



Good Neighbors

San Diego
Housing Commission

REPORT

DATE ISSUED: March 12, 2004

ITEM 100

REPORT NO.: HCR04-21
For the Agenda of March 19, 2004

SUBJECT: City of San Diego's FY05-FY09 Five-Year Consolidated Plan
(Citywide)

SUMMARY

Issue 1: Should the Housing Commission recommend that the Land Use & Housing Committee approve the City's Draft FY05-FY09 Five-Year Consolidated Plan, Attachment 1, for submission to the U.S. Department of Housing and Urban Development (HUD)?

The FY05-FY09 Five-Year Consolidated Plan submission is the application for federal funds for the following five HUD formula-based programs: Community Development Block Grant (CDBG); Emergency Shelter Grant (ESG); HOME Investment Partnerships (HOME); Housing Opportunities for Persons with AIDS (HOPWA); and a new program entitled American Dream Downpayment Initiative (ADDI).

Recommendation 1: That the Housing Commission recommend Land Use & Housing Committee approval of the FY05-FY09 Five-Year Consolidated Plan.

Issue 2: Should the Housing Commission recommend that the Land Use & Housing Committee approve the City's Draft Citizen Participation Plan (Attachment 2)?

Recommendation 2: That the Housing Commission recommend Land Use & Housing Committee approval of the City's Draft Citizen Participation Plan for submission to HUD.

Fiscal Impact: None with this action; however, without a final HUD approved FY05-FY09 Consolidated Plan, the City will be ineligible to receive approximately \$31 million in federal funds that support affordable housing and community/economic development activities for FY05.



Affordable Housing Impact: None with this action; however, the FY2005-2009 Consolidated Plan sets an estimated goal of providing an additional 1,125 low-income households with affordable housing services, during each of the fiscal years of the reporting period, utilizing the funds allocated through the Consolidated Plan process.

Previous Related Action(s): The City Council approved the City's FY2001-FY2005 Five-Year Consolidated Plan on May 1, 2000. The FY04 Action Plan was approved by the City Council on May 20, 2003.

Future Related Action(s): After review and approval by the Land Use & Housing Committee, the Draft FY05-FY09 Consolidated Plan will be considered by the City Council on April 26, 2004. It will be submitted to HUD on May 15, 2004 for their final review and approval.

BACKGROUND

As part of an effort to streamline programs and procedures, in 1994 the U.S. Department of Housing and Urban Development (HUD) began requiring entitlement jurisdictions to prepare a five-year strategic planning document entitled the Consolidated Plan, with annual applications and performance reports.

The Consolidated Plan serves as the combined application for five of HUD's FY04 formula-based programs: HOME Investment Partnerships (HOME: \$9,534,450), Community Development Block Grant (CDBG: \$18,260,000), and Emergency Shelter Grants (ESG: \$682,097). The City of San Diego will be the grantee for Housing Opportunities for Persons with AIDS funds (HOPWA: \$2,683,000), although the responsibility for HOPWA programs has been delegated to the County of San Diego. In addition, HUD has created a new program entitled the American Dream Downpayment Initiative (ADDI - \$978,764). This new program will be administered under the HOME Program guidelines and will be targeted for downpayment assistance for first time homebuyers. At this point in time, the program specifics have not yet been made available by HUD, only the amount of funds that will be received and the intended purpose of the program. However, it must be included in the published Plan in order that the funds be available to the City once HUD has promulgated the program-specific regulations and released the funds.

The City's proposed FY2005-FY2009 Consolidated Plan sets an affordable housing assistance goal of 5,625 new low-income households to be assisted with funds allocated through the Consolidated Plan application. This goal is in addition to serving nearly 34,000 households each year through a variety of Housing Commission programs (rental assistance, public housing, rehabilitation, homeownership, privately-owned rental units).

DISCUSSION

Overview

The City's FYFY05-FY09 Consolidated Plan serves a dual purpose. First, it serves as the City's comprehensive strategic plan for community development, including affordable housing, economic development and human service activities. Second, it is the single application and spending plan for five federal entitlement programs, totaling approximately \$31 million for FY05.

This draft Consolidated Plan has been developed as a collaborative effort between staff of the Housing Commission and the City's Community Services Division. In addition, opportunities for public input on the plan are available through a series of ongoing community presentations and hearings (see Attachment 3). The public comment period for the Plan opened on March 1, 2004 and will continue through April 1, 2004. A summary of public comments through March 8 is provided in Attachment 4.

