



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: April 21, 2010 REPORT NO: 10-059
ATTENTION: Public Safety & Neighborhood Services Committee
Agenda of April 28, 2010
SUBJECT: Draft FY 2011 Annual Action Plan

REQUESTED ACTION:

Accept the City's Draft FY 2011 Annual Action Plan and forward to the City Council for submission approval to the U.S. Department of Housing and Urban Development (HUD).

STAFF RECOMMENDATION:

Approve the Requested Action.

BACKGROUND:

In 1994, the U.S. Department of Housing and Urban Development (HUD) began requiring entitlement jurisdictions to prepare a five-year strategic planning document entitled the Consolidated Plan. The Consolidated Plan is the document that is submitted to HUD and serves as the comprehensive affordable housing strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs. Grant programs include Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA).

In order to comply with HUD requirements, each entitlement jurisdiction is also required to submit an annual application, the Action Plan. Action Plans provide a one-year strategy to accomplish the five-year goals identified in the Consolidated Plan. Action Plans also seek to meet the three goals of HUD for extremely low and low income persons and families (those earning up to 80% of the Area Median Income: 1) Decent Housing; 2) Suitable Living Environment; and 3) Expanded Economic Opportunities.

The City is the grantee for all above-mentioned funds. However, program administration for HOME is delegated to the San Diego Housing Commission (Commission) and HOPWA is delegated to the County of San Diego (County). The draft Action Plan has been developed by the City's CDBG Program staff with input from the Commission and the County's Department of Housing and Community Development.

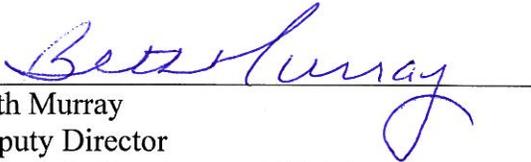
DISCUSSION:

On April 6, 2010, the City Council approved the FY 2011 CDBG allocations in the amount of \$15,027,728 and the ESG allocations in the amount of \$595,120 as estimates based on FY 2010, since the City had not yet received confirmation from HUD as to the federal entitlement amounts awarded for FY 2011. Therefore, the approved projects and proposed activities are included in the attached draft Action Plan represent only the estimated amounts as stated above.

The draft Action Plan will be available for a 30-day public review from April 13, 2010 through May 12, 2010. The purpose of the review is to provide the public with an opportunity to comment on the planned expenditure of approximately \$27 million in federal entitlement funds. During this period, the draft Action Plan will be presented at community meetings to allow various opportunities to provide public comments.

A draft Substantial Amendment to this Annual Action Plan will be prepared and presented for a 30-day public review and comment period for the additional CDBG and ESG allocations approved by City Council based on the actual grant award.

Respectfully submitted,



Beth Murray
Deputy Director
Economic Development Division

Attachments: 1. Draft FY 2011 Annual Action Plan



Draft Second Program Year Action Plan

SPECIAL NOTE: The City of San Diego's Draft FY 2011 Annual Action Plan was prepared based on direction from the Department of Housing and Urban Development (HUD) to assume that the Federal Entitlement and Formula Allocations for FY 2011 will be at least the same as for FY 2010. The budgeted amounts reflected in this document represented estimated amounts utilized by the City to approve proposed CDBG and ESG allocations. A Draft Substantial Amendment to this Annual Action Plan will be prepared and presented for a 30-day public review and comment period for any additional CDBG and ESG amounts allocated by the City based upon HUD's notification of the FY 2011 actual allocated grant amounts.

The CPMP Second Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

Background

Beginning in Fiscal Year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program (HOME) including the new American Dream Downpayment Initiative (ADDI), Housing Opportunities for Persons with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY 2010–2014 Five-Year Consolidated Plan for the City of San Diego. The City is a recipient of federal CDBG, ESG, HOME, and HOPWA funding.

As a condition of receiving these funds each fiscal year, the City is required to develop the Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action Plan details how the HUD funds will be invested to address needs as described in the Five-Year Consolidated Plan. At adoption, each Annual Action Plan becomes a part of the Consolidated Plan. The City's FY 2011 One-Year Action Plan implements the second year of the 2010-2014 Consolidated Plan and addresses the HUD consolidated planning requirements for the CDBG, ESG, HOME, and HOPWA programs.

The Action Plan will serve as the link between the objectives developed to address priority housing and community needs identified in the City's 2010-2014 Consolidated Plan Plan with federal resources allocated to the City by HUD. The specific timeframe for the 2010-2011 Action Plan begins July 1, 2010, and ends June 30, 2011.

Five-Year Strategic Plan and One-Year (FY 2011) Action Plan

The City of San Diego has established the following housing and community development goals, objectives and outcomes to guide the use of funds for 2010-2014 program years.

- The thirteen Goals will guide how the City allocates its block grant funding during the next five program years.

It should be noted that the thirteen goals as listed does not represent any ranking or prioritization. The City Council did, however, provide feedback that resulted in the ranking of the goals for FY 2011 that was utilized as guidance for determining funding recommendations for the FY 2011 CDBG applications considered. In order to remain consistent, the following goals are listed in the same order as listed in the approved FY 2010-2014 Five-Year Consolidated Plan. However, the City Council priority for FY 2011 is also referenced as well.

- The Objectives and Outcomes refer to the FY 2011 One-Year Action Plan. These fall under one of the 13 five-year goals. A significant number of projects approved for FY 2011 funding also received FY 2010 funding. As such, the objectives for these projects are listed under the same goal as FY 2010. Objectives from the Consolidated Plan not addressed in FY 2011 do not contain any descriptions in this report.

The objectives detail what the City intends to accomplish with the identified funding sources to meet housing and community development needs. All activities conducted in FY 2011 will meet one of the following objectives: 1) Decent Housing (DH); 2) Suitable Living Environment (SL); or 3) Economic Opportunity (EO). In addition, all activities will meet one of the following outcomes: 1) Availability/Accessibility; 2) Affordability; or 3) Sustainability. The outcomes detail how the city will monitor the accomplishments (e.g., in terms of households assisted, facilities rehabilitated, etc).

It should be noted that the City did not establish five-year numerical goals in the Consolidated Plan. Given the uncertainties in the housing market and economy, the City has chosen to adjust its objectives and outcomes on an annual basis to address the greatest needs each program year.

Five-Year Goals and One-Year Objectives and Outcomes for the FY 2011 Period

The following FY 2011 Objectives and Outcomes are presented under the thirteen Five-Year Consolidated Plan Goals to demonstrate how the FY 2011 activities relate to the overarching Goals.

Goal 1 (FY11 Goal 9B): Improve the citizen and stakeholder participation process for Annual Action Plans.

- A portion of the CDBG, ESG, HOME, and HOPWA entitlements awarded is set aside for Planning and Administration activities, which will include to addressing this Goal for FY 2011.

Goal 2 (FY11 Goal 7): Create a better living environment for persons with special needs.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Public Services (8 Projects)	Low/Mod Clientele	SL Avail/Access	\$1,272,323	\$0	\$0	\$

Goal 3 (FY11 Goal 4): Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Public Services (4 Projects)	Low/Mod Clientele	SL Avail/Access	\$981,836	\$595,120	\$0	\$0

Goal 4 (FY11 Goal 8A): Create a better living environment for persons who are living with HIV/AIDS.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Homeless/ HIV/AIDS (15 Projects)	Low/Mod Clientele	N/A	\$0	\$0	\$0	\$2,889,123

Goal 5 (FY11 Goal 5): Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Rental Housing (3 Projects)	Low/Mod Clientele	N/A	\$0	\$0	\$4,467,171	\$0

Goal 6 (FY11 Goal 6): Increase the number of low to moderate income households who can become homeowners.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Direct Homeownership Assistance (2 Projects)	Low/Mod Housing	DH Affordability	\$215,000	\$0	\$2,789,648	\$0

Goal 7 (FY11 Goal 9B): Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Public Facilities/ Improvements (15 Projects)	Low/Mod Clientele	SL Avail/Access	\$3,218,836	\$0	\$0	\$0
Acquisition (1 Project)	Low/Mod Clientele	SL Avail/Access	\$130,750	\$0	\$0	\$0
Minor Residential Rehabilitation (6 Projects)	Low/Mod Clientele	SL Avail/Access	\$825,389	\$0	\$900,000	\$0

Goal 8 (FY11 Goal 3): Increase opportunities for affordable housing to be located in close proximity to transit.

- Not being addressed in FY 2011 with CDBG (no applications received), ESG (N/A), HOME, or HOPWA funds.

Goal 9 (FY11 Goal 1): Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Microenterprise Assistance (7 Projects)	Low/Mod Clientele	EO Avail/Access	\$805,643	\$0	\$0	\$0
Special Economic Development (1 Projects)	Low/Mod Clientele	EO Avail/Access	\$150,000	\$0	\$0	\$0

Goal 10 (FY11 Goal 2): Support the continued revitalization of low and moderate income neighborhoods.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Code Enforcement (1 Project)	Low/Mod Area	SL Sustainability	\$206,000	\$0	\$0	\$0
CBD0 Activities (3 Projects)	Low/Mod Area	EO Avail/Access	\$686,042	\$0	\$0	\$0

Goal 11 (FY 11 Goal 10): As dollars become available, explore using additional financial resources to create new programs.

- Not being addressed in FY 2011 with CDBG (no applications received), ESG (N/A), HOME, or HOPWA funds.

