officer

Debra Fischle-Faulk
Acting Director
City of San Diego
Community and Economic Development Department

Attachments:

1. Draft FY07 Annual Action Plan for Community Development*
2. Notice of Public Review and schedule of public hearings
3. Summary of Public Comments and responses (to be distributed at 3/24/06 meeting)

Limited distribution. A copy is available for review during business hours at the Housing Commission offices at 1625 Newton Avenue, all public libraries and City Community Service Centers. The Plan is also available on the City's website (www.sandiego.gov) and Housing Commission website (www.sdhc.net).

DRAFT FY07 CONSOLIDATED PLAN ANNUAL ACTION PLAN

City of San Diego
February 2006

For more information contact:

Amy Benjamin
Project Manager
San Diego Housing Commission
phone (619) 578-7542
fax (619) 578-7360

Annual Action Plan for FY07

The Annual Action Plan provides the one-year strategy to accomplish the City's five-year Consolidated Plan goals and is the foundation of the City's performance measurement system and federally regulated reporting efforts. The Action Plan is based on the strategies and objectives described in the Five-Year Strategic Plan of the Consolidated Plan, which seek to meet the three goals of HUD (targeted at people earning up to 80 percent of the Area Median Income [AMI]):

1. Decent Housing
2. Suitable Living Environment
3. Expand Economic Opportunities

5.1 Resources Available

The City has access to federal, state, and local resources to achieve its housing and community development goals. Funding will be used based on the opportunities and constraints of the project and or program and funding source.

COMMUNITY PLANNING AND DEVELOPMENT (CPD) FUNDS

Federal funds received from the Department of Housing and Urban Development (HUD) represent a significant funding source for the City's housing and community development related programs and activities. Specifically, the City receives five entitlement grants under HUD's Community Planning and Development (CPD) programs:

- Community Development Block Grant (CDBG) - \$15,506,862
- HOME Investment Partnership Program (HOME) - \$8,514,694
- Emergency Shelter Grant (ESG) - \$664,740
- American Dream Downpayment Initiative - \$146,587
- Housing Opportunities for Persons with AIDS (HOPWA) - \$2,549,000

Leveraging of CPD Funds

In addition to the CPD grants identified above, the City of San Diego also receives Federal Rental Assistance Vouchers (Section 8) and applies for available grant funds as they become available. The City also works with the area's homeless services providers to apply for funding under the Super NOFA (Notice of Funding Availability) to provide shelter and supportive services for the area's homeless populations (approximately \$7 million per year).

Other federal resources available to the City of San Diego in its pursuit of affordable housing are the Section 202 and 811 programs for the construction by nonprofit developers of affordable housing for seniors and the disabled.

San Diego is now in the third implementation year of the HUD- designated Renewal Community, which complements both the State Enterprise Zones (see local resources below) and CDBG-funded economic development activities. The Renewal Community targets San Diego's lowest income communities and provides federal tax incentives as well as other business assistance that is expected to generate private investment as well as increased economic opportunity and vitality in these neighborhoods.

Local dollars are used to capitalize and operate two additional small business loan programs, the Em Tek Seed Capital Fund and the Metro Enterprise Zone Revolving Loan Fund, both of which target low and moderate-income neighborhoods. The City will continue to market business incentives through its two state designated Enterprise Zones both of which are comprised entirely of CDBG eligible census tracts.

Tax increment financing, which is available via the redevelopment process, will remain the major financing source for critical economic development and neighborhood revitalization efforts that are planned in the City's low and moderate-income communities that have been designated as Redevelopment Areas.

The San Diego Housing Commission (SDHC) administers other programs, such as the Housing Trust Fund, Multifamily Bonds, Inclusionary Housing, and Density Bonus, which are designed to be catalysts to private sector development of affordable housing, through the provision of financial assistance and incentives. Descriptions of these various programs are contained in the Five-Year Strategic Plan of the Consolidated Plan.

In collaboration with nonprofit organizations, private developers, and other public agencies, the City also may pursue a number of affordable housing resources available through other federal, state, and local programs, including but not limited to the following:

Federal Programs

- HOPE I, HOPE II, HOPE III, and HOPE for Youth (Youthbuild)
- Section 202; Supportive Housing for the Elderly
- Section 811; Supportive Housing for Persons with Disabilities
- Supportive Housing Program
- Section 203k Insured Loans
- Shelter Plus Care
- Safe Havens for Homeless
- Lead Based Hazard Control Grants

State Programs

- Emergency Shelter Program
- Energy Conservation Programs
- Multifamily Housing Program
- CalHOME Program
- California Housing Finance Agency (CalHFA) Loans
- California Housing Trust Fund

Private Support

- California Community Reinvestment Corporation Loans
- Local Initiatives Support Corporation

Non-profit agencies also collaborate to apply for funding to provide supportive services for the homeless and persons with special needs. Specifically, agencies worked to pursue the Continuum of Care Funds and have been awarded \$8,301,608 in this funding round.

See Appendix A for a summary of leveraged funds anticipated in FY 07. The total annual amount of funds flowing through the City of San Diego is approximately \$363 million. This represents a leveraging ratio of \$13.28 to every \$1 in federal CPD funding.

ACTIVITIES TO BE UNDERTAKEN AND RELATIONSHIP TO FIVE-YEAR PRIORITIES

The FY 2005 - FY 2009 Consolidated Plan identified priority housing and community development activities to be pursued in order to provide decent, affordable, and safe housing, as well as needed community services and facilities for its residents. The City will focus its resources and efforts during FY07 as described in the following sections. In order to show the relationship of these activities to the priority needs identified in the Five-Year Strategic Plan (contained in the Consolidated Plan), the following sections summarize the Strategic Plan priorities and identify the CDBG, HOME, ADDI, ESG, and HOPWA activities to be pursued over the next fiscal year. A list of the potential projects for each of the applicable programs can be found in an appendix.

5.2 Housing

CONSOLIDATED PLAN GOALS

The housing programs included in the five-year strategy seek to implement the following Consolidated Plan goals:

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

Appendix E provides a summary of quantified housing and community development goals for FY07.

CONSOLIDATED PLAN PROGRAMS

Tools for Homeownership

CONSOLIDATED PLAN PROGRAMS

Tools for Homeownership

SDHC provides the homeownership assistance through the following housing programs:

Down Payment/Closing Cost Assistance Grants: This program is available to First-Time Homebuyers earning 80 percent or less of AMI. The recoverable grant is up to \$15,000 or six percent of the purchase price; whichever is less. The grant can be used

towards the down payment, closing cost assistance or a combination of the two. The maximum purchase price or appraised value is \$454,100 for a single family home and \$375,250 for a condominium, as approved by HUD. The grant must be repaid if the applicant sells or rents the home within the first six years of ownership. The Down Payment/Closing Cost Assistance Grants are funded using the American Dream Downpayment Initiative Program funds.

Deferred Second Trust Deed Loan Programs: The Housing Commission offers two loan programs that are funded using federal HOME dollars:

- *Shared Appreciation Loan Program* – This program is available to first time homebuyers earning 80% or less of AMI. The loans are 0% interest and require no monthly payment of principal. The loan term is 30-years. When the buyer sells the property or pays off the loan, in addition to the 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. The maximum loan amount is 25% of the purchase price or appraised value; whichever is less.
- *Condominium Conversion 80% AMI Loan Program* – This program is designed to provide financial assistance to low and very low-income tenants occupying rental units affected by condominium conversions. The Condominium Conversion program can be used to help with the purchase of a home within the City of San Diego. The loan terms and conditions are identical to those stated above for the Shared Appreciation Loan Program.