Consolidated Plan Contents

The proposed Draft FY05-FY09 Consolidated Plan has been developed to more closely conform to the framework of the Code of Federal Regulations pertaining specifically to Consolidated Plan requirements. This was accomplished by formatting the Plan so that five-year goals are clearly delineated in the *Five-Year Strategic Plan* and the activities to meet those goals are outlined in the *Annual Action Plan for FY05*. The Consolidated Plan is formatted to present information on the conditions that influence the City's community development efforts. The Plan describes how the City is meeting the statutory requirements of specified federal grant programs. Those statutes require that the funds must primarily benefit low- and extremely-low income persons. The statutes set three basic goals:

- *Provide decent housing*
- *Provide a suitable living environment*
- *Expand economic opportunities*

The major chapters of the Plan are:

Chapter 1, Introduction: provides an overview of the Consolidated Plan, including descriptions of programs funded through the Consolidated Plan process.

Chapter 2, Outreach: contains the City's draft Citizen Participation Plan which outlines the City's strategy for providing a coordinated citizen participation effort to involve all citizens in this process. Although the Citizen Participation Plan is included in the Consolidated Plan, HUD requires that it be approved as a separate document.

Chapter 3, Housing and Community Development Needs: contains the Community Profile to include a summary of key characteristics affecting the City of San Diego community profile, such as population growth, Median Family Income, current market conditions, etc. This chapter also contains an analysis of homeless needs, including a Continuum of Care Gap Analysis. In addition, an assessment of the City's housing and community development needs is also included. This section also outlines programs and fair housing services offered in an effort to overcome the barriers to fair housing.

Chapter 4, Five-Year Strategic Plan: The five-year Housing and Community Development Strategic Plan is the centerpiece of the Consolidated Plan that sets forth the City's specific plan of action to address the goals, objectives, and measurement benchmarks necessary to address the needs identified in the needs assessment. Identified in this section are other local, federal and state resources available to meet the needs and activities identified in the City of San Diego's Consolidated Planning process (e.g., Housing Trust Fund, Inclusionary Housing, Density Bonus, Section 8, public housing).

Chapter 5, Annual Action Plan for FY05: The 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.

Affordable Housing Assistance Proposed for Fiscal Year 2005

It is estimated that during each of the five fiscal years (FY05-FY09) of the Consolidated Plan reporting period, approximately 1,125 additional households will be assisted with housing services, from funds received through the Consolidated Plan process. It is important to note that the FY00-FY05 Consolidated Plan outlined a goal of 1,500 households to be assisted each year. However, this goal was estimated using *all* affordable housing resources in the City. To conform more closely to HUD requirements regarding Consolidated Plan preparation and reporting, the goal presented in the FY05-FY09 Consolidated Plan is estimated based on funds to be received *only* through the Consolidated Plan application process (e.g., HOPWA, HOME, ESG and CDBG).

It is anticipated that the City's multi-faceted strategies utilizing other resources will provide housing assistance through the following activities:

- Rental assistance, including rental housing through a shared housing program.
- Newly created affordable rental housing; e.g. acquisition/rehabilitation and new construction, through the Housing Trust Fund and the Inclusionary Housing Fund, as well as preservation of existing rental units.

- Repair and rehabilitation to correct health and safety problems.
- First-time home buying financial assistance.

Ongoing housing and related assistance will be continued during the year through special purpose housing for persons with HIV/AIDS; under-housed and homeless persons, families and youth; battered women; the mentally ill, and others who are persons with disabilities.

The extent to which housing assistance is provided to these groups will be influenced by local priorities and in part will be determined by the availability of funding through federal, state and local resources.

Affordable Housing Needs and Priorities

Priorities have been established to determine how resources will be allocated among the many in need. San Diego has established priorities for assistance based on several factors: the number of extremely low- and low-income families (including single-person families) paying more than 30 percent of household income for housing costs, the cost of providing affordable rental and homeownership opportunities, and the guidelines for the funding source, for the given activity. Table 4-1 on page 4-9 of the Plan specifies the priority level for each group by owner and renter.

High and Medium Priorities have been identified by ranking a variety of household income and housing groups, and the activities which are targeted to those specific populations.

High Priority household and income groups include extremely low (0-30%), very low (31-50%), and low-income (50-80%) Median Area Income Households, who are: renters paying over 30 percent of income for housing or renters with physical housing defects. High priority also includes extremely low (0-30%) and very low-income (31-50%) renters with special needs or homeowners needing housing rehabilitation. Homeownership assistance to households who are earning 31-80 percent of MAI is also a high priority.

Medium Priority household and income groups include low-income (51-80%) Median Area Income Households, who are: renters with special needs or homeowners needing housing rehabilitation. Homeownership assistance to households who are earning 0-30 percent of MAI is also a medium priority.

