



INFORMATIONAL REPORT

DATE ISSUED: September 4, 2008

REPORT NO: HCR 08-100

SUBJECT: Fiscal Year 2008 Consolidated Annual Performance and Evaluation Report (CAPER)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

In 1994, the U.S. Department of Housing and Urban Development (HUD) began requiring entitlement jurisdictions to prepare a five-year strategic plan entitled the Consolidated Plan. This strategic document consolidates planning with the application and funding allocation process for five federal entitlement grant programs. Each year, every entitlement jurisdiction is required to submit an Annual Action Plan as an update to the Consolidated Plan. Affordable housing and community and economic development activities outlined in the Annual Actions Plan are reported in the CAPER and submitted to HUD within 90 days of the end of a jurisdiction's program year.

The five year period for the current Consolidated Plan covers fiscal years 2005-2009. The Consolidated Plan establishes the priorities, needs, and objectives to assist households, below 80% of the Area Median Income (AMI), to obtain decent housing, create suitable living environments, and expand economic opportunities. The City's ability to accomplish these goals is evaluated through the CAPER.

The FY2008 CAPER (Attachment 1) accounts for the expenditure of funds allocated to San Diego from five U.S. Department of Housing and Urban Development (HUD) formula-based programs:

- 1) Community Development Block Grant (CDBG) - \$15,424,594
- 2) HOME Investment Partnerships (HOME) - \$8,450,701
- 3) American Dream Downpayment Initiative (ADDI) - \$146,587
- 4) Emergency Shelter Grants (ESG) - \$668,756
- 5) Housing Opportunities for Persons with AIDS (HOPWA) - \$2,551,000

Additionally, the CAPER summarizes the resources and distribution of federal funds that were made available to further Consolidated Plan objectives. Expenditure reports address housing as well as non-housing programs, such as supportive services, which are either new or renewals from previous funding years. 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. The following table illustrates the City's cumulative accomplishments in meeting this housing goal:

	Total Renters	Total Homeowners	Total Households
FY05	1,179	192	1371
FY06	419	577	996
FY07	504	634	1,138
FY08	731	566	1,297
Total	2883	1,969	4,802

In FY08, 938 (72%) of the 1297 households assisted were extremely low-income (30% AMI) or very low-income (31-50% AMI); the remaining 359 (28%) percent were low-income households (51-80% AMI). Attachment 2 is an informational chart that illustrates income levels by household size and income category. Attachment 3 details housing activities provided by income and household type. The CDBG program accounts for the largest share of entitlement funding with approximately \$15.5 million allocated in FY08. CDBG funds are allocated among four broad categories: affordable housing, community and supportive services, public improvements, and community facilities. Attachment 4 represents FY08 CDBG expenditures per category and CDBG accomplishments per activity.

Although the need for affordable housing continues to outstrip the demand, the city allocated and expended substantial resources to expand affordable housing opportunities through homeownership assistance, rental housing productions, and housing rehabilitation. Furthermore, almost all projects and goals established in the FY08 Action Plan were completed or initiated during the fiscal year (see self-evaluation, Attachment 1, page 40).

Overall, housing and community development activities continue to target the priority needs identified in the 2005-2009 Consolidated Plan. Activities and strategies pursued during the reporting period represent significant efforts in meeting the needs of low-income households paying more than 30 percent of their income for housing.

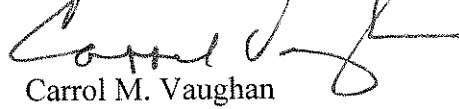
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Public Notice was placed in the San Diego Union Tribune September 4, September 11 and September 26, 2008 announcing the public review period of September 10 through October 10, 2008 (Attachment 5).

Respectfully submitted,


D. Todd Philips
Director, Policy & Public Affairs

Approved by,


Carrol M. Vaughan
Executive Vice President & COO

Attachment(s):

1. Fiscal Year 2008 Consolidated Annual Performance and Evaluation Report (CAPER)
2. SDHC Income and Rent Calculations Chart
3. Housing Matrix-Low Income Households
4. CDBG Expenditures and Accomplishments
5. Proof of Publication

City of San Diego
Consolidated Annual Performance and Evaluation Report
(CAPER) Fiscal Year 2008

September 2008

Submitted by

San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

On behalf of

City of San Diego
1200 Third Ave., MS-51F
San Diego, CA 92101

ACCOMPLISHMENTS SUMMARY: ANNUAL PLAN PERFORMANCE MEASURES, JULY 1, 2007 TO JUNE 30, 2008

Activity/Program	Objectives/ Outcomes	Five Year Objectives	One-Year Objectives	One-Year Actuals	Funding Sources	Funding Objectives	Funding Actuals	Comments
Homeownership Loans and Grants	EO/AFF	403 HHs	35 HHs	46 Households	HOME	\$500,000	\$1,636,972	
Rehabilitation	DH/ACC	1,033 LI/MOD owners 3,750 LI renters	650 LI/MOD owners 150 LI renters	520 LI/MOD owners 239 LI renters	HOME CDBG	\$500,000 \$500,000	\$489,438 \$567,400	
CHDO Projects	DH/AFF	10 CHDOs 140 units	2 CHDOs 28 units	2 CHDOS 130 restricted units of which 52 are HOME - assisted	HOME	\$1,267,605	\$960,000	Funding actuals constitute commitments to future completions.
Housing Production	DH/AFF	550 units	75 units	260 restricted units of which 66 are HOME- assisted	HOME	\$5,338,026	\$9,683,959	Funding actuals constitute commitments to future completions.
Far Housing	SLE/ACC	2,500 HHs	925 people	408 people	CDBG SDHC	\$131,675 \$88,000	\$131,675 \$88,000	
Code Compliance	SLE/ACC	5,000 units	1,000 units	32 units	CDBG	\$658,279	\$135,664	
Emergency Shelters/ Transitional Housing	SLE/ACC	10,500 homeless persons	1,900 unduplicated (1,300 Winter Shelter, 600 Family Shelter) 555 beds available (405 WSP, 150 FSP) 103,350 shelter nights available	2,351 unduplicated (1,756 WSP, 492 FSP, 103 ISN) 630 beds available (480 WSP, 150 FSP)	WSP: ESG SDHC UWSDC FSP: ESG CDBG ISN: CDBG	WSP: \$201,676 \$344,200 \$129,800 FSP: \$467,080 \$167,920 ISN: \$30,150	WSP: \$201,676 \$342,986.03 \$129,800 FSP: \$467,080 \$167,920 ISN: \$30,150	
Homeless Outreach Team (HOT)	SLE/ACC	20,000 homeless persons (duplicated)	1,200 contacts w/ chronic homeless 322 unduplicated homeless persons w/ access 225 unduplicated housing placements	1,601 contacts w/ chronic homeless 953 unduplicated homeless persons w/ access 271 housing placements	CDBG	\$50,000	\$49,287	

Activity/Program	Objectives/ Outcomes	Five Year Objectives	One-Year Objectives	One-Year Actuals	Funding Sources	Funding Objectives	Funding Actuals	Comments
Neil Good Day Center	SLE/ACC	Not originally reported	1,100 unduplicated homeless persons	1,134 unduplicated homeless persons	CDBG	\$400,000	\$400,000	
HIV/AIDS Housing Assistance	DH/AFF	TBRA to 320 HHs 535 emergency beds	TBRA to 80 participants Ensure leased units meet HUD HQS Ensure participants pay no more than 30% Funding for 100 emergency beds	TBRA to 102 participants All leased units met HUD HQS All participants paid no more than 30%	HOPWA	\$913,544	\$605,601	100 emergency beds were removed from this activity category and moved to Support Service Activity (295,155)
HIV/AIDS Transitional Housing	DH/AFF	"continue program to achieve new housing"	53 transitional beds 20 Residential Care Facility beds for chronically ill Ensure facilities meet HUD HQS Ensure participants pay no more than 30%	58 transitional beds 20 residential care facility beds All facilities met HUD HQS All participants paid no more than 30% 17 permanent units	HOPWA	\$1,164,855	\$1,120,501	HOPWA funds went to housing operations of 17 permanent units Includes all HOPWA housing operations
HIV/AIDS Supportive Services	SLE/ACC	3,500 households provided supportive services	3 training sessions Moving services to 135 participants Intensive case management to 100 participants Coordination of services for 20 apartments in 3 complexes	3 training sessions Moving services to 143 participants Case management to 126 participants Coordination of services for 42 participants Funding for 78 emergency beds	HOPWA	\$380,602	\$686,643	100 emergency beds were added to this activity (\$295,155) Includes technical assistance to recipients

Activity/Program Objectives/Outcomes Five Year Objectives One-Year Objectives Funding Sources Funding Objectives Funding Actuals Comments

HIV/AIDS Information and Referral	DH/ACC	55,000 duplicated persons w/ 1/4th unduplicated	Increase number of assisted to 11,800 2,400 persons w/ access via internet 4,166 clients served in I&R offices	HOPWA	\$90,000	\$90,000	
Supportive Services for Others w/ Special Needs	SLE/ACC	10,000 persons w/ special needs	2,000 unduplicated persons 51% of unduplicated at LI and MOD	CDBG	\$2,507,189	\$2,191,444	
Public Facilities Program	SLE/ACC	90 public facilities	196 public facilities	CDBG	\$5,487,566	\$986,000	
ADA Transition	SLE/ACC	Remove a range of barriers throughout the City	Retrofit 5 public buildings Install 40 curb ramps Install 5 audible signals Resolve 50 accessibility complaints Resolve 145 Title 24/code complaints	CDBG	\$3,813,824	Included in Public Facilities Expenses	The FY08 objective was to complete 35 public facilities' projects at an estimated cost of \$3,813,824. However, these projects take longer than a year because of the contractual, code, and labor time requirements. Sixteen facilities are underway, and are expected to be completed during FY09.
Section 108 Loan Guarantees	SLE/ACC	Complete a range of improvements throughout the City	Completion of 3 projects: 126,875 persons with improved access Elimination of blight from one site	Loan Proceeds	\$3,310,827	\$3,300,659	
Economic Development	EO/ACC	50 businesses assisted 75 jobs created	9 commercial revitalization projects 10 businesses assisted 15 jobs created	CDBG	\$480,702	\$239,363	

Activity/Program Objectives/Outcomes Five Year Objectives One-Year Objectives One-Year Actuals Funding Sources Funding Objectives Funding Actuals Comments

Planning and Administration	N/A	N/A	Comply with requirements and deliver a variety of programs	Complied with requirements and delivered a variety of programs	CDBG HOME	\$2,834,346 \$845,070	\$1,251,425 \$845,070	
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ACC = Accessibility (or Availability)
 AFF = Affordability
 AP = Annual Plan
 DH = Decent Housing
 EO = Economic opportunity
 FSP = Family Shelter Program
 HHs = Households
 ISN = Interfaith Shelter Network

HQS = Housing Quality Standards
 LI = Low Income
 MOD = Moderate Income
 SLE = Suitable Living Environment
 SUS = Sustainability
 TBRA = Tenant-Based Rental Assistance
 WSP = Winter Shelter Program
 UWSDC = United Way of San Diego County

CITY OF SAN DIEGO
Consolidated Annual Performance Evaluation Report
Fiscal Year 2007-2008

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- B. Summary of Public Comments
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CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) CHECKLIST

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IDIS Reports

IDIS Reports Appendix D

I. GENERAL ASSESSMENT

This Consolidated Annual Performance Evaluation Report (CAPER) for the City of San Diego (City) presents an assessment of the City's progress in implementing its Consolidated Plan using CDBG, HOME, ESG, and HOPWA funds. The 2005-2009 Consolidated Plan was developed as a five-year plan covering the period of July 1, 2004 through June 30, 2009. The CAPER measures the City's progress in achieving the goals and objectives for five years. This 2008 CAPER summarizes the City's progress in implementing the 2005-2009 Consolidated Plan during the second year of the five-year period.

A. Assessment of Five-Year Goals and Objectives

During Fiscal Year 2007-2008 (FY08), the City had available the following HUD Community Planning and Development (CPD) funds to implement the Action Plan for FY08 and continuing objectives of the 2005-2009 Consolidated Plan:

• CDBG FY08 Allocation:	\$15,424,594
• CDBG Carryover Funds:	\$2,197,576
• CDBG FY07 Program Income:	<u>\$465,901</u>
	Subtotal: \$18,088,071
• HOME FY08 Allocation:	\$8,450,701
• HOME Program Income Carryover Funds:	<u>\$2,453,584</u>
	Subtotal: \$10,904,285
• ADDI FY08 Allocation:	\$146,587
• ADDI Carryover Funds:	<u>\$208,036</u>
	Subtotal: \$354,623
• ESG FY08 Allocation:	\$668,756
	Subtotal: \$668,756
• HOPWA FY06 Allocation: ¹	<u>2,549,000</u>
	Subtotal: \$2,549,000
	Total: \$31,895,979

Much of the carryover funds have already been committed for activities identified in previous Action Plans that the City continued to implement during FY08. In addition, the numbers for accomplishments and expenses for CDBG and ESG activities entered in this report represent expected values at this point. Final numbers will be determined when all performance information for FY08 is confirmed.

1. Housing Activities

Five-Year Consolidated Plan Goals and Objectives

- Expand and preserve a continuum of affordable housing opportunities

¹HUD's PY06 entitlement amount of \$2,549,000 was utilized to fund HOPWA activities for FY 08, which began July 1, 2007. The PY07 entitlement of \$2,551,000 was released in a Development NOFA (Notice of Funding Availability) on January 11, 2008. Three proposals were received and are currently being reviewed.

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

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

- Through various homeownership assistance programs, assist 403 low and moderate income renter-households with homeownership opportunities over the next five years (an average of 80 renter-households annually).
- Through various rehabilitation assistance programs, assist 4,250 (850 annually) low and moderate income owner-households directly over the next five years and 750 (150 annually) housing units for low income tenants over the next five years.
- Assist 2 CHDOs annually with funds to expand and preserve affordable housing by providing 140 housing units over the next five years (28 units annually).
- Provide at least 550 affordable housing units over the next five years (110 units annually) through the Housing Production Program.
- Provide fair housing services to 2,500 households over the next five years.