HOME WORKS! (Acquisition and Rehabilitation Loans): This program is available to prospective homebuyers earning 80 percent or less of the AMI to purchase and rehabilitate their first home. The “Home Works!” program provides a purchase and rehabilitation loan for first-time homebuyers. Home Works! will make a conventional first mortgage as low as 75 percent of after-rehabilitation value (not to exceed \$375,250) for condominiums, nor \$454,100 for single family residences) combined with a deferred “silent second” mortgage up to a maximum of 25 percent of the after-rehabilitation value up to \$113,525 (as of February 2005). Owner occupancy is required.

Objective:	Economic opportunity
Outcome:	Affordability
Outcome Statement:	Create housing opportunities with improved and new affordability
Indicators:	Number of households moving from rental to homeownership
Five-Year Objectives:	130 households assisted with various federally funded homeownership programs
One-Year Objectives:	26 households assisted with various homeownership programs, of which 49% are anticipated to be minorities
Geographic Location:	Community-wide (Low Income Clientele Benefit)
Funding Sources:	HOME - \$592,736 annually (estimated) ADDI - \$146,587 annually (estimated)

Tools for Rehabilitation

Owner-Occupied Rehabilitation Programs: SDHC offers two owner-occupied rehabilitation programs on a citywide basis:

- **Zero-Percent Deferred Loans:** This program is for single-unit properties -- for example, a house, condominium, or town home -- occupied by owners earning up to 60 percent of the AMI. The zero interest loans, up to \$10,000, may be used to repair roof leaks, plumbing, electrical or heating systems, broken windows, for fumigation, and other repairs. No monthly payments are required. In fact, the loan does not have to be paid back until the property is sold or an additional loan is taken out against the property.
- **Three-Percent Interest Loans:** This program can be for an owner-occupied, single-unit property or for complexes up to four units, as long as the owner lives in one of the units. These three-percent interest loans can be for up to \$35,000 for a single-unit or up to \$50,000 for two or more units. The loans -- available for owners earning up to 80 percent of the AMI -- are either fully amortized for 15 years, requiring fixed monthly payments, or partially deferred, resulting in lower monthly payments of a minimum of \$50. These loans are reviewed after 15 years to determine a repayment plan for any remaining balance.

Exterior Enhancement Grants: These grants, up to \$5,000, are available to first-time homebuyers earning up to 80 percent of the AMI who desire to purchase and rehabilitate a single-family home or condominium in conjunction with the HOME WORKS! Program.

Lead Paint Hazard Reduction Programs:

- **Zero percent Deferred Loans:** These loans are available up to \$5,000 per unit or up to \$15,000 per housing complex to those participating in any of the owner-occupied or rental rehabilitation programs.
- **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% of AMI and located citywide. 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.

Renter-Occupied Rehabilitation Programs: Rental property owners may qualify for assistance to rehabilitate their properties:

- **Zero Interest Loans:** For-profit owners of rental property may be eligible for zero interest loans of up to \$15,000 per unit with payments deferred for ten years. To be eligible, 90 percent of the tenants must be earning no more than 50 percent of the AMI and the owner must agree to charge reduced rents for a ten-year period. Only properties located in targeted neighborhoods are eligible for this program.
- **Three-Percent Simple Interest Loans:** Eligible nonprofit owners of rental properties can receive 30-year loans at three-percent "simple interest" rates to rehabilitate properties located anywhere in the City.

Accessibility Grants for Tenants with Disabilities: Grants up to \$1,000 are available to tenants with disabilities earning less than 50 percent of the AMI for making accessibility modifications, such as making the unit wheelchair accessible. These grants are for either interior or exterior accessibility improvements.

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.

Objective:	Provide decent housing.
Outcome:	Improve availability or accessibility and affordability.
Outcome Statement:	Create and maintain decent housing with improved availability and affordability.
Indicators:	a.. Total number of owner-occupied units rehabilitated. b. Total number of rental units rehabilitated.
Five-Year Objectives:	4,250 low and moderate income owner-occupied households and 750 low income renter-occupied households assisted through the various rehabilitation programs
One-Year Objectives:	780 low and moderate owner-occupied households and 140 low income renter-occupied households assisted through the various rehabilitation programs
Geographic Location:	Communitywide (Low and Moderate Income Housing Benefit)
Funding Source:	HOME - \$1,000,000 CDBG - \$ 500,000

New Construction and Acquisition/Rehabilitation

Community Housing Development Organizations (CHDOs): At least 15 percent of the annual HOME allocation will be reserved to provide affordable housing development and acquisition/rehabilitation activities by CHDOs. The City currently has 16 certified CHDOs that compete for funding.

Objective:	Decent Housing
Outcome:	Improve Affordability
Outcome Statement:	Create decent housing through improved affordability.
Indicators:	a. Total number of units assisted with HOME funds. b. Number of years of affordability.
Five Year Objectives:	10 CHDOs/140 housing units
One Year Objective:	2 CHDOs/28 housing units
Geographic Location:	Community wide (low and moderate income housing benefit)
Funding Source:	HOME - \$1,250,000 (estimated)

Ancillary Programs and Services Supporting Housing

Housing Production Program: This program involves the development of affordable rental housing through acquisition with rehabilitation or new construction. It includes provision of financing and/or technical assistance to nonprofit and for-profit developers; development of rental housing by SDHC and Housing Development Partners (a nonprofit development corporation affiliated with and staffed by SDHC); and implementation of programs that result in private-sector development of affordable rental housing.

Objective:	Decent Housing
Outcome:	Improve Affordability
Outcome Statement:	Create decent housing through improved affordability.
Indicators:	a. Total number of units assisted with HOME funds. b. Number of years of affordability.
Five Year Objectives:	550 housing units
One Year Objective:	75 housing units
Geographic Location:	Community wide (low and moderate income housing benefit)
Funding Source:	HOME - \$5,173,902 (estimated)

Fair Housing (Anti-Discrimination) and Tenant/Landlord Educational Services: A comprehensive menu of fair housing services that are designed to address unlawful housing discrimination are provided under contracts with the Fair Housing Council of San Diego (FHCSO), Bayside Community Services, Sherman Heights Community Center, and Community Housing Works. Programs and services provided will assist the City in meeting its obligation to affirmatively further fair housing. All activities will support the City's ongoing fair housing planning process and the implementation of recommendations as outlined in the 2004 AI.

The FHCSO, through its strategic operating and action plan, provides an array of interrelated fair housing including but not limited to the component areas of advocacy, outreach and education, technical training opportunities for members of the housing provider, lender and insurance industries, maintenance of a fair housing discrimination investigative, intake and enforcement process, public policy development, maintenance of a website, and collaborations and/or linkages with other entities which further strengthen fair housing activities in the City.

The FHCSO also provides tenant educational services if funds are allocated to its Tenant-Landlord Services Coalition which provides an array of educational services for tenants including but not limited to: Maintenance of telephone hotline service; production of tenant training videos; dissemination of written materials explaining the California Tenant Landlord laws and interpretations and new developments; Presenting community workshops and seminars and limited mediation services.

Through the Housing Mobility Counseling Program, FHCSO will assist families who are receiving federal housing subsidies to reach personal goals and career objectives, emphasizing housing moves to neighborhoods of choice and greater opportunity. Another objective of the housing mobility program is to encourage owners in neighborhoods of greater opportunity to rent to participant families.

Bayside Community Center, Sherman Heights Community Center, and Community Housing Works will provide further Fair Housing Services through their Housing Counselor programs. The Housing Counselor Program provides an array of services to tenants and landlords, including but not limited to tenant landlord mediation, dispute resolution, and education in tenant landlord law. The Housing Counselor programs also provide seminars and workshops on homeownership preparedness and opportunities. Tenants and landlords can turn to these programs for accurate advice and guidance on tenant landlord issues. Housing Counselors work with entities in their communities such as the San

Diego Police Department and Neighborhood Code Compliance Division to assist with problematic properties.