CONCLUSION

The FY05-FY09 Consolidated Plan will be docketed for Land Use & Housing review on March 24, 2004. Upon approval it will be docketed for City Council consideration on April 26, 2004. The Plan must be submitted to HUD no later than May 15, 2004 for review and approval.

The Consolidated Plan will be deemed approved 45 days after HUD receives the Plan, unless HUD notifies the City that additional information is required for the Plan to meet the criteria for approval. With that approval, the Plan will generate approximately \$31 million for FY05 to implement and continue community development efforts throughout the City.

Respectfully submitted by,

**Signature on File
With Original Document**

Carrol M. Vaughan,
Chief Operating Officer
Housing Commission

Ernie Linares
Deputy Director
City of San Diego
Community & Econ. Development Dept.
Community Services Division

R.Albrecht (619) 578-7539

- Attachments:
1. Draft FY05-FY09 Five-Year Consolidated Plan
 2. Draft City of San Diego Citizen Participation Plan
 3. Citizen Outreach and Consolidated Plan Presentation Schedule
 4. Summary of Public Comments

*Limited distribution. A copy is available for review at the Housing Commission office at 1625 Newton Avenue and the office of the City Clerk, 2nd floor, 202 C. Street. The Plan is also available on the Commission's website: www.sdhc.net.

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Attachment 2

Citizen Participation Plan

CITY OF SAN DIEGO HUD CONSOLIDATED PLAN-CDBG, HOME, ESG & HOPWA CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

As required by law, the City of San Diego (the City) has developed this Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the related use of CDBG, HOME, ESG, and HOPWA funds. Because of the system established in San Diego for the administration of these four funds, this Citizen Participation Plan governs relevant actions of the County of San Diego and the San Diego Housing Commission in regard to their administration of the HOPWA and HOME programs respectively.

A. Definitions

CDBG – Community Development Block Grant, a HUD grant that provides funds for a variety of community development programs which benefit low and moderate-income persons

ESG – Emergency Shelter Grant, A HUD grant that provides funds for homeless shelters and supportive services

HOME – Home Investment Partnership Programs, a HUD grant that provides funds to expand the supply of decent affordable housing for low-income households

HOPWA – Housing Opportunities for Persons with AIDS, a HUD grant which provides funds for housing and support services for low income persons living with AIDS and their families

HUD – the Federal Department of Housing and Urban Development

Consolidated Plan – a five year strategic plan related to the use of the above grant funds

Annual Action Plan – the annual allocation plan related to the above grant funds

Consolidated Annual Performance Evaluation Report (CAPER) – the annual assessment of performance related to the above grant funds

B. Administrative Responsibilities and Contact Information

The City is the recipient of all the grant funds listed above and directly administers the CDBG and ESG programs. Through contractual arrangements with the City, the San

Diego Housing Commission administers the HOME program and the County of San Diego administers the HOPWA program. Contact information for each program follows:
CDBG: Anita Pyle, CDBG Administrator, (619) 236-6944, apyle@sandiego.gov
ESG: Kimberly Pearson Brown, Homeless Services Coordinator, (619) 533-6280, kpbrown@sandiego.gov

HOME: Meredith Bryant, Financial specialist (619) 578-7591, Meredith@sdhc.org
HOPWA: David Estrella, Housing Program Analyst, (619) 694-8712
david.estrella@sdcounty.ca.gov

The San Diego Housing Commission, in partnership with the City, has responsibility for administration of the Consolidated Plan process which includes all activities related to development and dissemination of Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Reports and this Citizen Participation Plan. Additional information may be obtained from Rob Albrecht at (619) 578-7539, roba@sdhc.org

C. Encouraging Public Participation

It is the intent of the City of San Diego to encourage and facilitate the participation of residents in the formulation of priorities, strategies and funding allocations related to the Consolidated Plan process, emphasizing involvement by low and moderated income persons, especially those living in low and moderate income neighborhoods. San Diego also encourages participation of diverse populations, including people who do not speak English and persons with disabilities.

An overview of the Consolidated Planning process is available in Spanish and Vietnamese, the languages of residents who comprise a significant portion of San Diego's low and moderate-income neighborhoods. Residents needing materials in other languages are encouraged to contact Rob Albrecht at (619) 578-7539 or by e-mail at roba@sdhc.org

D. The Role of Low Income People

The primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities-all principally for low and moderate income people.