Goal 12 (FY11 Goal 9C): Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Activity/Category	National Objective	Objective/ Outcome	CDBG Funding	ESG Funding	HOME Funding	HOPWA Funding
Technical Assistance (1 Project)	Low/Mod Area	SL Sustainability	\$100,000	\$0	\$0	\$0
Organizational Capacity Building (1 Project)	Low/Mod Area	EO Avail/Access	\$100,000	\$0	\$0	\$0

Goal 13 (FY11 Goal 8B): Maintain the quality of foreclosed housing stock and make the units available to low to moderate income families if possible.

- Not being addressed in FY 2011 with CDBG (no applications received), ESG (N/A), HOME, or HOPWA funds.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 2 Action Plan General Questions response:

Geographic allocation. In the past, including FY 2010, the City of San Diego has used a district-based geographic allocation for CDBG. This allocation formula considered the number of low and moderate income household in each of the City Council districts and allocated CDBG dollars proportionately. Effective FY 2011, the City approved revisions to the CDBG allocation process. The district allocations were eliminated and funding allocations were approved on a citywide basis for FY 2011.

The programs funded by HOME, ESG and HOPWA dollars provide direct benefits to low and moderate income populations. These dollars are not allocated geographically. The location/place of residence of the low and moderate income households and of affordable housing developments determines the overall geographic allocation of these funds.

Obstacles to meeting needs. Although the City of San Diego benefits from local and state sources of revenue for affordable housing and community development, the dollars available to address housing and community development needs have decreased and are small relative to total needs. The current economic climate is particularly challenging for the City. The City is seeing a new wave of homelessness related to the housing market, revenues to address needs have fallen, residents are losing their jobs, and businesses are not hiring.

On the plus side, home prices have fallen, enabling more moderate income renters to afford to buy homes under conventional financing. In addition, the City will benefit from new federal funds to address many of its most acute and community development needs.

To address these obstacles, the City will work in the FY 2011 to continue utilizing additional funding through federal sources (e.g., Stimulus funds such as NSP, CDBG-R, HPRP, etc.) to supplement existing funding, aggressively address existing needs and mitigate increasing needs.

Available resources. During FY 2011, the City expects the following resources to be available to meet the housing and community development needs identified in the Consolidated Plan:

Federal resources:

Community Development Block Grant (CDBG): approximately \$15,027,728

The CDBG Program is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities, CDBG can be used for:

- construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
- removal of accessibility barriers from public buildings;
- loans or grants to business for job training and hiring of lower income workers;
- provision of operating dollars to social service organizations;
- public infrastructure improvements (streets, sidewalks); and
- code enforcement.

Emergency Shelter Grant (ESG): approximately \$595,120

The ESG Program funds programs that help persons who are homeless and their families. ESG can be used for:

- shelter rehabilitation; operations and maintenance of a homeless facility;
- supportive services for persons who are homeless (e.g., job training or child care); and
- homeless prevention activities.

HOME Investment Partnerships Program (HOME): approximately \$9,000,000

The HOME Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance

Housing Opportunities for Persons with AIDS (HOPWA): approximately \$2,935,661

The HOPWA Program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness.

Neighborhood Stabilization Program (NSP): \$9,442,370 over 3 years

The NSP program is a one-time supplemental CDBG program created by the Housing and Economic Recovery Act of 2008 that enables states and local governments to assist in the redevelopment of abandoned and foreclosed homes and residential properties in those areas hardest hit by the foreclosure crisis. Program activities were implemented during FY 2010.

Homeless Prevention and Rapid Re-Housing Program (HPRP): \$6,168,104 over 3 years

The HPRP program is a one-time supplemental grant program created through the American Recovery and Reinvestment Act of 2009 to provide a one-time supplemental allocation to enable communities to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. Program activities were implemented during FY 2010.

Community Development Block Grant – Recovery (CDBG-R): \$4,033,900 over 3 years

The CDBG-R program is a one-time supplemental CDBG program created through the American Recovery and Reinvestment Act of 2009 to enable states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. Program activities were implemented during FY 2010.

State resources: \$0.

Local resources:

City of San Diego’s Redevelopment Agency funds, approximately \$3.5 million.
San Diego Housing Commission’s housing trust funds, inclusionary zoning fees and housing impact fees, approximately \$6 million for rehabilitation programs.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 2 Action Plan Managing the Process response:

The City of San Diego is the grantee of the CDBG, ESG, HOME, and HOPWA entitlement funds. The CDBG and ESG Programs are administered by the Economic

Development Division staff of the City Planning & Community Investment Department. CDBG Program staff is responsible for all grantee compliance and the overall administration of the City's CDBG and ESG Programs. In the past the San Diego Housing Commission was the lead agency for the completion of the Five-Year Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The City took over the responsibility (from the San Diego Housing Commission) of preparation and submittal of the CAPER beginning FY 2009 and the Annual Action Plan beginning FY 2011.

The Housing Commission, through an agreement with the City, directly administers the HOME Program. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance.

The County of San Diego's Department of Housing and Community Development, through an agreement with the City, directly administers the HOPWA Program. This program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego).

For the Five-Year Consolidated Plan, the City has a goal to enhance capacity building of nonprofits, including those that provide fair housing assistance. To enhance coordination for FY 2011, the City will be providing CDBG funds to address this goal.

In order for the City to effectively provide fair housing services, the City of San Diego will be issuing out a Request for Proposal (RFP) in FY 2011 for the provision of Fair Housing Services from interested and qualified organizations. Additionally, the City anticipates completion of our regional Analysis of Impediments to Fair Housing choice (AI) by mid-summer of 2010. The selected contractor from the RFP will be required to incorporate the information contained in the AI in order to develop effective strategies for provisions of the services set forth from the RFP, and recommend follow-up action.

Citizen Participation

1. Provide a summary of the citizen participation process.

The City has the Five-Year Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report available on the CDBG Program website in a manner convenient for on-line viewing, downloading and printing. Prior to final submittal to HUD, draft versions of these documents are made available for citizens, public agencies and other interested parties to view and comment upon. Copies of draft and final Reports are available for no fee at the City's CDBG Program office. Additionally, information that applies to these reports and the City's work in general is available. Requests for access to specific information must be made in advance and

coordinated with CDBG Program staff.

CDBG Program staff will also be available to persons or interested parties who require technical assistance in understanding the Annual Action Plan, including the CDBG application process. This availability and responsiveness is also used in handling and responding to whatever reasonable complaints are made concerning the Action Plan and its undertakings.

The following schedule is being utilized in preparing for the FY 2011 Annual Action Plan:

Date	Description
11/24/09	FY 2011 CDBG Applications available
12/01/09-12/04/09	Five (5) application technical assistance workshops conducted
12/15/09-12/17/09	Four (4) application technical assistance workshops conducted
12/07/09-12/29/09	FY 2011 CDBG Application technical assistance (one-on-one) available by appointment
01/06/10	Application deadline by 5:00 PM
01/07/10-01/13/10	Internal Review of Applications by CDBG Program staff
01/13/10-01/20/10	Application Appeals period for initial determinations of ineligibility
02/03/10	Eligible applications distributed to Council offices for funding recommendations
02/2010	Funding recommendations submitted to CDBG Program office for compilation
02/19/10-03/04/10	Public Notice for 1 st Public Hearing
03/04/10	Public Hearing - Presentation of initial FY 2011 CDBG & ESG funding recommendations to Special Joint Council meeting
03/23/10-04/06/10	Public Notice for 2 nd Public Hearing
03/29/10	Notice posted on CDBG website – Draft FY 2011 Annual Action Plan to be available for 30-day public review and comment period on 04/13/10
04/06/10	Public Hearing – Presentation of FY 2011 CDBG & ESG funding recommendations approved on 03/04/10; City Council adoption and approval of FY 2011 CDBG & ESG funding allocations
04/13/10	Draft Annual Action Plan posted on City’s CDBG Program website
04/13/10	Draft Annual Action Plan availability advertised on CityTV
04/13/10-05/12/10	Draft Annual Action Plan availability advertised in the Union Tribune (daily, with exception to Sundays)
04/15/10-05/06/10	Draft Annual Action Plan availability advertised in the Voice and Viewpoint (weekly publication, Thursdays)

04/16/10-05/07/10	Draft Annual Action Plan availability advertised in the El Latino (weekly publication, Fridays)
04/16/10	Draft Annual Action Plan availability advertised in the Asian Journal
04/19/10-05/10/10	Draft Annual Action Plan advertised in the Business Journal (weekly publication, Mondays)
04/13/10	Presentation of Draft Annual Action Plan at Fox Canyon Neighborhood Association meeting (D7)
04/14/10 6:30 PM	Presentation of Draft Annual Action Plan at Otay Mesa-Nestor Planning Group (D8)
04/15/10	Public Notice for presentation of Draft Annual Action Plan to PS&NS Committee on April 28 th
04/19/10	Presentation of Draft Annual Action Plan at Encanto Neighborhoods Planning Group (D4)
04/19/10	Presentation of Draft Annual Action Plan at Mira Mesa Community Planning Group (D5)
04/21/10	Presentation of Draft Annual Action Plan at North Bay Community Planning Group (D2)
04/26/10	Presentation of Draft Annual Action Plan at Linda Vista Community Planning Group (D6)
04/28/10	Public Notice for Public Hearing on Draft Annual Action Plan
04/28/10*	Draft Annual Action Plan presented to PS&NS Committee
05/03/10	Presentation of Draft Annual Action Plan at City Heights Area Planning Committee (D3)
05/10/10 or 05/11/10*	Public Hearing – Presentation of Draft Annual Action Plan for adoption to City Council
05/14/10	Submission of the City’s FY 2011 Annual Action Plan

*Tentative dates

2. Provide a summary of citizen comments or views on the plan.

To be included after the draft comment period is complete.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

The City publishes notices of public hearings, notices of availability and need for participation the City’s CDBG Program website, CityTV, in the San Diego Union Tribune newspaper, the San Diego Business Journal, and community newspapers. In addition, notices are distributed via E-mail to providers. The draft Plan will be presented to communities located in each City Council District, with a focus on the City’s low and moderate income neighborhoods. Requests may be made to the CDBG Program office for citizens requesting alternative formats of the draft Plan. It is the City’s goal to create increased participation opportunities for all interested citizens

including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility or hearing impairments.