Objective:	Suitable Living Environment
Outcome:	Sustainability
Indicators:	a. Number of workshops held b. Number of clients assisted with counseling c. Number of collaborative meetings with City departments and community organizations d. Number of follow up contacts with clients to ensure sustainability
Five-Year Goal:	2,500 households
One-Year Goal:	925 people served
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	CDBG - \$165,306

5.3 Community and Supportive Services

CONSOLIDATED PLAN GOALS

The community and supportive service programs included in this five-year strategy seek to implement the following Consolidated Plan goals:

- Provide community and supportive services for low and moderate income persons and those with special needs
- Support efforts to develop and implement the Plan to End Chronic Homelessness (PTECH).
- Continue to pursue Continuum of Care funding to increase the level of housing provision and services for the homeless in the City. This system provides emergency shelters, transitional housing, and permanent supportive housing,

CONSOLIDATED PLAN PROGRAMS

Neighborhood Improvement

Neighborhood Code Compliance Program: The program provides for code enforcement activities located within the City's low to moderate income and blight-designated census tract/target areas. This program works in connection with the City's various rehabilitation programs to provide a comprehensive revitalization strategy that has a dramatic impact on the City's neighborhoods, and ensures the health and safety of residents.

Objective:	Suitable Living Environment and Decent Housing
Outcome:	Improved Accessibility/Availability
Outcome Statement:	Enhance suitable living environment and create decent housing with improved accessibility/availability
Indicators:	a. Total number of units brought into compliance b. Total number of households served
Five-Year Objectives:	5,000 housing units
One-Year Objectives:	1,000 housing units
Geographic Location:	Targeted low to moderate income areas (Low and Moderate Income Area Benefit)
Funding Source:	CDBG - TBD

Supportive Services for the Homeless

Emergency Shelters and Transitional Housing: Using CDBG and ESG funds, the City supports non-profit agencies that operate shelters for the homeless and provide supportive services.

Winter/Family Shelter Program: This program provides 24-hour emergency shelter during the cold weather months for homeless men, women, and children in San Diego and a year-round program for families. The goal of the program is to help persons address both their immediate and longer-term housing needs. The original “Five-Year Objectives” did not include the anticipated results from the Family Shelter Program. A large portion of the Winter Shelter Program is funded through the San Diego Housing Commission.

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless through improved accessibility to emergency shelters and transitional housing and assistance with addressing their immediate and longer-term housing needs
Indicators:	a. Total number of homeless persons with improved access b. Total number of beds available c. Total number of shelter nights made available
Five-Year Goal:	1,500 homeless persons
One-Year Goal:	a. 2,100 unduplicated homeless persons with improved access (1,500 Winter Shelter Program; 500 Family Shelter Program) b. 560 beds available (410 WSP; 150 FSP) to homeless persons c. 58,850 shelter nights made available to homeless persons
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	Winter Shelter Program (CDBG TBD) Family Shelter Program (ESG TBD)

Homeless Outreach Team (HOT): The HOT program assesses homeless people who live on the street and identifies solutions to help them. Most are considered to be chronically homeless with co-occurring disorders. The HOT Team focuses on the homeless population in downtown and the beach area.

Serial Inebriate Program (SIP): The SIP (Serial Inebriate Program) brings together law enforcement, the courts and community agencies to provide motivation for chronic, homeless alcoholics to participate in treatment options instead of jail. The SIP Program is not funded with CDBG funds. Therefore “One-Year Objectives” will not include outcome results from this program. The ‘Five-Year Objectives’ incorrectly included results from the SIP Program.

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless through improved accessibility to housing and case management
Indicators:	a. Total number of contacts with chronic homeless persons b. Total number of homeless persons with improved access c. Total number of placements into housing
Five-Year Goal:	20,000 homeless persons (duplicated counts)
One-Year Goal:	a. 1,500 contacts with chronic homeless persons b. 378 unduplicated homeless persons with improved access c. 225 unduplicated placements into housing
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	CDBG - \$50,000

Neil Good Day Center: The Neil Good Day Center is the only adult day center for the general homeless population in the downtown San Diego area. The program provides homeless adults with message and mail service for the entitlement checks and other personal mail, showers, laundry facilities, TV area, Family Health Center services, storage, access to computers and a safe haven off the busy streets.

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless persons through improved accessibility to a day refuge, basic amenities, and/or community services
Indicators:	Total number of homeless persons with improved access.
Five-Year Goal:	Not originally reported (?)
One-Year Goal:	250 unduplicated homeless persons
Geographic Location:	Community-wide (Very Low and Low-Income Clientele Benefit)
Funding Source:	CDBG - \$400,000

Senior Transitional Housing Program: In a partnership with the County and Senior Community Centers, the City has leased 35 rooms in a downtown single room occupancy hotel to provide case-managed beds to seniors who have become homeless. In addition, the program fund up to 2 beds in an assisted living facility for those who are no longer able to care for themselves. Centre City Development Corporation provides the funding for the lease expenses.

Supportive Services for Persons with HIV/AIDS

Housing Assistance: HOPWA funds will continue to be used to help low income persons with HIV/AIDS pay utilities and rent.

Objective:	Decent Housing
Outcome:	Affordability
Outcome statement:	Create decent housing with improved/new affordability
Indicators:	<ul style="list-style-type: none"> a. Number of participants assisted b. Number of leased units that meet HUD established Housing Quality Standards c. Rent payments for program participants d. Number of emergency housing beds for persons with HIV/AIDS
Five Year Goal:	Provide Tenant Based Rental Assistance to 320 households; and funding for 480 emergency housing beds.
One-Year Goal:	<ul style="list-style-type: none"> a. Provide assistance for up to 80 participants b. Ensure 100% of units leased in the program meet HUD established Housing Quality Standards c. Ensure 100% of HOPWA program participants pay no more than 30% of monthly-adjusted income toward rent d. Provide funding for 100 emergency housing beds for persons with HIV/AIDS
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$1,025,072

Transitional Housing: Through nonprofit agencies, the City supports the development and operation of transitional housing with supportive services or persons with HIV/AIDS using HOPWA funds.

Objective:	Decent Housing
Outcome:	Availability and affordability
Outcome Statement:	Create decent housing with improved/new affordability
Indicators:	<ul style="list-style-type: none"> a. Number of transitional housing beds supported b. Number of Residential Care Facility beds for the chronically ill (RCFCI) operated c. Number of transitional housing facilities meeting Housing Quality Standards d. Rent payments for program participants
Five Year Goal:	Continue to assist in the development of transitional housing for persons with HIV/AIDS in the City and County, with the goal of achieving new housing opportunities for persons with HIV/AIDS.
One-Year Goals:	<ul style="list-style-type: none"> a. Provide funding to support up to 53 transitional housing beds b. Provide funding for the operation of 20 Residential Care Facility beds for the chronically ill (RCFCI) c. Ensure 100% of all transitional housing facilities meet Housing Quality Standards d. Ensure all HOPWA program participants pay no more than 30% of monthly-adjusted income toward rent
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA - \$976,075

Supportive Services: The City collaborates with community based organizations and government agencies to provide supportive services which include relocation assistance, intensive case management, substance abuse counseling and moving services.

Objective:	Suitable Living Environment
Outcome:	Sustainability
Outcome Statement:	Enhance suitable living environment through improved sustainability
Indicators:	<ul style="list-style-type: none"> a. Number of moving services b. Number of participants served with case management c. Number of apartments provided residential services d. Number of training sessions
Five Year Goal:	Provide supportive services for 55,000 duplicated individuals and approximately one-fourth unduplicated
One-Year Goal:	<ul style="list-style-type: none"> a. Increase public awareness of HOPWA funded programs by providing 3 educational training sessions throughout the County b. Fund and provide moving services for to 135 participants c. Fund intensive case management services for up to 100 HOPWA program participants d. Fund the coordination of residential services for 20 apartments in 3 complexes
Geographic Location:	Community-wide
Funding Source:	HOPWA -- \$338,236

Information Referral: The City provides individuals with housing and information referral services.

