

REPORT

DATE ISSUED: April 4, 2008 REPORT NO: HCR 08-49
ATTENTION: Chair and Members of the Housing Commission
For the Agenda of April 25, 2008
SUBJECT: City of San Diego's FY09 Action Plan

REQUESTED ACTION:

Board review and recommend approval to the City Council the City of San Diego's FY09 Action Plan (Attachment 1) and Proposed Substantial Amendment to the Five Year Plan of the Consolidated Plan (Attachment 2) for submission to the U.S. Department of Housing and Urban Development (HUD).

STAFF RECOMMENDATION:

That the Board recommend to the City Council approval of the FY09 Action Plan and the Substantial Amendment to the Five Year Plan and authorize submission to HUD following such approval.

SUMMARY:

In 1994, HUD began requiring entitlement jurisdictions to prepare a five-year strategic planning document titled 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.

FY09 is the fifth year in the City's five-year (2005-2009) Consolidated Plan cycle.

The FY09 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 \$26 million for FY09. The breakdown of the estimated funding amounts per program is as follows:

- Community Development Block Grant (CDBG: \$14,852,521)
- HOME Investment Partnerships (HOME: \$8,177,066)
- American Dream Downpayment Initiative (ADDI: \$59,227)
- Emergency Shelter Grants (ESG: \$664,756)
- Housing Opportunities for Persons with AIDS (HOPWA: \$2,646,000)

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 through 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 \$26 million in FY09 to implement and continue community development efforts throughout the City.

FISCAL CONSIDERATIONS:

Without a final HUD approved FY09 Action Plan, the City will be ineligible to receive approximately \$26 million in federal funds that support community/economic development and affordable housing activities.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The draft FY09 Action Plan is available for public review from April 4, 2008 through May 5, 2008. 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 four local newspapers, including one Spanish publication. In addition, opportunities for public input are available through a series of ongoing community presentations and hearings (see Attachment 3). A summary of public comments and responses has been included as Attachment 4. 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 FY07 these funds were leveraged with \$150M 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,


D. Todd Phillips
Director, Policy & Public Affairs

Approved by,


Carrol M. Vaughan
Interim President & Chief Executive Officer

Attachments:

1. Draft FY09 Annual Action Plan for Community Development
2. Proposed Substantial Amendment to the Five Year Plan of the Consolidated Plan
3. Notice of Public Review and schedule of public hearings
4. Summary of Public Comments and responses (to be distributed at 4/25/08 meeting)

Distribution of these attachments may be limited. Copies available for review during business hours at the Housing Commission offices at 1122 Broadway, Main Lobby.

Annual Action Plan for FY09

Executive Summary

OBJECTIVES AND OUTCOMES

This is the fourth year that the City has been guided by the performance measurement system that is still in development by the US Department of Housing and Urban Development. Because HUD has not completed its development of the performance measurement system, it is important to consider these objectives and outcomes as a work-in-progress that may need significant revisions in the coming months and years. The following summarizes the objectives and outcome statements for FY 2009.

Acquisition Loans

Objective:	Economic Opportunity
Outcome:	Affordability
Outcome Statement:	Affordability for the purposes of creating economic opportunity.
Indicators:	Number of households moving from rental to homeownership
Five-Year Objectives:	403 households assisted with various federally funded homeownership programs
One-Year Objectives:	35 households assisted with various homeownership programs
Geographic Location:	Community-wide (Low Income Clientele Benefit)
Funding Sources:	HOME - \$500,000 annually ADDI - \$59,227 annually

Rehabilitation Loans

Objective:	Decent Housing.
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of providing decent housing
Indicators:	a. Total number of owner-occupied units rehabilitated. b. Total number of rental units rehabilitated.
Five-Year Objectives:	1,033 low and moderate income owner-occupied households and 3,750 low income renter-occupied households assisted through the various rehabilitation programs
One-Year Objectives:	650 low and moderate owner-occupied households and 150 low income renter-occupied households assisted through the various rehabilitation programs
Geographic Location:	Communitywide (Low and Moderate Income Housing Benefit)
Funding Source:	HOME - \$TBD CDBG - \$500,000

New Construction and Acquisition/Rehabilitation

CHDO Projects

Objective:	Decent Housing
Outcome:	Affordability
Outcome Statement:	Affordability for the purposes of providing decent housing.
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 - \$1,226,560

Housing Production

Objective:	Decent Housing
Outcome:	Affordability
Outcome Statement:	Affordability for the purposes of providing decent housing.
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 - \$TBD

Fair Housing (Anti-Discrimination) and Tenant/Landlord Educational Services

Objective:	Suitable Living Environment
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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 accessibility
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 - TBD

Neighborhood Improvement

Neighborhood Code Compliance Program

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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:	TBD
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

Objective:	Suitable Living Environment
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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:	10,500 homeless persons
One-Year Goal:	TBD
Geographic Location:	Community-wide (Very Low-Income Clientele Benefit)
Funding Source:	Homeless Emergency Shelter Program (CDBG & ESG: Amounts TBD) Family Shelter Program (CDBG & ESG: Amounts TBD)

Homeless Outreach Team (HOT)

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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:	TBD
Geographic Location:	Community-wide (Very Low-Income Clientele Benefit)
Funding Source:	CDBG: Amount: TBD

Neil Good Day Center

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	Total number of homeless persons with improved access.
Five-Year Goal:	Not originally reported
One-Year Goal:	TBD
Geographic Location:	Community-wide (Very Low-Income Clientele Benefit)
Funding Source:	CDBG: TBD

Housing and Supportive Services for Persons with HIV/AIDS

Housing Assistance

Objective:	Decent Housing
Outcome:	Affordability
Outcome statement:	Affordability for the purpose of providing decent housing
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 535 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 e. Provide 54 permanent housing units in 3 apartment complexes in the San Diego region.
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$744,492

Transitional Housing

Objective:	Decent Housing
Outcome:	Affordability
Outcome Statement:	Affordability for the purpose of providing decent housing
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 – \$1,076,307

Supportive Services

Objective:	Suitable Living Environment
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of creating suitable living environments
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 3,500 households
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. Provide case management services for 25 households in permanent housing units.
Geographic Location:	Community-wide
Funding Source:	HOPWA -- \$380,602

Information Referral

Objective:	Decent Housing
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of providing decent housing
Indicators:	<ul style="list-style-type: none"> a. Number of clients assisted b. Number of clients accessing housing services on line c. Number of clients receiving Information and Referral services in office
Five Year Goal:	Provide a user-friendly housing information and referral system to 55,000 duplicated individuals and approximately one-fourth unduplicated
One Year Goal:	<ul style="list-style-type: none"> a. Serve 20,000 persons with improved access to housing Information and Referral services via the Internet. b. Serve 500, clients in Information and Referral offices
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$90,000

Supportive Services for Other Special Needs Groups

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purpose of creating suitable living environments
Indicators:	<ul style="list-style-type: none"> a. Total number of persons b. Income levels of assisted persons
Five-Year Goal:	10,000 people with special needs
One-Year Goal:	TBD
Geographic Location:	Community-wide (Low and Moderate-Income Clientele Benefit)
Funding Source:	CDBG: TBD