Five-Year and FY08 Action Plan Priorities: High and Medium Priorities were identified by ranking a variety of household income and housing groups, and the activities which are targeted to those specific populations. Table 1 summarizes the priorities established in the five-year Consolidated Plan and FY 2006 Action Plan. According to data provided by HUD in 2003 using 2000 Census data, the nature and extent of housing assistance needs in the City of San Diego are summarized in Table 2.

Table 1
Five-Year and FY08 Housing Priorities

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

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

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

Abbreviation: HHs = Households.

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

FY08 Action Plan Planned Activities: The City's FY08 Action Plan identified the following Housing Activities eligible for funding this past year:

Tools for Homeownership:

- Downpayment/Closing Cost Assistance Grants
- Shared Appreciation and Condominium Conversion Loans
- American Dream Downpayment Initiative (ADDI) Program

The performance objectives established for these activities included the following:

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 - \$146,587 annually

Tools for Rehabilitation:

- Owner-Occupied Rehabilitation Programs (Zero-Percent Deferred Loans and Three-Percent Interest Loans)
- Exterior Enhancement Grants
- Lead Paint Hazard Reduction Programs (Zero-Percent Deferred Loans and HUD Lead Hazard Control Grants)

- Renter-Occupied Rehabilitation Programs (Zero Interest Loans and Three-Percent Simple Interest Loans)
- Accessibility Grants for Tenants with Disabilities
- Mobile Home Repair Grants

The performance objectives established for these activities included the following:

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 - \$500,000 CDBG - \$ 500,000

New Construction and Acquisition/Rehabilitation:

- Community Housing Development Organizations

The performance objectives established for these activities included the following:

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, 267,605

Ancillary Programs and Services Supporting Housing:

- Housing Production Program

The performance objectives established for this activity included the following:

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 - \$5,338,026

- Fair Housing and Tenant/Landlord Services

The performance objectives established for this activity included the following:

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 sustainability
Five-Year Goal:	2,500 households
One-Year Goal:	925 people served
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	CDBG - \$201,425

FY08 and Cumulative Accomplishments

Table 3 summarizes FY08 accomplishments in furthering the Consolidated Plan Five-Year and FY08 Goals and Objectives stated above. Table 4 summarizes the City's overall accomplishments. Accomplishments under specific implementing programs are discussed in detail following the tables. During FY08, the City met its housing goals: 390 affordable units were completed in five separate developments where HOME funds were used (See Table 11). Extremely low and low income households assisted met the Section 215 affordable housing criteria.

Table 3
Consolidated Plan – FY 2008 Housing Accomplishments

Activity	Resources Utilized	Number of Units Completed	Number of Persons or HHs Assisted	Comments
Homeowner Assistance: Assist 80 first-time homebuyers	HOME, ADDI	NA	46 households	Weakening sales prices enabled more low-income households (75% more than last year) to purchase a home in San Diego in FY08.
Rehabilitate/Private Property:* Oversee physical improvements of 1,000 dwelling units – 850 owner-occupied and 150 rental units	HOME, CDBG	759	520 owner-occupied and 239 rental units	A total of 22 owner-occupied units were rehabilitated with HOME & CDBG funds. In addition, CDBG funds were used to support a number of agencies that provided minor rehabilitation and repair assistance to 356 owner-occupied low and moderate income households. In addition, 142 owner-occupied and 239 affordable rental housing units were rehabilitated using non-HOME but some CDBG administrative funds.
Housing Production: Facilitate the development of 110 rental housing units	HOME	390 restricted 118 HOME	390 households	Acq./Rehab: Four (4) affordable housing developments were acquired/rehabilitated with HOME funds during the year, yielding 29% restricted units, 107 of which were HOME-assisted. 480 affordable units are currently undergoing rehabilitation, of which 90 units are funded with HOME. New Construction: 94 newly constructed affordable rental housing units were completed, 11 of which were HOME-assisted. 181 affordable rental units are under construction and near completion, of which 49 units are funded with HOME money.
CHDO Development: Facilitate development of 28 affordable units	HOME	130 restricted 52 HOME	130 households	Two (2) CHDO-funded projects were completed in FY08, resulting in 130 restricted units, 52 of which were HOME-assisted, Two(2) CHDO projects are currently under construction and should be completed in FY09. These developments will yield a total of 75 restricted units, 36 of which will be HOME-assisted.
Fair Housing and Tenant/Landlord Services: Assist 500 households	CDBG	NA	408 households	The 408 represents the number of new homebuyers and renters that benefited from services offered by CDBG funded programs in the City of San Diego other than programs offered by the San Diego Housing Commission. These programs offered homebuyer's education classes, assisted new homebuyers with obtaining financing, assisted landlords and tenants of very-low to moderate-income households in the resolution of issues, and addressed fair housing problems identified by tenants. The number of households assisted by the Fair Housing and Tenant/Landlord Services activity is an expected number at this point.. Final numbers will be determined when all performance information for FY08 is confirmed.

* With respect to the housing rehabilitation numbers, the ComPlan five-year goals did not include CDBG monitored nonprofit owner-occupied units, so it was revised from 1,033 to 4,250 over five years for an average of 850 per year (600 CDBG nonprofit rehabs and 250 Housing Commission rehabs). In addition, the ComPlan goal for rental units was intended to be 750 for five years at 150 units per year. The goal of 750 units was mistakenly entered as a yearly goal for five years totaling 3,750. A previous Annual Plan corrected the goals to 850 owner and 150 rental units. The shortfall in owner-occupied units can be attributed to the fact that CDBG monitored nonprofit programs historically have cost an average of \$1,900 per unit; however, construction costs have increased, therefore rather than 600 estimated units, only 438 were completed. Similar shortages will likely occur in the remaining years of the five year Plan.

Table 4
Housing Matrix – Low Income Households Assisted with Housing
July 1, 2007 – June 30, 2008

Assistance provided by Income Group MFI: Median Family Income	Renters					Owners				FY08 Actuals		
	Elderly 1&2 Member Households	Small Related (2 to 4)	Large Related (3 +)	Others w/ Special Needs	Total Renters	Existing Home Owners	1 st -Time Buyers			Total Home Owners	Renters & Homeowners #	FY08 Actuals Renters & Homeowners %
							With Children	All Others	All Others			
1. Extremely Low-Income (0 to 30% of MFI) Priority	59	128	54	0	241	213	0	0	0	213	454	35%
2. Very Low-Income (31 to 50% of MFI) Priority	112	124	47	0	283	199	1	1	1	201	484	37%
3. Low Income (51 to 80% of MFI) Priority	14	116	77	0	207	108	17	27	27	152	359	28%
4. Total Lower Income	185	368	178	0	731	520	18	28	28	566	1,297	100%

Assistance Provided to: High Priority Households: 938 Medium Priority Households: 359
72% 28%

Assistance by Activity	Renters					Owners				FY08 Actuals		
	Elderly 1&2 Member Households	Small Related (2 to 4)	Large Related (3 +)	Others w/ Special Needs	Total Renters	Existing Home Owners	1 st -Time Buyers			Total Home Owners	Renters and Homeowners #	FY08 Actuals Renters and Homeowners %
							With Children	All Others	All Others			
Rental Assistance	3	98	1	0	102	0	0	0	0	0	102	8%
Housing Construction	85	9	0	0	94	0	0	0	0	0	94	7%
Housing Rehab	97	261	177	0	535	520	0	0	0	520	1,055	81%
Homebuyer Assistance	0	0	0	0	0	0	18	28	28	46	46	4%
TOTAL	185	368	178	0	731	520	18	28	28	566	1,297	100%

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

Accomplishments in FY08

Homeowner Assistance Programs:

HOME and ADDI funds were used to fund a variety of Homeownership Programs in FY08. Specifically, HOME/ADDI funds were used to provide low income homebuyers with flexible-affordable mortgage loan products, homeownership counseling and education, and downpayment and closing cost assistance. Using HOME and ADDI funds, a total of 46 households were assisted, including the provision of 27 deferred interest loans to low-income homebuyers. Additional households were assisted with other resources such as redevelopment set-aside, inclusionary housing State CalHome funds, and Housing Trust Funds.

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

Rehabilitation Assistance Programs:

During the FY08 reporting year, HOME and CDBG funds were allocated for the purposes of rehabilitating housing. Overall, 22 owner-occupied units were rehabilitated with HOME and CDBG funds, and 356 renter and owner-occupied households were assisted with minor rehabilitation and repairs using CDBG funds. In addition, 142 owner-occupied and 239 affordable rental housing units were rehabilitated using non-HOME funds, but for which administrative costs were partially covered by CDBG funds. In total, 520 owner-occupied households and 239 renter-occupied households were assisted.

Acquisition/Rehabilitation:

Two-hundred ninety-six (296) rental housing units were acquired/rehabilitated during FY08 - 107 of which were HOME-assisted - and 90 HOME-units are currently undergoing rehabilitation. A substantial number of these will be completed in FY09 and will be reported in next year's CAPER.

Lead-Based Paint Hazard Abatement:

LBP information was provided to all applicants seeking assistance. Of the above-referenced rehabilitated units, 19 owner-occupied and 219 rental units had lead hazards removed through HUD Lead Hazard Control Grant and Demonstration Grants which were awarded to the City.

New Construction:

The City uses a variety of funding sources to assist in the development of new, affordable housing, including CDBG, HOME, redevelopment housing set-aside, and local funds such as Housing Trust Funds, and Coastal and Inclusionary Housing Funds. During the past year, one new, affordable development was completed with the help of HOME funds, resulting in 94 restricted units, 11 of which are HOME-assisted. Another 181 affordable units are under construction and near completion, of which 49 are HOME-assisted Table 11 in Section III of this CAPER details the developments completed and underway.

Fair Housing Services:

The Fair Housing Council of San Diego (FHCS) was provided \$69,750 in CDBG funds in FY08 to provide comprehensive fair housing services for the City. FHCS addresses unlawful housing discrimination through programs of advocacy, public outreach and education, technical assistance, investigation and enforcement of housing discrimination complaints, and research and technical contracts.

Other organizations provide homeownership counseling, fair housing and landlord tenant dispute resolution services to City residents as well. CDBG funds were allocated to three agencies for these supportive housing services in the amount of \$131,625 during FY08 (Bayside, CHW, and SD Home Loan Counseling). Additionally, The San Diego Housing Commission provided \$88,000 to the Center for Social Advocacy for fair housing services. The funding source was the Housing Trust Fund.

2. Community and Supportive Services

Five-Year Consolidated Plan Goals and Objectives

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

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

Neighborhood Improvement:

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

Homeless:

- Assist 1,500 homeless persons (900 persons annually through emergency shelters and transitional housing)
- Outreach to 20,000 homeless persons (4,000 persons annually – duplicated counts)

Persons with HIV/AIDS:

- Over 5 years, assist 320 households with HIV/AIDS with Tenant Based Rental Assistance and 508 households with emergency housing. Annually assist 80 households with TBRA and 107 households with emergency housing
- Assist in the development of transitional housing for persons with HIV/AIDS
- Provide a range of supportive services to 55,000 duplicated households (approximately 13,750 unduplicated) over 5 years and 348 duplicated individuals annually (approximately 139 unduplicated individuals annually).
- Provide housing and information referral services to 3,655 (duplicated) households over 5 years and 9,139 duplicated individuals annually.

Persons with Other Special Needs:

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

Five-Year and FY08 Action Plan Priorities: The City has identified the following Community and Supportive Services priorities:

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

FY08 Action Plan Planned Activities: The City's FY08 Action Plan for Community and Supportive Services identified the following activities eligible for funding this past year:

Neighborhood Improvement:

- Neighborhood Code Compliance Program

The performance objectives established for this activity included the following:

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:	1,000 housing units
Geographic Location:	Targeted low to moderate income areas (Low and Moderate Income Area Benefit)
Funding Source:	CDBG - \$658,279

Supportive Services for the Homeless:

- Emergency Shelters and Transitional Housing
- Winter Shelter Program

The performance objectives established for these activities included the following:

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless through improved accessibility to emergency shelters and transitional housing and assistance with addressing their immediate and longer-term housing needs
Indicators:	a. Total number of homeless persons with improved access b. Total number of beds available c. Total number of shelter nights made available
Five-Year Goal:	10,500 homeless persons ²
One-Year Goal:	a. 1,900 unduplicated homeless persons with improved access (1,300 Homeless Emergency Winter Shelter Program; 600 Family Shelter Program) b. 555 beds available (405 WSP; 150 FSP) to homeless persons c. 103,350 shelter nights made available to homeless persons
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	Homeless Emergency Winter Shelter Program (; ESG \$ 201,676) Family Shelter Program (CDBG: \$167,920 & ESG \$467,080)

² The FY05-FY09 Consolidated Plan separates the Emergency Shelters/Transitional Housing Program from the Winter 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 FY07 Action Plan includes a five-year goal of 10,500 homeless persons. This count combines the Emergency Shelter/Transitional Housing Program and the Winter Shelter Program and represents an unduplicated homeless count.

- Homeless Outreach Team (HOT) and Serial Inebriate Program (SIP)

The performance objectives established for this activity included the following:

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless through improved accessibility to housing and case management
Indicators:	a. Total number of contacts with chronic homeless persons b. Total number of homeless persons with improved access c. Total number of placements into housing
Five-Year Goal:	20,000 homeless persons ³ (duplicated counts)
One-Year Goal:	a. 1,200 contacts with chronic homeless persons b. 322 unduplicated homeless persons with improved access c. 225 unduplicated placements into housing
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	CDBG - \$50,000

- Neil Good Day Center

The performance objectives established for this activity included the following:

Objective:	Suitable living environment
Outcome:	Improved accessibility
Outcome Statement:	Enhance suitable living environment for the homeless persons through improved accessibility to a day refuge, basic amenities, and/or community services
Indicators:	Total number of homeless persons with improved access.
Five-Year Goal:	Not originally reported
One-Year Goal:	1,100 unduplicated homeless persons
Geographic Location:	Community-wide (Very Low and Low-Income Clientele Benefit)
Funding Source:	CDBG - \$400,000

- Senior Transitional Housing Program

There were no specific performance objectives established for this activity. No FY08 CDBG funds were allocated toward the Senior Transitional Housing Program. Centre City Development Corporation provided funding for the program.