During FY 2011, the City will continue its efforts to implement reforms to the CDBG Program. One such reform is the establishment of the Consolidated Plan Advisory Board (Board), effective FY 2012. The purpose of the proposed Board is to serve in an advisory capacity to the Mayor, City Council, and City staff on matters related to the City's Consolidated Plan and allocation process for CDBG and ESG funds.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

To be included after the draft comment period is complete.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 2 Action Plan Institutional Structure response:

The City will continue its efforts in FY 2011 to further develop the City's institutional structure to support the on-going commitment to housing and community development.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 2 Action Plan Monitoring response:

The majority of the programs funded under the CDBG program are directly administered by non-profit agencies (subrecipients). The City enters into contractual agreements to implement specific programs and services. These agreements are managed by the CDBG Program office. The City uses an application process to select organizations with the capacity to carry out federally funded activities. During this process, the City provides technical assistance workshops to go over general information on the program requirements of the applicable federal funds.

Prior to issuing payment for any good or service funded, the CDBG Program staff verifies that the good or service has been provided and that various program requirements have been met. In addition, subrecipients are required to submit reports showing activities conducted, accomplishments, and other information required by the City. Reports are

reviewed to determine if the program is being carried out in a timely manner and is meeting the goals and objectives established. Funds are reimbursed upon acceptance and approval of fiscal and program reports, including supporting documentation.

In addition, CDBG Program staff monitors subrecipients at least annually and more frequently if a subrecipient is new or has concerns or findings issued from prior monitoring visits. 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.

Due to the complexity and voluminous regulatory requirements of federal funds, City staff will increase efforts to educate, train, and work in partnership with subrecipients and other stakeholders. The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

Housing programs supported with federal funds and subject to the Consolidated Plan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the City's affordable housing supported with federal funds awarded to the City or the Public Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority such as: density bonuses, coastal housing provisions, public land, or senior conditional use permits.

SDHC performs the following monitoring functions:

- 1) 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;
- 2) Reviews and determines eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restriction;
- 3) 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;
- 4) Inspects project books and records pertaining to the incomes and rents of participating households, as the Commission may deem necessary; and

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

SDHC also monitors public housing and Section 8 units provided through HUD assisted programs. Affordable housing projects receiving direct funding from the State or Federal government are often monitored solely by those entities.

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

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

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

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 2 Action Plan Lead-based Paint response:

Through the City of San Diego’s Lead Safe Neighborhoods Program, enforcement of one of the most comprehensive local lead ordinances in the country will continue to generate lead safe housing units. The ordinance also provides local enforcement authority of with the new EPA Lead Safety for Renovation, Remodeling, and Painting Rule (RRP) that takes effect April 22, 2010. The City of San Diego has received EPA accreditation to teach the initial and refresher RRP trainings and anticipates over 500 contractors to be trained in 2010.

The actions that will take place during FY 2011 to address lead-based paint hazards include:

Enforcement Program: Enforcement of the City’s ordinance is estimated to generate over 100 lead safe housing units in FY 2011.

HUD Healthy Homes Demonstration Grant: The comprehensive inspections in this grant program identify lead hazards that are present and any amount over *de minus* use other funding sources, including property owner funds, to correct the lead hazards.

Lead Paint Reduction Zero percent Deferred Loans: These loans are available up to \$5,000 per unit or up to \$15,000 per housing complex when participating in any of the owner-occupied or rental rehabilitation programs.

HUD Lead Hazard Control Grants: These non-repayable grants to reduce lead hazards in residences occupied or frequently visited by children under six years of age are available for owner-occupied or rental properties with occupants under 80 percent of the AMI and located within the City of San Diego. Grants are offered up to \$10,000 for single family residences and up to \$5,000 per multi-family unit plus \$5,000 for common areas.

The City's overall strategy to reduce lead based paint hazards is comprehensive and is outlined in the Consolidated Plan.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

Housing Goals, Objectives and Outcomes and Funding Sources

Goal 5: Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Objective 5.1. Provide 15 percent of HOME funding to certified CHDOs, nonprofits to build affordable rental complexes and homeownership properties.

- *Outcome 5.1.1.* Develop 35 affordable housing units through CHDO assistance in FY 2011.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

- *Outcome 5.2.1.* Develop 40 affordable housing units through HOME assistance in FY 2011.

Objective 5.3. Provide rental subsidies for low income households.

- *Outcome 5.3.1.* Provide tenant based rental assistance vouchers to 10 households in FY 2011.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Objective 6.1. Provide [assistance](#) to low and moderate income families to purchase a home.

- *Outcome 6.1.1.* In [2011](#), assist 45 households earning 80 percent and less of AMI annually with [deferred payment loans and closing cost](#) assistance using HOME funds.
- *Outcome 6.1.2.* During 2011, provide CDBG funding for operation of homeownership counseling services.

Community HousingWorks - HomeOwnership Center: This project will receive \$215,000 in CDBG funds for the operation of homeownership counseling services. Counseling services include down payment assistance, and closing cost assistance loans as well as homebuyer education. It is anticipated that 35 new homeowners will be assisted and 600 residents will be educated on the home-buying process.

Goal 7: Improve the condition of the City's housing stock and facilities that serve special needs populations, including group homes.

Objective 7.1. Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

- *Outcome 7.1.1.* Assist 35 very low-income owner-occupied households during FY 2011 with deferred loans for health and safety repairs using HOME funding.
- *Outcome 7.1.2.* In FY 2011, assist 50 very low-income owner-occupied households with grants for health and safety repairs using local trust fund dollars.

- *Outcome 7.1.3.* Provide weatherization, minor rehabilitation and minor home security improvements for low to moderate income households, including seniors and persons with disabilities to increase the safety and security of their homes during FY 2011.

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **Burn Institute – Senior Fire & Burn Prevention Education Program/Senior Smoke Alarm Program:** This project will receive \$76,928 in CDBG funds for the installation of smoke alarms in low-moderate income households owned and occupied by seniors. The program will also include presentations and the distribution of literature on fire and burn prevention. 75 smoke alarms are to be installed and 125 homeowners are to be educated on smoke alarm maintenance.
2. **Grid Alternatives – San Diego Solar Affordable Homes Program :** This project will receive \$59,810 in CDBG funds to train and lead teams to install solar electric systems for at least 20 low-income homeowners within the City of San Diego.
3. **Rebuilding Together San Diego – RTSD:** This project will receive \$268,000 in CDBG funds for the implementation of the minor residential rehabilitation activities. The proposed activities include weatherization and energy efficiency upgrades, and mitigation of health and safety hazards.
4. **San Diego-Imperial Counties Labor Council – Safe Homes Project:** This project will receive \$235,000 in CDBG funds for the implementation of home repairs that promote the safety and security of low-moderate income, senior homeowners.
5. **Urban Corps of San Diego County – Urban Corps WEER Project:** This project will receive \$185,651 in CDBG funds for their Weatherization Energy Efficient Rehabilitation (WEER) Project. The project will provide basic weatherization, minor rehabilitation and minor home security improvements to 75 low income seniors and persons with disabilities, and improve efficient use of energy, water and correct minor defects due to deferred maintenance. The program will also provide 30 Do-It-Yourself Weatherization Kits to owner-occupied L/M income residences.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

- *Outcome 7.2.1.* Using CDBG, annually provide funds for needed rehabilitation activities *in housing units* occupied by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS.

- *Outcome 7.2.2.* Using CDBG, annually provide funds for needed rehabilitation activities of facilities that serve by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **Alliance for African Assistance – Crossroads Redevelopment District Building Rehabilitation:** This project will receive \$45,000 in CDBG funds for the replacement of carpeting with tile to assist in the reduction of health hazards.
2. **Boys and Girls Club of Greater San Diego - Roberts (Linda Vista) Branch Remodel:** This project will receive \$150,000 in CDBG funds to complete the renovation of the Club’s kitchen and locker area as well as ADA improvements to an adjoining restroom.
3. **Boys and Girls Club of Greater San Diego – W.J. Oakes (Logan Heights) Branch Remodel:** This project will receive \$200,000 for improvements to their W.J. Oakes Branch located within the Logan Heights neighborhood. The Boys & Girls Club proposes to replace all windows in the gymnasium and pool natatorium. The branch currently serves 725 youth between the ages 6-18.
4. **Center for Employment Training – CET San Diego:** This project will receive \$228,350 in CDBG funds for the replacement of a roof, HVAC system, and energy efficient lighting upgrades. The Center for Employment Training currently provides occupational job training for the healthcare industry to low-moderate income persons.
5. **Coalition of Neighborhood Councils (CNC) – Tubman/Chavez Center Energy Efficiency Project:** This project will receive \$203,344 in CDBG funds for improvements to the Tubman-Chavez Center Energy Efficient Project. CNC proposes to install a new HVAC system that ensures adequate heating, air conditioning, and ventilation, as well as install solar panels for energy efficiency.
6. **ElderHelp of San Diego – ElderHelp Community Center:** This project will receive \$400,000 in CDBG funds for improvements to their facility to create the Elderhelp Community Center (ECC). The ECC will house daily lunch programs for 50 seniors as well as strengthening and exercise classes, social activities, health and wellness programs, volunteer opportunities, information and assistance, education classes and a wireless environment for seniors to access new technology.
7. **Family Health Centers of San Diego – City Heights Family Health Center Relocation and Expansion:** This project will receive \$500,000 in CDBG funds for improvements to the City Heights Family Health Center that is to be constructed. The proposed improvements include patient waiting areas and the provision clinic space.
8. **Father Joe’s Villages - Village Rehabilitation Project 2011:** This

project will receive \$373,055 in CDBG funds to complete HVAC and elevator upgrades to improve the environment, services and assistance to those with special needs.