Objective:	Decent Housing
Outcome:	Availability/Accessibility
Outcome Statement:	Enhance decent housing through improved availability/accessibility
Indicators:	<ul style="list-style-type: none"> a. Number of clients assisted
Five Year Goal:	Provide a user-friendly housing information and referral system to 3,655 persons living with HIV/AIDS
One Year Goal:	Provide 11,800 persons living with HIV/AIDS with improved access to housing information and referral services Countywide.
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA - \$68,738

Supportive Services for Other Special Needs Groups

CDBG public service dollars will be used to provide supportive services for low and moderate income persons and persons with special needs, including, but not limited to:

- Senior services
- Youth services
- Disabled services
- HIV/AIDS Services
- Other social and community services

The City has reserved 15 percent of its FY07 CDBG allocation for supportive social and community services, including homeless services. It is anticipated that 15 percent of the FY07 CDBG allocation will be \$2,326,029, of which a portion will be allocated toward homeless services programs. The service projects to be funded will be determined by the City Council in late May or early June once the City has made some important

budgetary decisions. Detailed information on the pool of potential projects is provided as an appendix to the Action Plan.

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for low and moderate income persons through improved accessibility to senior, youth, disability, HIV/AIDS, and other community services
Indicators:	a. Total number of persons b. Income levels of assisted persons
Five-Year Goal:	10,000 people with special needs
One-Year Goal:	a. 2,000 unduplicated persons with improved access b. 51% of unduplicated persons assisted will have low and moderate income levels
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	CDBG – TBD (Amount determined will be \$_____ minus the portion allocated toward homeless services.)

5.4 Public Improvements and Community Facilities

CONSOLIDATED PLAN GOALS

The improvements to public and community facilities included in this five-year strategy seek to implement the following Consolidated Plan goal:

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

CONSOLIDATED PLAN PROGRAMS

A list of public facility improvement projects has been proposed in an appendix. The projects to be funded will be determined by the City Council, based upon need.

Public Facilities Program

CDBG funds will be used for the following types of facilities and improvements. Specific allocation will be determined on an annual basis pertaining to need:

- Street improvements with an emphasis on those related to revitalization efforts
- Parks and recreation improvements
- Special needs group facilities
- Neighborhood facilities
- Infrastructure improvements

Objective:	Suitable Living Environment
Outcome:	Sustainability
Outcome Statement:	Enhance suitable living environment through improved sustainability
Indicators:	<ul style="list-style-type: none"> a. Total number of public facilities targeted b. Total number of street improvement projects completed c. Total number of infrastructure improvements completed d. Total number of parks improvements completed
Five-Year Objectives:	90 public facilities
One-Year Objectives:	49 public facilities
Geographic Location:	Targeted low to moderate income areas (Low and Moderate Income Area Benefit)
Funding Source:	CDBG - TBD

ADA Transition

A comprehensive survey of all City facilities is underway and necessary improvements are being prioritized. The City is implementing additional elements to its Barrier Removal Program in City-owned facilities where programmatic changes cannot be made to effectively meet ADA requirements. The top priority of the Consolidated Plan is to make the City-wide facilities, programs, services and activities accessible. Specifically, approximately 850 facilities need retrofit; 200 intersections need audible pedestrian signals; approximately 30,000 miles of sidewalk improvements are necessary and thousands of ramps still need to be installed.

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment through improved/new accessibility
Indicators:	<ul style="list-style-type: none"> a. Total number of buildings retrofitted b. Number of curb ramps installed c. Number of audible signals installed d. Number of complaints received and resolved e. Number of evaluation and coordination of solutions for accessibility complaints at beaches, parks, lakes and City sidewalks.
Five-Year Goal:	The removal of a range of physical and programmatic barriers throughout the City for disability access.
One-Year Goal:	<ul style="list-style-type: none"> a. Retrofit of five public buildings b. Installation of 40 curb ramps c. Installation of 5 audible signals using the latest technology. d. Evaluation and coordination of solutions for 200 accessibility complaints at beaches, parks, lakes and City sidewalks. e. Resolution of 100 Title 24/neighborhood code complaints regarding private entities and Public-Right-of-Way
Geographic Location:	City-wide (Low and Moderate Income Clientele Benefit)
Funding Sources:	CDBG - TBD

Section 108 Loan Guarantee Program

The HUD Section 108 Program provides loan guarantees to CDBG entitlement jurisdictions to pursue economic development and large capital improvement projects. The jurisdiction must pledge its future CDBG allocations as security for repayment of the loan. The City uses Section 108 loans to construct or renovate neighborhood-serving public facilities, to construct or replace public improvements and, occasionally, to eliminate slum and blight. San Diego uses CDBG funds as the payment source for many of its Section 108 loans. HUD 108 assistance is sought only as need arises; there are currently two pending loans and seventeen funded loans.

Objective:	Suitable Living Environment
Outcome:	Improving sustainability by promoting viable communities
Outcome Statement:	Enhance living environment through improved sustainability
Indicators:	Individuals or households with new or improved public improvements or public facilities, # of sites with blight removal
Five Year Goal:	Completion of 10 projects which will result in over 100,000 individuals having improved access to public facilities or benefiting from public improvements, also eradication of slum or blight at one site
One Year Goal	Completion of 5 projects which will result in 84,700 individuals with improved access to public facilities or benefiting from public improvements and elimination of blight from one site
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit, also Slum/Blight eradication)
Funding Sources:	CDBG – TBD

5.5 Economic Development

CONSOLIDATED PLAN GOALS

The economic development and anti-poverty activities included in this five-year strategy seek to implement the following Consolidated Plan goals:

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

CONSOLIDATED PLAN PROGRAMS

A list of economic development activities has been proposed (see appendices). The projects to be funded will be determined by the City Council.

The City's economic development activities that are supported with CDBG funds will focus on two areas: (1) micro-enterprise support and other small business assistance, and (2) community development and revitalization activities. The Office of Small Business contracts with a number of community-based agencies for the provision of such services. Business assistance services include business counseling and mentoring, loan

counseling and packaging assistance, assistance with governmental regulations, etc. Community development and revitalization activities include commercial revitalization, community improvement programs, technology, and energy efficiency projects. Some commercial revitalization efforts are administered directly by the City.

Objective:	Economic Opportunity
Outcome:	Accessibility/ Availability
Outcome Statement:	Provide economic opportunity through improved/new accessibility
Indicators:	a. Total number of businesses assisted b. Total number of new jobs created
Five-Year Objectives:	50 businesses to be assisted directly and 75 jobs to be created
One-Year Objectives:	nine (9) commercial revitalization projects; ten businesses assisted and 15 jobs created
Geographic Location:	Community-wide (Low and Moderate Income Job Benefit)
Funding Source:	CDBG - TBD

5.6 Planning and Administration

The City complies with all HUD planning and reporting requirements. A portion of the FY 2005 CDBG and HOME allocations will be used to provide planning and reporting services, as well as program delivery.

One-Year Objectives:	Comply with all HUD planning and reporting requirements and deliver of a range of housing and community development programs to City residents and businesses
Geographic Location:	Community-wide
Funding Source:	CDBG - TBD HOME - \$851,469 (estimated)

5.7 Public Housing

As of January 2006, SDHC owns and manages 1,746 public housing units throughout the City, including 36 units of single-family public housing. This number is lower than reported in the FY05 Annual Plan because 36 of the units were sold to the San Diego City Schools under eminent domain, while another unit was returned to City ownership. Public housing projects owned by SDHC are committed as long-term affordable housing.

PUBLIC HOUSING AND RESIDENT INITIATIVES

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.