Housing and Supportive Services for Persons with HIV/AIDS:

- Housing Assistance

³ The 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.

The performance objectives established for this activity included the following:

Objective:	Decent Housing
Outcome:	Affordability
Outcome statement:	Create decent housing with improved/new affordability
Indicators:	<ul style="list-style-type: none"> a. Number of participants assisted b. Number of leased units that meet HUD established Housing Quality Standards c. Rent payments for program participants d. Number of emergency housing beds for persons with HIV/AIDS
Five Year Goal:	Provide Tenant Based Rental Assistance to 320 households; and funding for 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
Geographic Location:	Community-wide (Low and Moderate Income Clientele Benefit)
Funding Source:	HOPWA – \$913,544

- Transitional Housing Development

The performance objectives established for this activity included the following:

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 - \$1,164,855

- Supportive Services

The performance objectives established for this activity included the following:

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
Geographic Location:	Community-wide
Funding Source:	HOPWA -- \$380,602

- Information Referral

The performance objectives established for this activity included the following:

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. Increase number of persons living with assisted HIV/AIDS to 11,800 b. Serve 2,400 persons with improved access to housing Information and Referral services via the Internet. c. Serve 4,116 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:

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

The performance objectives established for this activity included the following:

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:	a. 2,000 unduplicated persons with improved access b. 51% of unduplicated persons assisted will have low and moderate income levels
Geographic Location:	Community-wide (Very and Low-Income Clientele Benefit)
Funding Source:	CDBG – \$2,507,189

FY08 and Cumulative Accomplishments

In FY08, 175 programs received CDBG funding to provide general and supportive services for low and moderate income persons and persons with special needs. These programs provided a range of services, including senior and youth services, services for the disabled, general counseling and support, job placement/workforce development, child care and pre-school programs, services for victims of domestic violence, legal services and HIV/AIDS services.

Neighborhood Improvement:

Through the Neighborhood Code Compliance Program, CDBG funds were expended on 24 projects in this category in FY08. Activities include six proactive code enforcement teams, a targeted effort to provide lead-safe neighborhoods, eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right of way barriers.

Continuum of Care for the Homeless:

Table 5 summarizes the activities and programs funded with ESG, CDBG, and HOPWA funds to assist the homeless from a continuum of care approach. The City provided FY08 funding for 525 emergency and transitional housing shelter beds (including 405 winter shelter beds and 150 transitional housing beds), also utilizing additional funding from the San Diego Housing Commission and United Way of San Diego County. A total of 168 hotel/motel vouchers were provided to 91 families. A total of 123 unduplicated clients from the Single Adult Shelter received healthcare services. The City also provided funding to the County's Interfaith Shelter Network Program that provided emergency shelter during the winter months. A total of 103 unduplicated homeless persons were served and 2,612 bed nights were provided in the City. In addition, the Homeless Outreach Team made 1,601 contacts with homeless persons, assisting 953 unduplicated persons over the past year. A total of 4,561 unduplicated homeless persons were served. (NOTE: Final verification of totals listed is still pending and will be confirmed for submission of the final report to HUD.)

**Table 5
Summary of FY08 Continuum of Care Accomplishments (Non-HOPWA Only)**

	# Assisted	# Beds	# Bed Nights
Outreach & Assessment (HOT)	953 unduplicated	NA	NA
Emergency Shelter	3,608 unduplicated	4,480 beds; 168 hotel/motel vouchers	49,763
Transitional Shelter		150	43,856
Support Services		NA	NA
Totals	4,561	630 beds; 168 hotel/motel vouchers	104,513

Outreach and Assessment:

One program was funded under this category with CDBG funds: the Homeless Outreach Team Project which provided clinical and legal assessment to homeless individuals on the street. A total of 953 unduplicated clients were served. Most clients served are considered to be chronically homeless with co-occurring disorders. A total of 1,601 contacts were conducted by the Homeless Outreach Team and a total of 271 placements into housing were made. The Homeless Outreach Team is comprised of one police officer, one health/human services worker, and one psychiatric clinician.

In addition, the City provides support to the Serial Inebriate Program (SIP). The SIP is an intervention program designed to slow down the "revolving door syndrome" of chronic alcoholics going in and out of local emergency rooms and jail. SIP attempts to assist local law enforcement, the Superior Courts and County of San Diego Alcohol and Drug Services by diverting chronic homeless alcoholics from incarceration or hospitalization and into county funded treatment. The County of San Diego annually funds the treatment portion and the San Diego Housing Commission provides funding for supportive housing and related costs. The City of San Diego provides support to the program by covering the cost of police officers as "in-kind services". In FY08, 81 clients were accepted into SIP. The program's "success" is defined as having completed at least 30 days of formal treatment and having at least 30 days of continuous sobriety. In FY08, 16 clients (includes those enrolled in the prior fiscal year) were SIP graduates completed the full six month treatment program and had at least 120 days of continuous sobriety. At the end of the fiscal year period, all 16 clients were still enrolled, attending treatment and in permanent housing. All were also employed, involved in employment preparation activities, or permanently disabled at the time of discharge. In addition, 10 clients completed at least 30 days of treatment and at least 30 days of continuous sobriety. The program provided a total of 4,380 bed days. SIP continues to be recognized across the nation as a best practice with the chronic homeless alcoholic.

Emergency Shelters:

Emergency shelter programs funded in FY08 included the following:

CDBG and ESG

The Homeless Emergency Winter Shelter Program operated by the City of San Diego provided emergency shelter and services from November 17, 2007 through– April 2, 2008, covering the coldest months of the year. The Single Adults Shelter operated by Alpha Project for the Homeless provided 200 beds and services to homeless individuals from November 17, 2007 through March 14, 2008 for 118 days. The Veterans Shelter operated by Vietnam Veterans of San Diego provided 150 beds and services to homeless individual veterans from December 5, 2007 through April 2, 2008 for 120 days.

At no cost to the City, Alpha Project for the Homeless provided an additional 20 beds at the Single Adults Shelter during their period of operation. Also at no cost to the City, St. Vincent de Paul Village provided 110 beds and services to homeless individuals from March 14, 2008 through April 2, 2008 for 20 days. Their assistance ensured continued shelter services for single adult homeless individuals for that period.

The City also provided funds to the County of San Diego, as part of the Homeless Emergency Winter Shelter Program, to provide case management and hotel/motels vouchers to homeless families during the winter shelter period.

In FY 2008, 402 unduplicated homeless veterans, 1,133 homeless single adults and 91 families with were sheltered during the City's program period. This includes a total of 168 hotel/motel vouchers for 991 hotel/motel beds nights, through the City's contract with the County.

In addition to the baseline services, the City organized a healthcare collaborative to support the needs of those staying in the single adult program. The City utilized funds from the San Diego Housing

Commission for these services. A total of 123 unduplicated clients were served, with 268 healthcare services provided ranging from general wellness exams to targeted treatment.

Also in support of the Homeless Emergency Winter Shelter Program, over 3,296 service hours were expended by various social service providers, including the County of San Diego, to provide medical, mental health, employment, housing, referral and substance abuse prevention services at the Single Adults Shelter and the Veterans Shelter.

In addition to the Homeless Emergency Winter Shelter Program, the City provided funding to the County for their operation of the Interfaith Shelter Network-Rotational Shelter Program. A total of 103 unduplicated homeless individuals were served and 2,612 bed nights provided

Overall during FY08, 4 480 beds were made available. A total of 49,763 emergency shelter bed nights were provided.

HOPWA

Case Management program sponsored by the San Diego County Health and Human Services Agency and Townspeople provided case management and supportive services. These agency assisted 126 provided case management and supportive services.

Center for Social Support and Education provides mixed housing services, including emergency housing. During FY06, 78 households were assisted.

Transitional Housing:

Five transitional housing programs were funded in FY08; one with ESG funds and four with HOPWA funds. Specifically:

ESG

Cortez Hill Family Center operated by the YWCA provided family-oriented transitional housing and services to promote self-sufficiency and family stabilization. During FY08, the shelter made available 150 beds and a variety of support services to homeless families. A total of 142 families were served and 43,856 bed nights were provided.

HOPWA

HOPWA funds assisted the provision of the following:

- 20 beds in a Residential Care Facility for Chronically Ill Fraternity and Michelle House , sponsored by Fraternity House Inc. In FY08, 29 clients received assistance.
- 10 beds in a transitional group home, Enya House, sponsored by Stepping Stone. In FY08, 19 clients received assistance.
- 10 beds in a clean and sober living group home, Community Connection Resource Center. In FY08, 34 clients received assistance.
- 38 beds in a transitional group home, Josue Homes, sponsored by St. Vincent de Paul village, Inc. In FY08, 103 clients received assistance.

With funds provided by Centre City Development Corporation, the City entered into an Agreement with Senior Community Centers to provide transitional shelter to homeless seniors and seniors at risk for homelessness. Supportive housing was provided to seniors with disabilities. In FY08, Senior Community Centers provided 3,436 bed nights to 65 seniors. There were a total of 19 clients that were moved to permanent housing.

Support Services:

One program was assisted with CDBG funding:

CDBG

The Neil Good Day Center, operated by Alpha Project for the Homeless, provided day retreat and basic support services to homeless individuals seeking access to existing social services. In FY08, the program served 1,134 unduplicated homeless persons.

Permanent Housing/Independent Supportive Housing:

HOPWA funds for Housing Operations assisted the provisions of the following:

- 10 permanent housing units at Marisol Apartments, sponsored by Community Housing Works
- 7 permanent housing units at Wilson Ave. and 51st Street Apartments, sponsored by Townspeople

No permanent housing or independent supportive housing programs were funded with Community Development and Planning funds (CDBG, ESG) from HUD in FY08.

Supportive Services for Persons with HIV/AIDS:

San Diego County administered the allocation of \$2,549,000 of HOPWA funds in FY08. Most of these funds were expended in direct service contracts with agencies and non-profit organizations providing direct services to persons with HIV/AIDS.

The amount of \$2,549,000 is the 2006 HOPWA entitlement that was used to fund activities for contracts July 1, 2007 to June 30, 2008. The 2008 HUD Entitlement of \$2,646,000 will be used to fund activities July 1, 2008 to June 30, 2009. This will be the year the contracts will be on track with the entitlements.

Case Management Services -- Case Management programs sponsored by the San Diego County Health and Human Services Agency and Townspeople provided case management and supportive services, providing 126 people with such services.

Housing Information and Referral Services -- Approximately 31,716 information and referrals were completed this fiscal year. This program maintains and updates biweekly a list of affordable rental units in the County with HIV sympathetic landlords, which is faxed to over 125 case managers, consumers, agencies and other interested parties. The program also maintains a weekly census of available beds in community residences and is able to refer consumers and their advocates to agencies with available beds. Finally, the program maintains a website for their services which includes the bi-weekly list of affordable rental units in the County.

Moving Services -- Approximately 143 households were provided moving services Countywide. Moving services included completely moving a participant to a new location or providing materials required to move such as boxes and packing tape. The program assisted adults and children living with HIV infection.

Residential Services Coordination -- Residential services coordination was implemented eight years ago to assist providers in addressing the needs of HIV-infected residents residing in project-based housing. The purpose of the program is to assist residents in maintaining stable housing through daily contact with staff. The staff acts as a liaison between residents, case management, and property management to address any issues that may threaten the residents' housing stability. The Staff of Community Housing Works and South Bay Community Services assisted 42 households this fiscal year.

Supportive Services for Other Special Needs Groups:

FY08 expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services. A total of \$1,695,769 was allocated to provide these services. A total of 8,941 clients received services in FY08. (NOTE: This total does not include the "Battered and Abused Spouses" and "Tenant/Landlord Counseling" categories. The additional information, if to be included in this section, will have to be obtained.)

**Table 6
Consolidated Plan – FY08 Community and Supportive Service Accomplishments**

Activity	Resources	Number Assisted	Comments
<i>Neighborhood Improvement</i>			
Neighborhood Code Compliance: 1,000 housing units	CDBG	662 organizations	Organizations include units, businesses and vacant lots.
<i>Homeless Persons</i>			
Emergency Shelters and Transitional Housing/Winter Shelter: 900 homeless persons	ESG CDBG SDHC UWSDC	3,375 unduplicated persons.	
Homeless Outreach 378 homeless persons	CDBG	953 unduplicated persons	Original objective of 4,000 represents duplicated persons
<i>Persons with HIV/AIDS</i>			
Housing Assistance: 80 households with TBRA	HOPWA	102 HHs for TBRA r	
Transitional Housing	HOPWA	252 households	Includes all HOPWA Housing Operations.
Supportive Services 363 unduplicated persons (includes emergency shelter beds)	HOPWA	389 households	
Information Referral: 9,139 duplicated persons	HOPWA	31,716 persons	
<i>Persons with Special Needs</i>			
Senior Services	CDBG	2,733 persons	
Youth Services	CDBG	3,833 persons	
Disabled Services	CDBG	2,952 persons	
Persons Living w/ or Affected by HIV/AIDS	CDBG	510 persons	
Other Social/Community Services	CDBG	3,672 persons	
Battered and Abused Spouses	CDBG	0 persons	These service not provided by City
Tenant/Landlord Counseling	CDBG	408 Persons or HHs	Other fair housing activities reported elsewhere

3. Public Improvements and Community Facilities

Five-Year Consolidated Plan Goals and Objectives:

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

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

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

Five-Year and FY08 Action Plan Priorities: The City has identified the following Public Improvements and Community Facilities priorities:

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

FY08 Action Plan Planned Activities: The City's FY08 Action Plan for Public Facilities and Community Facilities identified the following activities eligible for funding this past year:

Public Facilities Program – 49 public/community facilities to be improved

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

The performance objectives established for these activities included the following:

Objective:	Suitable Living Environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility/availability for the purpose of providing a suitable living environment
Indicators:	<ul style="list-style-type: none"> a. Total number of public facilities targeted b. Total number of street improvement projects completed c. Total number of infrastructure improvements completed d. Total number of parks improvements completed
Five-Year Goal:	90 public facilities
One-Year Goal:	196 public facilities
Geographic Location:	Targeted low to moderate income areas (Low and Moderate Income Area Benefit)
Funding Source:	CDBG - \$5,487,566