9. **Home Start, Inc. – Maternity Shelter Program:** This project will receive \$130,750 in CDBG funds for the acquisition of real property to be used for a transitional living program that serves high-risk young adults with dependent children.
10. **La Maestra Family Clinic – La Maestra Heart of the Community Campaign:** This project will receive \$140,043 in CDBG funds to install a new, state-of-the-art ultrasound system that will allow La Maestra Family Clinic to provide ultrasound services to low-moderate income residents.
11. **Rebuilding Together San Diego – RTSD Rehabilitation and Roof Repair Program:** This project will receive \$200,000 in CDBG funds for the implementation of home rehabilitation activities. The rehabilitation activities may include roofing, plumbing, electrical work, carpentry, painting, water wise landscaping, floor replacement and ADA modifications.
12. **San Diego Center for Children – Multi-Sensory Room to Help Children with Severe Behavioral Problems, Heating and A/C Upgrades & Building Foundation:** This project will receive \$172,980 in CDBG funds for the construction of a multi-sensory room and upgrades to the existing heating and air conditions system.
13. **San Diego Food Bank Corporation – Warehouse Roof Repair:** This project will receive \$140,134 in CDBG funds for the replacement of a roofing system to provide security to the commodities the San Diego Food Bank processes daily to feed low-income families, seniors and homeless.
14. **San Ysidro Health Center – Ocean View Dental Department Renovation:** This project will receive \$127,579 in CDBG funds for the renovation of the front reception, patient waiting areas and treatment sections. The upgrades within the treatment areas are to include the upgrade of five dental operatories, a sterilization station, and miscellaneous dental fixtures.
15. **Union of Pan Asian Communities (UPAC) – UPAC Capital Improvement Project-Phase 2:** This project will receive \$220,351 in CDBG funds for the completion of ADA improvements and seismic strengthening. The facility currently serves low-moderate income clients receiving services that include, but are not limited to the promotion of child and adolescent mental health, child and youth development, economic development opportunities, disease prevention, foreclosure mitigation.
16. **YMCA of San Diego County – Oz San Diego Renovation:** This project will receive \$118,000 in CDBG funds to renovate the resident community room and dining area of Oz San Diego. The proposed construction activities include renovation of walls and ceiling, leveling of floor to eliminate hazards, and the installation of energy efficient windows.

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

- *Outcome 7.3.1.* Using HUD lead grant funding, assist 40 low income owners and 135 low income renters with lead-based paint removal and hazard mitigation.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into transit-oriented development (TOD).

- *Outcome 8.1.1.* Conduct a study that looks at the transportation uses of TOD residents relative to parking requirements.

Goal 13: Maintain the quality of foreclosed housing stock and make the units available to low to moderate income families if possible.

Objective 13.1. Negotiate with lenders to make Real Estate Owned properties available to first time homebuyers.

Objective 13.2. Acquire foreclosed properties and make them available to low to moderate income families to purchase.

The Housing Commission will negotiate with lenders to make Real Estate Owned (REO) properties consisting of single family residences and condominiums located primarily in Council Districts 3, 4, 7 and 8 available to First Time Home Buyers (FTHB). Buyer-generated transactions that meet the program criteria could also be accepted for funding. The Housing Commission will have two programs available to help eligible buyers purchase the properties. One program would be for the acquisition and rehabilitation of the property and the second program would be for acquisition only. Each eligible family seeking to purchase a foreclosed home with the assistance of NSP funding must first complete a HUD approved eight hour financial literacy/homebuyer education program. The success of this program will also rely on a steady stream of eligible REO properties on which the seller is willing to give a minimum 1 percent discount from the appraised value to the homebuyer. To do that the Housing Commission will need to tap into the REO portfolios of banks and any other organization which holds a portfolio of REO properties in the region.

Also, there is a low income set-aside provision in HERA whereby at least 25 percent of the NSP funds must be utilized for the benefit of families at or below 50 percent AMI. The Housing Commission plans to make gap financing available through a Notice of Funding Availability (NOFA) for affordable housing providers who can identify qualifying properties, negotiate the requisite discounted purchase price, rehabilitate (if necessary), and operate affordable rental housing. In certain cases, the Housing Commission could also purchase qualifying homes directly and make them available for rent or for purchase by qualifying families.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 2 Action Plan Public Housing Strategy response:

Not applicable.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 2 Action Plan Barriers to Affordable Housing response:

The City offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing. These programs will be continued during the 2011 program year:

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

In addition, the City has hired a consultant to study parking requirements for affordable and transit-oriented developments.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 2 Action Plan HOME/ADDI response:

Resale and recapture guidelines. The participating jurisdiction has elected to continue the previously HUD-approved (March 17 and October 22, 1993) first-time homebuyer resale guidelines by following 24 CFR §92.254(a)(5)(ii), commonly called by HUD "Option #2", namely the recapture of the full HOME Investment subsidy amount out of the net sale proceeds. Such recaptured amounts will be recycled through the participating

jurisdiction's HOME Investment Partnership fund in order to assist HOME eligible activities, as determined by the San Diego Housing Commission's annual budget process.

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

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

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

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

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

regulations requirement. It is stated, at 24 CFR 92.206(b), that HOME funds may be used to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds (emphasis added).

5. **The refinancing must be necessary to permit or continue affordability** under HOME regulations at 24 CFR 92.252 ("Qualification As Affordable Housing: Rental Housing"). The purpose of the refinancing must be to maintain current affordability and/or create additional affordable units. This is a HOME regulations requirement at 24 CFR 92.206(b)(2).
6. **The new investment of HOME funds for refinancing can be made either to maintain current affordable units, or to create additional affordable units**. Levels of affordability will be, at a minimum, those required by the HOME Program regulations. This guideline is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(iii): the Guidelines must "state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both."

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

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

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

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

9. Projects involving refinancing will be evaluated to ensure that disinvestment has not occurred; the long term needs of the project can be met; and that the feasibility of serving the targeted population is demonstrated. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(ii).

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

1. The TBRA Program, if activated, will provide rental assistance to low-income households.
2. Due to local market conditions such as, high rents, low vacancy rate (4.4%) and increasing number of apartments converted to condominiums, the TBRA Program will primarily focus on two groups of households; seniors and special needs. These vulnerable populations find it difficult to afford housing due to living on fixed incomes and with disabling conditions. However, this does not preclude the Housing Commission from creating a TBRA Program if there is a need to assist low-income households who are neither senior nor special needs populations.
3. “Special needs” means persons with disabilities (e.g. a physical, mental or emotional impairment of long-continued duration); chronically ill persons including those with HIV and mental illness; homeless persons including victims of domestic violence, youth, elderly, chronic substance abusers, and other groups that are either homeless or at high risk of being homeless if rental assistance is not obtained.
4. “Senior” is defined as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development.
5. Rental assistance will be provided to participating households who earn up to sixty percent (60%) of the area median income at the time of eligibility. Households will be screened for income eligibility as well as verification of “special needs” provided by participating social service providers.
6. Households participating in the TBRA Program can be referred by government or nonprofit social service agencies assisting the “special needs” or “seniors” population.
7. Participating households whose names are on the San Diego Housing Commission’s Waiting List and receive TBRA will not lose assigned federal preferences or “Waiting List” status. As required by HOME regulations, at least fifty percent (50%) of the households receiving TBRA must qualify for a federal preference.
8. Households whose income increases to more than eighty percent (80%) of area median income prior to the expiration of the lease, will be notified that rental assistance will be terminated ninety (90) days from notice of income increase or expiration of the current lease, whichever comes first. In the event an eligible family becomes ineligible (e.g. the qualifying “special needs” or “senior” participant dies), the family may receive continued assistance for up to one hundred and twenty (120) days or the expiration of the lease, whichever

comes first.

9. TBRA for eligible participants will be provided on a yearly basis and may be extended for additional yearly terms. Participants will enter into a one year lease with the property owner and that lease may be ended upon mutual consent of the participant and the owner. Additionally, the San Diego Housing Commission will execute a housing assistance payment contract with the owner that matches the term of the participant's lease.
10. The TBRA Program may only be used within the legal boundaries of the City of San Diego.
11. The rent levels of TBRA will be calculated in the same manner as the HUD Voucher Program. The subsidy cannot exceed the difference between thirty percent (30%) of a families' adjusted monthly income and the rent level. At no time will a family's portion of the rent be less than fifty dollars (\$50) per month.
12. Units occupied by TBRA tenants must pass HUD Housing Quality Standards and rent reasonableness.
13. TBRA participants may pay market rate security deposits. Additionally, there will be no provisions for rental property owners to make claims for vacancy loss, unpaid rent or damages.

ADDI funds. ADDI is no longer a HUD-funded program.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 2 Action Plan Special Needs response:

Sources of funds. Funding for the activities described below will come from ESG, CDBG and HPRP funds. ESG and CDBG funds will be used in 2011 to support the operations of existing shelters and supportive service providers. The use of HPRP fund is described in the Homeless Prevention section below.

Homelessness. The goals, objectives and outcomes for the Five-Year Consolidated Plan and FY 2011 Annual Action Plan that are related to homelessness include:

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

- *Outcome 3.1.1.* Provide shelter to 350 unduplicated persons annually.