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 vouchers and seeks to eliminate barriers to mobility and enhance de-concentration efforts. SDHC also offers a variety of self-sufficiency programs to Section 8 voucher recipients. Currently, SDHC provides rental assistance to over 12,000 households.

5.8 Lead-Based Paint Hazards

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 the "Lead Safe Neighborhoods Program." This program identifies various elements that the City can implement to perform primary prevention of lead poisoning. The major components are:

- A citizen's advisory taskforce and a City Agency Lead Working Group were created that bring together all public, non-profit, and community-based agencies in the San Diego region that have some capacity for lead poison prevention, to integrate their efforts to maximize resources and improve effectiveness.

- A municipal ordinance was adopted which qualified lead hazards as substandard housing, allowing City code enforcement personnel to help eliminate the hazards and potential of lead poisoning.
- Provide City staff with lead hazards awareness training and provide specific methods of lead hazard education for its citizens that staff can perform during the course of their job.
- Implement a lead hazard education and outreach pilot program in a high-risk community to identify effective communication methods that can be used citywide.
- Identify various grants and other means of leveraging funds to develop the capacity to perform lead hazard control work and ensure it can be sustainable with the goal of improving the quality of life of its citizens through the elimination of all lead paint hazards.

The City successfully pursued a HUD Lead Hazard Control Grant and a HUD Lead Outreach Grant, which were awarded in 2003 in partnership with community-based non-profit organizations. Additionally, a HUD Lead-Based Paint Hazard Control Grant, and a HUD Lead Hazard Reduction Demonstration Grant were awarded in late 2005 to continue to provide resources to perform lead hazard control work.

Currently, the following two programs address lead-based paint:

- **”Lead Safe San Diego”:** This program of non-repayable grants funded with the two HUD Lead grants noted above 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 on a citywide basis. 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. *(This program is not funded with CPD funds.)*
- **Lead Paint Reduction Zero percent Deferred Loans:** These loans are available up to \$5,000 per unit or up to \$15,000 per housing complex when participating in any of the owner-occupied or rental rehabilitation programs. *(Funding allocation and objectives have been accounted for under the overall Housing Strategy)*

5.9 Other Actions

ADDRESSING THE OBSTACLES TO MEETING UNDERSERVED NEEDS

As identified in nearly every planning document in the City, the lack of affordable housing in San Diego is a major obstacle facing the City. The need of lower income households, especially renters, is a great concern to the City. The primary obstacle in serving the special needs populations is funding availability and lack of coordination among agencies.

The goals of SDHC include: assisting those earning 50 percent or less of the AMI as the highest priority and forging partnerships among public, nonprofit, and private entities to provide affordable housing opportunities.

The Community Services Program of the City of San Diego is responsible for assisting City residents in need of human care services. Staff who conducts periodic assessments of community needs provide those services. The staff then plans, administers, and monitors community projects.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City will continue and expand its efforts to upgrade and preserve existing affordable housing stock through its various rehabilitation and CHDO program activities. The primary source of funds will be CDBG, HOME, ADDI, redevelopment housing set-aside, and Housing Trust Funds. The City will also continue the low-interest loans and rebates program to rental property owners where at least 51 percent of the tenants are households at or below 80 percent of the AMI. Additional incentives will be offered to owners to set-aside units for families at or below 50 percent of the AMI.

REMOVING BARRIERS TO AFFORDABLE HOUSING

Governmental and market barriers both have the potential to affect the City's ability to provide and maintain affordable housing. The City's land use controls, site improvement requirements, building codes and application fees, although developed to ensure quality and sound development, may play a role in limiting the production of affordable housing for all income levels. In addition, requirements mandated by state and federal agencies may initially impede the production of affordable housing.

The City offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing. These include:

- Density bonuses for provision of affordable housing units
- Inclusionary housing
- Commercial/industrial housing impact fee
- City-County Reinvestment Task Force
- Gap financing and fee reductions
- Streamlined permit processing
- Flexible development standards
- Condominium conversion tenant relocation benefits

REDUCE THE NUMBER OF PEOPLE LIVING IN POVERTY

The City seeks to reduce the number of people living in poverty by providing a number of programs that include housing assistance, economic development assistance, job training opportunities, and supportive services. SDHC also operates a variety of resident empowerment programs, which promote upward mobility and self-sufficiency through educational programs, neighborhood programs, cultural and recreational programs, and job training and skills development programs. The Family Self-Sufficiency Program (FSS), in collaboration with community businesses and City entities, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career counseling, vocational training, and micro-small business

development. In addition, resource information for childcare and transportation is provided, along with an escrow account for a portion of income earned during program participation.

DEVELOP INSTITUTIONAL STRUCTURE

The institutional structure through which the Annual Action Plan will be implemented includes various agencies of local government, private for-profit and non-profit entities, and various regional task forces, which are identified in the FY 2005 - FY 2009 Consolidated Plan. The City of San Diego Housing Element identifies in its implementation charts the responsible agency for the wide-range of housing programs operating in the City. SDHC has lead oversight responsibility for the Consolidated Plan/Annual Action Plan process.

ENHANCE COORDINATION

The City expects to carry out its strategy through public, nonprofit and private partnerships, which it seeks to encourage. These partnerships have been instrumental in the effort to meet the wide range of homeless and affordable housing needs in the City. In the future, to the extent that is feasible, the public sector will continue to match or augment private sources of funding from nonprofits seeking to create affordable housing opportunities.

FURTHER FAIR HOUSING CHOICE

The City of San Diego is committed to furthering fair housing choice for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, marital status, source of income, sexual orientation, or any other arbitrary factor. The City recognizes that fair housing is a regional issue and collaborates with jurisdictions the County to identify impediments to fair housing choice and solutions for mitigating such barriers.

2005 San Diego Regional AI: The City, together with all 19 jurisdictions in the County, has completed the final draft of its 2005 update to the AI. The AI identifies a number of potential constraints, including:

- Limited availability of outreach and educational materials
- Many small property owners lack knowledge of fair housing laws and landlord rights and responsibilities
- Discrimination against persons with disabilities has become an increasing fair housing concern and the availability of accessible housing for persons with disabilities is limited
- Discrepancies in access to financing by different groups persist
- Lead-based paint hazards often disproportionately affect minorities and families with children
- Collaboration among jurisdictions and fair housing service providers needs improvement, particularly in addressing service gaps
- Inconsistent tracking of fair housing data makes comparison and trend analysis difficult

The following table highlights the actions from the AI applicable to FY06. Responsible entity for each action includes the City of San Diego and the San Diego Housing Commission.

GOAL	ACTIVITIES OR STRATEGIES	BENCH-MARK	PROPOSED INVEST-MENT
Provide links to fair housing and other housing resources with current information.	Create web links to fair housing and other housing resources within the City of San Diego and Housing Commission websites.	Completed 2005	None required
Expand outreach to smaller “Mom and Pop” rental owners.	The City will contract with a fair housing service provider to make a concerted effort to work with the San Diego Apartments Assn (SDCAA) to expand outreach to the “mom and pop” rental property owners. Discuss with SDCAA if it is feasible to establish a lower-tier membership for two- to six- unit owners to encourage access to SDCAA education programs.	Began discussion with SDCAA in 2005	SDHC local funds
Promote equal opportunity for all residents to reside in housing of their choice.	The City will contract with a fair housing service provider to provide services to residents, landlords, and property managers in the City of San Diego. Services include education, outreach, and mediation as well as fair housing testing and audits.	Ongoing 2004 grant begins	SDHC local funds State funded grant:: \$500,000
Provide outreach and education on credit history and financial management.	Identify an agency with a capacity and experience in conducting outreach and education on credit history and financial management.	Regional discussion began in 2005	CDBG or Local funds
Inform landlords and residents about hazards of lead-based paint. Target older communities to offer assistance for lead abatement to owner occupied rental units with children.	The City will continue to do the following : Distribute the following brochures: “Lead Based Paint, a Threat” and “Protect Your Family From Lead in Your Home.” Attend meetings and trainings on lead-based paint hazards. Inform residents applying for loans and grants through the Housing Rehabilitation Loan Program about the hazards of lead-based paint. Continue to offer assistance for lead abatement through their housing rehabilitation loan programs. Consider expanding lead-based paint testing to home buying programs.	Ongoing	Lead Based Paint/ HUD Grant: : \$7M
Encourage collaboration among jurisdictions and among fair housing service providers to provide similar services and ensure equal access to fair housing services throughout the region.	The City and its fair housing services provider will continue to be involved in the Fair Housing Resources Board Encourage fair housing service providers to collaborate and support each others’ activities, so that similar activities are available to residents across jurisdictions.	Ongoing	Staff time/Local Funds