Because the amount of federal CDBG, HOME, ESG, and HOPWA money San Diego receives each year is primarily based on the severity of both poverty and substandard housing conditions in San Diego, the City recognizes the importance of public participation that genuinely involves people who have experienced these conditions. It is San Diego's intent to provide opportunities for meaningful involvement by low income people at all stages of the process, including:

- Need identification
- Priority setting
- Funding allocation

- Program recommendations

E. The Stages of the Consolidated Plan Process

The policies and procedures in this Citizen Participation Plan relate to five specific stages of action mentioned in law or regulation. These stages include:

1. The needs assessment stage, i.e. the identification of housing and community development needs which generally occurs during development of a Consolidated Plan
2. The plan development stage, i.e., preparation of a Draft Consolidated Plan and/or Draft Annual Action Plan
3. The approval stage, i.e., formal approval by elected officials of a final Consolidated Plan or Annual Action Plan
4. The amendment stage, i.e., when a change in proposed use of funds in an Annual Action Plan or to the priorities established in the Consolidated Plan is made, a formal Substantial Amendment will be proposed, considered and acted upon. (See Section V, paragraph D of this Plan for the definition of what constitutes a substantial amendment)
5. The performance review phase, i.e., preparation of the CAPER

F. The Program Year in San Diego

The “program year” established by the City for these funds is July 1 through June 30.

II. PUBLIC NOTICE

A. Items Covered by the Public Notice Requirement

The City will provide advanced public notice once any of the following documents is available: the Proposed Annual Action Plan or Consolidated Plan, any proposed Substantial Amendment, and the Annual Performance Report. In addition, the City will provide public notice of all public hearings related to the funds or to the planning process covered by this Plan.

B. “Adequate” Advance Public Notice

HUD considers advance public notice to be adequate if given with enough lead-time for the public to take informed action and to comment. The amount of lead-time can vary, depending on the event. Specific minimum amounts of lead-time for different events are described later in this Plan.

C. Forms of Public Notice

Public notices will be published in the San Diego Union Tribune as a display advertisement in a non-legal section of the newspaper. Whenever feasible, display ads and/or press releases for publication in appropriate neighborhood and ethnic newspapers will also be used. Notice will also be given through mailings to San Diego’s Community Planning Groups and other organizations or individuals who have requested to receive such notices. Notice will be given through mailings to neighborhood organizations, public housing resident groups, religious organizations in lower income neighborhoods and agencies providing services to lower income people.

III. PUBLIC ACCESS TO INFORMATION

The City of San Diego will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. In addition, the City will provide the public with reasonable and timely access to local meetings related to the proposed or actual use of funds.

A. Standard Documents

Standard documents include: the proposed and final Annual Action Plans, the proposed and final Consolidated Plans, proposed and final Substantial Amendments to an Annual Action Plan or Consolidated Plan, Annual Performance Reports (CAPERS), and this Citizen Participation Plan.

B. Availability of Standard Documents

In the spirit of encouraging public participation, copies of standard documents will be provided to the public. These materials will be available in a form accessible to persons with disabilities, upon request to Rob Albrecht, (619) 578-7539, roba@sdhc.org

C. Places Where Standard Documents Are Available

Standard documents will be available as the following locations: the Central Library and all 34 branch libraries, all 14 City Community Service Center, the office of the City Clerk (202 C Street, 2nd floor), the office of the CDBG Administrator (1200 Third Avenue, Suite 924), and the office of the Housing Commission (1625 Newton Avenue). All standard documents will also be posted on the Housing Commission's web site, *sdhc.net*.

IV. PUBLIC HEARINGS

Public hearings will be held at key stages of the process to obtain the public's views and to provide the public, to the greatest extent possible, with responses to their questions and comments. The City holds public hearings to obtain input regarding community needs during development of a Consolidated Plan, to review proposed uses of the funds in each Annual Action Plan, and to assess how funds were spent during the previous program year as reported in the Annual Performance Report. More information about these specific hearings is contained in Section V of this Plan.

A. Access to Public Hearings

Public hearings will be held only after there has been adequate notice as described in Section II of this document. At a minimum, a display advertisement in the non-legal section of the San Diego Union Tribune, published at least 14 days before the hearing, is required.

The City has elected to hold most public hearings related to the Consolidated Plan process at regularly scheduled meetings of City designated Community Planning Groups that serve low and moderate-income neighborhoods. These meetings are held in the evening and are located in neighborhoods where concentrations of low and moderate

persons reside. Other public hearings are held during business hours in accessible downtown locations, easily accessible by public transit. The public hearing at which Consolidated Plans and/or Annual Action Plans are approved by the City Council are conducted at City Hall.

B. Public Hearings and Populations with Unique Needs

All public hearings are held at locations accessible to people with disabilities. If non-English speaking or hearing impaired residents request assistance to participate in a public hearing, the City will obtain appropriate assistance to the greatest extent possible.