The following projects was awarded FY 2011 ESG and/or CDBG funds to address this objective and outcome:

1. **City of San Diego – Homeless Emergency Winter Shelter Program:** This project will receive \$232,304 in ESG funds, \$345,811 in CDBG funds, and \$200,000 in SDHC funds for FY11. This project, to be administered by nonprofits, will provide emergency shelter beds for veterans, single adults, and families with children. One hot meal per day, showers, sanitation facilities, and overnight stays are provided.
2. **Ecumenical Council of San Diego County – Interfaith Shelter Network Rotational Shelter Program:** This project will receive \$60,000 in CDBG funds for FY11. This project will provide homeless individuals and families with services and an emergency shelter with the objective of moving them to transitional and permanent housing. Services to be provided through this program include intake screening and case management. A total of 105 unduplicated clients are to be served for a total of 3,000 bed nights during FY11.

- *Outcome 3.1.2.* Using \$488,841 of CDBG in FY 2011, provide walk in and referral services to homeless persons.

City of San Diego – Neil Good Day Center: This project, to be administered by a non-profit, will provide a safe-haven for homeless individuals. Services to be provided at the Center include legal assistance, shelter placement and case management. A total of 2,000 unduplicated clients are to be served during FY 2011.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

- *Outcome 3.2.1.* In FY 2011, assist homeless families with housing, case management and support services using \$362,816 ESG, \$87,184 CDBG, and \$200,000 SDHC.

City of San Diego – Cortez Hill Family Center: This project, to be administered by a non-profit, will provide 120 days of case-managed, short-term housing to intact homeless families. Services to be provided at the Center include legal assistance, shelter placement and case management. A total of 600 unduplicated clients are to be served during FY 2011.

Chronic homelessness. Eradicating chronic homelessness is a **high priority** for the City of San Diego and permanent supportive housing is a key component to the Housing First/Housing Plus model adopted in the region's 10 Year Plan to End Chronic Homelessness. Over 45 percent of homeless individuals living in emergency shelters meet HUD's definition of chronically homeless. HUD does not consider families in the definition of chronically homeless. Permanent housing units with supportive services are needed to end the cycle of chronic homelessness and to open up emergency shelter beds for those individuals with short term needs.

Additionally, effective outreach services are needed to identify those in need of assistance and engage them in services that can help them. The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependant, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with County services workers Psychiatric Emergency Response Team clinicians to contact and work with hard to reach homeless persons.

The Serial Inebriate Program (SIP) conducts outreach in jails to homeless that have been charged with public intoxication. Once the case comes before court, the person charged

is given the choice between incarceration and a recovery program. The SIP team works with those who chose recovery to access services and become clean and sober.

The City has issued a Request for Funding Proposals for a one-stop homeless service center and permanent supportive housing units. The RFP recognizes that an adequate supply of permanent service-intensive housing is the central antidote to homelessness. The Housing First/Housing Plus model is defined by the placement of an individual in permanent housing prior to receiving supportive services. Permanent housing provides the stability individuals and families need to get enrolled and excel in a customized service plan. This model provides flexible housing to get people housed quickly and keep them housed. There is no single model for supportive housing. Development may include integrated apartment buildings with mixed units targeted toward people with special needs, lower income families, scattered site units, rent-subsidized units, or other proposed model.

The objectives of the RFP are to develop wrap around services and identify and secure sufficient permanent supportive housing (based on a housing first model) to ultimately reduce the need for emergency shelter beds. It proposes the provision of wrap around services in a “one-stop” service center. The center will employ an array of homeless service providers and ensure linkage to community resources. It is hoped that as the need diminishes, some transitional and emergency shelters may be restructured to accommodate permanent supportive housing units.

Currently, the City provide funding for the operation of the Neil Good Day Center, a daytime drop in center where homeless persons can receive showers, mail and telephone service, storage, and other services. Ultimately, a one-stop service center could support these needs in addition to other more intensive services such as mental health, legal, employment, and substance abuse counseling.

Homeless Prevention. Through the 2009 American Recovery and Reinvestment Act (ARRA), the City was awarded over \$6 million in HPRP funds. Prevention funds will be used to develop an assessment tool aimed at determining those most at-risk of becoming homeless. At-risk indicators include but are not limited to; prior homeless episodes, loss of job, extremely low income (under 15% AMI), number and age of children, and issues such substance abuse or mental illness.

Families or individuals determined to be imminently at risk of becoming homeless will be provided flexible financial assistance and targeted services to help keep them housed and stabilized. Prevention assistance will be offered through either a single point of entry or through multiple yet coordinated points of entry to ensure seamless service delivery. Assistance will be tracked and monitored in an effort to evaluate program effectiveness.

Discharge Coordination. Discharge coordination activities will continue during 2011 and include the following:

Foster Care. The County of San Diego's Foster Care System discharge planning protocol includes the following information and/or steps: written information about youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court; anticipated date court jurisdiction is expected to be terminated; health plans if not Medi-Cal; legal documents including Social Security card, birth certificate, driver's license and/or DMV identification card, copies of parent (s) death certificates, proof of citizenship, residency status; housing plans including referrals to transitional housing, employment or other financial support plans, educational vocational plans including financial aid if appropriate.

Health Care. The County of San Diego Health and Human Services Agency (HHS) contracted with Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in 6 regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration. In addition, HHS's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services in collaboration with private entities and the City of San Diego organized in 2006 to improve the structural approach for prevention and response to the health care needs of the homeless. A joint protocol is being developed.

Mental Health. The mental health care system in San Diego County has formalized plans and protocols for low income and no income individuals. Homeless persons are eligible for services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and Network of Care Program. Services include: Health Insurance Counseling and Advocacy program (HICAP), NeedyMeds program, and mobile units for care access in remote locations. The Network of Care Program offers specific information for homeless persons and reduces barriers to care by providing information in 7 languages. Resources are updated through the United Way InfoLine to ensure regular updates. Funding from the State of California Mental Health Services Act (MHSA) has enabled the County to implement the approved plan and protocol for housing and services for homeless mentally ill persons, frequent users of emergency health care and persons exiting correctional facilities with mental health issues.

Corrections. Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Dept. Services are summarized in the SD Sheriff's Health and Human Services Discharge Plan. The Sheriff's Dept. has designated staff positions as homeless liaisons, mental health specialists, and an Americans with Disabilities Act Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody. The Mental Health

Psychiatric Security units of the jail (licensed by the State Dept. of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 2 Action Plan ESG response:

- Not applicable.

COMMUNITY DEVELOPMENT

Community Development

1. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 2 Action Plan Community Development response:

Community/Economic Development Goals, Objectives and Outcomes and Funding Sources

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs,
- Provide jobs that pay a living wage, and

- Expand employment opportunities, all especially for low to moderate income households.
- *Outcome 9.1.1.* Expand contacts in the energy efficiency industry to create partnerships for future job creation and training in the field.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

Objective 9.3. Create and/or expand opportunities for microenterprises.

- *Outcome 9.3.1.* With CDBG, provide financial literacy and business development and educational services for low to moderate income residents who want to create a microenterprise business.

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **ACCESS – Microenterprise Development Services:** This project will receive \$50,000 in CDBG funds for FY 2011. Services are to be provided to low-income immigrants, victims of domestic violence, and high risk youth residing in the City of San Diego working toward developing a microenterprise business for the first time, or working to expand an existing microenterprise business. Examples of assistance provided included client assessments, microenterprise development and management sessions, business plan development, loan assistance, and computer classes. A total of 36 unduplicated clients are to be served in FY11.
2. **ACCION San Diego – Microlending Program:** This project will receive \$243,836 in CDBG funds for FY 2011. Services will be focused on the provision of loans and support to existing microenterprises lacking access to traditional forms of credit. A total of 50 unduplicated clients are to be served.
3. **Alliance for African Assistance – Community Economic Development & Microenterprise Development Services:** This project will receive \$177,738 in CDBG funds for FY 2011. Services are to be provided to low-income clients working toward developing microenterprise business for the first time or were working to expand an existing microenterprise business. The clients that are to be served are recent immigrants that have cultural and financial barriers. Examples of assistance to be provided included basic business development and microenterprise assistance. A total of 60 unduplicated clients are to be served.
4. **Horn of Africa – Refugee Women Economic Development Program:** This project will receive \$60,000 in CDBG funds for FY 2011. Services are to be provided to low-income refugees and/or immigrants who own a microenterprise business or are working toward developing microenterprise business. This project offers business workshops that will

include topics such as business expansion, marketing, budgeting and licensing. A total of 15 unduplicated clients are to be served.

5. **San Diego Futures Foundation (SDFF) – San Diego Broadband Initiative Storefronts:** This project will receive \$112,160 in CDBG funds for FY 2011 for the development of two storefronts that will be utilized by businesses.
 6. **Southwestern Community College District – Fast Track Contracting Opportunities Assistance Program:** This project will receive \$76,864 in CDBG funds for the provision of education and technical assistance to small businesses. The program will prepare businesses to compete for Federal, State or local government contracts. Examples of services to be provided include education on the basics of government contracting, workshops, and assistance in responding to procurement opportunities. A total of 70 unduplicated microenterprises are to be served through this program.
 7. **Union of Pan Asian Communities (UPAC) – Multi-Cultural Economic Development Project:** This project will receive \$85,000 in CDBG funds for FY 2011. Services are to be provided to low-income Limited-English-Proficient (LEP), minority, disabled, and women entrepreneurs working toward developing a microenterprise business for the first time, or were working to expand an existing microenterprise business. Examples of assistance provided included business education and training, individual follow-up assistance, and individual/group technical assistance. A total of 56 unduplicated clients are to be served.
- *Outcome 9.3.2.* Using CDBG, provide small business loans and education/training to low to moderate income clients.