Public Facilities Program

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility/availability for the purpose of providing a suitable living environment
Indicators:	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:	TBD public facilities
Geographic Location:	Targeted low to moderate income areas (Low and Moderate Income Area Benefit)
Funding Source:	CDBG - TBD

ADA Transition

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	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:	TBD
Geographic Location:	City-wide (Low and Moderate Income Clientele Benefit)
Funding Sources:	CDBG - TBD

Section 108 Loan Guarantee Program

Objective:	Suitable Living Environment
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	Individuals or households with new or improved public improvements or public facilities, # of sites with blight removal
Five Year Goal:	A range of public improvements throughout the City
One Year Goal:	Completion of two projects which will result in 1,875 individuals with improved access to public facilities or benefiting from public improvements.
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit, also Slum/Blight eradication)
Funding Sources:	Projects are funded by loan proceeds CDBG Repayments: \$3,648,804

Economic Development

Objective:	Economic Opportunity
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purpose of providing economic opportunity
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:	TBD
Geographic Location:	Community-wide (Low and Moderate Income Job Benefit)
Funding Source:	CDBG - TBD

Planning and Administration

One-Year Objectives:	TBD
Geographic Location:	Community-wide
Funding Source:	CDBG - TBD HOME - \$823,629

EVALUATION OF PAST PERFORMANCE

The City's Consolidated Plan has a goal of assisting an additional 6,175 households with some form of housing assistance over the five year period. During FY2007 (July 1, 2006 - June 30, 2007), 1,138 households received housing or housing related services using Federal resources. In FY06, 996 households were assisted with one of the above listed Federal programs. The addition of FY07's 1,138 households brings the cumulative number of households served to 3,505 for the first three years of the five year cycle.

In FY07, 78% of the 1,138 households assisted were extremely low-income (30% of median area income) or very low-income (31-50% of median area income); the remaining 22% were low-income households (51-80% of median area income). The City's FY07 and cumulative accomplishments are further detailed in the FY07 CAPER.

Overall, housing and community development activities continue to target the priority needs identified in the 2005-2009 Consolidated Plan. Despite escalating housing and construction costs, the City was able to assist 1,138 households with housing related resources in FY07. Furthermore, almost all projects and goals established in the FY07 Action Plan were completed or initiated during the fiscal year.

SUMMARY OF THE CITIZEN PARTICIPATION PROCESS

It is the intent of the City of San Diego to encourage and facilitate the participation of residents of San Diego in the formulation of priorities, strategies, and funding allocations in the Consolidated Plan and Annual Action Plans. The City continues to provide numerous opportunities for citizen involvement on community development issues and actively attempts to broaden the scope of participation.

The FY09 Action Plan was available for public review from April 4, 2008 to May 5, 2008. Outreach efforts included the following:

- The Plan was available at each of the City's branch libraries, Community Service Centers and on the San Diego Housing Commission website (www.sdhc.org).

- A notice of public review was published in four local newspapers, three of which serve ethnic populations. A press release, which included the notice of public review, was issued to local community-based and ethnic newspapers.
- A copy of the public notice was distributed to approximately 100 Community Based Organizations and other public/quasi-public organizations.
- Supporting documents and public notices were translated and available in Spanish and Vietnamese.

The public notice included a summary of the citizen review process, amount of funds available, previous distribution of funds, process for submitting input and dates and locations of public meetings. Outreach was conducted at 6 Community Planning Group meetings in effort to encourage citizen participation at public hearings. Most of the meeting locations were selected based upon neighborhoods predominantly consisting of low and moderate income residents; however, one group represented all community planning areas in the City of San Diego. Community Planning Group members represent a variety of interests in affected communities, including but not limited to business, development, community based and faith based organizations.

SUMMARY OF COMMENTS

Comments were submitted via e-mail, personal contact, phone contact and during public meetings and hearings. Responses to questions, comments and inquiries were provided in a timely manner. A summary of public comments and responses is included in Appendix F.

RESOURCES AND OBJECTIVES

A comprehensive summary of resources expected to be received from private, State and local sources along with amounts expected to be leveraged or matched are included in Appendix A: Leveraged Funds.

GEOGRAPHIC DISTRIBUTION

The City of San Diego is California's second largest city with a population of approximately 1.3 million. The City of San Diego comprises about 324 square miles of land area. While many CPD-funded programs are available citywide, the City will outreach and market those programs most strongly in areas of greatest need. CPD funds will be used to augment local and state funding for housing and community development programs, targeting on issues and in areas where the needs are most critical and non-HUD funds are limited or inadequate to address the concerns of the community.

AFFORDABLE HOUSING

One year affordable housing goals are based upon CDBG, HOME, HOPWA and ESG funds made available to the jurisdiction and include the following. Affordable housing totals are duplicative since certain households fall into more than one category.

- 985 households will be provided affordable housing through rental assistance (80), new construction (75), acquisition/rehabilitation of existing units (30), and rehabilitation of existing units (800)
- 307 special needs households will be provided affordable housing
- Total number of homeless to be provided affordable housing is 250
- Total number of non-homeless households will be provided affordable housing is 710

5.1 Resources Available

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% of the Area Median Income [AMI]):

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

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) -- \$ 14,852,521
- HOME Investment Partnership Program (HOME) - \$ 8,177,066
- Emergency Shelter Grant (ESG) - \$ 664,588
- American Dream Downpayment Initiative - \$ 59,227
- Housing Opportunities for Persons with AIDS (HOPWA) – \$2,646,000

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 \$9 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 fourth 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 San Diego Regional Revolving Loan and the Metro 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

See Appendix A for a summary of leveraged funds anticipated in FY09. The total annual amount of funds flowing through the City of San Diego is approximately \$505 million. This represents a leveraging ratio of \$18 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. Priority rankings were based on community input, needs analysis by various public and service agencies, housing and community development needs assessment, and the availability of non-CPD (HUD Community Planning and Development) funds to address the needs. The City will focus its resources and efforts during FY09 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. One-year objectives estimate the number and type of families that will benefit from proposed program activities. A list of the proposed projects and funding sources for each of the applicable programs can be found in Appendix D.

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

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% or less of AMI. The recoverable grant is up to \$15,000 or 6% 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 three 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.
- *3% Interest Deferred Payment Loan Program* – This program is available to first time homebuyers earning 80% or less of AMI who are purchasing an affordability-restricted unit. The term of the loan is 30 years; however, it can be longer if the affordability restrictions exceed 30 years. No monthly payments are required. When the buyer sells the unit the principal balance, plus 3% accrued interest, is due and payable. The maximum loan amount is 25% of the affordable sales price.

HOME WORKS! (Acquisition and Rehabilitation Loans): This program is available to prospective homebuyers earning 80% 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% 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% of the after-rehabilitation value up to \$113,525 (as of February 2005). Owner occupancy is required.