V. THE STAGES IN THE PROCESS

A. Identifying Needs

Because the housing and community development needs of low and moderate income people are so great and so diverse, priorities must be set in order to decide which needs should get more attention and more resources than other needs. This is the basic reason the Consolidated Plan exists

The City holds public hearings to obtain residents' opinions about needs and what priority those needs have during the development stage of the Consolidated Plan (every 5 years). Public hearing about needs will be completed at least 15 days before a draft Consolidated Plan is published for comment, so that the needs identified can be considered by the City and addressed in the draft Plan.

B. The “Proposed” Annual Action Plan and/or Consolidated Plan

The law providing the funds related to this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City will use the following procedures:

General Information

At the beginning of this stage, usually in November of each year, the City will provide public notice of the anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, HOPWA and ESG funds it expects to receive in the following year and a description of the range of types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds, which will be used in ways that will benefit low and moderate-income people. Contact information for each of the funds will be included in the notice so that interested persons can obtain additional information.

The plans of the City to minimize the extent to which low and moderate-income people will have to leave their homes as a result of the use of these federal dollars (displacement) are also available at this stage. The City's “anti-displacement plan” describes how San Diego will compensate people who are actually displaced as a result of the use of these funds, specifying the type and amount of compensation.

Technical Assistance

City staff (and as appropriate, Housing Commission and County staff) will work with organizations and individuals representative of low and moderate-income people who are interested in submitting a proposal to obtain funding for an activity. All potential applicants for funding will be encouraged to contact staff (City of San Diego for CDBG and ESG; the County of San Diego for HOPWA, and the SD Housing Commission for HOME) before completing a proposal form. Technical assistance workshops regarding the funding process and how to apply will be provided to interested organizations early in the process.

Availability of a Proposed Plan

Copies of Proposed Consolidated Plans and/or Annual Action Plans are distributed to the Community Planning Groups at which hearings have been held and are also made available by request. In addition, copies are made available at the locations specified above in Section III, C. of this document.

Public Hearing and Further Action

In addition to the public hearings held in the community regarding proposed Plans, public hearings about proposed Plans are held by the Housing Commission Board, the Land Use and Housing Committee of the City Council and the City Council. All comments from the community hearings and the Housing Commission Board hearing, as well as those received in writing during the 30-day public comment period, are presented to the Land Use and Housing Committee and the City Council for their consideration. All such comments are considered by staff in preparation of the final Plans and are presented in the final Plans.

C. The Final Annual Action Plan and/or Consolidated Plan

Copies of the final Plan and a summary will be made available to the public upon request. In addition, copies will be available at the locations specified above in Section III, Public Access to Information

D. Substantial Amendments to the Annual Action Plan and/or Consolidated

The following are defined as substantial amendments by the City and will require public notice and provision of a public comment period:

Annual Action Plan

1. The addition or deletion of an activity (program) that changes the funding at the Category level by more than 30%
2. A change in the purpose or scope of an activity that results in the activity changing from one Category to another.
3. Any use of HUD 108 financing that was not described in the current Annual Action Plan

Consolidated Plan:

1. An addition or deletion of a priority
2. A change in the method of distribution of the funds received through the Consolidated Plan Process.

Public Notice and Public Hearing for Substantial Amendments

The City will provide reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described in Section II of this Plan and will allow a 30 day period for public comment. In preparing a final Substantial Amendment, due consideration will be given to all comments and views expressed by the public. The final Substantial Amendment will have a section that presents all comments and explains why any comments were not accepted.

E. The Annual Performance Report

Every year, San Diego must submit to HUD the Consolidated Annual Performance Evaluation Report, the CAPER, within 90 days of the close of the program year, i.e., by September 30th. In general, the Annual Performance Report describes how funds were actually spent and the extent to which these funds were used for activities that benefited low and moderate-income people.

Public Notice and Public Hearing for Annual Performance Reports

The City will provide reasonable notice that an Annual Performance Report (CAPER) is available so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described in Section II above. The City will provide at least 14 days advance notice of the availability of the CAPER before the public hearing, which will be held by the Housing Commission Board.

Copies of the CAPER will be made available to the public upon request. In addition, copies will be available at the locations listed in Section III, Public Access to Information.

In preparing a CAPER for submission to HUD, consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing. The Annual Performance Report sent to HUD will have a section that presents all comment.

VI. COMPLAINT PROCEDURES

Written complaints from the public about the City's citizen participation process or the Consolidated Plan process will receive careful consideration and will be answered in writing within 15 working days. Written complaints should be sent to Rob Albrecht at the

following address: San Diego Housing Commission, 1625 Newton Avenue, San Diego, CA, 92113. Complaint may also be sent to Mr. Albrecht via e-mail at roba@sdhc.org

VII. AMENDING THE CITIZEN PARTICIPATION PLAN

This Citizen Participation Plan can be amended only after the public has been notified of the City's intent to modify it and only after the public has had a reasonable chance to review and comment on proposed substantial changes.