One project was awarded with \$150,000 in FY 2011 CDBG funds to address this objective and outcome:

City of San Diego – Pilot Small Business Enterprise Development & Loan Program Project: Assistance will be provided to low-income minority women and disabled, veteran-owned business owners trying to expand or begin the process of contracting with the City. Examples of assistance to be provided include individual technical assistance and the provision of loans. A total of 50 Small Local Business Enterprises and Emerging Local Business Enterprises are to be served.

Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

- *Outcome 10.1.1.* Assist low to moderate income households annually become compliant through code enforcement services.

One project was awarded with \$206,000 in FY 2011 CDBG funds to address this objective and outcome:

City of San Diego Development Services Department – Neighborhood Code Compliance Division (NCCD): This project will provide pro-active code enforcement services within specific census tracts targeted to ensure the health and safety of low and moderate income residents.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to “jump start” revitalization in low to moderate income neighborhoods.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes do not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs.

Objective 10.4. Annually fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities (see project tables for full description of activities).

Objective 10.5 . Support CBDO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1. Provide a comprehensive CBDO program in the Mid City/City Heights area to include neighborhood revitalization, community economic development and energy conservation.

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **City Heights Community Development Corporation (CHCDC) – City Heights Quality Neighborhoods Enhancement Project:** This project will receive \$218,456 in CDBG funds for FY 2011. CHCDC is designated as a Community Based Development Organization (CBDO), and will conduct this project to identify and address vacant/abandoned private properties, health and unsafe hazardous conditions and neighborhood infrastructure deficiencies. The activities will be coordinated with volunteers and the City of San Diego.
2. **City Heights Community Development Corporation (CHCDC) Fairmount Mixed-Use Project - Relocation:** This project will receive \$86,100 in CDBG funds for FY 2011. CHCHC will conduct this project to relocate current eligible tenants to make way for the Fairmount Mixed-Use 26-Unit affordable housing project and neighborhood serving Economic Opportunity Center.
3. **City Heights Community Development Corporation (CHCDC) Fairmount Mixed-Use Project – Public Facility Improvements:** This project received \$381,486 in CDBG funds for FY 2011, and will provide for public facility off-site improvements required for the development of the Fairmount Mixed-Use Project.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments (also included above); and
- Small business microenterprise lending.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city's nonprofits.

- *Outcome 12.1.1.* Provide CDBG funding to provide technical assistance and organizational capacity building activities.

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **Local Initiatives Support Corporation (LISC) – Neighborhoods First:** This project will receive \$100,000 in CDBG funds for the provision of technical assistance to non-profit entities undertaking neighborhood revitalization efforts in defined communities that are at risk of decline.
2. **The San Diego Foundation – Non Profit Organizational Success and Capacity Building Program:** This project received \$100,000 in CDBG funds for the provision of capacity building programs for non-profit entities that serve low-moderate income individuals, seniors, or provide fair housing and community economic development activities.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG.

- *Outcome 12.2.1.* Use CDBG administrative dollars to accept and investigate complaints alleging housing discrimination based on federal, state and local laws.

The City has set aside \$314,321 in FY 2011 CDBG funds for a Request for Proposal to be issued for the development and administration of programs to alleviate discrimination and further fair housing in the City.

Section 108 Loan Repayment

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.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 2 Action Plan Antipoverty Strategy response:

The most potent antidote to poverty is earned income. Programs that help households reduce costs mitigate the consequences of poverty. To this end, the city seeks to reduce the number of people living in poverty by providing a number of programs that include economic development assistance, job training opportunities, and supportive services, in addition to housing assistance.

Specifically, the housing commission also operates a variety of resident empowerment programs, which promote upward mobility and self-sufficiency. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation. Learning Opportunity Centers at seven affordable housing sites provide youth programming, including academic tutoring, leadership skills, and gang prevention.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

Special Needs Housing Goals, Objectives and Outcomes and Funding Sources

Goal No. 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

- *Outcome 2.1.1.* Complete an ADA needs assessment/survey of City-owned properties to inspect and identify those requiring modifications to ensure compliance with the ADA and CA Building Code—Title 24 by performing a needs analysis/survey with options on corrective requirements, assessing the costs to bring the City into compliance, and providing budgetary cost estimates of materials and labor. An application reporting system will contain all survey data, cost estimates and deficiencies with the ability to generate reports on the data.
- *Outcome 2.1.2.* Update ADA compliance efforts for the City to address the identified needs.
- *Outcome 2.1.3.* Provide CDBG funding to make ADA improvements to public facilities, including park and recreation areas.
- *Outcome 2.1.4.* As opportunities arise, use CDBG funding to make improvements to recreational areas within San Diego to improve access for persons with physical disabilities.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

- *Outcome 2.2.1.* Continue the city's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements. Funding source in 2011 will be local housing trust fund dollars (non-HOME).
- *Outcome 2.2.2.* Using CDBG funds, provide rehabilitation services and accessibility modifications.

Objective: 2.3. Support operations of the City's social service and housing organizations that assist persons with special needs.

- *Outcome 2.3.1.* Annually fund a variety of activities ranging from case management, health care, teen parenting training, homeless services, legal services to recreation using the 15 percent CDBG public services set aside (see project tables for full description of activities).

The following projects were awarded FY 2011 CDBG funds to address this objective and outcome:

1. **211 San Diego – Healthcare Navigation Program:** This project will receive \$100,000 in CDBG funding for FY 2011. The project seeks to remove barriers to healthcare services for the elderly and disabled by

bridging gaps and streamlining access. Clients who dial 211 will be able to immediately schedule appointments at select clinics administered by the Family Health Centers of San Diego. An estimated 150 unduplicated clients per month are to benefit from this program.

2. **Barrio Station – Barrio Youth Program:** This project will receive \$347,560 in CDBG funds for the provision of youth services. Through their program, Barrio Station is to provide General Recreation Services to 1,300 youth; Sports and Physical Fitness, and Community Swimming Pool for to 1,050 youth, and Computer and Learning Lab Services to 500. The Barrio Youth Program's purpose is to prevent juvenile delinquency and drug/gang experimentation among high-risk children and adolescents, promote educational success and positive lifestyles, develop youth leadership, and provide a safe haven.
3. **Being Alive San Diego (BASD) – HIV Information and Education:** This project will receive \$175,000 in CDBG funds to provide services to 365 unduplicated clients during FY 2011. BASD's proposed scope of services for this project includes the provision of HIV/AIDS information, education, counseling and referrals to low income, disabled, or homeless persons living with this disease.
4. **City of San Diego Park and Recreation – Therapeutic Recreation Services:** This project will receive \$131,482 in CDBG funds for the provision of therapeutic recreation programs designed to meet the special needs of low-moderate income individuals with disabilities who have difficulty accessing and participating in recreation opportunities offered to the general public. The target population is children and adults, ages 3 and up, with any type of disability. Programs included social activities, community outings, adaptive sports, special events, leisure education, information and referral services and outreach services.
5. **Fourth District Seniors Resource Center – Public Service Enhancement Project:** This project will receive \$58,000 in CDBG funds for the provision of opportunities to 655 unduplicated low to moderate income senior with opportunities that promote self-sufficiency, economic stability and independent living skills. Proposed activities include self-defense workshops, guest speakers and small discussion groups for enhancing personal growth and self-esteem, health prevention, improved access to transportation.
6. **San Diego Gay, Lesbian, Bisexual and Transgender Community (LGBT) Center, Inc. – Behavioral Health Services (BHS):** This project will receive \$75,000 in CDBG funds for the expansion of Center's capacity to serve an increased number of low-income individuals affected by HIV that seek counseling. The services include individual, couple, family, and group counseling; crisis counseling, and a domestic violence program. It is anticipated that 60 unduplicated clients will be served during FY11.
7. **San Diego Second Chance Program - Second Change Self Sufficiency Services:** This project will receive \$313,769 in CDBG funds for the

provision of self-sufficiency services to 900 low-moderate income persons. Proposed services include the STRIVE program for addressing necessary skills for job retention; the Prisoner Reentry Employment Program; the JOLT initiative that serves incarcerated youth and assets them in transitioning into education and/or workforce development; Housing; Mental Health Counseling Services; Homeless Veterans' Reintegration Program, and the Financial Literacy Program.

8. **STAR/PAL - STAR/PAL Center to Serve Youth:** This project will receive \$71,512 in CDBG funds for the provision of an academic tracking and incentive program in conjunction with STAR/PAL's homework assistance program to benefit approximately 30 youth between the ages of 8 and 14.

Objective: 2.4. Increase the number of facilities in San Diego that serve persons with special needs.

- *Outcome 2.4.1.* Using CDBG funds, help to develop a maternity group home for low to moderate income pregnant and parenting teens. Funds will support property acquisition.

Objective: 2.5. Encourage the creation of supportive housing through the following activities:

- Support the integration of people with disabilities into private housing as much as possible
- Support the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing
- Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities—focusing on the provision of permanent, supportive housing space and services.
- Continue to rank Supportive housing and supportive services as a high priority
- When appropriate and contingent upon local, state, and federal funding requirements, place as a priority the leveraging of the funds available in the Consolidated Plan with additional public resources available such as redevelopment set aside monies; locally created public funds and additional federal funds during the economic recovery period.
- Consider the creation of project based section 8/vouchers to leverage against funds listed under the Consolidated Plan.