Objective:	Economic Opportunity
Outcome:	Affordability
Outcome Statement:	Affordability for the purposes of creating economic opportunity.
Indicators:	Number of households moving from rental to homeownership
Five-Year Objectives:	403 households assisted with various federally funded homeownership programs
One-Year Objectives:	35 households assisted with various homeownership programs
Geographic Location:	Community-wide (Low Income Clientele Benefit)
Funding Sources:	HOME - \$TBD annually ADDI - \$59,227 annually

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% of the AMI. The zero interest loans, up to \$20,000, 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.
- **One-Percent Interest Deferred 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 one-percent interest deferred 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% of the AMI -- are deferred with principal plus 1% interest per year due in full upon future sale, transfer, further encumbrance, non-owner-occupancy, or thirty years, whichever occurs first.

Exterior Enhancement Grants: These grants, up to \$5,000, are available to first-time homebuyers earning up to 80% 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 \$10,000 for single family residences and up to \$5,000 per multi-family unit plus \$5,000 for common areas.

Accessibility Grants for Tenants with Disabilities: Grants up to \$3,500 are available to tenants with disabilities earning less than 60% 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% of the AMI may be eligible for one-time-only grants of up to \$5,500 for the repair of health and safety hazards such as roofing, plumbing, electrical, heating, broken windows and porch repair.

Objective:	Decent Housing.
Outcome:	Availability/Accessibility.
Outcome Statement:	Accessibility for the purpose of providing decent housing
Indicators:	a. Total number of owner-occupied units rehabilitated. b. Total number of rental units rehabilitated.
Five-Year Objectives:	1,033 low and moderate income owner-occupied households and 3,750 low income renter-occupied households assisted through the various rehabilitation programs
One-Year Objectives:	650 low and moderate owner-occupied households and 150 low income renter-occupied households assisted through the various rehabilitation programs
Geographic Location:	Communitywide (Low and Moderate Income Housing Benefit)
Funding Source:	HOME - \$TBD CDBG - \$500,000

New Construction and Acquisition/Rehabilitation

Community Housing Development Organizations (CHDOs): At least 15% of the annual HOME allocation will be reserved to provide affordable housing development and acquisition/rehabilitation activities by CHDOs. In contrast to some jurisdictions which have had difficulty in identifying organizations interested in becoming CHDOs, a total of 16 San Diego nonprofits have received CHDO certification since HOME program inception. However, a majority of these will need to be recertified as a considerable amount of time has elapsed since they last received HOME funds.

Objective:	Decent Housing
Outcome:	Improve Affordability
Outcome Statement:	Affordability for the purposes of providing decent housing.
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 - \$1,226,560

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:	Affordability
Outcome Statement:	Affordability for the purposes of providing decent housing.
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 - \$TBD

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, 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 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:	Availability/Accessibility
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	<ul style="list-style-type: none"> 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 accessibility
Five-Year Goal:	2,500 households
One-Year Goal:	TBD
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	CDBG - TBD

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
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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:	TBD
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.

Homeless Emergency Shelter/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.

Objective:	Suitable Living Environment
Outcome:	Accessibility/ Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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:	10,500 homeless persons ¹
One-Year Goal:	TBD
Geographic Location:	Community-wide (Very Low-Income Clientele Benefit)
Funding Source:	Homeless Emergency Shelter Program (CDBG & ESG: TBD) Family Shelter Program (CDBG & 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.

¹The FY05-FY09 Consolidated Plan separates the Emergency Shelters/Transitional Housing Program from the Homeless Emergency Shelter Program. Additionally, the five-year goal of 4,000 homeless persons represents a duplicated count. In an effort to maintain consistency with reporting requirements, the FY09 Action Plan includes a five-year goal of 10,500 homeless persons. As with the FY07 Action Plan, the count for FY09 combines the Emergency Shelter/Transitional Housing Program and the Homeless Emergency Shelter Program and represents an unduplicated homeless count.

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
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 ² (duplicated counts)
One-Year Goal:	TBD
Geographic Location:	Community-wide (Very Low-Income Clientele Benefit)
Funding Source:	CDBG: TBD

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:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	Total number of homeless persons with improved access.
Five-Year Goal:	Not originally reported
One-Year Goal:	TBD
Geographic Location:	Community-wide (Very Low and Low-Income Clientele Benefit)
Funding Source:	CDBG: TBD

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.

Housing and 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.

²The 20,000 homeless persons goal in the FY05-FY09 Consolidated Plan incorrectly included results from the Serial Inebriate Program (SIP). The SIP program is not funded with CDBG funds and therefore annual outcome results will not include persons served by this program.

Objective:	Decent Housing
Outcome:	Affordability
Outcome statement:	Affordability for the purpose of providing decent housing
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 535 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 e. Provide 54 permanent housing units in 3 apartment complexes in the San Diego region.
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$ 744,492

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

Objective:	Decent Housing
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of providing decent housing
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 – \$1,076,307

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:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of creating suitable living environments
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 3,500 households
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. Provide case management services for 25 households in permanent housing units.
Geographic Location:	Community-wide
Funding Source:	HOPWA -- \$380,602

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

Objective:	Decent Housing
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purpose of providing decent housing
Indicators:	<ul style="list-style-type: none"> a. Number of clients assisted b. Number of clients accessing housing services on line c. Number of clients receiving Information and Referral services in office
Five Year Goal:	Provide a user-friendly housing information and referral system to 55,000 duplicated individuals and approximately one-fourth unduplicated
One Year Goal:	<ul style="list-style-type: none"> a. Serve 20,000 persons with improved access to housing Information and Referral services via the Internet. b. Serve 500 clients in Information and Referral offices.
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$90,000

Supportive Services for Other Special Needs Groups

The City has reserved 15% (TBD) of its FY09 CDBG allocation toward public service activities that provide supportive social and community services, including homeless services, to very low, low and moderate income persons and persons with special needs.

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purpose of creating suitable living environments
Indicators:	a. Total number of persons b. Income levels of assisted persons
Five-Year Goal:	10,000 people with special needs
One-Year Goal:	TBD
Geographic Location:	Community-wide (Low and Moderate-Income Clientele Benefit)
Funding Source:	CDBG: TBD

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:	Accessibility/Availability
Outcome Statement:	Accessibility/availability for the purpose of providing a suitable living environment
Indicators:	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:	TBD 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:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	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:	TBD
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, seventeen funded loans and 9 active projects.

Objective:	Suitable Living Environment
Outcome:	Availability/Accessibility
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	Individuals or households with new or improved public improvements or public facilities, # of sites with blight removal
Five Year Goal:	A range of public improvements throughout the City
One Year Goal	Completion of 2 projects which will result in 1875 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:	Projects are funded by loan proceeds CDBG Repayments: \$3,648,804

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 City’s Economic Development Division 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:	Accessibility for the purpose of creating economic opportunity
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:	TBD
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:	TBD
Geographic Location:	Community-wide
Funding Source:	CDBG - TBD HOME - \$823,629

5.7 Public Housing

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

In 2007, housing agencies across the nation only received only 76% of HUD funds needed to subsidize the operation of public housing. As a result, agencies laid off workers, sold off public housing units, and reduced service levels to public housing residents. Further, HUD created new, restrictive accounting rules that made it difficult for SDHC to run its public housing program effectively. The new rules required a decentralization of operations, which is costly and impractical for San Diego, where public housing is not concentrated as in many large cities, but rather, geographically scattered throughout the city in small complexes averaging less than 10 units per site. Under HUD's new accounting rules, the agency was facing a \$1.5 million budget shortfall.