ADA Transition – 3 public/community facilities to be improved

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

The performance objectives established for this activity included the following:

Objective:	Suitable living environment
Outcome:	Accessibility/Availability
Outcome Statement:	Accessibility for the purposes of creating a suitable living environment
Indicators:	<ul style="list-style-type: none"> a. Total number of buildings retrofitted b. Number of curb ramps installed c. Number of audible signals installed d. Number of complaints received and resolved e. Number of evaluation and coordination of solutions for accessibility complaints at beaches, parks, lakes and City sidewalks.
Five-Year Goal:	The removal of a range of physical and programmatic barriers throughout the City for disability access.
One-Year Goal:	<ul style="list-style-type: none"> a. Retrofit of five public buildings b. Installation of 40 curb ramps c. Installation of 5 audible signals using the latest technology. d. Evaluation and coordination of solutions for 50 accessibility complaints at beaches, parks, lakes and City sidewalks. e. Resolution of 145 Title 24/neighborhood code complaints regarding private entities and Public-Right-of-Way
Geographic Location:	City-wide (Low and Moderate Income Clientele Benefit)
Funding Sources:	CDBG - \$3,813,824

Section 108 Loan Guarantee – 15 loans, 18 projects

- Repay loans and pursue other public improvement projects

The performance objectives established for this activity included the following:

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 3 projects which will result in 126,875 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: \$3,310,827

FY08 and Cumulative Accomplishments

Public Improvements:

Public Improvements is a broad category which includes a number of physical development activities. These include renovations, construction and acquisition of facilities such as Boys and Girls Clubs, community health clinics, cultural and social centers and to public facilities such as libraries, parks, and recreation centers; street and alley repairs; sidewalk and streetscape projects related to commercial revitalization; and tree planting and other neighborhood beautification/identification activities. In FY08, 84 projects were completed or underway in this category with CDBG funds, including:

- ❖ 11 general public facilities
- ❖ centers for the homeless
- ❖ park and recreational facility
- ❖ street improvements that would benefit 252,400 persons
- ❖ 8 sidewalks
- ❖ health facilities
- ❖ 427 tree plantings

The numbers for accomplishments in this section represent expected numbers at this point.. Final numbers will be determined when all performance information for FY08 is confirmed..

ADA Transition:

CDBG funds were expended on various architectural barrier removal projects in FY08, most of which were administered directly by the City. Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

4. Economic Development and Anti-Poverty Activities

Five-Year Consolidated Plan Goals and Objectives:

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

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

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

Five-Year and FY08 Action Plan Priorities: The City has established the following priorities for Economic Development Activities during the planning period:

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

FY08 Action Plan Planned Activities: The City's FY08 Action Plan for Economic Development and Anti-Poverty identified the following activities eligible for funding this past year:

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

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

The performance objectives established for this activity included the following:

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:	nine (9) commercial revitalization projects; ten businesses assisted and 15 jobs created
Geographic Location:	Community-wide (Low and Moderate Income Job Benefit)
Funding Source:	CDBG - \$480,702

FY08 and Cumulative Accomplishments

In FY08, 13 programs administered by community based agencies were funded in this category. Of these programs, 3 programs concentrated on micro-enterprise assistance for San Diego's ethnic minority and refugee populations and all 13 programs provided general assistance to small businesses in CDBG eligible areas. A total of 227 unduplicated clients were served and 55 businesses were assisted.

The City also administered several programs in efforts to accomplish the goals and objectives of the Consolidated Plan. These programs include the San Diego Region Revolving Loan Fund, the Metro Revolving Loan, the San Diego Technology Fund, the State Enterprise Zone Program, the Renewable Community Initiative, The Storefront Improvement Program, and the Business Loan Program.

B. Other Actions

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

San Diego County Regional AI (SDCRAI)

The City participated with the region's other 18 jurisdictions in an update of its Analysis of Impediments (AI) to Fair Housing Choice. The AI (2004) made a number of recommendations to remove or lessen identified impediments to fair housing choice. The specific impediments and recommendations relevant to the City of San Diego are summarized in Table 7. Actions undertaken in FY08 that addressed or mitigated these impediments are discussed after Table 7.

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

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	Accomplishments
<p>Region Cooperation</p> <p>Many fair housing violations tend to be committed by small "mom and pop" rental operations. These property owners/managers are often not members of the San Diego County Apartments Association. Outreaching to this group is difficult.</p>	<p>Outreach to landlords of small rental properties</p>	<p>Jurisdictions in the County and Fair Housing Councils should work with the San Diego County Apartment Association (SDCAA) to expand outreach to the "mom and pop" rental properties.</p>	<p>City of San Diego and other county jurisdictions, San Diego Housing Commission, Fair Housing Resources Board, and San Diego County Apartments Association</p>	<p>Discuss with SDCAA to establish a lower-tier membership for two- to six-unit owners to encourage access to SDCAA education programs.</p>	<p>None required</p>	<p>2005</p>	<p>2004-2006</p>	<p>SDHC held meetings w/ the SDCAA on this issue. The Fair Housing: (a) participated in annual SDCAA annual Expo, maintained a booth and disseminated fair housing materials to owner populations; (b) submitted article for publication in professional SDCA magazine during National Fair Housing month.</p>
<p>Hispanics and Blacks continue to be under-represented in the homebuyer market; there are large disparities in loan approval rates. Many of the reasons for application denial relate to credit history and financial management factors.</p>	<p>Improve awareness of discrepancies in access to financing</p>	<p>Provide findings of this AI and other related studies to the Community Reinvestment (CRI) Task Force to follow up with discussions and actions with lenders.</p>	<p>Fair Housing Council, Community Reinvestment Initiative Task Force</p>	<p>Actions to be developed and taken by the CRI</p>	<p>None required</p>	<p>2004/05 -- report to CRI</p>	<p>2005-2006</p>	<p>The FHCS was founding member of the SD Home Ownership Collaborative which was formed to work on predatory lending and foreclosure issues. FHCS included sessions on Mortgage Lending Discrimination and Predatory Lending Abuses at it Annual FH Conference.</p>

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	Accomplishments
Jurisdictions should collaborate to provide education and outreach on Credit History and Financial Management.	Expand access to financing	Identify an agency with a capacity and experience in conducting outreach and education on Credit History and Financial Management. Consider funding a regional program using CDBG or other housing funds, as appropriate	City of San Diego and other county jurisdictions, San Diego Housing Commission, Fair Housing Resources Board	Provide credit counseling services	To be determined during Annual Plan process	2005	2006	SD Home Loan Counseling and Community Housing Works provide credit counseling and foreclosure prevention services.
Discrimination against people with disabilities has become an increasing fair housing concern.	Improve information on available housing for persons with disabilities	Collaborate and develop a list of apartments that are ADA-compliant and provide vacancy information for persons with disabilities.	Fair housing service providers, supportive housing providers, or other regional agencies as appropriate	Create database of accessible housing	To be determined during Annual Planning process	2006	2004-2006	
Limited regional coordination efforts.	Improve coordination among fair housing service providers.	Encourage fair housing service providers to collaborate and support each others' activities	Fair Housing Resources Board (FHFB)	Monthly FHFB meetings attended by all fair housing services providers	None required	2005 and ongoing thereafter	Ongoing	The FHCSID currently provides services on a regional basis under its services to the Cities of San Diego, Chula National City, Chula Vista and Oceanside

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	Accomplishments
Fair housing service providers report accomplishments and statistical data in different formats based on the requirements of each jurisdiction. Ethnicities and income data are also track differently across jurisdictions. Inconsistent reporting makes tracking trends difficult.	Consistent reporting to allow for tracking of regional trends.	Develop a uniform method of reporting to incorporate into each sub-recipient contract to ensure that proper documentation.	City of San Diego and other county jurisdictions, fair housing service providers	Uniform/improved reporting	None required - included as part of annual contracts with service providers.	2005	Ongoing	The FHCSID provides reports utilizing it's Case Statistics Analysis & Management database (CSAM) and that system is compatible with HUD's required report criteria under fair housing programs
Fair housing services vary across the region based on the agency providing the services and the work scopes of each sub-recipient contract. Differing levels of funding may also be an explanation for variances in services.	Provide an adequate level of fair housing services for all residents across the County.	Jurisdictions should collaborate with fair housing providers to ensure an adequate level of service is available to all residents. Some jurisdictions may require additional services due to their special circumstances. However, a basic level of services should be established. Jurisdictions should also consider the appropriate levels of funding for the provision of these services.	City of San Diego and other county jurisdictions, fair housing service providers	Fair housing and tenant/landlord dispute resolution services for all.	To be determined during Annual Planning process	Annually	2005	The City contracted with the FHCSID to provide a range of fair housing services. In addition, service providers were given funding to provide tenant/ landlord dispute resolution services and homeownership counseling. Funding levels remained consistent with previous years. SDHC contract with the Center for Social Advocacy to provide a range of fair housing services.

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

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	Accomplishments
Discrimination against people with disabilities has become an increasing fair housing concern.	Reduce housing discrimination against persons with disabilities	Promote universal design principles in new housing developments.	City of San Diego and San Diego Housing Commission	New units meeting Universal Design Standards	None required	ongoing	2006	
Discrimination against people with disabilities has become an increasing fair housing concern.	Provide monetary incentives for barrier removal of non-compliant complexes.	Develop a realistic strategy to improve housing accessibility	City of San Diego and San Diego Housing Commission	Housing for persons with disabilities to be identified as High Priority Needs in 2005-2009 Consolidated Plan	To be determined during Annual Plan process	New 2005-2009 Consolidated Plan addresses these issues	Consolidated Plan identified housing for persons with disabilities as High Priority Needs. Ongoing implementation	The FHCS presented a specialized track at its annual conference in 2008 covering housing discrimination against person with mental disabilities
Lead-based paint hazards often disproportionately affect minorities and families with children.	Improve housing conditions for low income and minority groups that are disproportionately affected by lead hazards.	Consider requiring lead-based paint testing as part of their homebuyer and rehabilitation programs.	City of San Diego and San Diego Housing Commission	Add lead testing to homebuyer programs	Consider funding during Annual Plan process	2006	Partially completed – City rehabilitation programs require testing of lead hazard	
Limited regional coordination efforts.	Ensure an adequate level of service is available to all residents.	Consider the service gaps identified in the AI and revise work scope with fair housing service providers to ensure equal access to fair housing services.	City of San Diego, fair housing service providers	Evaluate scope of work for fair housing services and negotiate contract/budget to provide an expanded level of service to cover service gaps.	To be determined during Annual Plan process	2005 and ongoing thereafter	Ongoing	

Impediments to be Addressed	Goals	Activities or Strategies to Meet the Goals	Responsible Entities Assigned to Meet the Goals	Benchmarks	Proposed Investment	Year to be Completed	Date Complete	Accomplishments
While education and outreach efforts are a clear priority of all agencies involved, a review of sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports indicates a lack of quantifiable goals, objectives, and accomplishments to gauge success or progress.	Improve accountability	Consolidated Plan, Action Plans, CAPERs, and sub-recipient contracts and annual reporting should identify specific quantifiable objectives and measurable goals related to furthering fair housing.	City of San Diego, San Diego Housing Commission, fair housing service providers	Improved Action Plans and CAPERs with quantifiable objects, benchmarks, and accomplishments	None required	2004	Completed - New 2005-2009 Consolidated Plan addresses these issues.	FY 2005 CAPER restituted to reflect measurable goals and objectives
Sales audits and lending audits are rarely performed.	Improve monitoring of discriminatory sales and lending practices.	Ensure that audits are conducted within the County on a regular basis.	City of San Diego, San Diego Housing Commission, fair housing service providers	Conduct sales and lending audits	To be determined during Annual Plan process	2006 and every other year thereafter if funding permits		
While tenant/landlord disputes are not fair housing issues in general, providing dispute resolution services may prevent certain situations from escalating to discrimination issues.	Resolve landlord/tenant disputes	Incorporate tenant/landlord dispute resolution into fair housing contracts. Encourage mediation services by qualified mediator as part of the fair housing contracts. Consider amending its policies and regulations to address the various potential impediments identified.	City of San Diego and other county jurisdictions, fair housing service providers	Fair housing and tenant/landlord dispute resolution services for all.	To be determined during Annual Planning process	Annually	Ongoing	CDBG funds were provided to service agencies to offer tenant/landlord dispute resolution services
Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.	Remove barriers to fair housing due to public policies		City of San Diego	Amend Zoning Ordinance to address public policy impediments identified in the AI	None required	2006		FHCS serves as agency w/local expertise for consultation re compliance issues as related to zoning/other land use issues

Specific Actions Undertaken in FY08

During FY08, the City used CDBG funds (\$69,750), in conjunction with other City funding (\$88,000), to contract with the Fair Housing Council of San Diego (FHCSO). FHCSO offers fair housing services in the component areas of: advocacy; education and outreach; technical training programs for members of the housing provider, lender and insurance industries; maintenance of a fair housing discrimination investigative, intake and enforcement process; and the conduct of special outreach/education events, discrimination research activities and other related contractual services. Primary services included but were not limited to:

Advocacy

For a total of 20 meetings for the year

Education & Outreach

Four ongoing ads in TV/newspapers
Nine articles e-mailed for educational info
Three speaking engagements

Education: Special Events

One annual fair housing conference
Two local fair housing events

Training/Technical Assistance

Five trainings

Complaint Resolution

Intake and resolution of 352 cases during the year

Current Agency Affiliation, Linkages and Collaborations:

Fourteen local and national organizations

Advance Supportive Public Policy

Predatory lending, Foreclosures and Fair Housing

2. Anti-Poverty Strategy

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

One of the most significant efforts taken by the City in this area is economic development. Through the CDBG economic development activities, the City has provided small business assistance and micro-enterprise development. Thirteen micro-enterprise development projects received CDBG funds to provide assistance to the City's minority and refugee populations. The funding of economic development projects has created a positive ripple effect in the community.

Additionally, the City of San Diego participates in the San Diego Regional Enterprise Zone as a joint venture with the cities of Chula Vista and National City. The project is the establishment of a new SDREZ for fifteen years, and would serve residents who are economically disadvantaged and residents facing barriers to employment. The intent of the Enterprise Zone program is to stimulate private investment and create new employment opportunities in low-moderate income communities. The new SDREZ consists of 34,720 acres of prime commercial and industrial land as well as eligible residential census tracts in the cities of San Diego, Chula Vista, and National City.