- Continue to reach out in a coordinated manner with other agencies involved in the goal of ending long term homelessness.
- Identify opportunities to align planning with the Mental Health Services Act Housing Plan

Also see Objective 7.2, which will benefit many individuals with special needs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 2 Action Plan HOPWA response:

The city and county have agreed that San Diego County will administer HOPWA funds. As such, the county is responsible for submitting all required HOPWA reporting to HUD.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 2 Specific HOPWA Objectives response:

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

- *Outcome 4.1.1.* Assist 80 households with rental assistance so that they pay no more than 30 percent of their annual household income in rent.

County of San Diego Housing Authority – Tenant Based Rental Assistance Program: This project will receive \$480,777 in HOPWA funds for the provision of 80 rent subsidies/vouchers for consumers through the Tenant-Based Rental Assistance Program (TBRA) Program.

- *Outcome 4.1.2.* Ensure that 100 percent of the units leased in the program meet HUD’s established quality standards.
- *Outcome 4.1.3.* Provide funding for operations and support of 7 permanent housing units in two affordable housing complexes so that households pay no more than 30 percent of their annual household income in rent.

Townspiece – Operations and Support of 51st and Wilson Ave Apartments: This project will receive \$82,400 in HOPWA funds for the operations of four permanent housing units/apartments for consumers at Wilson Avenue Apartments and three permanent housing units/apartments for consumers at 51st Street Apartments. Case management and support services will also be provided.

Objective 4.2. Provide transitional housing to persons living with HIV/AIDS who are low income.

- *Outcome 4.2.1.* Provide funding to support up to 61 transitional housing beds.
 - 1) **St. Vincent de Paul – Josue Homes I, II, III, IV & V:** This project will receive \$510, 241 in HOPWA funds for operations of 38 beds in transitional houses for consumers who are ambulatory and self-sufficient.
 - 2) **Stepping Stone of San Diego - Enya House:** This project will receive \$64,470 in HOPWA funds for operations of 10 beds in a transitional housing program who have 60 days of continuous sobriety.
- *Outcome 4.2.2.* Provide funding for the operation of 20 beds in a 24 hour licensed residential care facility for the chronically ill.
 - 1) **Fraternity House – Fraternity House:** This project will receive \$145,498 in HOPWA funds for operations of 8-beds in a Residential Care Facility for the Chronically Ill) RCP-CI who need 24-hour comprehensive care.
 - 2) **Fraternity House – Michelle House:** This project will receive \$194, 928 in HOPWA funds for operations of 12-beds in a Residential Care Facility for the Chronically Ill (RCF-CI) who need 24-hour comprehensive care.
- 3) *Outcome 4.2.3.* Ensure that 100 percent of the units in the transitional housing program meet HUD’s established housing quality standards.
- 4) *Outcome 4.2.4.* Ensure that all HOPWA program participants in the transitional housing program pay no more than 30 percent of their annual household income in rent.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- *Outcome 4.3.1.* Funding for the coordination of residential services for 26 apartment units in 3 complexes.
- *Outcome 4.3.2.* Funding for intensive case management for up to 100 HOPWA eligible program participants.
 - 1) **Community HousingWorks – Residential Service Coordinator:** This project will receive \$32,060 in HOPWA funds for case management and support services for residents of Marisol and Old Grove Apartments.
 - 2) **County of San Diego – HIV, STD and Hepatitis Branch Case Management Program:** This project will receive \$252,350 in HOPWA funds for an intensive case management program that helps

provide recovery services and housing for 100 consumers who are homeless and agree to work on substance abuse issues.

- 3) **South Bay Community Services – Residential Services**
Coordinator: This project will receive \$26,420 in HOPWA funding for the provision of case management and support services to the residents of La Posada Project.

- *Outcome 4.3.3.* Funding for a moving service program to assist 135 HOPWA eligible participants for increased housing stability.

Being Alive – Helping Hands Moving Services Program: This project will receive \$59,560 in HOPWA funds for assisting consumers increase housing stabilization.

- *Outcome 4.3.4.* Provide funding for emergency beds in the form of hotel/motel vouchers to assist 100 HOPWA eligible participants

Karibu Center for Social Support and Education: This project will receive \$304,010 in HOPWA funds for the provision of emergency housing in the form of hotel/motel vouchers to at least 100 consumers.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

- *Outcome 4.4.1.* Fund a Housing Information and Referral Program.

Townspiece – Housing Information and Referral Program: This project will receive \$92,700 in HOPWA funds for an Information and Referral service program for consumers.

- *Outcome 4.4.2.* Fund a Resource Identification Program.

County of San Diego Housing Authority – Resource Identification: This project will receive \$191, 206 in HOPWA funds to coordinate and development housing assistance resources for eligible persons including conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing related activities.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Not applicable.

City of San Diego

Housing Market Analysis

Complete cells in blue.

	Vacancy Rate	Complete cells in blue.				Substandard Units
		0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	
Housing Stock Inventory						
Affordability Mismatch						
Occupied Units: Renter		81775	50385	21540	153700	
Occupied Units: Owner		5410	13120	10130	28660	
Vacant Units: For Rent	3%	2350	1880	525	4755	
Vacant Units: For Sale	2%	130	250	75	455	
Total Units Occupied & Vacant		89665	65635	32270	187570	0
Rents: Applicable FMRs (in \$s)		1,024-1,168	1,418	2,067		
Rent Affordable at 30% of 50% of MFI (in \$s)		589-673	929	1,033		
Public Housing Units						
Occupied Units					0	
Vacant Units					0	
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in \$s)						
					0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	City of San Diego Data Quality		
	Emergency	Transitional					
	Total						
1. Homeless Individuals	354	1098	1658	3110			
2. Homeless Families with Children	62	190	0	252			
2a. Persons in Homeless with Children Families	351	582	0	933			
Total (lines 1 + 2a)	705	1680	1658	4043			
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality		
1. Chronically Homeless	564	564				1658	2222
2. Severely Mentally Ill	570	570				401	971
3. Chronic Substance Abuse	746	746	681	1427			
4. Veterans	524	524	323	847			
5. Persons with HIV/AIDS	363	363	249	612			
6. Victims of Domestic Violence	489	489	0	489			
7. Youth (Under 18 years of age)	776	776	0	776			

Part 3: Homeless Needs Table: Individuals	Needs Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y	Fund Source: CE, HOME, HOPWA, ESG, or Other
			Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
			Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Emergency Shelters	N/A	118 #VALUE!	485	0	350	0	0	0	0	0	0	0	0	835	0	0%	H	CE
Transitional Housing	N/A	1230 #VALUE!	600	0	10	0	0	0	0	0	0	0	0	610	0	0%	H	CE
Permanent Supportive Housing	N/A	616 #VALUE!	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!		
Total	0	1964	485	0	360	0	0	0	0	0	0	0	0	845	0	0%		
Chronically Homeless																		

Part 4: Homeless Needs Table: Families	Needs	Currently Available	Gap	5-Year Quantities										Priority H.M.L	Plan to Fund? Y	Fund Source: CDBG, HOME, HOPWA, ESG or Other					
				Year 1		Year 2		Year 3		Year 4		Year 5					Total				
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				Goal	Actual	% of Goal		
Emergency Shelters	N/A	104	#VALUE!	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!					
Transitional Housing	N/A	810	#VALUE!	0	0	600	0	0	0	0	0	0	0	0	600	0	0%	H	Y	CE	
Permanent Supportive Housing	N/A	92	#VALUE!	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!				
Total	0	1006	-1006	0	0	600	0	0	0	0	0	0	0	0	600	0	0%				

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities												Total	
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Actual	% of Goal		
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				
Housing Needed	52. Elderly	28070	13254	14816	13	0	0	0	0	0	0	0	0	0	13	0	0%
	53. Frail Elderly	9635.2	5273	4362.2	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	54. Persons w/ Severe Mental Illness	1760	1157	603	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	55. Developmentally Disabled	5898.5	665	5233.5	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	56. Physically Disabled	33617	10780	22837	13	0	0	0	0	0	0	0	0	0	13	0	0%
	57. Alcohol/Other Drug Addicted	2000	573	1427	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	58. Persons w/ HIV/AIDS & their families	3377	354	3023	197	0	268	0	0	0	0	0	0	0	465	0	0%
59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	
Total	84359	32056	52303	223	0	268	0	0	0	0	0	0	0	491	0	0%	
Supportive Services Needed	60. Elderly	23752		23752	4738	0	1665	0	0	0	0	0	0	0	6403	0	0%
	61. Frail Elderly	9360.6		9360.6	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	62. Persons w/ Severe Mental Illness	9144		9144	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	63. Developmentally Disabled	5898.5	5706	192.54	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	64. Physically Disabled	11555		11555	1458	0	1291	0	0	0	0	0	0	0	2749	0	0%
	65. Alcohol/Other Drug Addicted	114532	4087.1	110445	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!
	66. Persons w/ HIV/AIDS & their families	1308.9	389	919.85	420	0	1204	0	0	0	0	0	0	0	1624	0	0%
67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	
Total	175552	10182	165369	6616	0	4160	0	0	0	0	0	0	0	10776	0	0%	

Only complete blue sections.