In response, SDHC transitioned out of the public housing program. SDHC continues to own and operate its public housing units. However, public housing residents have been awarded Section 8 Tenant-Based Housing Choice Vouchers (HUD rental assistance). Residents may use the vouchers toward rent their former public housing unit or toward any rental housing in the city that accepts Section 8 vouchers. Residents continue to pay approximately 30% of their income toward rent, with the remainder subsidized by the voucher.

As some residents choose to relocate, vacated public housing is rented out to low-income residents, but at varying affordable rent ranges. These affordable rents fully fund responsible management and maintenance of the properties. This new operational model generates an increased, stable revenue stream for SDHC. The rental income funds the operational costs for existing housing, but also allows the agency to leverage its public housing to build or purchase more affordable housing.

The existing housing, which is owned debt-free by SDHC, has increased in value since it was built. Net rental income will be used to obtain loans secured by the real estate. Loan proceeds would then be used to buy or build additional housing. If net income from all of the agency's public housing was leveraged for this model, San Diego would gain at least 300 new affordable rental units. These new units would be rented at affordable levels, thus increasing the overall affordable housing supply in San Diego.

Community meetings were held with the agency's public housing residents, who embraced the idea. The transition also received unanimous approval from the San Diego Housing Commission Board and the San Diego Housing Authority (San Diego City Council), as well as endorsement from the mayor.

SDHC's transition out of public housing protects residents. Rent portion remain the same (30% of income) and residents may move closer to their job or family, as Section 8 vouchers offer mobility. The transition brings an additional 1,366 Section 8 vouchers to San Diego and will open public housing units to a broader range of low-income residents. SDHC anticipates leveraging rental income to build or purchase at least 300 new affordable units.

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 and small business development.

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 approximately 12,260 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. The City plans to apply for the FY2008 HUD NOFA for the same two Lead Control programs which, if awarded, would continue the programs when the 2005 awards expire in October 2008..

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% of the AMI on a citywide basis. Grants are offered up to \$10,000 for single-family residences and up to \$5,000 per multi-family unit plus \$5,000 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)³*

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% or less of the AMI as the highest priority and forging partnerships among public, nonprofit, and private entities to provide affordable housing opportunities.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

³The total unit goals included in the Annual Plan include lead paint grants to owner-occupied and rental units; in fact, nearly all the rental unit goals are lead paint grants. Virtually every rehab project, if constructed prior to 1978, which most are, have lead hazards eliminated in conjunction with the other rehab, so the Housing Commission does not separate rehab from lead remediation projects because of duplication problems.

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, Inclusionary Housing Fund, and Housing Trust Funds. In addition, the Housing Commission will work with the Housing Authority to issue tax-exempt multifamily housing bonds to build, acquire and rehabilitate, and preserve affordable rental housing. In conjunction with these Bonds, applicants will apply for 4% Low Income Housing Tax Credits. The Housing Commission will also continue to work with developers applying for 9% Low Income Housing Tax Credits and provide funding for successful projects as appropriate. The City will continue to offer low-interest loans and rebates program to rental property owners where at least 51% of the tenants are households at or below 80% of the AMI. Additional incentives will be offered to owners to set-aside units for families at or below 50% 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. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation. Learning Opportunity Centers at seven public housing sites provide youth programming, including academic tutoring, leadership skills, and gang prevention.

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 FY09. Responsible entity for each action includes the City of San Diego and the San Diego Housing Commission.

GOAL	ACTIVITIES OR STRATEGIES	BENCH-MARK	PROPOSED INVESTMENT
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.	Website completed 2005; other efforts ongoing	None required
Expand outreach to smaller "Mom and Pop" rental owners.	The City has contracted with The Center for Social Advocacy 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.	Began discussion with SDCAA in 2005	SDHC local funds
Promote equal opportunity for all residents to reside in housing of their choice.	The City has contracted with The Center for Social Advocacy 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 The Center for Social Advocacy 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.	Developed 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 Center for Social Advocacy will provide comprehensive fair housing services under contracts with SDHC, which acts on behalf of the City, and the City of San Diego. 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.

FHCSD 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). In FY 2009, the City will be adding staff to conduct additional and more extensive monitoring of its sub recipients.

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 such as: 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 also monitors public housing and Section 8 units provided through HUD assisted programs. 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 CDBG Program is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The City proposes to fund projects from among those listed in the "Listing of Proposed Projects" of the Action Plan.

Source of Funds

The City of San Diego receives funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Entitlement Communities Program provides this federal assistance to nearly 1,000 of the largest localities in the country.

Program Income

Program Income will be used in addition to entitlement funds to support CDBG eligible activities.

Surplus from Urban Renewal Settlements

None/Not Applicable

Section 108 Loan Guarantees

The City expects to spend Section 108 loan guarantee proceeds on the following projects in FY09

- * District Three Infrastructure
- * Logan Heights Library
- * Camp Hope

- * Logan Heights Family Health Center

All have been included in previous Action Plans, either at the time of origination of the plan or by later City Council approved amendments

Grant Funds Returned to the Line of Credit

None/Not Applicable

Income from Float-Funded Activities

None/Not Applicable

Rollover Funds

The City will reprogram CDBG funds from prior year(s) in an amount TBD.

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 (see Appendix H: Low/Mod Income Area Map). 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%)

An amount TBD will be set aside for contingency activities.

Urgent Needs

The City is not planning to spend any CDBG funds on Urgent Needs in FY09.

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. Federally-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.
- Due to local market conditions such as, high rents, low vacancy rate (4.4%) and increasing number of apartments converted to condominiums, the TBRA Program will primarily focus on two groups of households; seniors and special needs. These vulnerable populations find it difficult to afford housing due to living on fixed incomes and with disabling conditions. 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 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 50% of the households receiving TBRA must qualify for a federal preference.
- Households whose income increases to more than 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 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 \$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 24 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.
9. Projects involving refinancing will be evaluated to ensure that disinvestment has not occurred; the long term needs of the project can be met; and that the feasibility of serving the targeted population is demonstrated. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(ii).

American Dream Downpayment Initiative - ADDI funds are used to provide closing cost and downpayment assistance grants to first-time homebuyers earning 80% or less of area median income. To inform public housing residents of the choices available to

them with respect to homeownership assistance, Housing Commission staff holds discussions with the Resident Advisory Board during preparation of annual plans; provides information in newsletters distributed to public housing residents; includes homeownership assistance material in Family Self Sufficiency workshops; and distributes flyers outlining the program to Learning Centers, resident outreach workers and public housing staff who communicate regularly with public housing residents.