ATTACHMENT 3

Citizen Outreach and Consolidated Plan Presentation Schedule

The draft FY05-FY09 Five-Year Consolidated Plan and Citizen Participation Plan was distributed to all of the City's libraries and Community Service Centers. The presentation schedule (shown below) was duly noticed in a number of local newspapers, including newspapers for those non-English speaking residents (e.g., Spanish, Vietnamese) for a Public Comment period, March 1, 2004 through April 1, 2004. Comments received from the public will be summarized in the Consolidated Plan and, as appropriate, incorporated into the final City Council approved document submitted to HUD by May 15, 2004 for its final review and approval. Public comment will also be solicited at the following community meetings and public hearings, and considered in the finalization of the City's FY05-FY09 Five-Year Consolidated Plan:

March 1 6:30 p.m.	City Heights Area Planning Committee Meeting 4310 Landis Street-Mid-City Community Police Facility
March 8 7:00 p.m.	Southeast San Diego Development Committee Meeting 841 S. 41 st Street-Neighborhood House Association
March 19 9:00 a.m.	Housing Commission Meeting 202 C Street, 12 th floor, Committee Room (578-7539)
March 22 7:00 p.m.	Linda Vista Community Planning Committee Meeting 2160 Ulric Street-Linda Vista Library
March 23 7:00 p.m.	Community Planners Committee Meeting 202 C Street, 12 th Floor-City Council Committee Room
March 24 2:00 p.m.	City Council Land Use and Housing Committee Meeting 202 C Street, 12 th floor, (533-4000)
March 26 1:30 p.m.	Citizens Review Committee Meeting 202 C Street, 12 th floor - City Council Committee Room
April 20 10:00 a.m.	City Council Meeting - Proposed CDBG "Bricks & Mortar" Projects 202 C Street, 12 th floor, (533-4000)
April 26 2:00 p.m.	City Council Meeting - Consolidated Plan Adoption 202 C Street, 12 th floor, (533-4000)

Attachment 4

Summary of Public Comments

This Attachment summarizes public comments received at community meetings and public hearings during the development and approval stages of the Consolidated Plan planning process. Only comments received as of March 8, 2004 have been included. All other comments will continue to be taken through the close of the public comment period on April 1, 2004. Those comments will be included in the next draft of the FY05-FY09 Consolidated Plan and will be forwarded to the City Council for their review. All comments received will be included in the final FY05-FY09 Five-Year Consolidated Plan, which will be submitted to HUD for their review—even if those comments are received after the public comment period is closed.

Community Planning Meetings

San Ysidro Planning and Development Group

January 20, 2004

- The City should clarify the amount of funding available to residents and the eligible uses for each funding source
- Overall funding is inadequate to address the needs

Linda Vista Community Planning Committee

January 26, 2004

- The amount of time allowed for survey response is inadequate and the survey should be distributed to all residents.
- The City should clarify the amount of funding available to residents and the eligible uses for each funding source.
- Overall funding is inadequate to address the needs.
- Use of funding should benefit legal residents.
- The size of HOPWA allocation seems large compared to other funding sources.
- The Linda Vista area has an over-concentration of affordable housing; there is no need for more affordable housing in this area.

City Heights Area Planning Committee

February 2, 2004

- It is important for the Community Planning Group to help distribute the survey to residents.
- Overall funding is inadequate to address the needs.
- City Heights has an over-concentration of affordable housing; other areas should bear the burden of providing affordable housing.
- The size of HOPWA allocation seems large compared to other funding sources.

March 1, 2004

- Some of the figures presented in the document are shocking and mind-boggling. 11,540 families on waiting list for public housing. 33,408 households on waiting list for rental housing assistance. Rents not discussed. The number one issue in every survey is affordable rental housing yet nobody at City Hall discusses rent and it's the #1 issue brought up in the report. Decisions are political, not economic ones. Eminent domain should be used to create affordable housing. Someone is benefiting from the misery of people in our community and we need to know who and why.
- I am concerned about CDBG funds – they seem to be spent in areas that are not low-income areas. I thought this was neighborhood money. What are guidelines and where are they being spent and what does the federal government say about where they should be spent?
- Over the last five years as the need for affordable housing has increased, many of those units have been built in City Heights. Why only in City Heights and not other neighborhoods? These affordable units could have been constructed in other areas of the City for a lot less money. In many of those other communities, it would have less expensive to build there than here. As long as the City continues to concentrate this type of housing in City Heights, it will not be dispersed throughout the City. This seems to be in violation of the City's Balanced Deconcentration Policy and Balanced Communities Policy. If this continues, you may be looking at the possibility of losing Federal dollars. I would urge the City to look at this trend and start building more low-income housing in other parts of the City and not just City Heights.