City of San Diego

Housing and Community Development Activities

	Needs	Current	Gap	5-Year Quantities										Cumulative
				Year 1		Year 2		Year 3		Year 4		Year 5		
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	
01 Acquisition of Real Property 570.201(a)	0	0	0	1	1								2	0
02 Disposition 570.201(b)	0	0	0											0
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0	5	346								351	0
03A Senior Centers 570.201(c)	0	0	0	3	2								5	0
03B Handicapped Centers 570.201(c)	0	0	0	1									1	0
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0	7	2								9	0
03D Youth Centers 570.201(c)	0	0	0	1517	3								1520	0
03E Neighborhood Facilities 570.201(c)	0	0	0	5	5								10	0
03F Parks, Recreational Facilities 570.201(c)	0	0	0	3									3	0
03G Parking Facilities 570.201(c)	0	0	0										0	0
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0										0	0
03I Flood Drain Improvements 570.201(c)	0	0	0										0	0
03J Water/Sewer Improvements 570.201(c)	0	0	0										0	0
03K Street Improvements 570.201(c)	0	0	0	2									2	0
03L Sidewalks 570.201(c)	0	0	0										0	0
03M Child Care Centers 570.201(c)	0	0	0	123									123	0
03N Tree Planting 570.201(c)	0	0	0										0	0
03O Fire Stations/Equipment 570.201(c)	0	0	0	3	3								6	0
03P Health Facilities 570.201(c)	0	0	0										0	0
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0										0	0
03R Asbestos Removal 570.201(c)	0	0	0										0	0
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0										5510	0
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0	1010	4500								0	0
04 Clearance and Demolition 570.201(d)	0	0	0										0	0
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0										0	0
05 Public Services (General) 570.201(e)	0	0	0										6560	0
05A Senior Services 570.201(e)	0	0	0	3795	2765								5393	0
05B Handicapped Services 570.201(e)	0	0	0	4738	655								1849	0
05C Legal Services 570.201(e)	0	0	0	1458	391								634	0
05D Youth Services 570.201(e)	0	0	0	196	2030								2226	0
05E Transportation Services 570.201(e)	0	0	0										0	0
05F Substance Abuse Services 570.201(e)	0	0	0										0	0
05G Battered and Abused Spouses 570.201(e)	0	0	0		900								900	0
05H Employment Training 570.201(e)	0	0	0										0	0
05I Crime Awareness 570.201(e)	0	0	0										0	0
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0										0	0
05K Tenant/Landlord Counseling 570.201(e)	0	0	0										0	0
05L Child Care Services 570.201(e)	0	0	0										60	0
05M Health Services 570.201(e)	0	0	0										0	0
05N Abused and Neglected Children 570.201(e)	0	0	0										0	0

Public Services

Project Name: HOME Program Administration						
Description:	IDIS Project #: UOG Code: UOG Code					
Cost related to administering the HOME program.						
Location:	Priority Need Category					
Citywide	Select one: <input type="text"/>					
Explanation:						
Expected Completion Date:						
6/30/2011						
Objective Category						
<input type="radio"/> Decent Housing						
<input type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
Specific Objectives						
Outcome Categories	1 <input type="text"/>					
<input type="checkbox"/> Availability/Accessibility	2 <input type="text"/>					
<input type="checkbox"/> Affordability	3 <input type="text"/>					
<input type="checkbox"/> Sustainability						
Project-level Accomplishments	<input type="text"/> Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed	<input type="text"/>
	<input type="text"/> Underway	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Underway	<input type="text"/>
	<input type="text"/> Complete	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Complete	<input type="text"/>
	<input type="text"/> Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed	<input type="text"/>
	<input type="text"/> Underway	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Underway	<input type="text"/>
	<input type="text"/> Complete	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Complete	<input type="text"/>
	<input type="text"/> Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed	<input type="text"/>
	<input type="text"/> Underway	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Underway	<input type="text"/>
	<input type="text"/> Complete	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/> Complete	<input type="text"/>
Proposed Outcome	Performance Measure	Actual Outcome				
Not applicable.						
Program Year 1	<input type="text"/> Proposed Amt.	906313	<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed Amt.	<input type="text"/>
	<input type="text"/> Actual Amount		<input type="text"/>	<input type="text"/>	<input type="text"/> Actual Amount	<input type="text"/>
	<input type="text"/> Proposed Amt.		<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed Amt.	<input type="text"/>
	<input type="text"/> Actual Amount		<input type="text"/>	<input type="text"/>	<input type="text"/> Actual Amount	<input type="text"/>
	<input type="text"/> Proposed Units		<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed Units	<input type="text"/>
	<input type="text"/> Actual Units		<input type="text"/>	<input type="text"/>	<input type="text"/> Actual Units	<input type="text"/>
<input type="text"/> Proposed Units		<input type="text"/>	<input type="text"/>	<input type="text"/> Proposed Units	<input type="text"/>	
<input type="text"/> Actual Units		<input type="text"/>	<input type="text"/>	<input type="text"/> Actual Units	<input type="text"/>	

Project Name: First Time Homebuyer Programs					
Description:	IDIS Project #: UOG Code: UOG Code				
Down payment and closing cost assistance grants will be made available to approximately 60 first time homebuyers earning 80 percent or less of AMI.					
Location:	Priority Need Category				
Citywide	Select one: Owner Occupied Housing				
Explanation:					
Expected Completion Date:					
6/30/2011					
Objective Category					
<input checked="" type="radio"/> Decent Housing					
<input type="radio"/> Suitable Living Environment					
<input type="radio"/> Economic Opportunity					
Outcome Categories	Specific Objectives				
<input type="checkbox"/> Availability/Accessibility	1 Increase the availability of affordable owner housing				
<input checked="" type="checkbox"/> Affordability	2				
<input type="checkbox"/> Sustainability	3				
Project-level Accomplishments	04 Households	Proposed	60	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
45 households assisted					
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	HOME	Proposed Amt.	2789648	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: New Construction and Acquisition/Rehabilitation - CHDOs		
Description:	IDIS Project #: UOG Code: UOG Code	
At least 15 percent of the annual HOME allocation will be reserved to provide affordable housing development and acquisition/rehabilitation activities by Community Housing Development Corporations (CHDOs).		
Location:	Priority Need Category	
Citywide	Select one: Rental Housing	
Explanation:		
Expected Completion Date:		
6/30/2011		
Objective Category		
<input checked="" type="radio"/> Decent Housing		
<input type="radio"/> Suitable Living Environment		
<input type="radio"/> Economic Opportunity		
Outcome Categories	Specific Objectives	
<input type="checkbox"/> Availability/Accessibility	1 Increase the supply of affordable rental housing	
<input checked="" type="checkbox"/> Affordability	2 Improve the quality of affordable rental housing	
<input type="checkbox"/> Sustainability	3	
Project-level Accomplishments	Accompl. Type: Proposed 35	Accompl. Type: Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: Proposed	Accompl. Type: Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: Proposed	Accompl. Type: Proposed
	Underway	Underway
	Complete	Complete
Proposed Outcome	Performance Measure	Actual Outcome
35 units assisted with HOME funds		
Matrix Codes	Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes	Matrix Codes
Program Year 1	HOME Proposed Amt. 1746800	Fund Source: Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: Proposed Amt.	Fund Source: Proposed Amt.
	Actual Amount	Actual Amount
	Accompl. Type: Proposed Units	Accompl. Type: Proposed Units
	Actual Units	Actual Units
	Accompl. Type: Proposed Units	Accompl. Type: Proposed Units
	Actual Units	Actual Units

Project Name: Housing Production Program					
Description:	IDIS Project #: UOG Code: UOG Code				
Development of affordable rental housing through acquisition with rehabilitation or new construction.					
Location:	Priority Need Category				
Citywide	Select one: Rental Housing				
Explanation:					
Expected Completion Date:					
6/30/2011					
Objective Category					
<input checked="" type="radio"/> Decent Housing					
<input type="radio"/> Suitable Living Environment					
<input type="radio"/> Economic Opportunity					
Outcome Categories	Specific Objectives				
<input type="checkbox"/> Availability/Accessibility	1 Increase the supply of affordable rental housing				
<input checked="" type="checkbox"/> Affordability	2 Improve the quality of affordable rental housing				
<input type="checkbox"/> Sustainability	3				
Project-level Accomplishments	10 Housing Units	Proposed	40	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
40 units assisted with HOME funds					
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	HOME	Proposed Amt.	2295371	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: Owner-Occupied Housing Rehabilitation					
Description:	IDIS Project #: UOG Code: UOG Code				
Housing rehabilitation activities for 25 owner-occupied low income homeowners earning up to 60 percent of AMI and to 10 households earning up to 80 percent AMI.					
Location:	Priority Need Category				
Citywide	Select one: Owner Occupied Housing				
Explanation:					
Expected Completion Date:					
6/30/2011					
Objective Category					
<input checked="" type="radio"/> Decent Housing					
<input type="radio"/> Suitable Living Environment					
<input type="radio"/> Economic Opportunity					
Outcome Categories	Specific Objectives				
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve the quality of owner housing				
<input type="checkbox"/> Affordability	2				
<input type="checkbox"/> Sustainability	3				
Project-level Accomplishments	04 Households	Proposed	35	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
35 owner-occupied units rehabilitated					
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	HOME	Proposed Amt.	900000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: Tenant Based Rental Assistance					
Description:	IDIS Project #: UOG Code: UOG Code				
Provide HOME-funded TBRA rental assistance vouchers for up to 35 low income households.					
Location:	Priority Need Category				
Citywide	Select one: Rental Housing				
Explanation:					
Expected Completion Date:					
6/30/2011					
Objective Category					
<input checked="" type="radio"/> Decent Housing					
<input type="radio"/> Suitable Living Environment					
<input type="radio"/> Economic Opportunity					
Outcome Categories	Specific Objectives				
<input checked="" type="checkbox"/> Availability/Accessibility	1 Increase range of housing options & related services for persons w/ special needs				
<input type="checkbox"/> Affordability	2				
<input type="checkbox"/> Sustainability	3				
Project-level Accomplishments	01 People	Proposed	35	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
10 households assisted with tenant vouchers					
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 1	HOME	Proposed Amt.	425000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units