To ensure the suitability of families receiving ADDI assistance to undertake and maintain homeownership, all homebuyers who receive this assistance in conjunction with deferred second trust deed loans are required to complete a homebuying counseling class. Funding does not occur until the Housing Commission receives a certificate of completion from a homebuying counseling class by the homebuyer.

Minority Homeownership - The City, through the San Diego Housing Commission, utilizes HOME and American Dream Downpayment Initiative funds to increase access to homeownership. A description of those activities and are more fully described in Section 5.2 above and in the preceding paragraph. Of the 35 households that are expected to be assisted in becoming homeowners during the period covered by this Action Plan, approximately 17 will be minority households.

EMERGENCY SHELTER GRANT (ESG) PROGRAM

The ESG Program allows for the following types of activities to be conducted within the City of San Diego:

Administrative Costs (up to 5% 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% 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% 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% of the annual grant allocation can be utilized for staff costs under this category, 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% 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% 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% 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 allocations for the homeless programs are included as part of the Social Services Program recommendations presented to City Council annually. The budget for the Social Services Program includes CDBG, San Diego Housing Commission, and ESG funds. The FY09 ESG funds allocated to the City are utilized toward the operation of the Homeless Emergency Shelter/Family Shelter Programs. (See program descriptions under the Supportive Services for the Homeless section listed on Page 3 of this action plan.) The determination to fund 100% of the ESG funds toward the Homeless Emergency Shelter/Family Shelter Programs is based on the eligibility of expenditures to be covered and the match requirements. One hundred percent of the funds cover the operational costs and/or essential 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 City will allocate Community Development Block Grant and San Diego Housing Commission funds towards the Homeless Emergency Shelter/Family Shelter Programs for FY09, as well as other funds if needed. 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.

In addition to the elements listed above, the following section is intended to comply with the new federal requirements for the completion of the Consolidated Plan, including annual Action Plan, as described in the Federal Register Notice dated February 9, 2006 (Volume 71, Number 27), 24 CFR Parts 91 and 570, entitled "Consolidated Plan Revisions and Updates; Final Rule."

1. Explain activities planned to address emergency shelter and transitional housing needs of homeless individuals and families

The 5-year plan and the proposed FY09 Action Plan being drafted contain a summary of the emergency shelter and transitional housing services to be provided to homeless individuals and families in the City of San Diego. There are also other nonprofit agencies and community-based organizations not funded by the City that address the emergency shelter and transitional housing needs of homeless individuals and families at project sites located in the City of San Diego.

In addition, the City Council adopted the Plan to End Chronic Homelessness, which includes a goal of 200 additional emergency shelter beds. The implementation of this Plan will be managed by United Way of San Diego County.

2. Prevent low-income individuals and families with children (especially under 30% AMI) from becoming homeless

The following is a list of services that are not directly funded by the City, but do represent services being provided to City residents by nonprofit agencies and other community-based organizations to prevent homelessness:

- a. Emergency Food Services

- b. Meal Programs
 - c. Rent/Mortgage/Utility Assistance Programs
 - d. Community Health Clinics
 - e. Legal Aid/Mediation Services for Tenant/Landlord Issues
3. **Efforts to help homeless persons transition to permanent housing and independent living**
- a. Case Management
 - b. Job Coaching
 - c. Recovery Programs
 - d. Healthcare (Psychological and Medical)
4. **Action steps to end chronic homelessness**
- a. Increase availability of permanent supportive housing
 - b. Strengthen programs that serve at-risk population
 - c. Improve discharge planning for hospitals, foster care and jail/prison programs and communication between providers and services
 - d. Address employment issues
 - e. Address tenant/landlord issues
 - f. Develop mental health courts
5. **The following table summarizes priority housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing:**

Elderly/Frail Elderly	Shared housing and housing rehabilitation
Physically Disabled	ADA Improvements
Severely mentally ill	Permanent affordable housing with supportive services
Persons with HIV/AIDS	Housing assistance (rent and utility subsidies), supportive services, and transitional housing
All other vulnerable populations	Housing assistance (rent and utility subsidies)

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA) PROGRAM

Relation of Proposed Activities to Urgent Needs

The *San Diego Countywide Strategic HIV/AIDS Housing Plan Update 2004*, 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. In San Diego, the Plan is updated once every five years. 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 will continually adapt as the current objectives are met and new gaps and needs emerge.

Program staff has had to work diligently with community based organizations, faith based grassroots organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. The Joint City/County HIV Housing Committee reviews the priorities set forth in the *San Diego Countywide HIV/AIDS Housing Plan 2004* to develop funding priorities for FY 08-09.

It should be noted that the long-term rental assistance is a set aside for the HOPWA Tenant Based Rental Assistance program administered by the San Diego County Housing Authority and operates the program region wide.

Strategies

The *San Diego Countywide HIV/AIDS Housing Plan Update 2004* has identified the following gaps in the continuum of housing and services for residents in the San Diego Region and made the following recommendations:

- **Affordable Housing:** Increase HIV/AIDS housing programs, including rental assistance and HIV/AIDS housing facilities.
- **Existing Programs:** Continue to fund existing HOPWA activities to ensure ongoing provisions of these services to persons living with HIV/AIDS.

Method of Selecting Sponsors

The County Department of Housing and Community Development (HCD) utilized the *San Diego Countywide HIV/AIDS Housing Plan Update 2004* to establish funding priorities for FY08-09. The City/County Joint HIV Housing Committee also approved these priorities.

Using the priorities identified above, the HOPWA formula grant program provides funding for a variety of activities for low-income persons living with HIV/AIDS (PLWAs) and their families in San Diego County. They 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
- Permanent Housing Units
- Case Management Services

**Appendix A:
Leveraged Funds**

Funding Source	Amount Expected to be Received/ Carried Over	Amount Expected to be Leveraged/ Matched
A. Formula/Entitlement Programs		
ADDI	\$59,227	\$500,000
CDBG	\$14,852,521	
ESG	\$664,588	\$664,588
HOME	\$8,177,066	\$65,000,000
HOPWA	\$2,646,000	\$1,125,163
<i>Subtotal - Formula Programs</i>	<i>\$26,399,402</i>	<i>\$67,289,751</i>
B. Other Federal Programs		
Shelter Plus Care	\$1,647,246	\$1,647,246
Moderate Rehab	\$435,951	
Community Outreach Partnership	\$17,000	
FSS Coordinator	\$585,000	
Rental Vouchers	\$162,435,691	
Public Housing Capitol Fund	\$72,000	
Lead Hazard Demo Grant	\$92,000	\$34,500
Lead Paint Hazard Control Grant	\$85,000	\$25,500
Mortgage Credit Certificates	\$4,000,000	
<i>Subtotal Competitive Programs</i>	<i>\$169,369,888</i>	<i>\$1,707,246</i>
Total - Federal	\$195,769,290	\$68,996,997
Multifamily Revenue Bonds	\$60,000,000	\$70,000,000
Cal-HOME Program		
Total - State	\$60,000,000	\$70,000,000
CCDC	\$836,500	
City Heights Redevelopment	\$1,773,483	\$616,000
City Property Management	\$77,054	
Coastal Housing/FUA	\$152,834	
Condo Conversion	\$193,569	
County CDBG - RTF	\$70,000	
Family Health Centers of SD	\$30,572	
Housing Rehab Trust Fund	\$1,400,000	\$630,000
Inclusionary Housing Fees	\$5,467,372	\$20,000,000
HTF- Housing Impact Fees	\$7,103,097	\$70,000,000
Market Street Redevelopment	\$111,047	\$33,000
NCFUA Fee	\$146,442	
Redevelopment - Crossroads HELP	\$437,210	\$145,000
Redevelopment - Linda Vista	\$236,492	\$177,000
Redevelopment - North Park	\$408,696	\$163,000
Redevelopment - San Ysidro	\$434,783	\$173,000
SEDC Mt Hope Redevelopment	\$78,320	\$19,500
SEDC Southcrest Redevelopment	\$66,750	\$29,000
Total - Local	\$18,187,721	\$91,985,500
TOTAL	\$273,957,011	\$230,982,497
GRAND TOTAL	\$504,939,508	
Leveraging of \$1 in Federal Funds =	\$18	in Other Funds