Southeastern San Diego Planning Committee

February 9, 2004

- Outreach to the Hispanic population may not be adequate.

Southeastern San Diego Planning Committee

March 8, 2004

- What is the history of the Housing Trust Fund? How is it funded?

- There should be better coordination between the Housing Commission and other agencies, like SEDC.
- I was very impressed with the Homeless section of this report. It seems to include a great deal of useful statistics and findings.

Housing and Community Development Needs Survey

The survey offers opportunities for written responses. The following provides a listing of written responses by ZIP CODE. Comments from the same respondent are grouped under one bullet point. Written responses are recorded verbatim.

ZIP CODE 92010

- Having resources made available to the community for homeless, disabled, and senior citizens; have more rehab programs or training programs for the homeless population; and build more day center for the homeless and use them as resource centers.

ZIP CODE 92101

- I would like a shelter where men and women, no matter their age or sexual orientation, are treated with respect. The shelter sends people to school, to be trained in any field they choose and the case manager follows his or her progress. The person tells the case manager I want to study that course she wants, why she wants to study that course and what are her goals after she's finished. Set a realistic goal plan as: 1) work, 2) R.U.P., 3) savings, 4) budgeting, 5) decision making, 6) utilizing a planner.
- To not just help the homeless and aged initially but to continue to do a follow-up.
- I need a laptop.
- Learn to live out of Center City boundaries into the suburbs.
- For those who work at night, there should be access to sleeping quarters on bug spray day, etc.
- Affordable housing to help get women, children, and men off the streets. A change in the laws concerning CPC.
- More low income housing programs for homeless or single parent families.
- More bilingual jobs for spanish-speaking; more housing; more after-school activities for young students and high schoolers; more rehabilitation - less incarceration; more rehabilitation for teenagers who are addicted; more youth homes for kids, runaways, and youths who are parentless.
- Cut off all welfare, except for legitimate children, badly physical disabled, and seniors no welfare. Especially under 50 years old. A lot of help for hurt and starving animals that cannot help themselves. No help for anyone under 50 years old. No shelters for under 50 age men.
- Utilities assistance; education on healthy eating and living; and feeding the hungry aide.

- We need more low-income housing a most.
- Expedited Section 8 for CPS involved families on a case plan of reunification.
- Homeless adult day center facilities and activities (like Neil Good Day Center on 17th St.). San Diego needs more facilities where homeless adults can for showers, bathrooms, meals and to get off the street during the day. Homeless fulltime shelters to house more of SD's 6500 homeless adults.
- Employee-Employer relationship.
- Need more affordable rental housing.
- Because of the large migration of people to this area, a consolidated center (centers) should be readily available to provide one stop shopping for the resources and services available. The quicker people are integrated into the working and living populous the less services would be required. Transit services, specifically bus service, could be stepped up and elongated in the areas where economic growth is fastest - such as Miramar. More transitional housing could be made available.
- In HUD apartments, can I afford nightly heat, all year round? 72 degrees is the only way I can sleep. Been that way, all my life. A local landlady told me, that I get so little SSI, that I can't afford to keep my apt at 72 degrees every night. IS SHE SERIOUS? I had an apt. with nighttime heat, until the year 1998-99 winter. Utilities paid the contract was for. What happened?
- I would also consider placing a large funding for transition from homelessness to apt. living.
- Everyone should have their own TV with headphones!
- I need my own apt for low rent in San Diego.
- Make sure the plan of action is done as said. Don't waste one penny of the 30 million. It time to clean up San Diego and get real jobs and get the homeless problem resolved once and for all. Affordable rental and housing secure jobs. And hold the employers accountable and hire homeless people, when they come in a place of business help them turn their lives around.
- Rent Control.
- City financed services for mentally ill.
- More police, fire, and EMT employees; removal of old laws i.e. giving tickets for feeding homeless people.
- Job programs for the homeless.
- Food and electrical, and telephone assistance.
- All of the above are worthy of the money so please do what you promised and solve all their problems.
- All these items are great, for us, the American people who are born, raised, and respect the red, white, and blue. Hopefully these things can happen. Just keep the politicians out of the cookie jar.
- 30 million more!!
- We need more reasonable understanding. Not so much by the communistic implement, but from the heart in true concern of all of our human needs and realistic life expectancies of misfortune and results desired.
- Thank you for giving us a voice!!
- A need for VA housing for vets.