Establish a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation is available regarding ethnicity, income level, and types of calls received based on HUD's reporting categories.	Collaborate with other jurisdictions to develop a uniform method of reporting to incorporate into each sub-recipient contract.	Develop format in 2006; Ongoing	Staff time/ Local Funds
Ensure that sub-recipient contracts and annual reports identify specific quantifiable objectives and measurable goals related to furthering fair housing.	Continue to identify specific quantifiable objectives and measurable goals related to furthering fair housing.	Annually and ongoing	Staff time/Local Funds
Ensure that contracts with fair housing service providers contain scopes of work that are consistent and do not lead to uneven levels of services to those of other jurisdictions.	Evaluate service gaps annually and budget as appropriate.	Annually and ongoing	Staff time/ Local Funds

Affirmatively Furthering Fair Housing: The Fair Housing Council of San Diego (FHCS) will continue to provide comprehensive fair housing services under a contract with SDHC, which acts on behalf of the City. The programs and services provided will assist the City in meeting its obligation to affirmatively further fair housing. All activities will support the City's ongoing fair housing planning process and the implementation of recommendations as outlined in the 2004 AI.

Services will be offered in the component areas of advocacy, outreach and education, technical training opportunities for members of the housing provider, lender and insurance industries, maintenance of a fair housing discrimination investigative, intake and enforcement process and collaborations and/or linkages with other entities which further strengthen fair housing activities in the City.

FHCS will also maintain and operate a housing mobility counseling program designed to assist families who are receiving federal housing subsidies to reach personal goals and career objectives, emphasizing housing moves to neighborhoods of choice and greater opportunity. Another objective of the housing mobility program is to encourage owners in neighborhoods of greater opportunity to rent to participant families.

5.10 Monitoring

NON-HOUSING ACTIVITIES

City of San Diego non-housing programs supported with CPD funds 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 organizations, 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; and
- 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.

The City's CDBG Administration will utilize the current program year to provide guidance and technical assistance to City staff to assist individual project managers in their monitoring efforts. Due to the complexity and voluminous regulatory requirements of federal funds, City staff will attempt to educate, train, and work in partnership with grant recipients' and other stakeholders.

The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

HOUSING ACTIVITIES

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 City or the Public 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: density bonuses, coastal housing provisions, public land, or senior conditional use permits.

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 the Commission may deem necessary; and
- Notifies project owners of any circumstances of non-compliance of which the Commission becomes aware and takes necessary actions to bring projects into compliance.

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 or Federal government are often monitored solely by those entities.

SECTION 3 ECONOMIC OPPORTUNITIES

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

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

The City of San Diego makes Section 3 a part of all contracts the City enters into in which a contractor receives CDBG funds from the City. The contractor is required to document good faith efforts to comply with the terms of Section 3.

5.11 Program Specific Requirements

CDBG PROGRAM

The City proposes to fund projects from among those listed in the “Listing of Proposed Projects” of the Action Plan. They consist of infrastructure improvements, public services, and public facilities improvements as well as community and economic development activities. These will be funded by CDBG funds allocated for FY07 as well as reallocated funds from prior years, and program income.

Source of Funds

This will be described in more detail in an upcoming draft.

Program Income

Program Income will be used to support other CDBG eligible activities.

Surplus from Urban Renewal Settlements

None/Not Applicable

Section 108 Loan Guarantees

The City is currently using CDBG funds to repay the following Section 108 loans:

- Section 108 - Central Police
- Section 108 – College Heights/Rolando Library
- Section 108 – District 3 Infrastructure

- Section 108 –District 4 Senior Center
- Section 108 – Logan Heights Library
- Section 108 – Mercado Project
- Section 108 – Ocean Beach Library
- Section 108 – SEDC #1
- Section 108 - Vietnam Veterans Homeless Facility
- Section 108 – Cortez Hill Homeless Shelter
- Section 108 – Camp Hope
- Section 108 – San Diego Food Bank
- Section 108 – Otay Mesa Nestor Library
- Section 108 – Logan Heights Family Health Center

It is anticipated that the following new loan will be repaid with CDBG funds, starting in FY07:

- Section 108 – LGBT Community Center

Note: Three Section 108 loans are being repaid with non-CDBG sources.

Grant Funds Returned to the Line of Credit

None/Not Applicable

Income from Float-Funded Activities

None/Not Applicable

Rollover Funds

The City has reprogrammed \$_____ CDBG funds from prior year(s).

Geographic Locations

CDBG funds are targeted to San Diego's low- and moderate-income communities; these include San Ysidro, Otay/Nestor, Linda Vista, Golden Hill, City Heights, College Heights/Rolando, North Park, Barrio Logan, Logan Heights, Chollas View, and Mountain View. However, in the case of certain projects such as public services and ADA projects which specifically serve or benefit low-income clientele, services may be provided in other communities as well.

Also, in accordance with San Diego's Balanced Communities Policy, housing assistance will generally be provided throughout the City. Homeownership activities, preservation of at-risk affordable housing, rehabilitation of owner-occupied and rental housing, and mixed-income rental housing acquisition and development will occur in all areas exhibiting need (subject to program guidelines).

The City's de-concentration policy is aimed at mixing 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. Implementation began in October 2001. The policy applies to both new and current residents. Current residents will be given

incentives to move in order to meet the goals of de-concentration, in accordance with HUD final rules.

Contingency Activities (NTE 10%)

A total of \$_____ million is set aside for contingency activities.

Urgent Needs

The City is not planning to spend any CDBG funds on Urgent Needs in FY07.

HOME PROGRAM

The HOME program was created under the National Housing Affordability Act of 1990. Under HOME, HUD will award funds to localities based on a formula, which takes into account tightness of the local housing market, inadequate housing, poverty, and housing production costs. Localities must qualify for at least \$500,000 based on HUD's distribution formula, to receive direct allocation of funds, or can apply to the state or combine with adjacent jurisdictions.

HOME Match

All participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. As PJs draw funds from HOME Investment Trust Funds, they incur a match liability, which must be satisfied by the end of each Federal fiscal year. The matching contribution adds to the resources available for HOME-assisted or HOME-eligible projects. The HOME statute provides for a reduction of the matching contribution requirement under three conditions:

1. fiscal distress,
2. severe fiscal distress, and
3. for Presidentially-declared major disasters covered under the Stafford Act.

Resale/Recapture Provisions

The participating jurisdiction has elected to continue the previously HUD-approved (March 17 and October 22, 1993) first-time homebuyer resale guidelines by following 24 CFR §92.254(a)(5)(ii), commonly called by HUD "Option #2", namely the recapture of the full HOME Investment subsidy amount out of the net sale proceeds. Such recaptured amounts will be recycled through the participating jurisdiction's HOME Investment Partnership fund in order to assist HOME eligible activities, as determined by the San Diego Housing Commission's annual budget process.

Tenant Based Rental Assistance (TBRA)

The Tenant Based Rental Assistance (TBRA) Program is not presently an active program, however, may become active at some time during the year. Program guidelines will be as follows:

- The TBRA Program, if activated, will provide rental assistance to low-income households.