**APPENDIX B:
REQUESTS FOR CDBG FUNDING AS OF MARCH 31, 2008**

The following applications have been received for CDBG funding for FY09. This list represents applications, not commitments. Requested funds exceeds the amount of funds available, some of these applications may not be approved for funding, or may be funded. Decision on funding will be made during the annual budget process in spring 2008.

#	Applicant/Organization Name	Project Name
1	A Way Out	We Buff It Too Biz
2	ACCESS, Inc.	Binational Education and Microenterprise Development Services
3	ACCESS, Inc.	Binational Education and Microenterprise Development Services
4	ACCION San Diego	Microlending Program
5	Alliance for African Assistance	Community Economic Development and Micro Enterprise
6	Alliance for African Assistance	Crossroads Redevelopment District Building Rehabilitation and AD
7	Aquatic Adventures Science Education Foundation	Property Acquisition to Build "Living Lab" Facility
8	Arc of San Diego, The	Sulpizio Family Arc Center of San Diego
9	Barrio Station	Barrio Logan Affordable Housing Advocacy Project (BLAHAP)
10	Bayside Community Center	Community Center Renovations & Improvements
11	Bayside Community Center	Linda Vista Housing Counselor
12	Big Sister League of San Diego, Inc.	Big Sister League Housing Program Renovation Project
13	Black Contractors Association of San Diego, Inc.	BCA Community Small Business Development Center
14	Border View Family YMCA	Border View YMCA Capital Project
15	Boys & Girls Clubs of Greater San Diego	Clairemont Branch Renovation
16	Boys & Girls Clubs of Greater San Diego	Encanto Club Renovation
17	Boys & Girls Clubs of Greater San Diego	Roberts (Linda Vista) Branch Renovation
18	Boys & Girls Clubs of Greater San Diego	W.J. Oakes Branch Renovation
19	Burn Institute	Senior Fire and Burn Prevention Program
20	Business Improvement District Council	Tree Community Enhancement Program
21	Center for Community Solutions	Project R.E.S.T.O.R.E.
22	Center for Social Advocacy (CSA)	Housing Counselor
23	Chinese Consolidated Benevolent Association, Inc. San Diego Chapter	Renovate and Repair Historical Building for Public and Private Use,
24	Christie's Place, Inc.	Comprehensive Support Center for Women, Children & Families L
25	City/County Reinvestment Task Force	Land Bank
26	City Heights Community Development Corporation (CHCDC)	Rebuild City Heights - CBDO
27	City of San Diego	Mentor Protégé Program
28	City of San Diego - Transportation Engineering	Side Walks
29	City of San Diego - Traffic Engineering	Traffic Signals
30	City of San Diego - Environmental Services Dept.	Lead Safe Neighborhoods Program (LSNP) Enforcement and Outre
31	City of San Diego - Family Justice Center	San Diego Family Justice Center Improvements
32	City of San Diego - Neighborhood Code Compliance Division	Proactive Code Enforcement - District 3
33	City of San Diego - Neighborhood Code Compliance Division	Proactive Code Enforcement - District 4
34	City of San Diego - Neighborhood Code Compliance Division	Proactive Code Enforcement - District 6

35	City of San Diego - Neighborhood Code Compliance Division	Proactive Code Enforcement - District 7
36	City of San Diego - Neighborhood Code Compliance Division	Proactive Code Enforcement - District 8
37	City of San Diego - Park and Recreation	South Clairemont Recreation Center ADA Kitchen Improvements
38	Coalition of Neighborhood Councils	CNC Clean Seen
39	Coalition of Neighborhood Councils	Tubman Chavez Center Facility Upgrade
40	Colina Del Sol Recreation Council	Re-Paving of the South Parking Lot of Colina Del Sol Park Center
41	Commission on Gang Prevention and Intervention	Capacity Building for Anti-gang Programs
42	Community Housing Works	HomeOwnership Center
43	El Cajon Boulevard Business Improvement Association	Infrastructure Improvement Program
44	Euclid Revitalization Action Program (RAP) Committee & City of San Diego	Euclid Avenue Walkable Communities
45	Fair Housing Council of San Diego, The (FHCSO)	Fair Housing
46	Family Health Centers of San Diego	City Heights Family Health Center HVAC Project
47	Family Health Centers of San Diego	Downtown Family Health Center Relocation Project
48	Family Health Centers of San Diego	Logan Heights Family Health Center HVAC Project
49	Fox Canyon Neighborhood Association, Inc.	Fox Canyon Fair Housing Standards Data Gathering
50	Fox Canyon Neighborhood Association, Inc.	Maintenance Assessment District (MAD) Engineering and Study Report
51	Fox Canyon Neighborhood Association, Inc.	Street Light for Winona Avenue
52	Friends of the Language Academy, Inc. (FOLA)	Language Academy Joint Use Sports Field
53	Friends of the Villa Montezuma, Inc.	Villa Montezuma Museum Fence Repair/Replacement Project
54	Girls Scouts, San Diego-Imperial Council, Inc.	ADA Accessibility and Paths of Travel
55	Greater Golden Hill Community Development Corporation	25th Street Revitalization
56	Home Start, Inc.	Transitional Living Program
57	Horn of Africa Community	Refugee Women Economic Development Program
58	Housing Our People Economically Community Development Corp.	Lincoln Park Housing
59	Inner City Youth (ICY) of San Diego	Community Empowerment Center (CEC) Project
60	International Rescue Committee - San Diego Resettlement office (IRC San Diego)	Economic Development Program
61	International Rescue Committee - San Diego Resettlement office (IRC San Diego)	New Roots Community Farm
62	Islenair and Fairmount Village Neighborhoods and the City of San Diego	Euclid Avenue Walkable Neighborhoods
63	Islenair Neighborhood /Historic District and the City of San Diego	Islenair Neighborhood/Historic District Identification and Signage
64	Jewish Family Service of San Diego	College Avenue Senior Center Facility Rehabilitation
65	La Maestra Community Health Centers, Inc.	La Maestra Heart of the Community Capital Campaign
66	Latino Builders Development Corporation	Community Development Projects
67	Livery Advantage, Inc.	Street Smart
68	Local Initiatives Support Corporation (LISC)	Sustainable Communities
69	Nile Sisters Development Initiative	Low Income Management Program (LIMP)
70	North Park Organization of Businesses, Inc.	Trash Cans Create Clean Streets
71	Ocean Beach Community Development Corporation (OBCDC)	Ocean Beach Gateway Project
72	Ocean Beach Community Development Corporation (OBCDC)	New Plumbing and Repairs for Temporary Housing for Battered Women & Children
73	Ocean Beach Community Development Corporation (OBCDC)	New Roof for Temporary Housing for Battered Women & Children
74	Old Globe Theatre DBA The Old Globe	Southeastern San Diego Residency Project/The Old Globe Technical
75	Peninsula Shepherd Center	Handy Hands Home Repair Program
76	Pro Kids Golf Academy, Inc	Golf Course Maintenance Office and Program Storage Building
77	Rebuilding Together San Diego	Rebuilding Together San Diego
78	Ronald McDonald House Charities - San Diego	Walk-in Freezer and Refrigeration Units for the New Ronald McDonald