- This survey has no reference to veterans. San Diego is high concentrated in military personnel; we need to focus and secure better housing and quality of life issues for the veterans.
- Bathrooms to use while walking downtown. Some kind of job corps for people who are willing to work.
- Are we going to see any of the 3 million that we are helping for this area?
- Not familiar with acronym ADA.
- There needs to be more security.
- Homeless shelters
- Education
- Todo lo nesesito!
- Everything !

ZIP CODE 92102

- My community needs home ownership by the occupant not rentals. 80% of the Grant Hill homes are rentals. This does not build a successful community especially since many of the rentals are substandard. This community is also OVER-loaded with social service providers. We neither need nor want more.
- I would like to see a representative in constant contact with the community so conditions are known and changes to correct the problem to follow immediately.
- Senior program expansion, underground utilities, and gang abatement.
- Need to teach and rehabilitate older housing in a way that doesn't destroy the historic designation potential of the building. Keep neighborhood character. Don't stucco over everything! Code compliance is extremely important. We need more of that. Major problem with dumping and grafitti in the southeast. Too many slumlords don't care to maintain their properties. Business façade improvements - keep what is unique and historic. Beautification of neighborhoods and lighting - very important for attitude and morals.
- (1) Community clean-ups, (2) Police - special task teams such as K-9- pert and DARE, (3) Emergency services - subsidize ambulance services, and (4) More 6-to-6 programs to prevent latch-key kids running amuck.

ZIP CODE 92104

- More police patrol during daytime hours to rid El Cajon Boulevard, especially at Utah Street & 30th Street, of the under age prostitutes!! This illegal activity, if allowed will corrupt the neighborhood trying so hard to improve. Continued arresting will eventually hurt their pocket books! Not a housing need, I know, but certainly affects all neighborhoods, especially the poor.

ZIP CODE 92105

- Get rid of HOPWA. Was very necessary 15 years ago. No longer AIDS hysteria. Must follow guidelines on not locating all low-income housing in one area.
- Skate parks and activities for youths in 12-17 year age area. Movie theatres in area greatly needed.
- Need more affordable housing for low-income families. Home ownership is very expensive in San Diego. Need more street lights on dark streets. Need neighborhood watch activated. Need to keep poor people in San Diego not just simply drive them out because of cost of living. Need more pride in living in city heights by all residents. Need more community involvement.
- Get permission from the neighbors and the larger community before adding new low-moderate-income housing in this community. Not just tell us what the Housing Commission intends, but come get permission.

ZIP CODE 92111

- When will we ever have a Linda Vista Clean up campaign funds were dropped by the City of San Diego?
- Curbside drainage in Linda Vista needs review and improvements/repaving.
- More public art featuring history of each community, its amazing the lack of knowledge of our history of parts of San Diego, and how and why it all came about. If we use public art to teach and learn from for years to come, also provides a sense of beautification and respect of where we live.
- The area has too many units for low-income housing. No more Section 8 or other government housing.
- Something more needs to be done to help the homeless!!
- To a state a day labor program for the homeless shelters.

ZIP CODE 92112

- Bring the cost of living of housing down.

ZIP CODE 92113

- Educational facilities should be provided/upgraded especially for disabled, unemployed seniors, housing improvements, environmental quality improvements.

ZIP CODE 92115

- Birth control and sex education in the schools. Increase efficiency of City departments by computerization. Job training in junior colleges. Realistic zoning buildup around rapid transit. Connect La Jolla and Sorrento Valley with San Diego by rapid transit.

ZIP CODE 92124

- We are a built-out community lacking adequate public facilities to serve our population. Size of library, community center, fire station.

ZIP CODE 92139

- 1) Put community centers in libraries or recreation centers or public schools. 2. Just put the sidewalks in all over Paradise Hills and redo the one (1) block of commercial on Rev Drive. 3. They are like pigeons - feed and they come. Don't feed them and they go away. What they need if anything is a push to get jobs or to move and colonize Baja California. 4. Let focus on capital improvements that will be here for future generations, not feel good throw money away operational projects - put a sidewalk in and its here for several hundred years - provide a meal and it's in a toilet in 24 hours. Keep in mind this is not "free" money - it's a return of our tax money. I emphasize OUR tax money. Instead of another sports stadium get us a factory that produces airplanes, cars, or better yet modular housing - you know things that a man can be proud of producing.

ZIP CODE Not Identified

- These are the highest priorities for San Diego, according to the members of the Cal HAS Task Force. The urgent need for more affordable rental housing is well-documented and recognized. And the critical need for dependent on adequate fair housing services. Continuation of the Relocation Fund would achieve both of these necessities, as a small step forward - but highly cash-effective.
- Curbside drainage in Linda Vista needs review and improvements/repaving.
- If there was affordable housing I would not be in a shelter. \$400-\$500 month would be great. Wages do not keep up with the times.