Program administration of the SDREZ is funded and supported by the cities of Chula Vista, National City, and San Diego as well as the Port of San Diego (SDREZ Partnership). Since the economy of the San Diego

area is regional in nature, the proposed project would continue collaboration between the cities and the state in order to expand business incentives. This increases the area's ability to compete with other regions for business growth, by providing incentives for existing businesses to expand and new businesses to locate to the region. The SDREZ designation helps to encourage business attraction, location, and job growth in the project area through a range of financial incentives to businesses and residents of the Enterprise Zone.

3. Reduction of Lead Based Hazards

Citywide, an estimated 63,942 units occupied by low and moderate income households (0-80% AMI) may contain lead-based paint (LBP). Approximately 5,977 units occupied by extremely low-income households, 15,177 units occupied by low-income households and 42,788 units occupied by moderate income households may contain LBP. The hazard of lead-poisoning is real; 81 cases of lead poisoning were reported in the City of San Diego, representing 42% of all lead poisoning cases in the County from 2002 through 2003.

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

In 2002, the City developed and began implementation of a new program entitled "Lead Safe Neighborhoods Program." This program identified various elements that the City could implement to perform primary prevention of lead poisoning.

- A citizen's advisory taskforce was created to assist the City in its outreach effort and help identify additional components of an effective lead poisoning prevention program.
- A City Agency Lead Working Group brought together all public, non-profit, and community-based agencies in the San Diego region that have some capacity for lead poison prevention, to integrate their efforts to maximize resources and improve effectiveness.
- A municipal ordinance specific to lead hazards qualifying as substandard housing was enacted that can be used by City code enforcement personnel to help eliminate lead poisoning before it can occur.
- City staff were trained about lead hazards and lead hazard education is being provided to citizens.
- Lead hazard education and outreach was implemented in a high risk community to identify effective communication methods that are now being used city-wide.
- A lead hazard control pilot was implemented in another high risk community to determine cost effective methods of reducing lead hazards in the home and is being utilized in current HUD Lead Control programs.
- The City is continuing to identify various grants and other means of leveraging funds to develop the capacity to perform lead hazard control work and ensure it can be sustainable with the goal of improving the quality of life of its citizens through the elimination of all lead paint hazards.

The City successfully completed a HUD Lead Hazard Control Grant in 2005 and was awarded two new HUD Lead Control and Demonstration Grants that began in November 2005.

Five-Year Consolidated Plan Objectives:

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

FY08 and Cumulative Accomplishments

LBP information was provided to all applicants seeking assistance. As part of the City's Housing Rehabilitation program, 19 owner-occupied and 219 rental units had lead paint hazards removed through HUD Lead Hazard Control and Demonstration Grants (Non-HOME and non-CDBG funded) during the fiscal year. A Municipal Ordinance has been enacted qualifying lead hazards as substandard housing, allowing City Code enforcement personnel to help eliminate lead hazards, and enforcement staff were trained in lead awareness and visual inspections to determine its presence. The new lead grant programs are available citywide to further expand lead awareness and poisoning prevention.

4. Section 3

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

In FY08, the City continued to make Section 3 a part of all contracts the City entered into in which a contractor received CDBG funds from the City. The City requires that each contractor recipient of these funds document their good faith efforts to comply with the terms of Section 3.

5. Institutional Structure

The institutional structures through which the FY08 Action Plan was implemented consisted of various agencies of local government, private for-profit and non-profit entities, and various regional task forces. The San Diego Housing Commission has lead oversight responsibility for the Consolidated Plan/Action Plan process. Gaps in the institutional structure are filled by fostering relationships with nonprofits and other public and private organizations.

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

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

City of San Diego

Within the City of San Diego's City Planning and Community Investment Department, the Economic Development Division is responsible for community development. The Economic Development Division administers two of the four HUD formula grant programs: the Community Development Block Grant Program (CDBG) and the Emergency Shelter Grants Program (ESG). This division also has primary responsibility to HUD regarding the funds received through the Consolidated Plan process.

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

Community Planning Groups: The City's community planning effort has established multiple levels of communication between the community and the City, ensuring that residents have a strong voice in how their neighborhoods develop. The City has 49 recognized community planning groups, which act as the community voice on planning issues. These committees meet on a regular basis, governed under bylaws approved by the City and provide recommendations on land use, development and other issues. The City uses the Community Planning Groups in CDBG eligible communities as a primary vehicle for community participation and input regarding the Consolidated Planning process.

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

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

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

Redevelopment Agency: The Redevelopment Agency was created by the City Council in 1958 to alleviate conditions of blight in older, urban areas per State authority defined in California's Health and Safety Code (Section 33000-et seq.), also known as the California Community Redevelopment Law. The Redevelopment Division of the City Planning & Community Investment Department serves as staff to the Agency. The Redevelopment Agency oversees seventeen (17) redevelopment project areas, encompassing more than 8,000 acres. Most of these project areas coincide with CDBG eligible communities. The Redevelopment Division of the City Planning and Community Investment Department manages the remaining eleven (11) of the redevelopment project areas. The Southeastern Economic Development Corporation was established in 1981 to focus activities in the Southeastern neighborhoods of San Diego and it manages four (4) project areas. Center City Development Corporation is responsible for downtown redevelopment and it manages two (2) project areas. In addition, the Agency administers seven (7) Project Area Committees that advise the Agency regarding plan adoption and project implementation activities.

County of San Diego

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

7. Public Housing Improvements and Resident Initiatives

In September 2007, HUD approved a groundbreaking proposal made by SDHC. SDHC proposed that HUD give the agency total ownership and control of its \$125 million inventory of Public Housing properties and transfer all 1,366 Public Housing households to Section 8 vouchers. SDHC now has a steady revenue stream to properly maintain its properties, provide enhanced services to its residents, and borrow against its properties to build even more affordable housing. As of December 2007, all Public Housing residents were

awarded Section 8 vouchers. Residents may use their vouchers toward rent in their current unit or toward any rental housing in the city that accepts Section 8 vouchers. Residents who stay in place, as well as those who move elsewhere, will continue to pay approximately 30% of their income toward rent, with the remainder subsidized by the voucher. The majority of residents chose to stay in place.

Under the new model, SDHC – as the landlord – has the authority to set reasonable, affordable rents for its units, up to 80% Area Median Income. This new operational model will generate an increased, stable revenue stream for SDHC. The rental income will not only fund operational costs for existing housing, but allow the agency to leverage its Public Housing to build or purchase more affordable housing.

8. Geographic Distribution

De-concentration Policy

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

In general, due to market economics, many affordable housing units are constructed in low and moderate income areas. However, the City requires 20% of housing in the North City Future Urbanizing Area be affordable. This policy helps distribute affordable housing in more affluent neighborhoods. The City also adopted an Inclusionary Housing Policy in 2003. One of the goals of the Inclusionary Housing Program is to further geographic and community balance through providing a range of housing opportunities throughout the city by specifically promoting balance between jobs and housing. The City of San Diego's Density Bonus Program provides incentives for developers to produce affordable housing on the same site as market rate housing, thus increasing affordable opportunities in higher income communities.

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

9. Removal of Barriers to Affordable Housing

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

10. Certifications of Consistency

During FY08, the SDHC prepared Certifications of Consistency for a number of organizations, including:

- The City of San Diego
- The Urban League of San Diego
- San Diego Home Loan Counseling
- Able-Disabled Advocacy
- Townspeople.
- Wakeland Housing & Development Corporation
- Neighborhood House Association

11. State of California Enterprise Zone

The San Diego Regional Enterprise Zone (SDREZ) is a joint venture between the cities of San Diego, National City, and Chula Vista. The project is the establishment of a new SDREZ for fifteen years, and would serve residents who are economically disadvantaged and residents facing barriers to employment. The intent of the Enterprise Zone program is to stimulate private investment and create new employment opportunities in low-moderate income communities. The new SDREZ consists of 34,720 acres of prime commercial and industrial land as well as eligible residential census tracts in the cities of San Diego, Chula Vista, and National City.

Program administration of the SDREZ is funded and supported by the cities of Chula Vista, National City, and San Diego as well as the Port of San Diego (SDREZ Partnership). Since the economy of the San Diego area is regional in nature, the proposed project would continue collaboration between the cities and the state in order to expand business incentives. This increases the area's ability to compete with other regions for business growth, by providing incentives for existing businesses to expand and new businesses to locate to the region. The SDREZ designation helps to encourage business attraction, location, and job growth in the project area through a range of financial incentives to businesses and residents of the Enterprise Zone.

Businesses within the Enterprise Zone boundaries would be eligible for benefits that include tax credits for hiring qualified employees, tax credits for sales and use tax paid on qualifying machinery purchases, interest deductions to lenders on loans to firms within the Enterprise Zone, accelerated expensing deductions, and priority for various state programs. Other advantages for businesses include a job referral service, development permit assistance and expediting, potential reduction and/or waiver of certain development fees, tax savings for Enterprise Zone employees, and access to specialized technical and financial assistance programs.

In November 2006, the City of San Diego, as lead agency for the SDREZ, was notified that it was awarded a conditional EZ designation. Final designation is contingent upon satisfactory completion of the conditions imposed for the designation. The SDREZ Partnership is in the process of completing these conditions and final designation is anticipated in FY 09.

FY08 and Cumulative Accomplishments

The City of San Diego approved over 2700 Enterprise Zone hiring tax credit applications of which 90% were residents of the designated State Targeted Employment Area (TEA).^{*} The remaining 10% were employees qualified to receive public assistance or were veterans, ex-offenders, or dislocated workers. Additionally, 370 of these vouchered jobs were newly created positions.

^{*}A "Targeted Employment Area" is an area within the city or cities with an EZ designation and is composed solely of those census tracts that have at least 51% of its residents of low or moderate income levels. Its purpose is to encourage businesses in an EZ to hire eligible residents from these geographic areas. The business incentive is the availability of a tax credit for hiring residents who reside in a TEA. San Diego's regional TEA established in 1998 for the Metro EZ and the South Bay EZ, will sunset upon final designation of the SDREZ. San Diego is in the process of establishing a new TEA for the SDREZ to continue to encourage SDREZ businesses to hire residents living in the TEA.

In FY 08, San Diego assisted four (4) companies to expand their operations in the region by relocating or expanding within the SDREZ. This effort created and retained 672 jobs and an investment of \$62.5 million. San Diego was also able to attract and retain five (5) companies investing \$35.2 million into the Enterprise Zone creating 612 new jobs and retaining 38 existing jobs.

European Panel Products (EPP), a manufacturer of high end architectural panel components received assistance from the City's Economic Development Division with its expansion efforts. EPP is investing \$5.2 million to complete their new 55,000 sq. ft. facility in Otay Mesa in the Enterprise Zone. The new facility should be completed in late 2008. This expansion will add an addition 20 new jobs to the existing 28

employees EPP has of which the majority live in the TEA, are ex-offenders, or are public assistance recipients. Additionally, the City has approved a \$500,000 revolving loan to assist EPP with operating capital.

Circle Foods is another example of the City's efforts to retain a manufacturing company. In collaboration with various partners, the South County Economic Development Council and the South County Career Center, this company has decided to stay in the San Diego region and will consolidate its two facilities and invest \$30 million into one 157,000 sq. ft. facility in the community of Otay Mesa. The company is better known by its product name as Tortilla Factory and is a subsidiary of Seagram. The company makes and packages fresh and frozen food and ships locally to Costco and internationally to Mexico and Canada. Circle Foods' had 440 employees and will create a total of 170 new jobs (70 new jobs in the first year).

One of the companies San Diego was successful in attracting in collaboration with its regional partners the South County Economic Development Council and the South County Career Center is Siliken International. Siliken is a Spanish company dedicated to the development of applicable solutions in the renewable energy industry. The company has been principally focused on the production of photovoltaic modules used for solar panels. The company is immersed in expanding internationally and San Diego's Enterprise Zone was selected over other Southern California cities to locate its first U.S. facility bringing 150 new manufacturing jobs to the region.

12. Federal Renewal Community

The 2000 Community Renewal Tax Relief Act established new federal income tax benefits for businesses and investments made in 40 areas around the country. These areas have been designated as "Renewal Communities." San Diego received a Renewal Community (or RC) designation for the neighborhoods of Barrio Logan, East Village, Grant Hill, Lincoln Park, Lindbergh Field, Little Italy, Logan Heights, Mount Hope, and Mountain View, plus parts of Centre City, Chollas View, Golden Hill, Oak Park, and Webster. The RC tax savings are effective for the period of January 1, 2002, through December 31, 2009.

To claim the RC federal income tax savings, the business or investment must be located within the designated area and meet other specific qualifying criteria for each tax benefit including employing at least 35% of its workforce who reside in the RC. Eligible businesses can take advantage of the following incentives: RC Employment Credit (RC Wage Credit); Zero% Capital Gains; Commercial Revitalization Deduction; and Increased Section 179 Expensing.

13. Business Loan Program

The City of San Diego manages two small business loan funds designed to improve economically distressed areas; increase the numbers and level of business operations; and subsequently increase incomes and earning capacities. In an effort to help stimulate San Diego County's economic growth, the loan programs offer financial assistance to expanding businesses with a loan pool of \$4.3 million. The loan funds can supplement private financing of new or rehabilitated building, fixed machinery and equipment, working capital and soft costs, in the Revolving Loan Fund project areas.

The San Diego Regional Revolving Loan Fund (SDRRLF) project area includes the cities of San Diego and Chula Vista. The Small Business Micro Revolving Loan Fund (SBMRLF) project area is limited to the City of San Diego. The project area is defined by census tracts that fall into areas of eligibility defined by the U.S. Dept. of Commerce, Economic Development Administration.

FY08 and Cumulative Accomplishments

In FY 08, the City's Business Loan Program approved seven (7) new loans for \$2.4 million dollars of which two (2) loans are pending disbursement. The loans leveraged over \$6 million in private investment dollars and helped to create and retain 80 jobs within the region.