79	San Diego Automotive Museum	Elevator Installation
80	San Diego Center for Children	Refurbishment/Upgrade of Youth Residential Treatment Buildings
81	San Diego Community Housing Corporation	Educational Pavilion & Housing Assistance Center
82	San Diego Family Care DBA Mid-City Community Clinic	Community Clinic Expansion Project
83	San Diego Futures Foundation	WhizKidz Program
84	San Diego Home Loan Counseling & Education Center	Stable Housing - Stable Income
85	San Diego Housing Commission	Affordable Housing Program
86	San Diego Imperial Counties Labor Council	Safe Homes Project
87	San Diego Imperial Counties Labor Council	Safe and Accessible Sidewalks
88	San Diego Inner City Junior Golf Foundation, Inc.	Junior Golf Program
89	San Diego LGBT Community Center	Renovation of an Existing Building
90	San Diego Second Chance Program	Second Chance Community Resource Center
91	San Diego Urban Economic Corporation	Valencia Park Renaissance Smart Growth Model Project
92	San Ysidro Chamber of Commerce	Technical Assistance
93	San Ysidro Health Center, Inc.	San Ysidro Health Center Maternal and Child Health Center
94	Sherman Heights Community Center (SHCC)	Capital Improvement Project
95	South San Diego Planning and Education Project	Affordable Housing Project
96	Southern Sudanese Community Center of San Diego	Classrooms Renovation Project
97	Southwestern Community College District	Job Creation for Microenterprise
98	St. Paul's Senior Homes & Services	St. Paul's Villa - Roof Drainage Upgrade
99	St. Stephens Interdenominational Alliance (SSIA)	Decent Affordable, Suitable Living Opportunities
100	S.V.D.P. Management, Inc. (DBA Father Joe's Villages)	Village Rehabilitation Project
101	Townpeople	51st Street Affordable Housing Rehab & Improvement Project
102	Townpeople	Wilson Avenue Affordable Housing Rehab & Improvement Project
103	Union of Pan Asian Communities	Multicultural Economic Development
104	Union of Pan Asian Communities	Seismic Strengthening/ADA Compliance Project
105	Unity Tech Fitness Center	Renovation of Facility
106	Urban Corps of San Diego County	Building Urban Corps Youth Facility
107	Urban Corps of San Diego County	TreeSmart San Diego
108	Urban Corps of San Diego County	Weatherization, Energy Efficiency and Rehabilitation (WEER) and V
109	Urban League of San Diego County	Urban League Building Rehabilitation
110	WorldBeat Center, The	Heating and Air Conditioning
111	YMCA of San Diego County DBA Copley Family YMCA	Revitalization of the Copley Family YMCA Youth Center

**APPENDIX C:
HOPWA FUNDING FY 08-09 CONTRACTS**

CONTRACTOR	SUPPORT SERVICES	FUNDED AMOUNT
Community Housing Works-Residential Service Coordinator	Supportive Service	\$27,126
South Bay Community Services-Residential Services Coordinator	Supportive Service	\$25,650
Townspiece - Case Management	Supportive Services	\$25,000
HIV, STD and Hepatitis Branch-Case Management Program	Supportive Service	\$245,000
Being Alive-Moving Services	Supportive Service	\$57,826
TOTAL		\$380,602
CONTRACTOR	INFORMATION AND REFERRAL	FUNDED AMOUNT
Townspiece-Information & Referral	I&R	\$90,000
TOTAL		\$90,000
CONTRACTOR	TRANSITIONAL HOUSING & RFCFI	FUNDED AMOUNT
St. Vincent de Paul-Transitional Housing	Transitional Housing	\$297,100
St. Vincent de Paul- Truax House	Transitional Housing	\$83,851
St. Vincent de Paul- Saranac House	Transitional Housing	\$114,431
Fraternity House-Fraternity House	RCFCI	\$141,260
Fraternity House-Michaelle House	RCFCI	\$189,250
Community Connection Resource Center-Multi-Housing Project	Transitional Housing	\$187,823
Stepping Stone of San Diego-Enya House	Transitional Housing	\$62,593
TRANSITIONAL HOUSING TOTAL		\$1,076,307
CONTRACTOR	HOUSING ASSISTANCE	RECOMMENDATION
Karibu CSSE-Emergency Housing	Direct Housing	\$295,155
County of San Diego-Housing and Community Development- To be rolled over for FY 09-10	Direct Housing	\$360,789
Community Housing Works Operations	Direct Housing	\$33,548
Townspiece - Operations 51st Street	Direct Housing	\$25,000
Townspiece - Operations Wilson Ave	Direct Housing	\$30,000
TOTAL		\$744,492
TECHNICAL ASSISTANCE		
Technical Assistance	AIDS Washington	\$50,000
Technical Assistance	Purchasing and Contracting	\$40,000
TOTAL		\$90,000
ADMIN		
3 % Grantee Admin		\$79,380
7% Sponsor Admin		\$185,220
TOTAL		\$264,600
ADMINISTRATIVE COSTS		\$264,600
SUPPORT SERVICES TOTAL		\$380,602
HOUSING ASSISTANCE TOTAL		\$744,492
TRANSITIONAL HOUSING TOTAL		\$1,076,307
INFORMATION AND REFERRAL		\$90,000
TECHNICAL ASSISTANCE		\$90,000
PROGRAM YEAR TOTAL		\$2,646,000

PY 08 Entitlement	\$2,646,000
Admin	\$264,600
Balance	\$2,381,400
FY 08-09 Contracts	\$1,930,611
Balance	\$450,789
Technical Assistance (P&C)	\$40,000
Technical Assistance (AIDS HOUSING)	\$50,000
Balance	\$360,789
TBRA	\$360,789
Balance	\$0

**APPENDIX D:
ESG FUNDING**

ESG funds have not yet been allocated as of this writing. In FY08, the distribution of funds was as follows:

Recipient	Dollar Amount Awarded	Percentage of Total
Cortez Hill Family Shelter	\$467,080	70%
Winter Shelter Program	\$201,676	30%
TOTAL	\$668,756	

PROPOSED SUBSTANTIAL AMENDMENT FIVE-YEAR PLAN OF THE CONSOLIDATED PLAN

The City of San Diego is proposing changes to the Five-Year Plan pertaining to the funding criteria for Community Development Block Grant (CDBG) applications. Specifically, the City of proposes to establish a minimum funding amount for all of its CDBG-funded projects, unless funding at a lesser amount is necessary to complete a project.

This policy change constitutes a substantial amendment pursuant to one or more of the criteria set forth in the City of San Diego Citizen Participation Plan. As of Fiscal Year 2009 (Program Year 2008), the City of San Diego proposes to revise its City Council policy on the CDBG Program to include the following: “No allocation of CDBG funds will be made to a project of less than \$25,000, unless funding at a lesser amount is necessary to complete the project.” This language is reflected in the attached page from the Five-Year Plan.

Comments can be submitted in writing to Victoria Joes, San Diego Housing Commission, 1122 Broadway, Suite 300; San Diego, CA 92101 or via e-mail to victoriaj@sdhc.org.

4.5 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/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services

Statement of Need

The City of San Diego has made addressing community and supportive services a high priority. Results of the Housing and Community Development Needs survey indicated that most community and supportive services needs are considered high priority needs (with an average score above 2.0). Specifically, services for neglected and abused children, youth, and victims of domestic violence, as well as anti-crime programs are ranked highest by residents.

The lack of affordable and medically appropriate housing for persons living with HIV/AIDS and their families is an ongoing concern for AIDS housing providers, policy makers, and advocates across the country. Stable housing and supportive services promote improved health status, sobriety or decreased use of nonprescription drugs, and a return for some persons with AIDS to productive work and social activities.

Overall Community and Supportive Services Strategy

Three funding sources are used to provide community services for low income persons and persons with special needs in the City. These include: ESG funds, HOPWA funds, and public service dollars from CDBG funds (up to 15 percent of the annual allocation).

Each year, the CDBG application process begins in mid December with applications due to the City in early February. Applications are reviewed by Community Services staff for eligibility and forwarded to the City Council for funding considerations. The type and range of social issues addressed through programs are flexible in order to meet the needs of San Diego residents. However, all major need categories are addressed each year, including the needs of youth, seniors, people with disabilities, people with HIV/AIDS, homeless, and low to moderate income people in general.

As of Fiscal Year 2009 (Program Year 2008), the City of San Diego has revised its City Council policy on the CDBG Program to include the following: "No allocation of CDBG funds will be made to a project of less than \$25,000, unless funding at a lesser amount is necessary to complete the project."

PUBLIC NOTICE
PROPOSED FY09 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN
-AND-
PROPOSED SUBSTANTIAL AMENDMENT TO THE FIVE-YEAR CONSOLIDATED PLAN
FOR THE CITY OF SAN DIEGO

Draft FY09 Annual Action Plan

A draft of the City of San Diego's FY09 Annual Action Plan will be available for public review from April 4, 2008 through May 5, 2008. The purpose of public review is to provide the public with an opportunity to comment on the expenditure of approximately \$26 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 FY09 (July 1, 2008 to June 30, 2009) are as follows:

Community Development Block Grant (CDBG)	\$14,852,521
HOME Investment Partnership Program (HOME)	\$8,177,066
American Dream Downpayment Initiative (ADDI)	\$59,227
Emergency Shelter Grant (ESG)	\$668,756
Housing Opportunities for Persons with AIDS (HOPWA)	\$2,646,000
TOTAL	\$26,403,570

The process for determining the distribution of these funds is currently underway. The following represents the approximate distribution of funds from FY08; the exact amounts for FY09 will be approved at a City Council meeting in May.¹

CDBG: Public facilities and Improvements 32%; Section 108 Loan Payments 20%; public services 15%; code enforcement 15%; other housing assistance 13%; economic and community development 5%; planning/administration 9%; other 1%

HOME/ADDI: Rental Housing Production 50%; Community Housing Development Organizations 15%; homeownership activities 17%; rehabilitation 8%; program administration 10%

ESG: Shelter operations 100%

HOPWA: Housing 82%; supportive service 5%; case management 10%; other (information and referral) 3%

Draft Substantial Amendment to the Five-Year Plan

In addition to the draft Annual Action Plan, the City is proposing changes to the Five-Year Plan pertaining to the funding criteria for Community Development Block grant applications. Specifically, the US Department of Housing and Urban Development, as part of its monitoring of the City of San Diego's CDBG Program, has recommended that the City establish a minimum funding amount for its public services projects. HUD expressed the concern that it is not prudent to have administrative costs that equal or exceed the dollars spent on the delivery of benefits to the public. In response to this, the City of San Diego decided to establish a minimum funding amount for all of its CDBG-funded projects, unless funding at a lesser amount is necessary to complete a project.

The City has determined that the policy on the CDBG Program constitutes a substantial amendment pursuant to one or more of the criteria, as set forth in the City of San Diego Citizen Participation Plan. Accordingly, as of Fiscal Year 2009 (Program Year 2008), the City of San Diego has revised its City Council policy on the CDBG Program to include the following: "No allocation of CDBG funds will be made to a project of less than \$25,000, unless funding at a lesser amount is necessary to complete the project." This language is reflected in the draft comment document. The Citizen Participation Plan can be found at www.sdhc.org.

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

The draft Annual Action Plan and draft Substantial Amendment will be available in the reference section of the City's libraries and in all of the Community Service Centers. A schedule of public hearings is listed below. You can provide comments at any of the hearings or can submit your comments in writing to Victoria Joes, San Diego Housing Commission, 1122 Broadway, Suite 300; San Diego, CA 92101 or via e-mail to victoriaj@sdhc.org. The Plan will also be available for review on the Housing Commission's website: www.sdhc.net

SCHEDULE OF PUBLIC HEARINGS RE: FY09 ANNUAL ACTION PLAN

Monday April 7, 2008 6:30 p.m.	City Heights Area Planning Committee Metro Career Center, Conference Room 3910 University Avenue (619) 280-3910
Wednesday April 9, 2008 6:30 p.m.	Greater Golden Hill Planning Committee Balboa Park Golf Clubhouse 2600 Golf Course Drive (619) 702-4462
Wednesday April 16, 2008 2:00 p.m.	City Council Land Use and Housing Committee Meeting 202 C Street, 12th floor, (533-4000)
Tuesday April 22, 2008 6:30 p.m.	Greater North Park Planning Committee North Park Christian Fellowship Church 2901 North Park Way, 2nd Floor (619) 584-1203
Friday April 25, 2008 9:00 a.m.	Housing Commission 1122 Broadway, 4th Floor (619) 578-7542
Tuesday May 5, 2008 2:00 p.m.	City Council Meeting - Annual Action Plan Adoption 202 C Street, 12th floor, (533-4000)