- The TBRA Program will primarily focus on two groups of households; seniors and special needs. However, this does not preclude the Housing Commission from creating a TBRA Program if there is a need to assist low-income households who are neither senior nor special needs populations.
- “Special needs” means persons with disabilities (e.g. a physical, mental or emotional impairment of long-continued duration); chronically ill persons including those with HIV and mental illness; homeless persons including victims of domestic violence, youth, elderly, chronic substance abusers, and other groups that are either homeless or at high risk of being homeless if rental assistance is not obtained.
- “Senior” is defined as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development.
- Rental assistance will be provided to participating households who earn up to sixty percent (60%) of the area median income at the time of eligibility. Households will be screened for income eligibility as well as verification of “special needs” provided by participating social service providers.
- Households participating in the TBRA Program can be referred by government or nonprofit social service agencies assisting the “special needs” or “seniors” population.
- Participating households whose names are on the San Diego Housing Commission’s Waiting List and receive TBRA will not lose assigned federal preferences or “Waiting List” status. As required by HOME regulations, at least fifty percent (50%) of the households receiving TBRA must qualify for a federal preference.
- Households whose income increases to more than eighty percent (80%) of area median income prior to the expiration of the lease, will be notified that rental assistance will be terminated ninety (90) days from notice of income increase or expiration of the current lease, whichever comes first. In the event an eligible family becomes ineligible (e.g. the qualifying “special needs” or “senior” participant dies), the family may receive continued assistance for up to one hundred and twenty (120) days or the expiration of the lease, whichever comes first.
- TBRA for eligible participants will be provided on a yearly basis and may be extended for additional yearly terms. Participants will enter into a one year lease with the property owner and that lease may be ended upon mutual consent of the participant and the owner. Additionally, the San Diego Housing Commission will execute a housing assistance payment contract with the owner that matches the term of the participant’s lease.
- The TBRA Program may only be used within the legal boundaries of the City of San Diego.
- The rent levels of TBRA will be calculated in the same manner as the HUD Voucher Program. The subsidy cannot exceed the difference between thirty percent (30%) of a families’ adjusted monthly income and the rent level. At no time will a family’s portion of the rent be less than one hundred dollars (\$50) per month.
- Units occupied by TBRA tenants must pass HUD Housing Quality Standards and rent reasonableness.

- TBRA participants may pay market rate security deposits. Additionally, there will be no provisions for rental property owners to make claims for vacancy loss, unpaid rent or damages.

Other Forms of Investment

None/Not Applicable

Affirmative Marketing

Owners of all HOME-assisted properties must comply with the City's Affirmative Marketing Policy as follows:

1. When advertising a unit, the owner will solicit applications in accordance with fair housing law.
2. When advertising assistance for first-time homebuyers, the lender will solicit applications in accordance with fair housing law.
3. The owner/lender will utilize various community contacts in order to solicit applications from a wide range of potentially eligible persons. These contacts may include, but not be limited to:
 - A list of community based organizations, provided by SDHC;
 - Social service providers;
 - City-wide newspapers;
 - Community and minority newspapers;
 - Minority radio stations;
 - San Diego employers; and
 - HUD-approved homebuyer counseling agencies.
4. The owner/lender will use the fair housing logo or slogan in all advertisements.
5. The owner/lender will post the fair housing logo in the applicable rental office or lending institution that is receiving HOME assistance.
6. The owner/lender will provide fair housing information to potential tenants and homebuyers at pre-application briefings.
7. The owner/lender will document all efforts to meet the requirements of this policy and will submit documentation to SDHC during its annual review of the project or when requested. If during that review, SDHC finds that the owner has not complied, then it will recommend corrective actions.

Minority/Women's Business Outreach

Staff conducts a variety of outreach efforts to ensure the participation of minority and women's businesses. Examples of some of these efforts include:

1. Utilizing the Public Agencies Consortium (PAC) database to locate prospective DVBE/DBE bidders for all major solicitations;

2. Advertising all major bids in targeted minority and women- focused newspapers;
3. Placing a major portion of formal RFP/RFQ/IFBs in the bid room at the Contracting Opportunity Center for increased access by small businesses;
4. Contacting minority organizations such as the Latino Builders Association, Black Contractors Association and Women in Construction Association to make them aware of contracting opportunities; and
5. Contracting with a Temporary Employment Agency to assist with employment and training opportunities for Section 3 area residents.

Additional efforts are made throughout the year depending on available opportunities.

Refinancing

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

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

1. For single family (1 to 4 family) owner-occupied housing when lending HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable;
2. For multifamily projects, when lending HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under 24 CFR 92.252. The Participating Jurisdiction must establish refinancing guidelines and state them in its consolidated plan."

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

1. **NOT FOR SINGLE-FAMILY HOUSING:** Although HUD's HOME regulations allow HOME funds for refinancing in connection with "single family (one to four family) housing", SDHC staff is proposing that HOME funds to refinance may only be allowed in connection with multifamily housing projects; refinancing may not be allowed with single family housing; HUD defines "single family housing" as one to four units.
2. **"HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG".** (This is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(vi)).
3. **HOME funds may not be used to refinance properties that previously received HOME funding.** This is a HOME regulations requirement. It is stated, at 92 CFR 92.214(a)(7), that HOME funds may not be used to provide HOME assistance (beyond one year after project completion) to a project previously assisted with HOME funds during the period of affordability established in the original written agreement.

4. **Use of HOME funds for refinancing will only be allowed in multifamily projects, which are proposed to be rehabilitated with HOME funds.** This is a HOME regulations requirement. It is stated, at 24 CFR 92.206(b), that HOME funds may be used to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds (emphasis added).
5. **The refinancing must be necessary to permit or continue affordability** under HOME regulations at 24 CFR 92.252 ("Qualification As Affordable Housing: Rental Housing"). The purpose of the refinancing must be to maintain current affordability and/or create additional affordable units. This is a HOME regulations requirement at 24 CFR 92.206(b)(2).
6. **The new investment of HOME funds for refinancing can be made either to maintain current affordable units, or to create additional affordable units.** Levels of affordability will be, at a minimum, those required by the HOME Program regulations. This guideline is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(iii): the Guidelines must "state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both."

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

1. by lowering the existing rent restrictions;
2. by increasing the number of affordable/restricted units;
3. by extending the term of existing affordability restrictions; or
4. by a combination thereof.

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

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

EMERGENCY SHELTER GRANT (ESG) PROGRAM

The ESG Program provides for the following types of activities within the City of San Diego:

Administrative Costs (up to 5 percent of the grant) may be spent for administering the grant. Eligible administrative costs include staff to operate the ESG program, preparation of progress reports, audits, and monitoring of sub-recipients.

Essential Services (not more than 30 percent of the annual grant allocation) addresses the needs of homeless persons living on the street, in emergency shelters, and/or in transitional housing. Essential services can address the immediate needs of the homeless, and can enable homeless persons to become more independent and to secure permanent housing.

Homeless Prevention Activities (not more than 30 percent of the annual grant allocation) allow for a broad array of financial assistance and supportive services that can be provided to help prevent persons from becoming homeless. Homeless prevention means activities or programs designed to prevent the incidence of homelessness.

Operational Costs (not more than 10 percent of the annual grant allocation, with the exception of staff salaries for security and maintenance) may be used for costs to cover a broad array of emergency shelter and transitional housing operating costs. Costs include but are not limited to shelter maintenance, operation, rent, repairs, security, equipment, insurance, utilities, and other expenses.