14. HUD 108 Loan Program

The HUD Loan Program is a major public investment tool offered to local governments by the U.S. Department of Housing and Urban Development. The program allows cities to transform relatively small portions of the CDBG funds into federally guaranteed loans large enough to stimulate and/or pay for major physical and economic revitalization projects.

FY08 and Cumulative Accomplishments

The City of San Diego has a portfolio of 18 loans totaling \$47,194,000, with one additional loan pending approval by HUD. The projects include libraries, public improvements, senior and health centers, transitional housing and homeless facilities. All projects meet eligibility and national objectives as set forth by HUD.

C. Leveraging Housing and Community Development Resources and Programs

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

1. Housing Activities

Downpayment/Closing Cost Assistance Grants: This is a two tiered program is available to First-Time Homebuyers. The first tier is offered to families earning 80% or less of AMI. The grant amount is up to 6% of the purchase price, not to exceed \$15,000. The second tier is available to families earning up to 100% or less of the AMI. The grant amount is equal to 4% of the purchase price not to exceed \$10,000. The grant must be repaid if the applicant sells or rents the home within the first six years of ownership.

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

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

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

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

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

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.

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 the AMI and located within the City of San Diego. Grants are offered up to \$15,000 for single family residences and up to \$7,500 per multi-family unit plus \$10,000 for common areas.

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

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

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

In addition, state law requires that a minimum of 10% of the units be set aside for occupancy of households earning up to 50% of AMI, as adjusted for family size. As a result, projects financed with tax-exempt bonds must set aside at least 20% of the units at 50% AMI or 10% of the units at 50% AMI and 30% of the units at 60% AMI.

Multi-family Rental Development Program: Under the Multi-family Rental Development Program, loans serve as gap financing to supplement private equity and debt for multi-family housing developments either through new construction or acquisition/rehabilitation. In exchange for below-market interest rates and favorable repayment terms, the developer agrees to restrict rents on a certain number of units for 55 years or longer.

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

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

- Inclusionary Housing: San Diego adopted a Citywide Inclusionary Housing Ordinance in July 2003. Pursuant to the ordinance, 10% of new residential development must be made affordable to households earning up to 100% of AMI for for-sale units or 65% of AMI for rental units. A fee determined by the square footage of the proposed development may be paid in-lieu of building the units (Inclusionary Housing In-Lieu Fee). Within the City's future urbanizing area, 20% of all new construction units must be set aside for households earning at or below 65% of the AMI.
- Housing Trust Fund: The San Diego Housing Trust Fund was created by City Council Ordinance on April 16, 1990. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways including loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities. To comply with the Ordinance, Housing Trust Fund monies shall be allocated: 1) at least 10% to Transitional Housing; 2) at least 60% to very low-income households (defined as households with incomes at or below 50% of area median income); 3) no more than 20% to housing for low-income households (defined as households with incomes between 50% and 80% of area median income) and 4) no more than 10% to median income first-time homebuyers.

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

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

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

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

Public Housing: During FY08, the SDHC transitioned from Public Housing and provided all residents with Section 8 Vouchers.

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

Redevelopment Agency Programs: The collaborative efforts of the City of San Diego Redevelopment Agency have constructed more than 3,300 new affordable housing units, acquired or rehabilitated over 680 units, and initiated owner-occupied rehabilitation of over 490 units since 1992.

As of June 2007, ten (10) affordable housing projects have received approval for approximately \$53 million in financial assistance under the Affordable Housing Collaborative NOFA process. These ten (10) projects will create 798 affordable housing units - 567 (71%) units affordable to very-low income households, 169 (21%) units affordable to low-income households and 62 (8%) units affordable to moderate-income households.

At the end of FY08, there were seven (7) projects in the Affordable Housing Collaborative pipeline pursuing in excess of \$29 million in tax increment subsidy. On June 26, 2007, the Redevelopment Division received Agency authorization for a low- and moderate-income housing fund line of credit in the amount of \$34 million in order to facilitate the development of these and/or other projects.

Single Room Occupancy (SRO) Program: Although not the sole answer to the homeless problem, SROs have become an essential part of the solution in San Diego. The City established a Single-Room Occupancy Hotel ordinance in an effort to replace the existing stock of SRO Hotel rooms as a form of very low income housing and provide relocation assistance to tenants displaced as a result of SRO closure. The City continues to support the development of SROs or housing affordable to very low income households, especially in locations in close proximity to transit.

2. Economic Development Activities

Revolving Loan Programs: The City continues to utilize Economic Development Administration (EDA) funds to implement a suite of revolving loan funds which are available to small businesses and entrepreneurs, mainly in San Diego's lower income communities: 1) San Diego Regional Revolving Loan Fund which was capitalized in 2003 with a \$1.5 million grant from the Economic Development Administration and matched with \$1.5 million of local funds. This program is specifically designed to address the capital access needs of small businesses in the region's lower income neighborhoods. 2) The City also continues to administer the Metro Revolving Loan which was originally capitalized with a \$400,000 EDA grant and \$200,000 of CDBG. 3) The San Diego Technology fund, formerly the Emerging Technologies (EmTek) revolving loan fund was first capitalized with a \$750,000 EDA grant and has been matched with City and local investor funds of \$1,350,000. This fund invests in early stage technology companies and targets lower income neighborhoods. In FY08, these loan programs assisted 7 businesses in CDBG eligible areas with loans totaling \$2,400,000.

Incentive Programs: The State Enterprise Zone program and the Federal Renewal Community Initiative are major economic development tools used by the City to stimulate investment in its lower income neighborhoods. The incentive programs thereby complement the use of CDBG funds in these same neighborhoods. Over 1,000 businesses were assisted with Renewal Community tax credits. During FY 08, more than \$106 million were invested in the State Enterprise Zone creating over 3,300 new jobs and retaining over 672 existing jobs.

Redevelopment: Redevelopment, through the authority granted by the State which allows tax increment financing as well as special legal mechanisms, continues to be a major complement to CDBG funded activities related to affordable housing, neighborhood revitalization and economic opportunity.

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

Business Loan Program: In FY 08, the City's Business Loan Program approved seven (7) new loans for \$2.4 million dollars of which two (2) loans are pending disbursement. The loans leveraged over \$6 million in private investment dollars and helped to create and retain 80 jobs within the region.

3. Community and Supportive Services

Homeless Services: In partnership with the County of San Diego, the City utilized CDBG funding to hire a consultant to ensure the successful submission of HUD's annual Supportive Housing Grant Application. The funds were awarded directly to the agency applicants and supplemented ESG and CDBG funds that were targeted to housing and services for the homeless. The City of San Diego applicants were awarded \$8.8 million for 22 projects by HUD. The funds were distributed directly to the agency applicants.

HUD 108 Loan Program: The HUD 108 Loan Program is a major public investment tool offered to local governments by the U.S. Department of Housing and Urban Development. In FY 08, the City of San Diego

had a portfolio of 18 loans totaling \$47,194,000, with one additional loan pending approval by HUD. The projects include libraries, public improvements, senior and health centers, transitional housing and homeless facilities. All projects meet eligibility and national objectives as set forth by HUD

D. Citizen Participation and Comments

1. Citizen Participation Process for Community Development Programs

The City's strives to provide citizens with ample opportunity to review and comment on the programs and activities identified in the FY 2005-09 Consolidated Plan and the FY08 Action Plan. Some examples of opportunities for public participation include the community planning groups, redevelopment project area committees, community development corporations, and business improvement district meetings. In addition, certain documents are translated into other languages to facilitate participation and solicit input from non-English speaking residents.

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

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

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

2. CAPER FY08 Process

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

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

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

The City performs the following monitoring functions:

- Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations)
- Review all grant recipients reimbursement requests through desk audits to ensure specific program requirements are being met

- Review and determine eligibility of all applications with specific federal funds criteria
- Provide technical assistance to grant recipients in various program areas

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

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

SDHC performs the following monitoring functions:

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

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

The CAPER was available for public review and comment from September 10, 2008 through September 24, 2008. The report was available at City Hall, SDHC, and on SDHC's Website at <http://www.sdhc.org/>.

E. Self-Evaluation

During FY08, the City of San Diego did not hinder plan implementation by action or willful inaction. Specifically, the City has followed the blueprint established in the 2005-2009 Consolidated Plan regarding priority needs. Primary needs continue to exist in the area of housing and home purchasing assistance. Home ownership and property rehabilitation are excellent neighborhood stabilization/revitalization strategies. The activities and strategies pursued by the City during the reporting period made an impact on the needs identified in the Consolidated Plan. Most projects and goals set out in the FY08 Action Plan were either completed or initiated.

The need for affordable housing in the City continued to outstrip demand. As such, the City allocated and expended substantial resources to expand affordable housing opportunities for residents. Highlights in FY08 reporting period include:

- Homeownership: A decline in home prices made it financially feasible for more low-income households to purchase a home. As a result, 46 families were assisted with HOME and ADDI funds in FY08, exceeding the Action Plan one-year objective.
- Rental Assistance: The SDHC was very successful in leasing up as many families and individuals as possible with vouchers allocated to it.
- Rental Housing Production: Despite changes in the economy that prompted an overall reduction in lending and construction activities, 390 affordable units were created (118 of them HOME-funded units). In addition, another 661 affordable units - 139 of which are HOME-assisted - were acquired and rehabilitation will be completed in the next fiscal year.
- Housing Rehabilitation: San Diego continues to have a strong record in rehabilitating homes of low-income persons using HOME and CDBG funds. Overall, 375 owner-occupied homes and 23 rental units were rehabilitated in FY08 with HOME and CDBG funds. In addition, 145 owner-occupied and 239 affordable rental units were rehabilitated using non-HOME funds but partial CDBG administrative funds.
- Assistance to People with HIV/AIDS: The County conducts 100% monitoring and Housing Quality Standard inspections of all HOPWA housing and service contractors. In FY08 there were no significant findings or violations. In January 2007 a HOPWA Development NOFA (Notice of Funding Availability) was released. Three proposals were received and are being reviewed.
- Policies: A city-wide inclusionary housing policy was adopted by the City Council in FY04 (in addition to the North City Future Urbanizing Area policy which was already in place). In addition to new affordable housing, this policy will generate in-lieu fees to be used toward the creation of more affordable housing.

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

II. COMMUNITY DEVELOPMENT BLOCK GRANT REQUIREMENTS

The City of San Diego administers the CDBG program through its City Planning and Community Investment Department. Over 100 programs are administered by City staff, the San Diego Housing Commission and community-based organizations. The following is information pertaining to the City's use of CDBG funds in FY08, which covers the July 1, 2007 – June 30, 2008 time frame. Although this report focuses on the use of funds allocated for this fiscal year, some of the analysis and accomplishment information are based on the expenditure of previous year's allocations during this fiscal year).

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

The current Consolidated Plan established priorities and strategies in four broad areas: affordable housing, community and supportive services, public improvement and community facilities, and economic development and anti-poverty. CDBG FY08 funds were disbursed as indicated in Table 9 and accomplishments are summarized in Table 10.

**Table 9
FY08 CDBG Expenditures**

Expenditure Category	Expenditure	% of CDBG Expenditures
Planning and Administration	\$ 2,834,346	16.5 %
Affordable Housing	\$ 2,589,757	15.0 %
Community and Supportive Services	\$ 2,507,189	14.6 %
Public Improvements and Community Facilities	\$ 5,487,566	31.9 %
Economic Development and Anti-Poverty	\$ 480,702	2.8 %
Section 108 Payments and Other	\$ 3,310,827	19.2 %
Total FY08 Expenditures	\$ 17,210,387	100%

Note: Figures above represent funds allocations by category of expenditure

**Table 10
CDBG Accomplishments
FY08 and Cumulative**

Activities	FY08	Cumulative FY05-08
Housing		
Rehabilitation	833 single-family units underway	5,866 single-family units underway
Code Enforcement	32 units completed or underway	375 units completed or underway
Economic Development		
Small Business Support	886 persons	7,521 persons
Micro-Enterprise Support	67 businesses	638 businesses
Community Development		
Public Facilities	110 facilities underway	121 facilities completed or underway
Center for the Disabled	4 facilities completed	5 facility completed
Neighborhood Facilities	81 facilities completed	84 facilities completed + or underway
Parks and Recreational	37 facilities underway	47 facilities completed or underway
Street Improvements	Various, benefiting 6,437 persons	23,614 persons
Fire Stations/Equipment	0 projects completed	12 projects completed
Human Needs		
Senior	3,884 persons	12,197 persons
Disabled	3,122 persons	7,648 persons
Legal	1,805 persons	4,805 persons
Youth	2,434 persons	9,456 persons
Other	68,418 persons	100,011 persons

Refer to Section I.A, *Assessment of Five-Year Goals and Objectives* for specific activities undertaken in FY08.

1. Affordable Housing

During FY08, the SDHC received \$1.277 million in CDBG funds from the City of San Diego. Following is a breakdown of how those funds were utilized during FY08:

Housing Rehabilitation

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

Loan Management

- Serviced a loan portfolio of more than 2,241 loans
- Performed all contractual obligations required of the Housing Authority as the bond issuer
- Monitored loan and/or grant agreements to ensure compliance with all applicable requirements and restrictions.

Housing Finance and Development

- Approximately 2,200 affordable rental housing units are currently under development using CDBG, HOME, and other funds.
- Administered and provided oversight for 11 CDBG funded housing-related programs and projects detailed further in the report.

Homeownership

- Funded 46 downpayment and closing cost assistance grants and 27 interest-deferred loans.
- Issued and reissued (refinancing) Mortgage Credit Certificates.
- Provided underwriting services for homebuyer loans and grants; provided information and technical support for private lenders and realtors.

Special Purpose Housing

- Provided financing for the operation of 568 transitional housing beds.
- Provided financing towards the City's Homeless Coordinator Program, the City's Winter Shelter Program and the Regional Task Force on the Homeless.
- Coordinated preparation of the Consolidated Plan update in partnership with the City, and update of the Agency Plan.
- Prepared or assisted in preparation of numerous applications to federal, state and private organizations requesting funding to support affordable housing and related services.

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

- **Barrio Station:** provided catalyst support to low and moderate-income residents in the implementation of the accessible/affordable housing elements of the Barrio Logan Community Plan and the Barrio Logan Redevelopment 5 Year Implementation Plan. Barrio Station also provided technical assistance to a catalyst residents committee which provided input into the design of new affordable housing sites in the community.
- **Bayside Community Center:** Works with both tenants and landlords on fair housing and habitability issues; provided 16 housing workshops regarding homeownership, financial literacy, and various fair housing topics; co-sponsored an affordable housing fair; worked with the City Attorney's office Code Compliance department to rectify numerous code violations by three property owners, resulting in the eviction of drug dealers in one complex and new management in another.
- **Community HousingWorks – HomeOwnership Center:** Educated and counseled 355 households with HUD-certified training. Provided direct financial assistance totaling \$1,403,708.62 to 43 first time homebuyers. Facilitated 36 homebuyer education classes, 60 pre-qualification events in which 99 clients were counseled, two certified lender partner trainings, one foreclosure prevention individual counseling session, 32 loan modification workouts and eight fairs.
- **Community HousingWorks – Housing Counselor:** Provided counseling and mediation on landlord/tenant issues to ___ residents, referred residents to appropriate services and agencies; provided ___ workshops attended by ___ residents, and attended various community meetings to better identify and address impediments to fair housing.
- **City Heights CDC:** Provided planning activities associated with the development of quality affordable housing and conferred with banking institutions and other community members to seek funding and support for the project.
- **Deaf Community Services:** Took initial steps, performed financial analysis, and reviewed options in planning an affordable housing development for families and seniors who are deaf or hard of hearing.
- **Fair Housing Council:** Offered fair housing services that addressed unlawful housing discrimination through programs of advocacy, public outreach and education, technical assistance, investigation and enforcement of housing discrimination complaints, and research and technical contracts.

- ***Rebuilding Together San Diego:*** Assisted with the rehabilitation of 20 homes owned and occupied primarily by low income, elderly or disabled homeowners. The renovation efforts were directed to making housing improvements that included painting, yard and home clean-up, plumbing, electrical, and carpentry repairs. All of the efforts provided an improved living environment for the recipients and enhanced the designated neighborhoods.
- ***Reinvestment Task Force:*** Completed a comprehensive analysis of home mortgage lending data. The summary report was presented to City Council and the Board of Supervisors. The Reinvestment Task Force provided comment to the Federal Reserve Bank regarding lending practices of some major banks, as well as comment regarding enforcing the Community Reinvestment Act. The Reinvestment Task Force also assisted in the formation of the San Diego Fair Banking Coalition.
- ***San Diego Home Loan Counseling & Education Center:*** Provided homebuyer education to 47 families; two families purchased a home. Provided foreclosure prevention counseling to 44 families; three sold their home, eight brought their mortgage current or entered into a repayment plan or loan modification. Twelve other households received homebuyer or homeownership counseling and education.
- ***San Diego-Imperial Counties Labor Council:*** Provided home security devices (i.e., security screen doors, dead bolt locks, carbon monoxide detectors, exterior motion sensor lighting, etc.) for 287 low/moderate-income homeowners and tenants.
- ***Urban Corps of San Diego:*** Provided basic weatherization, minor rehabilitation, and minor home security improvements to 86 low-income senior and disabled residents to increase their health and safety, improve energy and water use efficiency, and provide necessary repairs relating to deferred maintenance needs.

2. Community and Supportive Services

FY08 expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services.

3. Public Improvements and Community Facilities

Public Improvements

Public Improvements is a broad category which includes a number of physical development activities. These include renovations, construction and acquisition related to neighborhood facilities such as Boys and Girls Clubs, community health clinics, cultural and social centers and to public facilities such as libraries, parks, and recreation centers; street and alley repairs; sidewalk and streetscape projects related to commercial revitalization; and tree planting and other neighborhood beautification/identification activities. In FY08, 610 public improvements and community facilities projects were completed or underway in this category with CDBG funds, including: eleven general public facilities; three homeless facilities; twelve park and recreational facility; street improvements that would benefit 252,400 persons; and four health facilities.

Architectural Barrier Removal

CDBG funds continued to be used on various architectural barrier removal projects in FY08. Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

Neighborhood Based Code Enforcement

During FY08 662 code enforcement cases were resolved by activities funded with CDBG funds. Activities include six pro-active code enforcement teams, a targeted effort to eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right of way barriers.

Lead Based Paint Hazard Elimination

The City provided lead based paint information to all applicants seeking housing assistance. Lead paint hazards were eliminated as a part of all housing rehabilitated through the City's Housing Rehabilitation Program funded from a variety funding sources, with federal sources coming from two HUD Lead Hazard Control and Demonstration Grants, which were specifically used to eliminate lead hazards in 19 owner-occupied and 219 rental housing units.

4. Economic Development and Anti-Poverty

San Diego's economic development activities focused on small business assistance and micro-enterprise development, which results in more jobs for the region. In FY08, 13 existing programs were funded in this category with CDBG funds; all but one of which were administered by community based agencies. Of these programs, four concentrated on micro-enterprise assistance for San Diego's ethnic minority and refugee populations, and all 13 provided general assistance to small businesses in CDBG eligible areas. During FY08, these businesses provided assistance to 588 businesses and people.

5. HUD Section 108 Loan Repayment

The City has utilized Section 108 loans to finance a variety of large-scale public improvements and economic development projects. FY08 CDBG funds were used to repay 16 loans that involved 18 projects. These projects fall within the following categories: Public Facilities, Infrastructure, and Economic Development. All of the projects being repaid with CDBG fund are designated as High or Medium Priorities in the 2005-2009 Consolidated Plan.

B. Nature and Reasons for Changes in Program Objectives

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

C. Efforts in Implementing the Planned Activities

The City of San Diego diligently implemented the FY08 Action Plan. The City did not hinder plan implementation by action or willful inaction. Planned activities were consistent with the current Action Plan and with the overall Consolidated Plan. Major categories are broad enough to allow for new activities to be funded as each funding cycle occurs.

The Housing Commission handles certifications of consistency with the Consolidated Plan for agencies applying for other HUD funding, with input from City staff when appropriate. These are handled in a fair and impartial, as well as timely, manner. The City has taken no actions that would hinder implementation of the Consolidated Plan and has actively implemented related projects and programs that aid in achieving the goals of the plan. See Section I.A, *Assessment of Five-Year Goals and Objectives* for activities undertaken and accomplishments achieved.

Other actions the City has taken in efforts to implement the planned activities include the City's participation in AI, as described in Section I.B.1 of this report, the City has adopted policy to help in the creation of more affordable housing, as described in Section 1.F, and the City participates in the San Diego Region Enterprise Zone in a venture with the Cities of Chula Vista and National City., as described in Section I.B.2.

D. Compliance with National Objectives

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

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

All activities pursued in FY08 were focused on benefiting low and moderate-income persons through:

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

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

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

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

There were no economic development activities undertaken in FY08 whereby jobs were made available to low- or moderate-income persons but were not taken by them. The City's economic development activities related primarily to small business assistance and to micro-enterprise support.

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

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

H. CDBG Program Income Generated in FY08 (HUD FY07)

During FY08, the CDBG program generated \$465,901 in program income. Detail about program income is included in the attached IDIS reports.

I. Neighborhood Revitalization Strategy

The City has no Neighborhood Revitalization Strategy designations.

III. HOME GRANT REQUIREMENTS

A. Distribution of HOME Funds Among Identified Needs

The City of San Diego received an allocation from HUD of \$8,597,288 in HOME funds (inclusive of ADDI funds) for the period July 1, 2007 through June 30, 2008, with planned distribution as follows:

- \$5,338,026 – Rental Housing Production
- \$500,000 – Homeownership Programs
- \$500,000 – Rehabilitation Programs
- \$1,267,605 – CHDO Programs
- \$146,587 - ADDI
- \$845,070 – 10% Program Administration

According to the HUD’s Deadline Compliance Status Reports, the PJ has a commitment shortfall of approximately \$3.8 million. The PJ expects to commit all of these funds by the end of September 2008. From the federal fiscal year 2008 funding allocation of \$8,450,701 (exclusive of ADDI), \$960,000 was committed in the IDIS reporting system.

In addition to the allocation from HUD, program income of \$2,116,858 was generated for FY08 and \$3,670,788 in program income was disbursed among the programs listed above.

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

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

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

1. Rental Housing Development

To assist renters paying over 30% of income for housing, during the past year, HOME funds were used to complete five rental housing development projects with 390 restricted units, including 118 HOME units. Additionally, the following table provides a summary of projects completed with HOME funds in FY08 and HOME-assisted projects in various stages of development.

Table 11
Summary of Housing Production Accomplishments

Project	Activity	Accomplishments
<i>HOME-Assisted Projects Completed in FY08</i>		
Del Sol Apartments 3606 Del Sol Blvd	Acquisition and Rehabilitation	90 restricted units with 11 HOME units 41 units ≤ 60% AMI 17 units ≤ 50% AMI 32 units ≤ 30% AMI
Delta Village 4316 Delta Street	Acquisition and Rehabilitation	107 restricted units with 42 HOME units 96 units ≤ 60% AMI 11 units ≤ 50% AMI

**Table 11
Summary of Housing Production Accomplishments**

Project	Activity	Accomplishments
Hillside Gardens 5082 University Avenue	Acquisition and Rehabilitation	76 restricted units with 44 HOME units 76 units ≤ 50% AMI
Renaissance at North Park 30 th and El Cajon Boulevard	Acquisition and New Construction	94 restricted units with 11 HOME units 46 units ≤ 50% AMI 38 units ≤ 40% AMI 10 units ≤ 30% AMI
Townspeople 4242 51 st Street	Acquisition and Rehabilitation	23 restricted units with 10 HOME units 14 units ≤ 45% AMI 9 units ≤ 30% AMI
<i>HOME-Assisted Projects in Various Stages of Development</i>		
Alabama Manor 3822 Alabama Street	Acquisition and Rehabilitation	66 restricted units with 28 HOME units 39 units ≤ 50% AMI 13 units ≤ 35% AMI 14 units ≤ 30% AMI
Arbor Terrace 3701 Florida Avenue	Acquisition and New Construction	69 restricted units with 24 HOME units 20 units ≤ 60% AMI 35 units ≤ 50% AMI 7 units ≤ 40% AMI 7 units ≤ 30% AMI
Cove Apartments 5288 El Cajon Boulevard	Acquisition and Rehabilitation	19 restricted units with 8 HOME units 17 units ≤ 60% AMI 2 units ≤ 50% AMI
Veterans Village 4141 Pacific Highway	Acquisition and New Construction	112 restricted units with 25 HOME units 16 units ≤ 60% AMI 62 units ≤ 50% AMI 34 units ≤ 30% AMI
Villa Nueva 3604 Beyer Boulevard	Acquisition and Rehabilitation	395 restricted units with 54 HOME units 354 units ≤ 60% AMI 41 units ≤ 50% AMI

2. Homeownership Programs

HOME was available to fund shared appreciation, 3% interest deferred payment loans and condominium conversion 80% loans. During FY08, 18 shared appreciation and 11 3% interest deferred payment loans were funded using HOME money; no condo conversion loans were funded. The average household was comprised of three people earning \$46,430 (70%). These families also received down payment assistance using ADDI funds.

The majority of the households assisted under the Homeownership Program were funded using the ADDI money (discussed below).

3. Rehabilitation Programs

Housing Commission's HOME-funded rehabilitation programs assisted 63 households with the following incomes:

- 6 households @ 30% or less of AMI (currently \$23,700 for a family of four)
- 10 households @ 50% or less of AMI (currently \$39,500 for a family of four)
- 6 households @ 60% or less of AMI (currently \$47,400 for a family of four)

4. CHDO Programs

The City of San Diego has been very successful in identifying CHDOs for participation in its HOME Program. In contrast to some jurisdictions which have had difficulty in identifying organizations interested in becoming CHDOs, a total of 16 San Diego nonprofits have received CHDO certification since HOME program inception in 1992.

In addition to HOME-funded efforts, the San Diego Housing Trust Fund, administered by SDHC, assisted three nonprofit developers during the FY08 reporting period. Since 1992, the San Diego Housing Trust Fund has contributed more than \$3.5 million to local nonprofits' capacity building for predevelopment expenses, grants, core operating support, and technical assistance.

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

- Community HousingWorks
- Townspeople
- San Diego Youth & Community Services
- The Association for Community Housing Solutions

In FY08, \$4.65 million in HOME-CHDO funds were committed to two CHDOs for acquisition/rehabilitation projects providing 85 low-income apartments, 36 of which are HOME-assisted.

B. Match Contributions Report

HUD requires the City to match 25% of the HOME funds used to develop affordable housing. As noted in the HOME Match Report (HUD form 40107-A) in Appendix C, HUD waived this fiscal year's match requirement and an excess amount of \$21,607,040 will be carried over to meet match liability in subsequent years. For reporting purposes, a match liability of \$2.778 million on the expenditure of nearly \$11.1 million in HOME funds was offset by \$5.693 million in match contributions.

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

HUD form 40107 in Appendix C of this document reports the number of contracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs). There were a total of 24 contracts (one of which was a WBE contract) totaling \$489,438.

D. Inspection Results of Affordable Rental Housing

As required by 24 CFR §92.504(d), during the required affordability period for HOME-assisted rental units, SDHC staff performs on-site inspections of HOME-assisted rental housing to determine compliance with the

HUD-required property standards of 24 CFR §92.251. As required by HUD, HOME-assisted rental projects with total units from one to four units are inspected every three years, projects from five to 25 units are inspected every two years; and projects with 26 or more units are inspected annually.

During the period April 8, 2008 to June 1, 2008, 137 HOME-assisted rental housing units were inspected. Those that failed inspection the first visit were re-inspected, and all ultimately passed inspection in subsequent visits. The reasons for the initial failures included minor breaches of electrical, safety, and health code standards (i.e., leaks around refrigerators, faulty GFI circuits, broken doors, etc.)