Renovation, Rehabilitation or Conversion of buildings to be used as emergency shelters. Conversion is a change in the use of a building to an emergency shelter for the homeless, where the cost of conversion and any rehabilitation costs exceed 75 percent of the value of the building after conversion (must be used as a shelter for at least 10 years). Major Rehabilitation involves in excess of 75 percent of the value of the building before rehabilitation (must be used as a shelter for at least 10 years). Renovation involves rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation (must be used as a shelter for at least 3 years).

Process and Criteria for Awarding Grant Funds

Utilization of Grant Funds: The FY07 ESG funds allocated to the City are utilized toward the operation of the Winter/Family Shelter Programs. (See program descriptions under the Supportive Services for the Homeless section listed on Page 3 of this action plan.) One hundred percent of the funds cover the operational costs of the two programs and complies with the limitations set forth under that category. The majority of the funds are utilized to cover security and maintenance expenses.

Source and Amount of Matching Funds: The service providers submit evidence of matching funds from governmental, private, or non-profit entities in order to qualify for funding under the ESG Program. The City is also committed to matching resources for the ESG Program in the areas of staff time, volunteer services, and donated material and equipment.

HOPWA PROGRAM

Relation of Proposed Activities to Urgent Needs

The *San Diego Countywide Strategic HIV/AIDS Housing Plan* provides a framework for assessing and planning for the housing and housing related support service needs of persons living with HIV/AIDS and their families. Given the dynamic nature of the HIV disease and the uncertainty of government funding in the future, the needs of persons living with HIV/AIDS and the most appropriate strategies to meet those needs must be reassessed regularly. This plan is to be built upon, revised, and expanded as the current objectives are met and new gaps and needs emerge.

Program staff has had to work 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 also established a subcommittee of the Joint City/County HIV Housing Committee to review the priorities set forth in the 1999 *San Diego Countywide HIV Strategic Housing Plan* to develop funding priorities for FY 2005.

It should be noted that the long-term rental assistance is a set aside for the HOPWA tenant-based rental assistance program operated by the San Diego Housing Authority and the technical assistance funds are targeted to updating of the *San Diego Countywide Strategic HIV/AIDS Housing Plan*.

Strategies

Within the continuum of housing and services for residents in the San Diego Region, gaps have been identified:

- **Affordable Permanent Housing Units:** with a 1 percent vacancy rate in the County and market rents on the rise, there is a critical need for affordable housing.
- **Housing Assistance Programs:** Programs were noted to be vital to PLWHA to afford the rising costs of housing in San Diego County.

Method of Selecting Sponsors

Given the dynamic nature of the HIV/AIDS diseases and the uncertainty of future federal funding, the needs of persons living with HIV/AIDS and the most appropriate strategies to meet those needs must be revisited regularly. The County Department of Housing and Community Development (HCD) utilize Housing Opportunities for Persons with AIDS (HOPWA) funds to implement the *San Diego Countywide Strategic HIV/AIDS Housing Plan*. The Action Plan for the use of HOPWA funds in FY 2005 is incorporated into the Annual Funding Plan for the Urban County as well as in that of the City of San Diego.

Using the priorities identified above, the HOPWA formula grant program will provide funding for a variety of activities for low-income persons living with HIV/AIDS (PLWAs) and their families in San Diego County: Some include:

- Transitional group housing
- Intensive case management
- Long-term scattered site housing

- Information and referral services
- Moving services
- Residential services coordination
- Residential care facility for the chronically ill
- Transitional group home for recovering addicts
- Continued development of permanent housing units

Public and Private Sector Resources

The following community-based and county agencies provide housing and supportive services for HOPWA eligible individuals and their families:

- AIDS Case Management, County of San Diego Health & Human Services Agency
- Being Alive San Diego, Inc.
- Community HousingWorks, Inc.
- Fraternity House, Inc.
- San Diego County Department of Housing and Community Development
- PACTO Latino AIDS Organization, Inc.
- St. Vincent de Paul Village, Inc.
- Stepping Stone of San Diego, Inc.
- Center for Support and Education, Inc.

PUBLIC NOTICE

**FY07 ANNUAL ACTION PLAN
FOR THE CITY OF SAN DIEGO**

A draft of the City of San Diego’s FY07 Annual Action Plan will be available for public review from February 27, 2006 through March 29, 2006. The purpose of public review is to provide the public with an opportunity to comment on the expenditure of approximately \$27 million dollars in federal community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

The anticipated amount of federal funds to be received in FY07 (July 1, 2006 to June 30, 2007) are as follows:

Community Development Block Grant (CDBG)	\$15,506,862
HOME Investment Partnership Program (HOME)	\$8,514,694
American Dream Downpayment Initiative (ADDI)	\$146,587
Emergency Shelter Grant (ESG)	\$664,740
Housing Opportunities for Persons with AIDS (HOPWA)	\$2,549,000
TOTAL	\$27,381,883

The process for determining the distribution of these funds is currently underway. The following represents the approximate distribution of funds from FY06; the exact amounts for FY07 will be approved at a City Council meeting in May.¹

CDBG: Public facilities and Improvements 24%; Section 108 Loan Payments 22%; public services 15%; code enforcement 7%; other housing assistance 12%; economic development 3%; planning/administration 11%; other 6%

HOME/ADDI: New construction 52%; Community Housing Development Organizations 15%; homeownership activities 15%; rehabilitation 8%; program administration 10%

ESG: Shelter operations 100%

HOPWA: Housing 83%; supportive service 4%; case management 10%; other (information and referral) 3%

The Draft Plan will be made available in the reference section of the City’s libraries and in all of the Community Service Centers. Brief presentations will be made at each of the Public Hearings listed below. You can provide comments at any of the hearings or can submit your comments in writing to Amy Benjamin, San Diego Housing Commission, 1625 Newton Avenue, San Diego, California 92113 or via e-mail to amybenj@sdhc.org. The Plan will also be available for review on the Housing Commission’s website: www.sdhc.net.

¹The final distribution of CDBG funds will be approved as part of the annual budget process in April or May.

**SCHEDULE OF PUBLIC HEARINGS
RE: FY07 ANNUAL ACTION PLAN**

Tuesday Feb. 28, 2006 7:00 p.m.	Community Planners Committee Meeting Metro Ops Center, 9192 Topaz Way, 92123-1119 Bill Levin (619) 533-5214—contact person, wlevin@sanidiego.gov
Monday March 6, 2006 6:30 p.m.	City Heights Area Planning Committee Meeting 3910 University Avenue, Metro Career Center Conference Room Jim Varnadore; city_heights@yahoo.com
Monday March 13, 2006 6:30 p.m.	Southeast San Diego Development Committee Meeting 841 S. 41 st Street-Neighborhood House Association Steve Veach, Chair (619) 238-4537 Sveach80@aol.com
Tuesday March 21, 2006 5:30 p.m.	San Ysidro Planning and Development Group 4350 Otay Mesa Road, San Ysidro School District Education Center Board Room David Flores, Chair (619) 428-1115, ext. 303 davidf@casafamiliar.org
Tuesday March 21, 2006 6:30 p.m.	Greater North Park Planning Committee 2901 North Park Way, North Park Christian Fellowship John Stewart-McGaughy (619) 574-1135 jstewartstudios@sbcglobal.net
Friday March 24, 2006 9:00 a.m.	Housing Commission Meeting 202 C Street, 12 th floor, Committee Room (578-7539) Contact: Amy Benjamin (619) 578-7542 amybenj@sdhc.org
Monday March 27, 2006 7:00 p.m.	Linda Vista Community Planning Committee Meeting 2160 Ulric Street-Linda Vista Library Ed Cramer, Chair (619) 222-2047 thecramers@aol.com
Wednesday March 29,2006 2:00 p.m.	City Council Land Use and Housing Committee Meeting 202 C Street, 12 th floor, (533-4000)
Tuesday May 2, 2006 2:00 p.m.	City Council Meeting - Annual Action Plan Adoption 202 C Street, 12 th floor, (533-4000)