E. Minority-Owned Business Outreach

In addition to following its HOME Program Affirmative Marketing Policy, Housing Commission staff conducted the following Disabled Veteran Business Enterprise (DVBE), Disadvantaged Business Enterprise (DBA), Small Business Enterprise, and Section 3 Business Concern outreach activities in FY08:

- Utilized the CalTrans electronic bulletin board system to locate prospective DVBE/DBE bidders for all major solicitations;
- Advertised all major bids in targeted minority and women-focused newspapers; and
- Placed a major portion of formal RFP/RFQ/IFBs in the bid room at the Contracting Opportunity Center for increased access by small businesses

IV. AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI) REQUIREMENTS

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

During FY08, 46 households were assisted using the ADDI funds with the following incomes:

- 2 households at 50% or less of AMI (currently \$39,500 for a family of four at 50% AMI)
- 1 household at 51-60% of AMI (currently \$47,400 for a family of four at 60% AMI)
- 43 households at 61-80% of AMI (currently \$63,200 for a family of four at 80% AMI)

V. EMERGENCY SHELTER GRANT (ESG) GRANT REQUIREMENTS

A. Distribution of ESG Funds to Address Identified Homeless Needs

The City received an allocation of \$668,756 in ESG funds in FY08. The ESG funds utilized in FY08 were for expenses eligible under the Essential Services and Operational Costs categories. The majority of staff salaries paid with ESG funds were maintenance and security-related costs that were not subject to the 10% cap for that category. For a discussion of how these specific ESG activities helped implement the City's overall Continuum of Care Strategy for the homeless, refer to Section I, General Assessment, Subsection A, Assessment of Five-Year Goals and Objectives of this report.

Winter Shelter Program

Project Goals: Provide a total of \$201,676 in ESG funds to be utilized for the City's FY08 Homeless Emergency Winter Shelter Program-Single Adult Shelter. The City also received an additional \$474,000 in funding from the San Diego Housing Commission (\$344,200) and United Way of San Diego County

(\$129,800) to support the Single Adult Shelter, Veterans Shelter, and Family Emergency Shelter Programs. In addition, Alpha Project for the Homeless provided an additional 20 beds during their operation of the Single Adults Shelter from November 17, 2007 through March 14, 2008 at no cost to the City. Also at no cost to the City, St. Vincent de Paul Village provided 110 beds to homeless individuals at the close of the Single Adults Shelter operations through April 2, 2008.

Project Objectives:

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

Project Accomplishments:

- A total of 480 beds were provided to single adults and veterans during the winter shelter period
- A total of 168 hotel/motel vouchers were provided to homeless families
- A total of 47,151 beds nights were provided and 1,756 unduplicated homeless persons were served
- Over 3,296 service hours were expended by various social service providers, including the County of San Diego, to provide medical, mental health, employment, housing, referral and substance abuse prevention services

Cortez Hill Family Center

Project Goals: Provide \$635,000 (\$ 467,080 ESG; \$ 167,920 CDBG) to the YWCA of San Diego County for the Cortez Hill Family Center to promote self-sufficiency, assist in securing long-term stable housing, improve job skills, and stabilize family dynamics.

Project Objectives:

- Provide 150 beds for homeless families
- 90 families will to either transitional or permanent housing within 120 days.
- 90 adults will establish income through employment within 120 days.
- 70 family assessments will be conducted
- 50 weekly parenting classes will be conducted

Project Accomplishments:

- 150 beds were made available for homeless families
- 142 families was served
- 492 unduplicated homeless persons was served
- 298 children received services at Cortez Hill Family Center
- 71 families have moved to either transitional or permanent housing within 120 days
- 112 family assessments were completed
- 62 weekly parenting classes were conducted

B. ESG Match Report

The City is required to match dollar-for-dollar the ESG funding provided by HUD from other public or private sources. The City can provide matching funds directly, or through matching funds or voluntary efforts provided by any sub-recipient or project sponsor. In FY08, ESG funds were matched with \$1,136,920 as detailed below.

Table 12
FY08 ESG Match Requirement

Agency	Match Source	Program	Amount
City of San Diego	CDBG	Neil Good Day Center	\$400,000
City of San Diego	UWSDC	Homeless Emergency Winter Shelter Program	\$ 129,800
City of San Diego	SDHC	Homeless Emergency Winter Shelter Program	\$ 344,200
City of San Diego	CDBG	Homeless Outreach Team	\$50,000
City of San Diego	SDHC	Regional Task Force on the Homeless	\$45,000
City of San Diego	CDBG	Cortez Hill Family Center	\$167,920
GRAND TOTAL			\$1,136,920

VI. HOUSING FOR PERSONS WITH AIDS (HOPWA) REQUIREMENTS

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

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

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

Table 13 summarizes objectives and accomplishments for funded activities in FY08:

Table 13
FY08 HOPWA Objectives and Accomplishments

Activities	FY08 Objectives	FY08 Accomplishments
Tenant-Based Rental Assistance	80 households	102 households
Permanent Housing	83 units	85 units
Transitional Housing	83 beds	78 beds
Group Housing	43 beds	38 beds
Care Facility for Chronically Ill	20 beds	20 beds
Group Home for Recovering Addicts	20 beds	20 beds
Acquisition/Rehabilitation ⁴		
Supportive Services	363 persons	389 persons
Information	11,800 persons	31,716 persons

B. Program Grantee/Administration

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

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

⁴There were no HOPWA development projects in FY 06-07.

C. Community Involvement

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

The Committee consists of 13 individuals representing diverse professional, community, and consumer interests in affordable housing for low-income persons living with HIV/AIDS and their families. The Committee provides guidance on setting priorities for funding and recommendations for improving housing and service delivery.

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

D. HOPWA Program Activities

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

- Transitional housing
- Permanent housing
- Case Management Services
- Inpatient substance abuse rehabilitation
- Tenant Based Rental Assistance
- Acquisition/rehabilitation project-based and independent housing
- Information and referral services
- Moving services
- Residential services coordination
- Emergency Housing

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

- AIDS Intensive Case Management (Office of AIDS Coordination)
- Being Alive San Diego
- Community HousingWorks
- Fraternity House, Inc.
- County of San Diego, Housing Authority
- South Bay Community Services
- Townspeople
- St. Vincent de Paul Village, Inc.
- Stepping Stone of San Diego
- Center for Social Support and Education
- Community Connection Resource Center

E. Supportive Services

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

Housing Information and Referral Services

Approximately 31,716 information and referrals were completed this fiscal year. This program maintains and updates biweekly a list of affordable rental units in the County with HIV sympathetic landlords, which is

faxed to over 125 case managers, consumers, agencies and other interested parties. The program also maintains a weekly census of available beds in community residences and is able to refer consumers and their advocates to agencies with available beds. Finally, the program maintains a website for their services which includes the bi-weekly list of affordable rental units in the County.

Moving Services

Approximately 143 households were provided moving services Countywide. Moving services included completely moving a participant to a new location or providing materials required to move such as boxes and packing tape. The program assisted adults and children living with HIV infection.

Residential Services Coordination

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

F. Barriers to Services/Housing

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

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

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

G. In-Kind Contributions/Collaborations

Volunteers provide a substantial amount of service hours at many HOPWA funded agencies. Volunteers are recruited from volunteer fairs or may be participants of HOPWA funded programs. Volunteer activities included staffing reception desks at some HOPWA funded agencies and providing landscaping services at a transitional housing facility. Volunteers also provided home improvement efforts such as painting the interior and exterior of a transitional housing facility. Many agencies also receive in-kind contributions. Agencies received contributions such as free bread, tortillas and baked goods from a local market. HOPWA funded agencies also took a proactive approach to increasing program income. All HOPWA funded agencies implemented annual fundraising plans to increase income from private donations, foundations, and grants. Agencies hosted fundraising events including the San Diego PRIDE Festival, RIDE 4 AIDS and Artists Against AIDS. HOPWA funded agencies also partnered with non-HOPWA funded agencies to offer a broader scope of services. Collaborating agencies include: First United Methodist Church; North Park Family Health Clinic; The San Diego Lesbian, Gay, Bisexual, Transgender Community Center; UCSD Women, Children and Adolescent HIV Program; Vista Community Clinic; Mama's Kitchen and Indian Health Centers.

H. Future Actions

Historically, the HOPWA program has received entitlement funds equal to the activities proposed. Program staff has worked diligently with community based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. HOPWA staff has established a subcommittee of the Joint City/County HIV Housing Committee. The subcommittee includes members of other HIV planning groups, affordable housing developers, service providers and consumers services. The subcommittee developed a framework establishing funding criteria, program planning and policy development for the FY08 funding recommendations.

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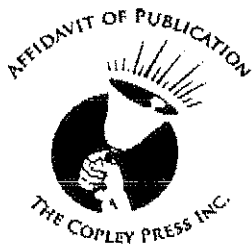
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The San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit

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FY08 CONSOLIDATED
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PERFORMANCE
EVALUATION
REPORT**

Available for Public
Review & Comment

A draft of the City of San Diego's FY2008 Consolidated Annual Performance Evaluation Report (CAPER) will be available for public review and comment from September 10 through October 10, 2008. The Performance Report describes the City's FY08 housing and community development efforts for five HUD term-based programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Down Payment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

Members of the public who would like to comment on the report can attend the Housing Commission Board Meeting, a public meeting, on October 10, 2008 of the San Diego Housing Commission, 1122 Broadway, San Diego, CA 92101, 4th floor. Interested members of the public should arrive at 9:00 a.m. and are welcome to provide comments either at the meeting or in writing to Victoria Joss at: victoriaj@sdhc.org

The draft Report can be found at the San Diego Housing Commission in the City Clerk's office (202 C Street, San Diego, CA 92101), and on the San Diego Housing Commission website: www.sdhc.org. Comments received by October 10, 2008 will be included in the final document submitted to the U.S. Department of Housing and Urban Development (HUD).

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SAN DIEGO HOUSING COMMISSION

ATTN: VICTORIA JOES

1122 BROADWAY, SUITE 300

SAN DIEGO, CA 92101

STATE OF CALIFORNIA) ss.
County of San Diego)

The Undersigned, declares under penalty of perjury under the laws of the State of California: That she is a resident of the County of San Diego. That she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that she is not a party to, nor interested in the above entitled matter; that she is Chief Clerk for the publisher of

The San Diego Union-Tribune,

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit

SEPTEMBER 4, 11, 2008

Gwendolyn Watson
Chief Clerk for the Publisher

AFFIDAVIT OF PUBLICATION



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Ordered by: VICTORIA JOES

PUBLIC NOTICE CITY OF SAN DIEGO FY08 CONSOLIDATED PLAN ANNUAL PERFORMANCE EVALUATION REPORT

Available for Public
Review & Comment

A draft of the City of San Diego's FY2008 Consolidated Annual Performance Evaluation Report (CAPER) will be available for public review and comment from September 10 through September 24, 2008. The Performance Report describes the City's FY08 housing and community development efforts for five HUD formula-based programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Down payment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

Members of the public who would like to comment on the report can attend the Housing Commission Board Meeting, a public meeting, on September 12, 2008 at the San Diego Housing Commission, 1122 Broadway, San Diego, CA 92101, 4th floor. Interested members of the public should arrive at 9:00 a.m. and are welcome to provide comments either at the meeting or in writing to Victoria Joes at: VictoriaJoes@sdhc.org.

The draft Report can be found September 10, at the San Diego Housing Commission, in the City Clerk's office (202 C Street, San Diego, CA 92101), and on the San Diego Housing Commission website:

www.sdhc.org
Comments received by September 24, 2008 will be included in the final document submitted to the U.S. Department of Housing and Urban Development (HUD).

Appendix B:
Summary of Public Comments

Appendix B: Summary of Public Comments

The City published the availability of the Draft CAPER for public review in the San Diego Union Tribune (see Appendix A). The CAPER was available for public review between September 10 through October 10, 2008 at the following locations:

City Clerks Office
San Diego Housing Commission Office
San Diego Housing Commission Website

Appendix C:
HUD Forms 40107 (M/WBEs) and 40107-A (HOME Match Report)

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting MC-06-0533	Ending City of San Diego -	Bill Luksic

Part I Participant Identification

1. Participant Number 2008	2. Participant Name 619-578-7593		
3. Name of Person completing this report 1122 Broadway Avenue, Ste., 300		4. Phone Number (Include Area Code) San Diego	
5. Address CA	6. City 92101	7. State 15,914,016	8. Zip Code 5,693,024

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 21,607,040	2. Amount received during Reporting Period Waived per HUD	3. Total amount expended during Reporting Period 21,607,040	4. Amount expended for Tenant-Based Rental Assistance IDIS #4989	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 05/04/2007
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	\$2,869,327				
2. Dollar Amount	\$2,869,327	IDIS #4997	09/14/2007	\$189,805	
B. Sub-Contracts					
1. Number				\$189,805	IDIS #5011
2. Dollar Amount	\$1,836,006				10/17/2007
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	\$1,836,006	Housing Rehab	Various		
2. Dollar Amount	\$501,934				
D. Sub-Contracts					
1. Number					
2. Dollar Amounts	\$501,934	Homeownership	Various		

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	\$295,952					\$295,952
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired		TOTAL
2. Businesses Displaced	\$5,693,024	
3. Nonprofit Organizations Displaced		
4. Households Temporarily Relocated, not Displaced		

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification		Match Contributions for Federal Fiscal Year (yyyy) MC-06-0533	
1. Participant No. (assigned by HUD) 07/01/2007	2. Name of the Participating Jurisdiction 06/30/2008	3. Name of Contact (person completing this report) 09/30/2008	
5. Street Address of the Participating Jurisdiction Bill Luksic		4. Contact's Phone Number (include area code) City of San Diego - San Diego Housing Commission	
6. City 619-578-7593	7. State 1122 Broadway Av, San Diego	8. Zip Code San Diego	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	CA
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	92101
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$	\$2,453,584
4. Match liability for current Federal fiscal year	\$	\$2,116,858
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$	\$3,670,788

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
		24		1	2	9	12	\$489,438
IDIS #4997	\$20,000	\$39,680	\$199,652	\$230,106	0			\$189,805
IDIS #5011	10/17/2007	\$1,836,006						24
1	23	\$489,438	\$20,000	\$469,438	0			\$501,934
Homeownership	Various	N/A				N/A	TOTAL	\$295,952
							TOTAL	\$5,693,024

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 12.5% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PF" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.

3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for re-placements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]

4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]

6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]

7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]

8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumental-ity, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs