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|---|------|---|---|--|----------------------------------|
| REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO | | | | CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) | |
| TO: CITY COUNCIL | | FROM (ORIGINATING DEPARTMENT): Planning | | DATE: 3/5/2014 | |
| SUBJECT: Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan – City of San Diego HUD Entitlement Programs | | | | | |
| PRIMARY CONTACT (NAME, PHONE): Sima Thakkar, 236-5902 / MS 56D | | | SECONDARY CONTACT (NAME, PHONE): Michele Marano, 236-6381 / MS 56D | | |
| COMPLETE FOR ACCOUNTING PURPOSES | | | | | |
| FUND | | | | | |
| FUNCTIONAL AREA | | | | | |
| COST CENTER | | | | | |
| GENERAL LEDGER ACCT | | | | | |
| WBS OR INTERNAL ORDER | | | | | |
| CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | |
| FUND | | | | | |
| FUNCTIONAL AREA | | | | | |
| COST CENTER | | | | | |
| GENERAL LEDGER ACCT | | | | | |
| WBS OR INTERNAL ORDER | | | | | |
| CAPITAL PROJECT No. | | | | | |
| AMOUNT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| COST SUMMARY (IF APPLICABLE): None with this action | | | | | |
| ROUTING AND APPROVALS | | | | | |
| CONTRIBUTORS/REVIEWERS: | | APPROVING AUTHORITY | APPROVAL SIGNATURE | DATE SIGNED | |
| Liaison Office | | ORIG DEPT. | Fulton, Bill | 03/05/2014 | |
| Environmental Analysis | | CFO | | | |
| | | DEPUTY CHIEF | | | |
| | | COO | | | |
| | | CITY ATTORNEY | | | |
| | | COUNCIL PRESIDENTS OFFICE | | | |
| PREPARATION OF: | | <input checked="" type="checkbox"/> RESOLUTIONS | <input type="checkbox"/> ORDINANCE(S) | <input type="checkbox"/> AGREEMENT(S) | <input type="checkbox"/> DEED(S) |
| PS&LN: Approval of the City's Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan by the Public Safety & Livable Neighborhoods Committee and authorization to forward to the City Council. | | | | | |
| STAFF RECOMMENDATIONS: Approve the requested action. | | | | | |
| SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION) | | | | | |
| COUNCIL DISTRICT(S): | | All | | | |

| | |
|--------------------------|--|
| COMMUNITY AREA(S): | Citywide |
| ENVIRONMENTAL IMPACT: | This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2). |
| CITY CLERK INSTRUCTIONS: | |

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 3/5/2014

ORIGINATING DEPARTMENT: Planning

SUBJECT: Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan – City of San Diego HUD Entitlement Programs

COUNCIL DISTRICT(S): All

CONTACT/PHONE NUMBER: Sima Thakkar/236-5902 / MS 56D

DESCRIPTIVE SUMMARY OF ITEM:

Approval of the City's Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan by the Public Safety & Livable Neighborhoods Committee and authorization to forward to the City Council.

STAFF RECOMMENDATION:

Approve the requested action.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The United States Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare a Consolidated Plan (Con Plan) in order to receive federal housing and community development funding for all HUD entitlement grants.

There are four HUD entitlement grant programs to be addressed in the City of San Diego's Consolidated Plan and Annual Action Plan:

- **Community Development Block Grant (CDBG):** The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Grant funds are intended to serve principally persons of low and moderate income.
- **HOME Investment Partnerships Program (HOME):** The HOME program is dedicated to the establishment of affordable housing for low-income households
- **Emergency Solutions Grant (ESG):** The purpose of the ESG program is to assist individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness
- **Housing Opportunities for Persons with AIDS (HOPWA):** HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.

Based on the information gathered through community forums, surveys and other source data, the Con Plan goals were developed and approved by the City Council on December 17, 2013 (R-#308656).

The six Consolidated Plan goals represent high priority needs for the City of San Diego and serve as the basis for the Strategic Actions the City will use to meet these needs. The (first year) FY 15 Action Plan will continue the prior years' practice of allocating CDBG funds to projects based upon the RFP process. Subsequent Annual Action Plans will incorporate the Strategic Actions listed below:

1. Program Development, Directing Investment and Influencing Outcomes

CommunityServices (Public Services)- activities funded through this program provide direct services to help the City's most vulnerable populations.

Community/Economic Development - activities funded through this program will create economic opportunities including job readiness and business microenterprise development.

Capital Improvements - this program will strengthen neighborhoods by dedicating funds to critical public infrastructure needs to support neighborhood safety and improved livability; funding critical improvements to non-profit public facilities that will improve or expand service delivery to the City's most vulnerable populations; and establish housing rehabilitation programs to support housing stabilization.

2. Leverage and Geographic Targeting

In an effort to maximize the impact and sustainability of the programs above, the City will encourage the use of other local, state and federal financial resources within each entitlement program. In addition, geographic targeting will be developed as a mechanism by which the City may stabilize and improve neighborhoods in San Diego by directing HUD Program funds to areas identified to be the most underserved.

3. Increasing Administrative Efficiencies

The HUD Programs Administration Office is responsible for ensuring the City is in compliance with all rules and regulations associated with CDBG, HOME, ESG, and HOPWA. This includes regular monitoring, verifying compliance, and administrative oversight. The Consolidated Plan Advisory Board will continue to advise City Council on HUD Programs and Council Policy 700-02 will be reviewed and updated as needed.

Based upon the six Consolidated Plan goals and the Strategic Actions, the recommended annual budgetary priorities for CDBG programs during fiscal years 2016 – 2019 are as follows:

| | | |
|--|-----|--------------|
| Illustrative Estimate of CDBG Allocation | | \$11,000,000 |
| Administration and Planning | 20% | \$ 2,200,000 |
| CommunityServices (Public Services) | 15% | \$ 1,650,000 |
| Community/Economic Development | 10% | \$ 1,100,000 |
| Capital Improvement Projects | 55% | \$ 6,050,000 |
| Nonprofits (40%) | | \$ 2,420,000 |
| City (60%) | | \$ 3,630,000 |

Total: 100% \$11,000,000

At this time, HUD has not identified the FY 2015 funding allocations for the CDBG, HOME, ESG and HOPWA programs. The initial FY 2015 estimated budgets for each of these programs will be developed with the expectation that funding levels will remain consistent with the prior year's allocation based on input from HUD.

The draft Con Plan and Action Plan will be released for a 30-day public review beginning on April 1, 2014. Hard copies of the Con Plan and Action Plan will be available in various community centers, City libraries, the HUD Programs Administration Office and the Office of the City Clerk. The Con Plan and Action Plan will also be posted on the City's website and its release will be widely noticed. The purpose of this review is to provide the public with an opportunity to provide comments regarding the proposed projects and programs, as well as any of the other information included in the plans.

FISCAL CONSIDERATIONS:

None at this time. Each of the projects and programs proposed to be funded in Fiscal Year 2015 is dependent on the amount of funding received by the City of San Diego as part of its annual CDBG, HOME, ESG and HOPWA entitlements and subsequent approval of the projects as identified in the City of San Diego Action Plan by the US Department of Housing and Urban Development (HUD).

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

Not applicable with this action.

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

On December 17, 2013, the City Council adopted Resolution No. R-308656, approving the FY 2015-FY 2019 Consolidated Plan goals.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The proposed FY 2015 – FY 2019 Consolidated Plan has been discussed at public meetings held by the Consolidated Plan Advisory Board (CPAB) on November 13, 2013, December 2, 2013 and, most recently at its March 12, 2014 meeting.

The proposed FY 2015 CDBG allocations were discussed at the February 12, 2014 CPAB meeting and will be considered for recommendation to the City Council at the March 12, 2014 CPAB meeting. Results of the March 12th meeting can be reported to the Committee in staff's verbal presentation.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Those affected by the proposed actions including low and moderate income (LMI) individuals and households; those presumed by HUD to be principally LMI, community based organizations and the community at large.

Fulton, Bill

Originating Department

Deputy Chief/Chief Operating Officer



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: March 12, 2014 REPORT NO: 14-024

ATTENTION: Public Safety & Livable Neighborhoods Committee
Agenda of March 19, 2014

SUBJECT: Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan – City of San Diego HUD Entitlement Programs

REQUESTED ACTION:

Approval of the City's Draft FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan by the Public Safety & Livable Neighborhoods Committee and authorization to forward to the City Council.

STAFF RECOMMENDATION:

Approve the requested action.

BACKGROUND:

The United States Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare a Consolidated Plan (Con Plan) in order to receive federal housing and community development funding for all HUD entitlement grants.

There are four HUD entitlement grant programs to be addressed in the City of San Diego's Consolidated Plan and Annual Action Plan:

- Community Development Block Grant (CDBG): The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Grant funds are intended to serve principally persons of low and moderate income.
- HOME Investment Partnerships Program (HOME): The HOME program is dedicated to the establishment of affordable housing for low-income households
- Emergency Solutions Grant (ESG): The purpose of the ESG program is to assist individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness

- Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.

The main purposes of the Consolidated Plan are to:

1. Identify the City's housing and community development needs (including those at the neighborhood-scale, as well as economic development needs), priorities, and goals;
2. Identify other federal, state, county, local, and private sources of funding that may be utilized in order to leverage the CDBG, HOME, ESG, and HOPWA resources; and
3. Arrive at the Strategic Plan the City will follow annually in order to address needs, priorities, and goals while considering the availability of other resources and mechanisms.

The City of San Diego Consolidated Plan is updated every five years and the FY 2015 – FY 2019 Consolidated Plan (July 1, 2014 – June 30, 2019) must be submitted to HUD for review and approval no later than May 15, 2014.

The City developed its Con Plan in consultation with those intended as the primary beneficiaries of these HUD entitlement programs: the community-at-large and non-profit, for-profit and faith-based community-serving organizations. Because the HUD programs referenced above have limited funding, the City must determine how to best use these program funds to achieve the greatest public benefit. Part of the Consolidated Plan process included assessing community needs, setting goals and developing strategies to address priorities needs and objectives. The goals and objectives established in the Con Plan will direct the allocation of FY 2015 – FY 2019 HUD grant program funds.

The FY 2015 Annual Action Plan (Action Plan) represents the first year of the City's Consolidated Plan for the Fiscal Years 2015 – 2019, once it is approved by HUD. The Action Plan is the City of San Diego's application for HUD entitlement grants and identifies the proposed programs and projects to be funded during the City's Fiscal Year 2015.

The Annual Action plan identifies how the City of San Diego, as the HUD entitlement grantee for the four programs referenced above, works in collaboration with the Housing Commission (as the administrator of the HOME and ESG programs) and the County (as the administrator of the HOPWA program). The Annual Action plan proposes how the City intends to utilize these funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the FY 2015 – 2019 Consolidated Plan. The Annual Action Plan also describes other projects and programs that leverage those funded by CDBG, HOME, ESG, and HOPWA and further support the City's efforts to address its goals and priorities as identified in the Consolidated Plan.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the competitive FY 15 Request for Proposal (RFP) process. Due to this, the first Action

Plan will continue the prior years' practice of allocating CDBG funds to projects based upon applications received through the competitive RFP process. At the time of writing this report, the FY 15 CDBG applications were under review by the Consolidated Plan Advisory Board (CPAB). The CPAB is scheduled to finalize their scoring and ranking of FY 15 CDBG applications at their meeting on Wednesday, March 12, 2014. It is anticipated the City Council will be presented with the CPAB's scoring recommendations at its March 25, 2014 Council meeting. Once the FY 15 CDBG application review and ranking is complete, the FY 15 Action Plan will be finalized and added to the Consolidated Plan before the start of the 30-day public comment review process on April 1, 2014.

DISCUSSION:

The Con Plan update process is a year-long exercise that began in July 2013, with the City conducting some initial public outreach during the Consolidated Plan Advisory Board (CPAB) meetings.

In September 2013, staff presented an informational item to the Public Safety and Neighborhood Services (PS&NS) Committee regarding the CDBG application process. At this hearing, staff discussed the progress made to-date in updating the Con Plan goals, changes made to the application process, revisions in the review and scoring criteria, and new application guidelines. Staff also described the next steps in the Con Plan process and informed the PS&NS Committee that outreach and data analysis would be conducted over the months of October and November in order to bring new goals forward for adoption in December 2013.

In October, the City engaged the services of LeSar Development Consultants (LDC) to assist with the development of the FY 2015- FY 2019 Consolidated Plan and the formulation of the recommended Con Plan goals. Throughout the months of October and November 2013, LDC, in conjunction with City staff, engaged in an extensive community outreach program to solicit input from the direct beneficiaries of the HUD grant programs, as well as the agencies that utilize HUD funds.

Based on the information gathered through the community forums, surveys and other source data, the Con Plan goals were developed and approved by the City Council on December 17, 2013 (R-#308656). The FY 2015- FY 2019 Consolidated Plan goals approved by Council and included in the draft Con Plan are:

- GOAL 1: Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- GOAL 2: Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- GOAL 3: Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.

GOAL 4: Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.

GOAL 5: Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.

GOAL 6: Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

The six Consolidated Plan goals represent high priority needs for the City of San Diego and serve as the basis for the Strategic Actions the City will use to meet these needs. As mentioned previously, the first year Action Plan will continue the prior years' practice of allocating CDBG funds to projects based upon the RFP process. Subsequent Annual Action Plans will incorporate the Strategic Actions listed below:

Strategic Actions

1. Program Development, Directing Investment and Influencing Outcomes

In an effort to proactively direct critical HUD resources and make demonstrable progress toward achieving the six Consolidated Plan Goals, the City will develop the following programs with budgetary considerations:

- **Community Services (Public Services)** [up to 15% annually]
Activities funded through this program are comprised of public services that provide direct services to help the City's most vulnerable populations.

A portion of the Community Services funding will continue to be set-aside to assist the homeless population, pursuant to Council Resolution No. R-307701 adopted September 25, 2012. This Resolution dedicates up to \$1,318,078 in CDBG Public Service funds to assist with the costs of the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veterans Emergency Shelter and the Housing Connections (PATH) Interim Bed Program.

- **Community/Economic Development** [up to 10% annually]
Activities funded through this program will create economic opportunities including job readiness and business/microenterprise development. The City will explore options for creating new economic development programs that complement existing incentives and support the City of San Diego's Economic Development Strategy.

- **Capital Improvement** [up to 55% annually]
This program will strengthen neighborhoods by dedicating funds to:

- 1) Investing in the City's critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements;
- 2) Funding critical improvements to non-profit public facilities that will improve or expand service delivery to serve the City's most vulnerable populations; and
- 3) Establishing housing rehabilitation programs that support housing stabilization such as emergency repairs, public health and safety issues, weatherization, and energy efficiency improvements.

The recommended annual budgetary priorities for these CDBG programs during fiscal years 2016 – 2019 are as follows:

| Fiscal Year 2016-2019 Annual Budgetary Priorities (up to %) | | |
|---|--------------|---------------|
| *Illustrative Estimate Only | \$11,000,000 | |
| Administration and Planning | 20% | \$2,200,000 |
| Public Services | 15% | \$1,650,000 |
| Community/Economic Development | 10% | \$1,100,000 |
| Capital Improvement Projects | 55% | \$6,050,000 |
| <i>Nonprofit</i> | 40% | \$2,420,000 |
| <i>City</i> | 60% | \$3,630,000 |
| Total | 100% | *\$11,000,000 |

Leverage and Geographic Targeting: In the context of the City's HUD Programs, "leverage" means bringing other local, state or federal financial resources to each entitlement program in an effort to maximize the impact and sustainability of those programs. "Geographic Targeting" is a mechanism by which the City may stabilize and improve neighborhoods in San Diego by directing HUD Program funds, including capital improvement, economic development, and community services resources, to areas identified to be the most underserved.

Increasing Administrative Efficiencies: The HUD Programs Administration Office is responsible for ensuring the City is in compliance with all rules and regulations associated with all four HUD entitlement programs: CDBB, HOME, ESG, and HOPWA. This includes regular monitoring, verifying compliance, and heightened administrative oversight. The Consolidated Plan also calls for the increase in operational efficiencies of HUD Programs through enhanced coordination and technical assistance and outreach. The Consolidated Plan Advisory Board will continue to advise City Council on HUD Programs and Council Policy 700-02 will be reviewed and updated as needed.

At this time, HUD has not identified the FY 2015 funding allocations for the CDBG, HOME, ESG and HOPWA programs. The initial FY 2015 estimated budgets for each of these programs will be developed with the expectation that funding levels will remain consistent with the prior year's allocation based on input from HUD. It is worth noting that a great deal of uncertainty regarding the FY 2015 allocations remains at the time of the writing of this report and final allocations may or may not be reduced.

The draft Con Plan and Action Plan will be released for a 30-day public review beginning on April 1, 2014. Hard copies of the Con Plan and Action Plan will be available in various community centers, City libraries, the HUD Programs Administration Office and the Office of the City Clerk. The Con Plan and Action Plan will also be posted on the City's website (see <http://www.sandiego.gov/cdbg/index.shtml>) and its release will be widely noticed. The purpose of this review is to provide the public with an opportunity to provide comments regarding the proposed projects and programs, as well as any of the other information included in the plans.

FISCAL CONSIDERATIONS: None at this time. Each of the projects and programs proposed to be funded in Fiscal Year 2015 is dependent on the amount of funding received by the City of San Diego as part of its annual CDBG, HOME, ESG and HOPWA entitlements and subsequent approval of the projects as identified in the City of San Diego Action Plan by the US Department of Housing and Urban Development (HUD).

EQUAL OPPORTUNITY CONTRACTING: Not applicable with this action.

ENVIRONMENTAL IMPACT: This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2).

PREVIOUS COUNCIL and/or COMMITTEE ACTION: On December 17, 2013, the City Council adopted Resolution No. R-308656, approving the FY 2015-FY 2019 Consolidated Plan goals.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: The proposed FY 2015 – FY 2019 Consolidated Plan has been discussed at public meetings held by the Consolidated Plan Advisory Board (CPAB) on November 13, 2013, December 2, 2013 and, most recently at its March 12, 2014 meeting.

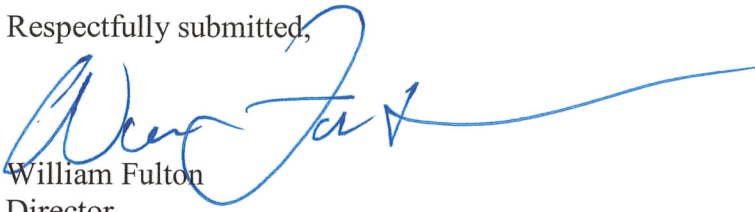
The proposed FY 2015 CDBG allocations were discussed at the February 12, 2014 CPAB meeting and will be considered for recommendation to the City Council for approval at the March 12, 2014 CPAB meeting. Results of the March 12th meeting can be reported to the Committee in staff's verbal presentation.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Those affected by the proposed actions including low and moderate income (LMI) individuals and households; those presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers), community based organizations and the community at large.

Attachments: 1. DRAFT / FY 2015 – FY 2019 Consolidated Plan

Please note the DRAFT FY 15 – FY 19 Consolidated Plan can be viewed at:
<http://www.sandiego.gov/cdbg/general/consolidatedplanmaterials.shtml>

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'William Fulton', with a long horizontal flourish extending to the right.

William Fulton

Director

Planning, Neighborhoods & Economic Development Department

THE CITY OF SAN DIEGO

DRAFT CONSOLIDATED PLAN

FISCAL YEARS 2015-2019



Prepared by:
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Executive Summary

ES-05 Executive Summary

Introduction

The City of San Diego (City) is an entitlement jurisdiction and receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in improving local communities. The funds are provided under the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA) entitlement programs. All funds must assist low-to-moderate income (LMI) individuals and families.

The primary objective of the CDBG Program is the development of viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG spending includes Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation: Public Service Projects provide social services and/or other direct assistance to individuals or households. Community and Economic Development primarily include microenterprise assistance and may also include assistance provided to businesses and organizations. CIP Public Facilities/Infrastructure refers to projects that improve public facilities/infrastructures. CIP Housing Rehabilitation refers to projects that complete housing rehabilitation improvements to single housing units and/or multi-unit housing units. The City anticipates approximately \$39 million in CDBG funding through 2019.

HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction. “HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing.”¹ The City anticipates approximately \$18.5 million in HOME funding through 2019.

The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans. ESG has historically supported Connections Housing, the Veterans Shelter, and the Cortez Hill Family Shelter. The City anticipates approximately \$3.3 million in ESG funding through 2019.

HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and

¹ The HOME Program: HOME Investment Partnerships <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>

referral, resource identification, and technical assistance. The City anticipates approximately \$11.7 million in HOPWA funding through 2019.

Each five years, HUD requires a Consolidated Plan to be created to assist the City in determining community needs and further provide a community-wide dialogue regarding housing, economic and community development investment priorities. On an annual basis, the City creates an Action Plan, to report funding determinations that will further the goals outlined in the Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER) to report the City's performance.

This Consolidated Plan Fiscal Years 2015-2019 is the strategic plan for allocating and leveraging these entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were approved to meet these high priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by **increasing opportunities for job readiness** and **investing in economic development programs**
- Strengthen neighborhoods by **investing in the City's critical public infrastructure** needs.
- Improve housing opportunities by **creating and preserving affordable rental and homeowner housing** in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or **homelessness** by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing **new or increased access** to programs that serve **highly vulnerable populations** such as youth, seniors and food insecure households.
- Meet the needs of persons with **HIV/AIDS** and their families through the provision of housing, health, and support services.

Since the 2009-2014 Five-Year Consolidated Plan, the City has undertaken a series of successful reforms to strengthen the process and impact of its HUD Entitlement Dollars. These reforms include:

- The creation of the Consolidated Plan Advisory Board (CPAB) to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs covered in this Five Year Consolidated Plan and Annual Action Plan.
- The creation of general CDBG guidelines by which the City will select and implement activities in Policy 700-02.
- A streamlined application process with a Request for Proposals Process based upon a successful Request for Qualification process.

The City will continue to move forward in 2015-2019 in concentrating limited resources for maximum impact. This Consolidated Plan lays the foundation to shift from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. As such, subsequent Action Plans will incorporate the following Strategic Actions listed below:

1. Program Development, Directing Investment, and Influencing Outcomes
2. Leverage and Geographic Targeting
3. Increasing Administrative Efficiencies

Activities to implement the Strategic Actions will include:

- Create and implement a Geographic Targeting process as a way to help stabilize and improve neighborhoods by directing the investment of HUD resources.
- Coordinate with the Capital Improvements Program Review and Advisory Committee (CIPRAC) for the expenditure of CDBG CIP dollars. Determine the most efficient and effective methods for collaboration, ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to City departments and community groups.
- Allocate the balance of CDBG reprogrammed funds to City CIP projects with focus on critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.
- Dedicate eligible infrastructure investment at up to 40% to improve non-profit facilities and fund housing rehabilitation programs and up to 60% to critical City infrastructure projects.
- Reward effective and innovative methods by funding high-performing programs, reducing the number of projects, and creating economies of scale.
- Fund programs that expand or create services for vulnerable populations.
- Require a high degree of collaboration among local partners and documented leverage commitments to promote collaboration and impact and to dis-incentivize duplication of efforts.
- Enhance monitoring and compliance of all four entitlement grants (CDBG, HOME, ESG, and HOPWA)

The Strategic Actions are reflected in the CDBG Fiscal Year 2016-2019 budgetary priorities:

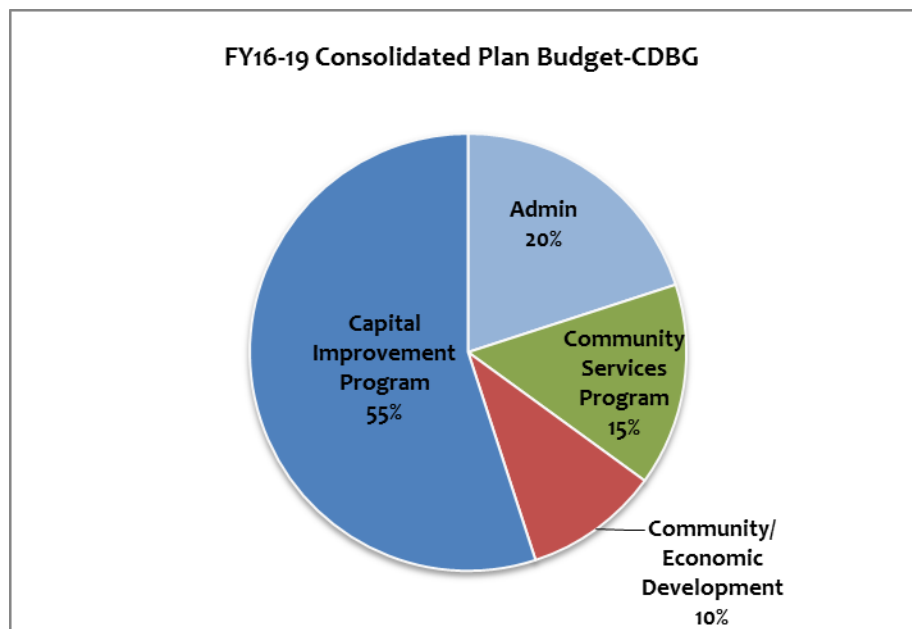


Exhibit 1 – FY16-19 Consolidated Plan Budget

Summary of the objectives and outcomes identified in the Needs Assessment Overview

The City is the nation's eighth largest city and home to California's second largest population with over 1.3 million people. The San Diego metropolitan area ranks as one of the nation's 10 least affordable markets for housing,² based on home prices and median incomes. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked both with determining the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

Housing Needs (See NA-10)

- 41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
 - 14% are extremely low-income (66,480 households at 0-30% AMI)
 - 11% are very low-income (54,135 households at 30-50% AMI)
 - 16% are low-income (75,945 households at 50-80% AMI)

Public Housing (See NA-35)

- The Housing Choice Voucher (Section 8) Program currently serves 14,427 extremely low and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families.
- There are currently 75 public housing units in San Diego, with a waiting list of 22,980 families.

Homeless Needs (See NA-40)

- Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations.
- The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation.

Non-Homeless Special Needs (See NA 45)

- San Diego County has the third largest number of individuals diagnosed with HIV and AIDS in the State of California. Currently, there are 12,131 individuals living with either HIV or AIDS in San Diego County.
- Elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.

² National Association of Home Builders/Wells Fargo Housing Opportunity Index, 2013 3rd quarter

- 45% of households with children fall within low, very-low, and extremely-low income households (0-80% AMI).

Non-Housing Community Development Needs (See NA-50)

- The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million, the highest need and greatest backlog of funding is for street improvements.

Summary of citizen participation process and consultation process

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Partnership members alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. Community outreach partnerships were also forged with elected leaders, community planners, businesses, public agencies and departments (City and region) to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in 'PR-15 Citizen Participation.'

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City is updating the Consolidated Plan for federal funds that primarily serve low-to-moderate income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of entitlement funds.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City's CDBG website.
(<http://www.sandiego.gov/cdbg/>)
- A link to the online survey was placed on the Housing Commission's website.
(<http://www.sdhc.org>)
- Approximately 1,691 entities, organizations, agencies, and persons were contacted directly during our outreach efforts and requested to share our materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and emails.
- The survey link was emailed to 14,400 entities/organizations/agencies/persons with a request to share the survey with their beneficiaries, partners, and contacts.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged (this represents the number of "Likes" or "Followers" of each person/entity that posted a message about our survey or forum).
- At least 3,920 hardcopy surveys were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas.

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin.

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. The forums were held in three low to moderate-income communities and sought to obtain broad input from the City's diverse communities.

One stakeholder meeting was held. City staff also presented at the Community Planning Group meeting in San Ysidro and as per special request, and one outreach meeting was held at the Bayside Community Center in Linda Vista.

A total of 125 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City.

Summary of public comments

Qualitative feedback collected through the community survey, community forums, stakeholder meeting, and public hearings provided insight into priority need from the entitlement grant beneficiary perspective.

Top priority needs were identified as:

- Create More Jobs Available to Low Income Residents
- Create More Affordable Housing Available to Low Income Residents
- Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks)
- Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations)

In sum, the City will continue its reforms to its entitlement process and will move forward in 2015-2019 in concentrating limited resources for maximum impact.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|---------------------------------------|-------------------|--|
| Lead Agency, CDBG Grant Administrator | City of San Diego | Planning, Neighborhoods & Economic Development |

Table 1 – Responsible Agencies

Lead and Responsible Agencies

The City of San Diego (City) is the Lead Agency for United States Department of Housing and Urban Development (HUD) entitlement programs. The City's HUD Programs Administration Office (HPA) in the Planning, Neighborhood and Economic Development Division is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants that include the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grants Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). HPA is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

The San Diego Housing Commission (Housing Commission) has historically administered the HOME Investment Partnerships Program (HOME). HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The intent of the HOME program is to provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation in housing projects.

The Housing Commission is also the subrecipient for the Emergency Solutions Grants (ESG) Program. The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless San Diegans.

Finally, the County of San Diego (County) is a subrecipient to the HPA Office and administers the Housing Opportunities for Persons with AIDS (HOPWA) Program on behalf of the City. HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five year plan.

The City, working with LeSar Development Consultants (LDC), facilitated comprehensive outreach to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects and programs.

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. Partnership members alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. Community outreach partnerships were also forged with elected leaders, community planners, businesses, public agencies and departments (City and region) to spread the word about the Consolidated Planning process. The Citizen Participation process is described in greater detail in 'PR-15 Citizen Participation.'

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City of San Diego. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low-to-moderate income residents and areas. CDBG Low Income is defined as 50% or less of the Area Median Income (AMI). Moderate Income is 80% or less of AMI. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of entitlement funds.

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin.

Community Forums

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. A total of 125 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City. City staff also made presentations before community planning groups in San Ysidro and Linda Vista regarding the 2015-2019 Consolidated Plan, update process, and opportunities for providing input. Pursuant to a special request, one outreach meetings was held at the Bayside Community Center in Linda Vista.

Outreach

Approximately 1,691 entities, organizations, agencies, and persons were directly engaged via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to solicit responses to the Community Needs Survey. Engagement included direct phone calls and emails. Outreach materials and the survey link were emailed to 14,400 entities, organizations, and persons.

At least 2,305 hardcopy flyers noticing the community forums were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas. These flyers were available online and offline in English and Spanish.

Results of the community forums and surveys were published on www.sandiego.gov/cdbg and reported publically to the Consolidated Plan Advisory Board and the San Diego City Council. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The San Diego Regional Continuum of Care Council (RCCC) has approximately 80 members that comprise a broad spectrum of the community including providers of services, government agencies, and the private sector. The City is represented on the RCCC by staff of the City's Economic Development Division. The RCCC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to addressing homelessness. During these meetings, the jurisdiction consults with the RCCC to develop cooperative plans and strategies that leverage resources to provide emergency shelter, and rapid re-housing services. The Housing Commission is made aware of changes in local goals and objectives along with new RCCC performance measures through regular attendance at meetings.

In its 15-year history, the RCCC has brought over \$162 million in resources to the region. RCCC applies annually to HUD and has been successful in the award of over \$15 million in annual federal funds directed to programs and services for homeless San Diegans. The Housing Commission has acted as the lead applicant for the City of San Diego and administers CoC grants that provide rental assistance combined with services for disabled homeless individuals and families. The federal grants will continue to fund approximately 220 units of housing with supportive services for homeless individuals and families with serious disabilities.

Further, ESG jurisdictions, including the City, created an RCCC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

The RCCC has received guidance from HUD Technical Assistance and has established a working committee to ensure compliance with the HEARTH Act.

Allocating Funds

Consultations with the RCCC help allocate ESG funds by assisting the Housing Commission, on behalf of the City, in coordinating the prioritization and use of resources with local needs. It allows the Housing Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines.

Setting Performance Outcomes

The RCCC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RCCC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the Housing Commission is made aware of the standards that ESG funds demand as well as other best practice outcomes and is able to incorporate these goals when negotiating contacts with subrecipients.

Operating and Administering Homeless Management Information System (HMIS)

The RCCC contracts with the local organization identified and recognized as the HMIS Lead. This organization administers the HMIS for the region and sets a uniform standard for all agencies to gather information for HUD reporting and local homeless strategies. All ESG funded organizations enter information to the HMIS system.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

In October 2013, the City contracted with LeSar Development Consultants (LDC) for the development and preparation of the Consolidated Plan for Fiscal Years 2015-2019. With the City's HPA, LDC launched an in-depth and collaborative effort to consult with City elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five year plan. Below is a comprehensive list of all participants.

Agencies, Groups, and Organizations

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|-------------------------------|--------------------------------------|---|---|
| Access to Independence | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| ACCION San Diego | Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| | | | its mailing list for input on the development of the Plan. Representative(s) attended City Heights and Southeast SD community forums and provided input to help prioritize the needs of the City. |
| Alliance for African Assistance | Services – Employment Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Alliance San Diego | Regional organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Alpha Project | Housing Services – Homeless Services – Employment Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Assemblymember Toni Atkins (CA) | Civic Leader | Needs Assessment and Strategic Plan | The office of this elected official was provided with hard copies of flyers and surveys and asked to distribute them for input on the development of the Plan. |
| BAME Community Development Corporation (CDC) | Neighborhood organization Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD community forum and provided input to help prioritize the needs of the City. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| | | | |
| Barrio Logan Community Forum | Planning organization | Needs Assessment and Strategic Plan | Meeting attendees were provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. |
| Barrio Station | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Bayside Community Center | Housing Services – Education Services – Children Services – Health Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Consolidated Plan outreach forum was held at the Bayside Community Center on November 12, 2013 |
| Being Alive | Services – Persons with HIV/AIDS | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Boys and Girls Clubs | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|-------------------------------------|---|---|---|
| | | | the needs of the City. |
| Burkett & Wong Engineers | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Casa Familiar | Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended Barrio Logan, City Heights, and Southeast SD community forums and provided input to help prioritize the needs of the City. |
| Center for Employment Opportunities | Services – Education Services – Employment | Needs Assessment and Strategic Plan | Organization was provided with hard copies surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended City Heights community forum and provided input to help prioritize the needs of the City. |
| Center for Hope and Strength Inc. | Services – Victims of Domestic Violence | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Center for Social Advocacy (CSA) | Services – Fair Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Center on Policy Initiatives | Civic Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Central San Diego Black Chamber of Commerce | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Chollas Creek Enhancement Program | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| City Heights Community Development Corporation | Housing Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended City Heights community forum and stakeholder meeting and provided input to help prioritize the needs of the City. |
| City Heights | Planning organization | Needs Assessment | Meeting attendees were provided with hard copies of |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Community Forum | | and Strategic Plan | flyers and surveys for input on the development of the Plan. |
| City Heights Parent Leaders | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| City Heights Town Council (CHTC) | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| City Heights/Weingart Branch Library | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. |
| The City of San Diego | Other government – Local | Needs Assessment and Strategic Plan | Multiple city departments were contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended community forums and provided input to help prioritize the needs of the City. |
| The City - Community Planning Email Distribution Group | Other government – Local | Needs Assessment and Strategic Plan | The City's Community Planning Email Distribution Group shared materials (stakeholder flyer and survey) with 57 community planning groups. Community planning groups forwarded information to a contact list of 1,867 individuals. Chair, vice- |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|--------------------------------------|---|--|
| | | | chair, and voting members of each community planning group are part of this mailing list. |
| Civic San Diego | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Community Development Block Grant (CDBG) Program, The City of San Diego | Other government – Local | Needs Assessment and Strategic Plan | Organization distributes flyers and surveys to their mailing list for input on the development of the Plan. Representative(s) attended all community forums and meetings as well as provided input to help prioritize the needs of the City. |
| Community HousingWorks | Housing Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Community Interface Services | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended Southeastern community forum and provided input to help prioritize the needs of the City. |
| Consensus Organizing Center at San Diego State University | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Consolidated Plan Advisory Board | Other government – Local | Needs Assessment and Strategic Plan | Representative(s) attended all community forums and meetings as well as provided input to help prioritize the needs of the City. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Consulate General of Mexico | Government | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Copley Family YMCA | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended City Heights community forum and provided input to help prioritize the needs of the City. |
| Councilmember David Alvarez | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Councilmember Kevin Faulconer | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Councilmember Lori Zapf | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|-------------------------------|------------------------------------|---|---|
| Councilmember Mark Kersey | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Councilmember Marti Emerald | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Councilmember Myrtle Cole | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Councilmember Scott Sherman | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Councilmember Sherri Lightner | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|---|---|
| County of San Diego – Health and Human Services Agency (HHS) | Health Agency | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| County of San Diego Health and Human Services Agency - Central Region | Health Agency | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| County of San Diego Health and Human Services Agency - South Region | Health Agency | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| County of San Diego, Public Health Services, HIV Branch | Services – Persons with HIV/AIDS Health Agency | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| County of San Diego, HIV Housing Committee | Services – Persons with HIV/AIDS | Needs Assessment and Strategic Plan | Organization was provided with hard copies of stakeholder flyers. |
| Deaf Community Services of San Diego | Services – Persons with Disabilities Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Disability Help Center | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|--|--|---|--|
| Dolphin Hills Press | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended Barrio Logan community forum and provided input to help prioritize the needs of the City. |
| Domestic Violence Legal Advocacy (YWCA) | Services – Victims of Domestic Violence Services – Employment Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Down's Syndrome Center UCSD | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Downtown San Diego Partnership | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| East African Community and Cultural Center | Services – Children Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| El Rey Trailer Plaza Mobile Home Park | Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|------------------------------------|--------------------------------------|---|--|
| ElderHelp of San Diego | Services – Elderly Persons | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Exceptional Family Resource Center | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Fair Housing Council of San Diego | Services-Fair Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Fairbanks Ranch Country Club | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Family Health Centers | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended Barrio Logan community forum and provided input to help prioritize the needs of the City. |
| Father Joe’s Villages | Housing Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Gang Prevention and Intervention | Other government – | Needs Assessment | Organization was contacted via email and asked to distribute a |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|---|--|
| Commission | Local | and Strategic Plan | stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Greater Golden Hill Community Development Corporation | Housing Services – Children Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Harbor View Villas | Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended Southeast SD community forum and provided input to help prioritize the needs of the City. |
| Harmonium | Services – Children Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Hemophilia Association of San Diego | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Hillcrest CDC | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Housing Opportunities Collaborative | Housing Services – Health Services – Education Services – Persons with Disabilities Services – Fair Housing Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| ICAN of San Diego (International Cesarean Awareness Network) | Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Immigration Center for Women and Children | Services – Education Services – Victims of Domestic Violence Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Interfaith Shelter Network | Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Interim Mayor Todd Gloria | Civic Leader | Needs Assessment and Strategic Plan | Interim Mayor Gloria and members of his staff were provided with hard copies of flyers and surveys to distribute for input on the development of the Plan. Interim Mayor Gloria also conducted social media outreach to engage a wider audience. |
| International Rescue Committee | Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| | Services – Health Services – Children Services – Education | | development of the Plan. Representative(s) attended City Heights community forum and provided input to help prioritize the needs of the City. |
| Jackie Robinson Memorial YMCA | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Jacobs Center for Neighborhood Innovation | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Jewish Family Service of San Diego | Services – Education Services – Children Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Job Corps | Services – Education Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Josue Homes (a div. of Father Joe's) | Services – Persons with HIV/AIDS | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| La Maestra Community Health | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Centers | | | survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| La Maestra Legal Advocacy Services | Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Legal Aid Society | Services – Fair Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| LeSar Development Consultants | Business Leaders | Needs Assessment and Strategic Plan | Organization posted stakeholder flyer and survey for input on the Plan on their social media accounts and distributed these materials to their mailing list. |
| Life Settlement Solutions | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Linda Vista Healthcare Center | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Local Initiatives Support Corporation (LISC) | Regional organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| Logan Heights Library | Services – Education | Needs Assessment and Strategic Plan | Organization was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| LSS Community Care | Services – Education Services – Elderly Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Malcolm X Library | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Mama's Kitchen | Services – Persons with HIV/AIDS | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Mayor's Committee on Disability | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| McAlister Institute | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a flyer and survey to their mailing list for input on the development of the Plan. |
| Meals on Wheels | Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| | | | development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Metro Villas Apartments | Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended CityHeights community forum and provided input to help prioritize the needs of the City. |
| Mid-City CAN | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Mission Hills Town Council | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Mountain View Beckworth Library (BARRIO LOGAN) | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of flyers and surveys for distribution for input on the development of the Plan. |
| Mountain View Sports and Racquet | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD community forum and provided input to help prioritize the needs of the City. |

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| National Alliance on Mental Illness (NAMI) San Diego | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| National Association of Hispanic Real Estate Professionals San Diego | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representatives attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| Neighborhood House Association | Services – Elderly Services – Health Services – Education Services – Children Services – Persons with HIV/AIDS Services – Fair housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| North County Lifeline | Services – Children Services – Employment Services – Behavioral Health Services – Victims of Domestic Violence Services – Fair Housing | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

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| North Embarcadero | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Oak Park Library | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan. |
| Ocean Beach Community Development Corporation | Housing Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Ocean Beach Community Foundation | Foundation Services – Education Services – Children Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Ocean Beach Main Street Association | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Ocean Beach Town Council | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Overcoming Gangs and Beyond | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

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| Pacific Highlands Ranch – Subarea III | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Paradise Hills Library | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Pathfinders of San Diego | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| Prevention Center, Family Health Centers of San Diego | Services – Persons with HIV/AIDS Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Price Charities | Housing Services – Education Services – Health Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended City Heights community forum and provided input to help prioritize the needs of the City. |
| Pro Kids, The First Tee of San Diego | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were |

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| | | | provided. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| Project SARAH – Jewish Family Service of San Diego | Services – Education Services – Children Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Putting the People First San Diego | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD community forums and provided input to help prioritize the needs of the City. |
| Rachel's Women's Center | Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| Reality Changers | Services – Education Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Rebuilding Together San Diego | Other – Services – Neighborhood Improvement | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Regional Continuum of Care Council | Continuum of Care | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to |

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| | | | distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Regional Task Force on the Homeless | Continuum of Care | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| San Diego American Indian Health Center | Services – Persons with HIV/AIDS Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Center for Children | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD community forum and provided input to help prioritize the needs of the City. |
| San Diego Center for the Blind | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| San Diego Chamber of Commerce | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and |

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| | | | survey to its mailing list for input on the development of the Plan. |
| San Diego Chinese Center | Services – Employment Services – Health Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via web form and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego County Hispanic Chamber of Commerce | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Food Bank | Services – Elderly Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Housing Commission | Other – Public Housing Agency | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| San Diego Housing Federation | Other – Affordable Housing Trade Association | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego LGBT Community Center | Services – Health Services – Persons with HIV/AIDS Services – Elderly Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

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| San Diego Mormon Battalion Historic Site | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| San Diego North Economic Development Council | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Organizing Project (SDOP) | Other – Faith-based organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended City Heights and Southeast SD community forums and provided input to help prioritize the needs of the City. |
| San Diego Regional Center | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Regional Economic Development Corporation | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan |
| San Diego Rescue Mission | Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input |

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| | Services – Education | | on the development of the Plan. |
| San Diego Small Business Development Center (SBDC) | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended stakeholder meeting and provided input to help prioritize the needs of the City. |
| San Diego State University | Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended City Heights and Southeast SD community forums and provided input to help prioritize the needs of the City. |
| San Diego Workforce Partnership | Regional organization Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Diego Youth and Community Services | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| San Ysidro Health Center | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| SCORE | Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the |

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| | | | development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| Second Chance Program | Housing Services – Health Services – Employment Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD and stakeholder meetings and provided input to help prioritize the needs of the City. |
| Senior Affairs Advisory Board | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Senior Community Centers of San Diego | Housing Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| Seniors Only Care (SOCARE) | Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Serving Seniors | Services – Elderly Persons | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input |

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| | | | on the development of the Plan. |
| Skyline Hills Library | Services – Education | Needs Assessment and Strategic Plan | This library was provided with hard copies of stakeholder flyers and surveys for distribution for input on the development of the Plan. |
| Social Advocates for Youth (SAY) | Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| South County Economic Development Council | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Southeast Coalition | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| St. Paul's PACE | Services – Elderly | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| St. Vincent de Paul Village | Continuum of Care | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Supervisor Greg Cox | Civic Leaders | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

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| Supervisor Ron Roberts | Civic Leader | Needs Assessment and Strategic Plan | The office of this elected official was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Hard copies of flyers and surveys were provided. |
| Survivors of Torture | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| Tariq Khamisa Foundation | Services – Gang Prevention | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Teralta West Neighborhood Alliance | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| The Arc of San Diego | Services – Persons with Disabilities | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| The Campaign to End Homelessness in Downtown San Diego | Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to |

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| (100,000 Homes Campaign – Downtown San Diego) | | | its mailing list for input on the development of the Plan. |
| The Greater Works Empowerment Center | Services – Children Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| The Institute of Poetic Medicine | Services – Health | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| The Urban League of San Diego County | Housing Services – Health Services – Education Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Tierrasanta Community Council | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Tijuana River Valley | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Townspeople | Services – Persons with HIV/AIDS | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

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| Turning the Hearts | Other – Faith-based organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Union of Pan Asian Communities | Housing Services – Health Services – Children Services – Employment | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the stakeholder meeting and provided input to help prioritize the needs of the City. |
| United Cerebral Palsy of San Diego County | Services – Education Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| United Way of San Diego County | Regional organization Services – Education Services – Employment Services – Health Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Uptown Community Faith Service Center | Services – Homeless | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Uptown Planners at Western Slope Community Association | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
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| | | | stakeholder meeting and provided input to help prioritize the needs of the City. |
| Urban Collaboration Project | Neighborhood organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Urban Collective | Business Leaders | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeastern community forum and provided input to help prioritize the needs of the City. |
| Urban Corps of San Diego County | Services – Education Services – Children | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the City Heights community forum and provided input to help prioritize the needs of the City. |
| Via de la Valle | Planning organization | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |
| Webster Community Council | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Southeast SD community forum and provided input to help prioritize the needs of the City. |

| Agency / Group / Organization | Agency / Group / Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---------------------------------|------------------------------------|---|--|
| Woodbury School of Architecture | Services – Education | Needs Assessment and Strategic Plan | Organization was contacted via email and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. Representative(s) attended the Barrio Logan community forum and provided input to help prioritize the needs of the City. |
| Youth Commission | Other government – Local | Needs Assessment and Strategic Plan | Organization was contacted via email and phone and asked to distribute a stakeholder flyer and survey to its mailing list for input on the development of the Plan. |

Table 2 – Agencies, Groups, and Organizations that participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

See PR-10 Table 2

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|--|---|
| Continuum of Care | Regional Continuum of Care Council | The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to provide clients with appropriate housing and supportive service solutions for homeless individuals and families. |
| City of San Diego General Plan Housing Element (2013-2020) | City of San Diego | The Housing Element serves as a policy guide to help the City of San Diego meet its existing and future housing needs. Both plans have the goal of creating and preserving affordable housing stock within the City. |
| San Diego Sufficiency Employment Report (2011) | San Diego Workforce Partnership | The report evaluates employment opportunities in San Diego as potential prospects for low-wage workers. Both plans have the goal of enhancing economic development and job readiness for adults and youth. |
| Assessment of CalFresh Outreach in San Diego County (2012) | San Diego Hunger Coalition | This assessment's goal is to increase CalFresh enrollment rates in San Diego, especially in areas with underserved populations. This supports the Strategic Plan's goal to provide new or increased access to food insecure households. |
| City of San Diego General Plan Recreation Element (2008) | City of San Diego | The plan's goals include increasing the amount and quality of recreation facilities and infrastructure, and to have an equitable distribution of and access to parks and recreation. This supports the Strategic Plan's goal to invest in public infrastructure needs. |
| Healthy Parks, Schools and Communities: Green Access and Equity for the San Diego Region | The San Diego Foundation and The City Project | The plan uses geographic, demographic, economic, and historical data to map and analyze green access and equity. This supports the Strategic Plan's goal to invest in public infrastructure needs. |
| Service Standard of Response Strategic Deployment Study for the City of San Diego Fire-Rescue Department (2011) | City of San Diego | The plan reviews existing Fire-Rescue Department deployment and staffing to determine current and future needs. This supports the Strategic Plan's goal to strengthen neighborhoods by investing in public infrastructure needs. |
| Police Department Five-Year Plan | City of San Diego Public Safety and Neighborhood Service Committee | The plan evaluates the efficiency and effectiveness of police services and makes recommendations which support the Strategic Plan's goal to strengthen neighborhoods by investing in public infrastructure needs. |
| San Diego Infrastructure: Status Report and Important Next Steps | City of San Diego | The report evaluates the City's efforts to address infrastructure issues and recommends next steps. Both plans prioritize public infrastructure investments. |
| Policy 800-14 Prioritizing CIP (Capital Improvement Program) Projects (2015) | City of San Diego | This policy recommends that CIP project prioritization take into consideration social, economic and geographic disadvantaged and underserved communities. This supports the Strategic Plan's goals to invest in public infrastructure and programs that serve highly vulnerable populations such as youth, seniors, and food insecure households. |

Table 3 – Other Local / Regional / Federal Planning Efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As formal partners through memorandums of understanding or informal partners in alleviating blight, the County and the Regional Task Force on the Homeless were integral in informing this Consolidated Plan and will be integral in its implementation.

The City further attends all CDBG administrators meetings with the other entitlement jurisdictions in San Diego County.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal-setting.

Community Needs Survey

A *Community Needs Survey* was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low-to-moderate income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group.

The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish, and offline in Mandarin Chinese.

Responses were solicited in the following ways:

- A link to the online survey was placed on the City's CDBG website.
(<http://www.sandiego.gov/cdbg/>)
- A link to the online survey was placed on the Housing Commission's website.
(<http://www.sdhc.org>)
- Approximately 1,691 entities, organizations, agencies, and persons were directly in our outreach efforts and requested to share our materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and emails.
- The survey link was emailed to 14,400 entities/organizations/agencies/persons with a request to share the survey with their beneficiaries, partners, and contacts.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. A potential total of 36,028 persons on Facebook and 21,337 persons on Twitter were engaged (this represents the number of "Likes" or "Followers" of each person/entity that posted a message about our survey or forum).
- At least 3,920 hardcopy surveys were printed and distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas.

Community Forums

Three Consolidated Plan Community Forums were conducted to provide an introduction to the City's Five Year Consolidated Plan and federal programs, and to solicit input from residents and workers in the City on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

The forums were held in three low to moderate income communities and sought to obtain broad input from the City's diverse communities. A total of 125 individuals participated in the forums and provided feedback on what they considered the housing, economic, and community development priorities within the City. City staff also presented at the Community Planning Group meeting in San Ysidro and as per special request, one outreach meeting was held at the Bayside Community Center in Linda Vista.

These community forums were held in the locations below:

Barrio Logan Community Forum
Woodbury School of Architecture,
2212 Main St., San Diego, CA 92113
October 22, 2013, 7:00pm to 8:30pm

City Heights Community Forum
Price Charities Building / City Heights Office Center
4305 University Ave., Suite 640, San Diego, CA 92105
October 24, 2013, 7:00 pm to 8:30 pm

Southeastern San Diego Community Forum
Joe and Vi Jacobs Center
404 Euclid Ave., San Diego, CA 92114
October 29, 2013, 7:00pm to 8:30 pm

One stakeholder meeting was held in Balboa Park:

Balboa Park War Memorial Building
3325 Zoo Dr., San Diego, CA 92101
November 7, 2013, 11:00am to 1:00pm

Outreach

Approximately 1,691 entities, organizations, agencies, and persons were directly engaged in our outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to solicit completion of the Community Needs Survey. Engagement included direct phone calls and emails.

Outreach materials and the survey link were emailed to 14,400 entities, organizations, and persons.

At least 2,305 hardcopy flyers, noticing the community forums, were printed and distributed throughout San Diego, including, but not limited to; libraries, community meetings, and

organizations benefiting low-to-moderate income residents and areas. These flyers were available online and offline in English and Spanish.

Forum Structure

The forums engaged the community through an introductory presentation on the Consolidated Plan, how it functions, and its applicability and impact to San Diego. The presentation was followed by a series of facilitated breakout groups where participants discussed community needs. Participants communicated in an open-ended dialogue and completed a ranking exercise.

Participants in each breakout group were asked to describe which communities within the City are in the most need and why? They were then led through two exercises to rate and rank Overall Need categories. The categories included infrastructure, jobs, and housing, as well as Public Service categories, which included but were not limited to Employment, Senior Transportation, Health, and Crime Awareness/Prevention Services. The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

The forums concluded with the announcement of upcoming CPAB and City Council Meetings as opportunities to hear about the results and to further participate.

Community Partners

The Consolidated Plan was informed by numerous community partners, including the County, RCCC, the Housing Commission, San Diego Association of Governments, 2-1-1 San Diego, and the City of San Diego Commission on Gang Prevention and Intervention.

A full list of outreach and partners is attached as ‘Table 2: Agencies, Groups, and Organizations.’

Survey Results

A total of 1,357 survey responses were collected through February 24, 2014, including 895 surveys collected electronically and 462 collected on paper. Of these surveys, 945 individuals responded to the survey in English, 168 individuals responded in Spanish, and 43 individuals responded in Mandarin.

Respondents rated the level of need in their neighborhood in four overall areas. Results for all four areas show an average rating that translates into a “strong” need. Among the four areas, *Jobs for More Low Income Residents* was rated the highest need. More than 72% of individuals gave this a rating of “strong” or “very strong” need. The other three areas were rated as a “strong” or “very strong” need between 65.5% and 66.2% of the time.

Need Ratings in Overall Areas

| Overall Need Area | Average Rating | Strong or Very Strong Need |
|--|----------------|----------------------------|
| Create More Jobs Available to Low Income Residents | 4.06 | 72.1% |
| Create More Affordable Housing Available to Low Income Residents | 3.89 | 66.2% |
| Improve Non-profit Facilities Providing Community Services (such as Senior Centers, Youth Centers, Food Banks) | 3.88 | 64.9% |
| Improve City Facilities Providing Public Services (such as Parks, Libraries, Fire Stations) | 3.85 | 63.5% |

Table 4 – Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 64 specific improvement types that fall into five distinct need categories. These five categories were: Public Facilities, Infrastructure and Neighborhood Services, Public Services, Economic Development, and Housing. The average need rating given to items within these categories provides another indicator of broad priorities.

Among these categories, need areas categorized under Housing received the highest ratings, followed closely by Economic Development. These priorities match the two strongest overall need areas shown in the table below. This sends a clear message that although needs are high across many areas, Housing and Economic Development were foremost in community concern.

Aggregated Need Ratings by Improvement Category

| Need Category | Average Rating Across Needs in Category | Strong or Very Strong Need |
|--|---|----------------------------|
| Housing | 3.96 | 68.1% |
| Economic Development | 3.93 | 67.3% |
| Public Services | 3.75 | 61.2% |
| Infrastructure and Neighborhood Improvements | 3.70 | 58.6% |
| Public Facilities | 3.62 | 56.8% |

Table 5 – Aggregated Need Ratings by Improvement Category

Top priority needs can be identified more specifically by looking deeper into the need ratings given to each improvement item. The chart below shows the ten highest rated need areas in any category.

- Four housing needs appear among the top five priorities on this list, including Housing for Special Needs Populations, Permanent Housing for Homeless, Code Enforcement Activities in Low Income Neighborhoods, Energy Efficiency, and Sustainability Improvements.
- Street Improvements and Sidewalk improvements both appear among the ten highest rated needs, ranked third and ninth, respectively.
- Substance Abuse Services received the sixth highest need rating, which is the only Public Service priority to make the top ten priorities.⁴
- Three Economic Development areas appear among the top ten priorities, including Store Front Improvement in Low Income Neighborhoods, Financial Assistance for Low Income Residents for Business Expansion and Job Creation, and Financial Assistance for Low Income Residents to Create a Small Business.

⁴ Beyond the highest ten priorities, five of the next six highest rated needs are all public services, including Homeless Services, Transportation Services, Neighborhood Cleanup, Employment Training, and Mental Health.

Ten Highest Priority Needs in All Categories⁵

| Priority Rank | Specific Need | Average Rating | Strong or Very Strong Need | Need Category |
|---------------|---|----------------|----------------------------|--|
| 1 | Housing for Special Needs (such as elderly and persons with disabilities) | 4.32 | 80.1% | Housing |
| 2 | Permanent Housing for Homeless | 4.27 | 78.4% | Housing |
| 3 | Street Improvements | 4.13 | 73.9% | Infrastructure and Neighborhood Improvements |
| 4 | Code Enforcement Activities in Low Income Neighborhoods | 4.13 | 73.6% | Housing |
| 5 | Energy Efficiency and Sustainability Improvements | 4.09 | 73.6% | Housing |
| 6 | Store Front Improvements in Low Income Neighborhoods | 4.10 | 72.6% | Economic Development |
| 7 | Substance Abuse Services | 4.03 | 71.4% | Public Services |
| 8 | Financial Assistance for Low Income Residents for Business Expansion and Job Creation | 4.01 | 70.4% | Economic Development |
| 9 | Sidewalk Improvements | 4.01 | 69.5% | Infrastructure and Neighborhood Improvements |
| 10 | Financial Assistance for Low Income Individuals to Create a Small Business | 3.97 | 69.1% | Economic Development |

Table 6 - Ten Highest Priority Needs in All Categories

⁵ Respondents were asked to prioritize need within eligible categories, LeSar Development Consultants then converged the data across categories.

Housing Needs

Respondents rated the need for eleven different housing-related improvement areas in their neighborhoods, and each improvement was highly rated. The five highest priorities in this area were:

- Housing for Special Needs Populations
- Permanent Housing for Homeless
- Code Enforcement Activities in Low Income Neighborhoods
- Energy Efficiency and Sustainability Improvements
- Increase Affordable Rental Housing Inventory

The table below shows the average need rating given to each of the housing needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

Need Ratings for Specific Housing Improvements

| Priority Rank | Housing: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|---|----------------|----------------------------|
| 1 | Housing for Special Needs (such as elderly and persons with disabilities) | 4.32 | 80.1% |
| 2 | Permanent Housing for Homeless | 4.27 | 78.4% |
| 3 | Code Enforcement Activities in Low Income Neighborhoods | 4.13 | 73.6% |
| 4 | Energy Efficiency and Sustainability Improvements | 4.09 | 73.6% |
| 5 | Increase Affordable Rental Housing Inventory | 3.95 | 68.4% |
| 6 | Rental Assistance (Tenant Based Rental Assistance) | 3.86 | 65.1% |
| 7 | Homeownership Assistance | 3.84 | 63.4% |
| 8 | Rental Housing Rehabilitation | 3.84 | 63.3% |
| 9 | Owner-Occupied Housing Rehabilitation | 3.79 | 62.4% |
| 10 | Fair Housing Outreach and Testing | 3.72 | 60.9% |
| 11 | Housing Accessibility Improvements | 3.74 | 59.7% |

Table 7- Need Ratings for Specific Housing Improvements

Public Services Needs

Respondents rated the level of need for twenty various public service improvements within their neighborhoods. The five highest priorities in this area were:

- Substance Abuse Services
- Homeless Services
- Transportation Services
- Neighborhood Cleanups (such as trash, debris, and graffiti)
- Employment Training Services

The table below shows the average need rating given to each of the public service needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

Need Ratings for Specific Public Services

| Priority Rank | Public Services: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|--|----------------|----------------------------|
| 1 | Substance Abuse Services | 4.03 | 71.4% |
| 2 | Homeless Services | 3.94 | 67.8% |
| 3 | Transportation Services | 3.93 | 67.4% |
| 4 | Neighborhood Cleanups (such as trash, debris and graffiti) | 3.93 | 66.6% |
| 5 | Employment Training Services | 3.87 | 65.7% |
| 6 | Mental Health Services | 3.83 | 65.7% |
| 7 | Youth Services | 3.85 | 64.7% |
| 8 | Crime Awareness/Prevention Services | 3.88 | 63.9% |
| 9 | Senior Services | 3.84 | 63.7% |
| 10 | Food Banks | 3.75 | 61.7% |
| 11 | Health Services | 3.76 | 60.9% |
| 12 | Abused, Abandoned and Neglected Children Services | 3.77 | 60.0% |
| 13 | Disability Services | 3.71 | 59.4% |

| Priority Rank | Public Services: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|--------------------------------------|----------------|----------------------------|
| 14 | Child Care Services | 3.66 | 58.4% |
| 15 | Battered and Abused Spouse Services | 3.65 | 57.5% |
| 16 | Housing Counseling | 3.62 | 57.1% |
| 17 | Legal Services | 3.63 | 56.4% |
| 18 | Tenant/Landlord Counseling Services | 3.56 | 55.3% |
| 19 | Services for Persons with HIV/AIDS | 3.48 | 50.9% |
| 20 | Lead-based Paint/Lead Hazard Screens | 3.39 | 50.0% |

Table 8-Need Ratings for Specific Public Services

Public Facilities

Respondents rated their neighborhoods' level of need for fifteen public facility types. The five highest priorities in this area were:

- Youth Centers
- Mental Healthcare Facilities
- Homeless Facilities (Transitional Housing and Emergency Shelters)
- Parks and Recreational Facilities
- Educational Facilities

The table below shows the average need rating given to each of the public facility needs, and the share of respondents who rated them as a “strong” or “very strong” need.

Need Ratings for Specific Public Facilities

| Priority Rank | Public Facilities: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|---|----------------|----------------------------|
| 1 | Youth Centers | 3.85 | 64.9% |
| 2 | Mental Health Care Facilities | 3.82 | 64.9% |
| 3 | Homeless Facilities (Transitional Housing and Emergency Shelters) | 3.81 | 64.8% |
| 4 | Parks and Recreational Facilities | 3.79 | 63.0% |
| 5 | Educational Facilities | 3.75 | 60.8% |
| 6 | Facilities for Abused, Abandoned and Neglected Children | 3.74 | 60.8% |
| 7 | Centers for the Disabled | 3.75 | 59.6% |
| 8 | Senior Centers | 3.73 | 59.2% |
| 9 | Health Care Facilities | 3.66 | 58.7% |
| 10 | Child Care Centers | 3.62 | 58.2% |
| 11 | Facilities for Persons with HIV/AIDS | 3.44 | 50.0% |
| 12 | Libraries | 3.40 | 48.8% |
| 13 | Parking Facilities | 3.37 | 48.6% |
| 14 | Police Stations | 3.30 | 45.9% |
| 15 | Fire Stations | 3.28 | 44.4% |

Table 9 - Need Ratings for Specific Public Facilities

Economic Development

Respondents rated the level of need in five economic development areas within their neighborhoods. The top three priorities in this area were:

- Store Front Improvement in Low Income Neighborhoods
- Financial Assistance for Low Income Residents for Business Expansion and Job Creation
- Financial Assistance for Low Income Residents to Create a Small Business

The table below shows the average need rating given to each of the economic development needs, and the share of respondents who rated each category as a “strong” or “very strong” need.

Need Ratings for Specific Economic Development Activities

| Priority Rank | Economic Development: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|---|----------------|----------------------------|
| 1 | Store Front Improvements in Low Income Neighborhoods | 4.10 | 72.6% |
| 2 | Financial Assistance for Low Income Residents for Business Expansion and Job Creation | 4.01 | 70.4% |
| 3 | Financial Assistance for Low Income Individuals to Create a Small Business | 3.97 | 69.1% |
| 4 | Micro-enterprise Assistance for Business Expansion (5 or fewer employees) | 3.87 | 65.4% |
| 5 | Public Improvements to Commercial/ Industrial Sites | 3.69 | 58.8% |

Table 10 - Need Ratings for Specific Economic Development Activities

Infrastructure and Neighborhood Improvement

Respondents rated the level of need for thirteen infrastructure and neighborhood improvements. The top five priorities in this area were:

- Street Improvements
- Sidewalk Improvements
- Lighting Improvements
- Water/Sewer Improvements
- Storm Water and Drainage Improvements

The table below shows the average need rating given to each of the infrastructure and neighborhood improvement needs, and the share of respondents who rated them as a “strong” or “very strong” need.

Need Ratings for Specific Infrastructure and Neighborhood Improvements

| Priority Rank | Infrastructure and Neighborhood Improvements: Specific Need | Average Rating | Strong or Very Strong Need |
|---------------|---|----------------|----------------------------|
| 1 | Street Improvements | 4.13 | 73.9% |
| 2 | Sidewalk Improvements | 4.01 | 69.5% |
| 3 | Lighting Improvements | 3.85 | 63.9% |
| 4 | Water/Sewer Improvements | 3.80 | 61.1% |
| 5 | Storm Water and Drainage Improvements | 3.77 | 60.1% |
| 6 | New or Renovated Playgrounds | 3.71 | 59.8% |
| 7 | Tree Planting | 3.68 | 58.1% |
| 8 | Landscaping Improvements | 3.66 | 56.9% |
| 9 | Cleanup of Contaminated Sites | 3.54 | 55.1% |
| 10 | Public Art | 3.56 | 53.0% |
| 11 | ADA Accessibility to Public Facilities | 3.57 | 51.9% |
| 12 | Acquisition and Clearance of Vacant Lots | 3.47 | 51.2% |
| 13 | Neighborhood Signage | 3.37 | 47.7% |

Table 11 – Need Ratings for Specific Infrastructure and Neighborhood Improvements

Forum Results

Throughout the three forums, the following recurring themes were most frequently discussed; Increase Economic Opportunities, Youth Related Programs, Public Safety, and Affordable Housing. These needs emerged as top priorities in the voting, ranking, and open-ended dialogue activities.

Feedback Summary

All community responses were recorded, and the detailed forum results can be found **in Appendix XX**. Below is a summary of the feedback and input received at the community forums during the dialogue breakout groups.

The communities that were identified at all **three forums** as having the most need included:

- San Ysidro
- Encanto
- Southeastern
- City Heights
- Barrio Logan

Other communities that were identified at two forums as having the most need included:

- Grant Hill
- Stockton
- Downtown
- Logan Heights
- Sherman Heights
- Southcrest
- Chula Vista
- Skyline
- Stockton

Finally, a number of other communities were identified at only one forum as having the most need. These communities included:

- Imperial Corridor
- Chollas View
- East San Diego
- South of 8
- Emerald Hills
- Southbay
- Mountain View
- Market & 32nd
- Beach Cities
- Ocean Beach
- Pacific Beach
- National City
- South Coronado
- Imperial Beach
- Clairemont
- Otay Mesa
- La Loma

Within the breakout groups, community members were asked to identify the characteristics of the communities they considered exemplified need. Answers given were both what currently existed (i.e. cracked sidewalks) and what was needed (i.e. gang prevention services). All answers were recorded at the front of the room on flip charts. During transcription all answers were grouped and categorized and the number of times each characteristic was mentioned was counted to identify the most frequently stated needs (i.e. ‘youth and afterschool programs’ was mentioned 20 times throughout all 3 community forums).

Within the communities identified as having the most need, the following needs were identified most frequently:

- Youth and afterschool programs (20)
- Housing - affordable housing and rehabilitation needs (18)
- Employment Services and job training (14)
- Parks – including open space and canyons (11)
- Streetlights – sidewalks, parks, alleys (11)
- Police, crime and public safety (10)
- Business support services, microenterprise and economic development (10)

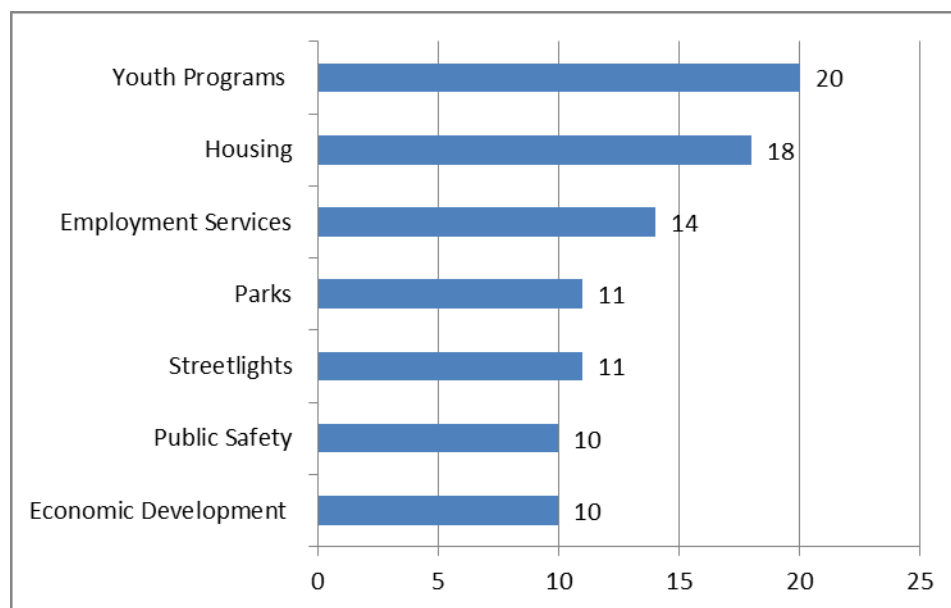


Exhibit 2 – Neighborhood Needs

Other frequently identified needs included:

- Sidewalk improvements (9)
- Streets and alley improvements (9)
- Neighborhood cleanups – including weeds, graffiti and pet waste (9)
- Homeless services (8)
- Transportation – public transit access and affordability (8)
- Education and schools (7)
- Healthcare (7)
- Senior services (6)
- Food banks and access to healthy food (6)

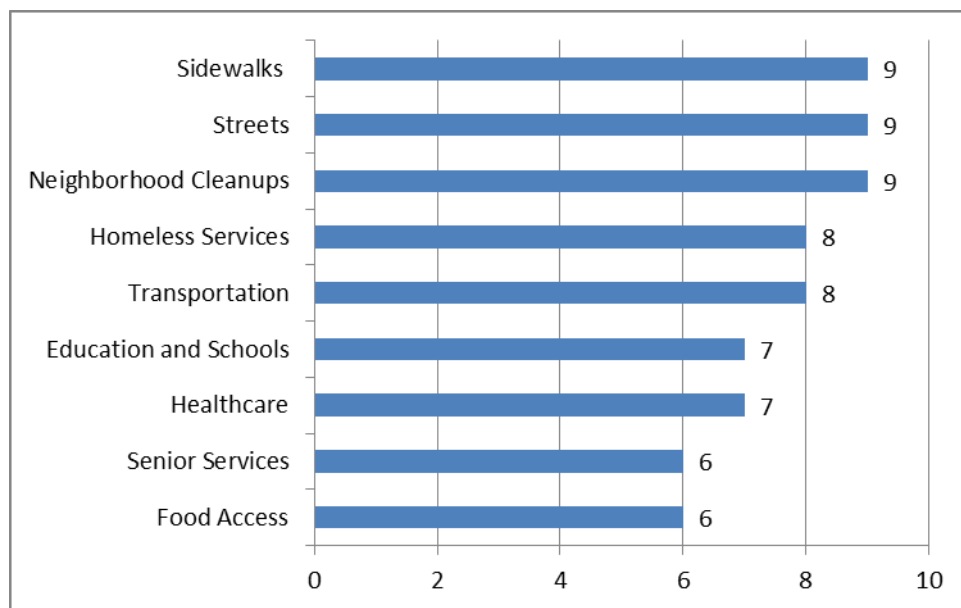


Exhibit 3 – Neighborhood Needs

Less frequently identified needs included:

- Infrastructure – General (5)
- Recreation – including skate parks (5)
- Translation services (5)
- Gang prevention (4)
- Art – public art and art programs (4)
- Landscaping and neighborhood beautification (3)
- Undergrounding utilities (3)
- Pedestrian improvements (2)
- Veteran services (2)
- Library hours and staffing (2)
- Public services (2)
- Community and civic engagement (2)

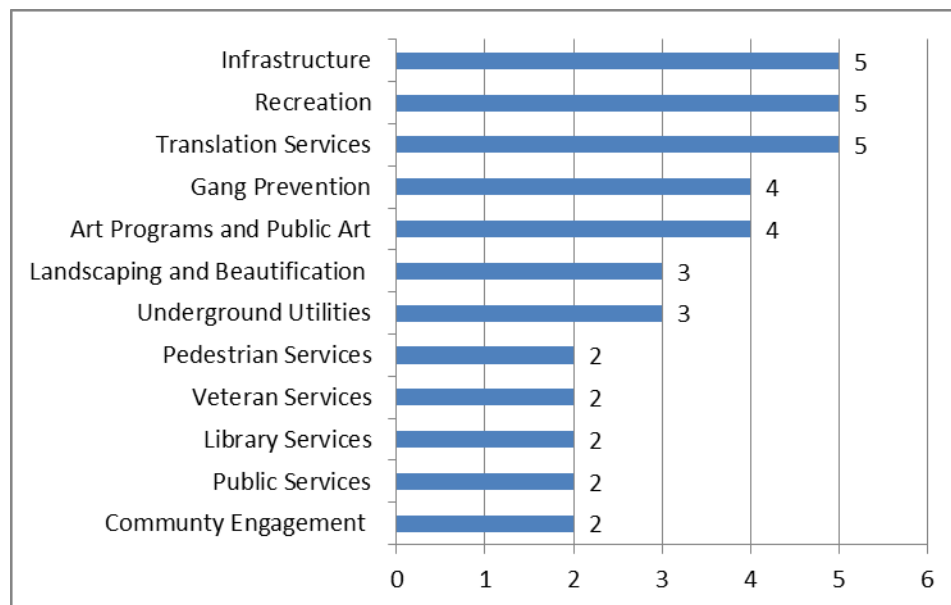


Exhibit 4 – Neighborhood Needs

Community members were asked to first identify the area they considered to have the highest need; these were considered their “#1 vote” and answers were collected from every member individually. Next, their second highest need was identified (#2 vote), then third (#3 vote) and fourth (#4 vote) highest needs.

Votes were tallied at the front of the room, with each round of voting recorded in a different color (i.e. number of #1 votes in green, #2 votes in red). During transcription the votes were weighted (i.e. #1 vote = 4 points; #2 vote = 3 points; #3 vote = 2 points; #4 vote = 1 point) and points were totaled across all 3 forums to find a community-wide ranking. For example, projects that establish new jobs that are made available to low-income City residents received 50 #1 votes (200 points), 23 #2 votes (69 points), 18 #3 votes (36 points) and 4 #4 votes (4 points), for a total of 309 points.

The most critical needs selected, in order of importance, were:

1. Projects that establish new jobs that are made available to low-income City residents (309)
2. Projects that increase availability of affordable housing for low-income City residents (254)
3. Improvements to non-profit facilities that provide services to low-income City residents (such as senior centers, youth centers, and food banks) (232)
4. Improvements and/or development of City facilities that provide public services (such as parks, fire stations, and libraries) (167)

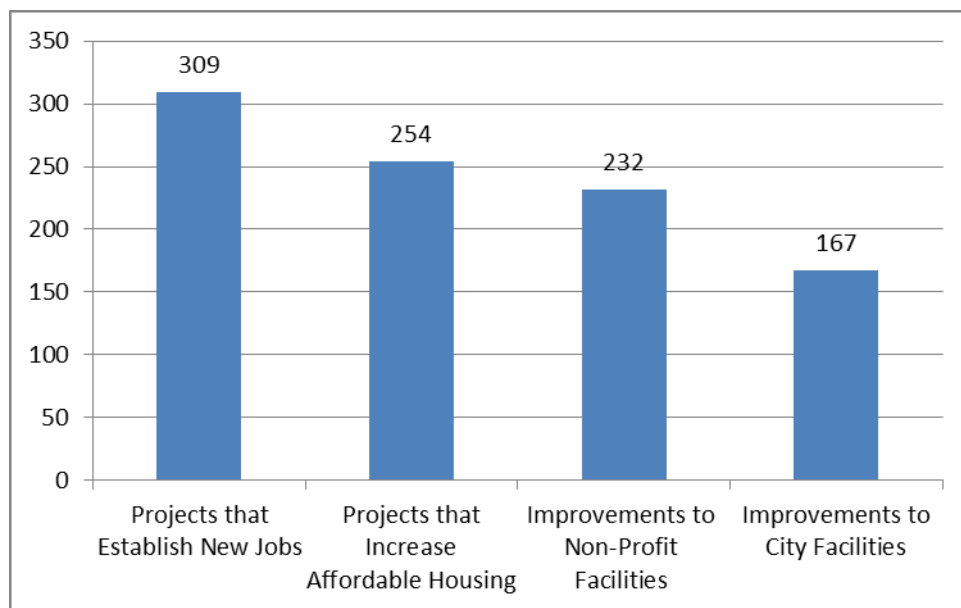


Exhibit 5 – Community Development Needs

Similar to the previous activity, community members were asked to identify the categories from the list which they considered the highest needs. They were allowed to identify 4 different areas, only this time it was a simple vote and not a ranking activity. Answers were tallied and not weighted (i.e. employment training services received 50 votes).

The four most critical needs identified included:

1. Employment training services (50)
2. Youth services (45)
3. Crime awareness/prevention services (26)
4. Senior services (24)

Other frequently identified critical needs included:

5. Health services (23)
6. Homeless services (20)
7. Transportation services (19)
8. Neighborhood cleanups (18)
9. Mental health services (17)
10. Substance abuse services (16)

Less frequently identified critical needs included:

11. Food banks (14)
12. Housing counseling (12)
13. Disability services (8)
14. Abused/Neglected children (6)
15. Childcare services (6)
16. Legal services (5)
17. HIV/AIDS Services (3)

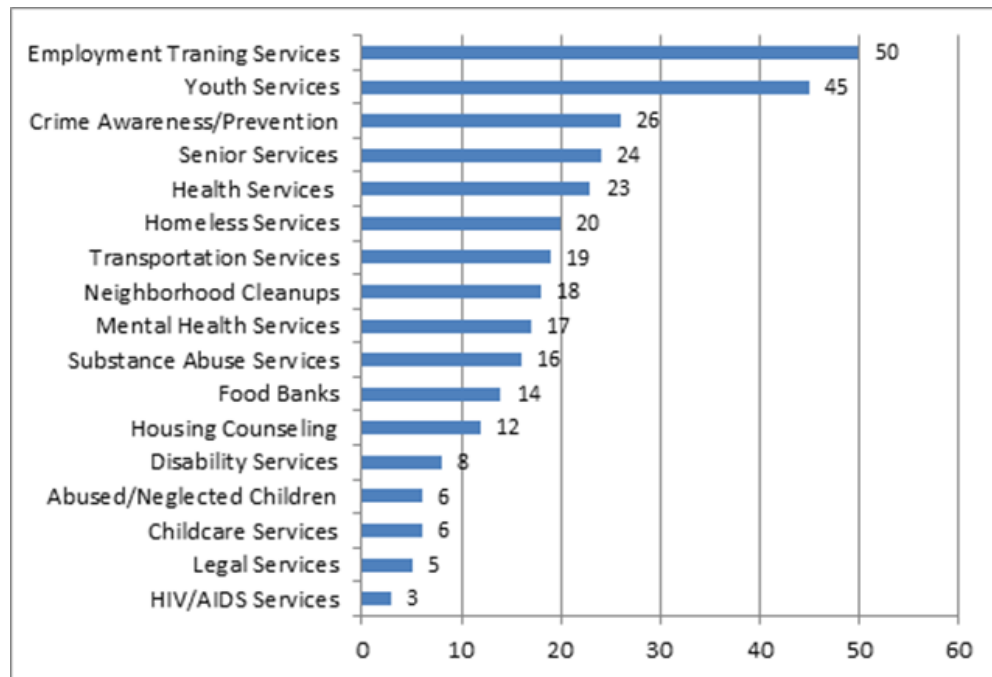


Exhibit 6 – Public Service Needs

Stakeholder Results

Throughout the three breakout groups of the Stakeholder Meeting, the recurring themes throughout the discussion included; Affordable Housing, Job Training and Homeless Services. These emerged as top priorities in the voting, ranking, and open-ended dialogue activities. Public safety and improvements to nonprofit facilities were also found to be priorities. Lack of resources was found to be a top challenge, and education/awareness and collaboration were the top identified opportunities.

Feedback Summary

All stakeholder responses were recorded, and the detailed meeting results can be found in **Appendix XX**. Below is a summary of the feedback and input received at the stakeholder meeting during the dialogue breakout groups.

The community that was most frequently identified as having the most need was identified in all three breakout groups:

- City Heights

Communities that were identified in two breakout groups included:

- Southeastern San Diego
- San Ysidro
- Linda Vista
- Encanto
- Barrio Logan
- Downtown

Finally, communities identified in one breakout group included:

- Golden Hill
- Sherman Heights
- East Village
- Middletown
- Balboa
- Skyline
- Hillcrest
- Paradise Hills
- College
- Shelltown
- Normal Heights
- Mission Hills
- Midtown
- Mira Mesa

Within the breakout groups, community members were asked to identify the characteristics of the communities they considered exemplified need. Answers given were both what currently existed (i.e. cracked sidewalks) and what was needed (i.e. gang prevention services). All answers were recorded at the front of the room on flip charts. During transcription all answers were grouped and categorized, and the number of times each characteristic was mentioned was counted to identify the most frequently stated needs.

The services most frequently identified within the communities of need included:

- Public safety (7)
- Housing (7)
- Homelessness (3)
- Business development (3)

- Infrastructure (3)
- Jobs (2)

Less frequently identified needs included:

- Senior services (1)
- Culturally appropriate services (1)
- Transportation (1)
- Youth services (1)
- HIV services (1)
- Food access (1)
- Accessibility (1)

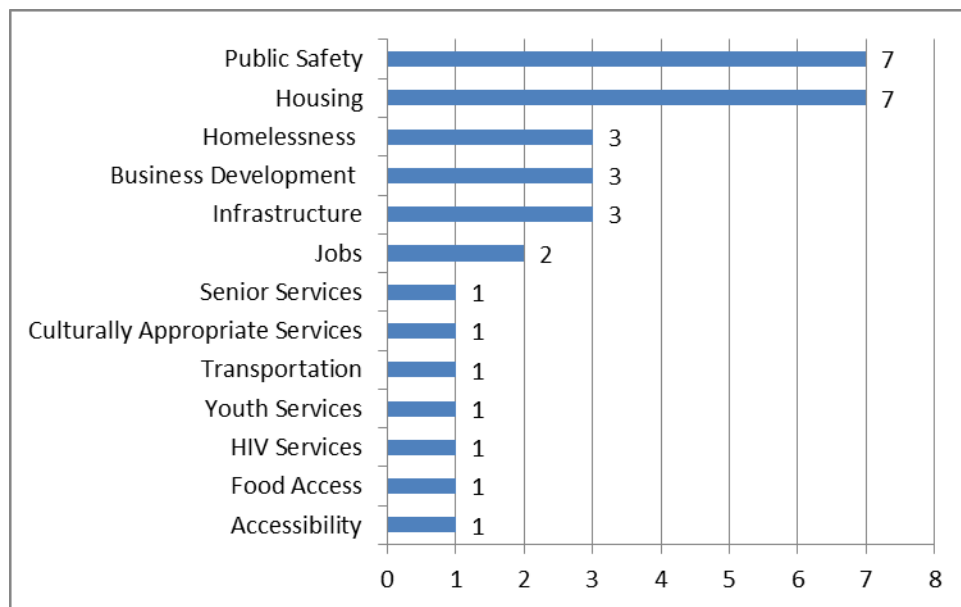


Exhibit 7 – Neighborhood Needs (Stakeholders)

Community members were asked to first identify the area they considered to have the highest need; these were considered their “#1 vote” and answers were collected from every member individually. Next, their second highest need was identified (#2 vote), then third (#3 vote) and fourth (#4 vote) highest needs.

Votes were tallied at the front of the room, with each round of voting recorded in a different color (i.e. number of #1 votes in green, #2 votes in red). During transcription the votes were weighted (i.e. #1 vote = 4 points; #2 vote = 3 points; #3 vote = 2 points; #4 vote = 1 point) and points were totaled across all 3 forums to find a community-wide ranking.

The most critical needs, in order of importance:

1. Improvements to non-profit facilities that provide services to low-income City residents (such as senior centers, youth centers, and food banks) (15)
2. Projects that establish new jobs that are made available to low-income City residents (14)
3. Projects that increase availability of affordable housing for low-income City residents (12)

4.Improvements and/or development of City facilities that provide public services (such as parks, fire stations, and libraries) (3)

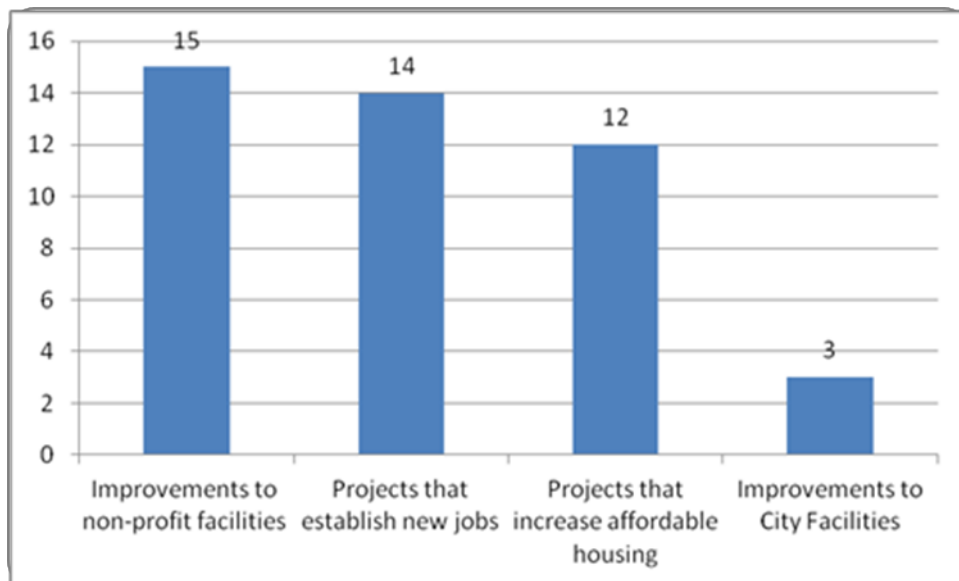


Exhibit 8 – Community Development Needs (Stakeholders)

Similar to the previous activity, community members were asked to identify the categories from the list which they considered to be the highest needs. They were allowed to identify 4 different areas, only this time it was a simple vote and not a ranking activity. Answers were tallied and not weighted.

The four most critical needs identified included:

1. Homeless services (21)
2. Employment training services (20)
3. Mental health services (17)
4. Youth services (16)
5. Neighborhood cleanups (16)

Other frequently identified critical needs included:

6. Senior services (10)
7. Health services (10)
8. Transportation services (9)
9. Housing counseling (9)
10. Legal services (7)
11. Food banks (6)
12. Substance abuse services (5)

Less frequently identified critical needs included:

13. HIV/AIDS Services (4)
14. Tenant/Landlord (4)
15. Lead based paint (4)
16. Crime awareness/prevention services (3)
17. Disability services (2)
18. Abused/Neglected children (2)
19. Battered spouses (2)
20. Childcare services (1)

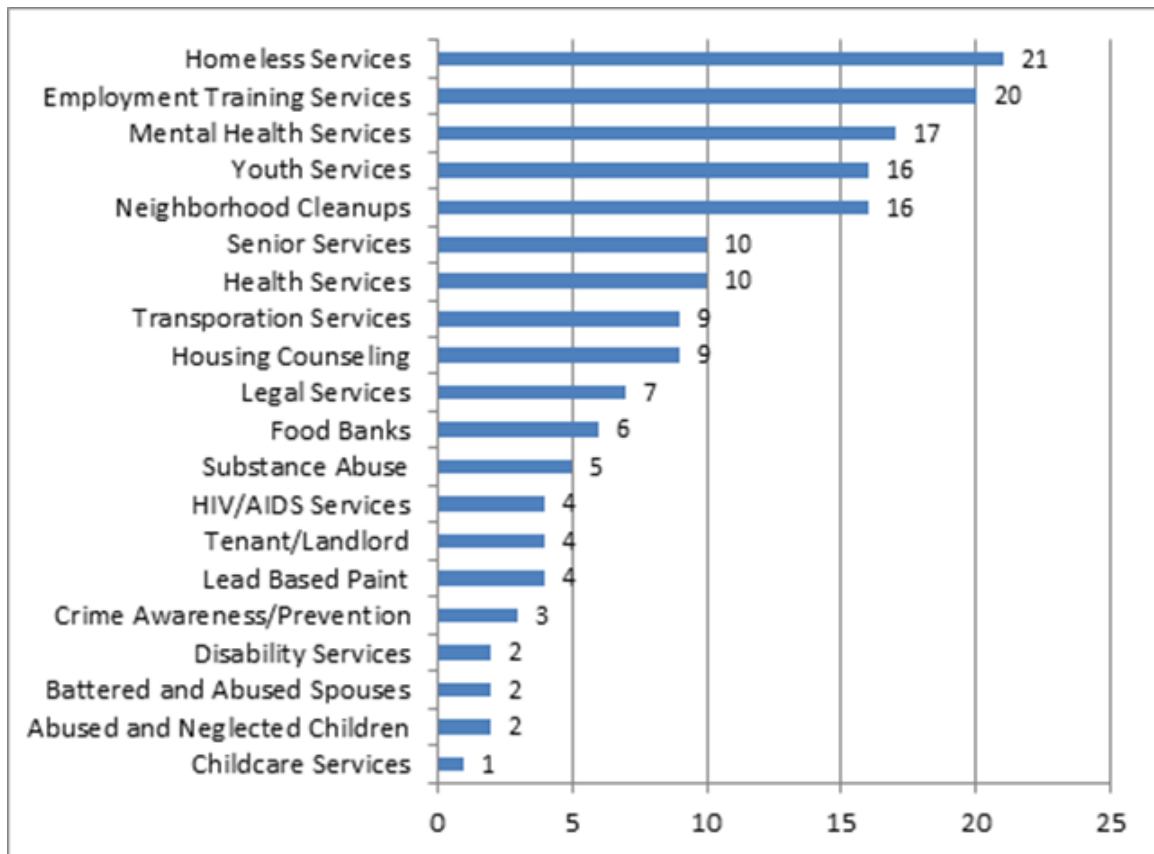


Exhibit 9 – Public Service Needs (Stakeholders)

The stakeholders were finally asked to identify challenges facing their organization. By theme they were:

- Lack of money or resources (12)
- Language and culture (5)
- Affordable housing/homeless (4)
- Regulations (4)
- Client access (4)
- Collaboration (2)
- NIMBYism (2)
- Reporting difficulty (2)
- Transportation (2)

Citizen Participation: Plan Outreach

The Consolidated Plan was released April 1, 2014 for a 30 day public review and comment period. The Plan was available electronically at www.sandiego.gov/cdbg and www.sdhc.org. Hardcopies of were distributed throughout San Diego, including, but not limited to, libraries, community meetings, and organizations benefiting low-to-moderate income residents and areas. The electronic version was sent to distribution lists totaling 4,400 entities, organizations, agencies and citizens or groups that attended any of the forums that requested such notification and provided their contact information. The City distributed requests to share the Consolidated Plan with their beneficiaries, partners, and contacts. The Consolidated Plan was widely shared on social media by elected officials, organizations, entities, and other individuals. All communication included the Public Hearings Flyer.

Public Hearings

The City held three public hearings at the regularly scheduled meetings of the City's Consolidated Plan Advisory Board meeting, City Council Committee on Public Safety and Livable Neighborhoods and City Council. All of the locations are accessible to persons with disabilities.

Consolidated Plan Advisory Board (CPAB) Meeting
San Diego Civic Concourse, North Terrace Rooms 207-208
202 C Street, San Diego, CA 92101
November 13, 2013
6:30pm to 8:00pm
December 2, 2013
9:00am to 10:30am
March 12, 2014
9:00am to 10:30am

Public Safety and Livable Neighborhoods (PSLN)
City Council Committee Room, 12th Floor,
City Administration Building
202 C Street
San Diego, CA
March 19, 2014
2:00pm

City Council
City Council Chambers, 12th Floor
City Administration Building
202 C Street
San Diego, CA
December 16, 2013
2:00 pm – 5:00 pm
April 22, 2014

TBD

In addition to the mass distribution of the draft Plan and the Public Hearings Flyer to all San Diego low/moderate income communities described above, the Public Hearings Flyer was published with 14-day advanced notification in the San Diego Business Journal and appropriate neighborhood and ethnic newspapers such as La Prensa and Voice & Viewpoint.

Public Comment

Prior to the adoption of a Consolidated Plan and Annual Action Plan, the Draft Consolidated Plan and Action Plan are available for a comment period of no less than 30 days. As per the notifications detailed above, the 30 day period began April 1, 2014 and ended April 30, 2014.

Public comment was encouraged at any of the previously listed hearings or in writing to ConPlanComments@sandiego.gov. A summary of all public comments is included in the final Consolidated Plan, along with the City's response to the comments, if any. The City will respond to all written citizen complaints related to the Consolidated Plan, Action Plan, amendments and the CAPER within 15 working days of receipt. Copies of complaints, along with the City's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan. Complaints should be submitted to ConPlanComments@sandiego.gov.

Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---------------------------|-------------------------------------|--|------------------------------|--|---------------------|
| Public Meetings | Non-targeted/ broad community | Over 125 individuals attended four community forums held in the fall of 2013. Over 47 individuals attended one stakeholder meeting held in the fall of 2013. | See PR-15 | | |
| Technical assistance (TA) | | A total of 68 RFQs were received and 120 questions were answered via email. Fifteen TA meetings were held for a total of 7.5 hours. A total of 62 RFPs were received and 160 questions were answered via email. Twenty-four TA meetings were held for a total of 12 hours. Four RFP workshops were held for a total of 10 hours. | | | |
| Internet outreach | Non-targeted Broad community | Approximately 1,691 entities, organizations, agencies, and persons have been engaged in our internet outreach efforts. The Community Needs Assessment survey link was e-mailed to 14,400 entities, organizations, agencies, and persons. A potential of 36,028 persons on Facebook and 21,337 persons on twitter were engaged in this process. | See PR-15 | | |

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------------|--|---|------------------------------|--|---------------------|
| Other | Non-English Speaking – Specify other language: Spanish, Mandarin Chinese Non-targeted/broad community | A total of 1,156 Community Needs Assessment surveys were collected during the open period from the beginning of October through November 6, 2013. | See PR-15 | | |

Table 12 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City is the nation's eighth largest city and home to California's second largest population with over 1.3 million people. The San Diego metropolitan area ranks as one of the nation's 10 least affordable markets for housing,⁶ based on home prices and median incomes. The community development needs are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked both with determining the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

The following gives a brief overview of the needs assessment results, with more detail included in each corresponding section of the Needs Assessment:

NA -10 Housing Needs

- 41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
 - 14% are extremely low-income (66,480 households at 0-30% AMI)
 - 11% are very low-income (54,135 households at 30-50% AMI)
 - 16% are low-income (75,945 households at 50-80% AMI)
- Many households are cost burdened, with 40% of homeowners and 50% of renters paying more than 30% of their income towards housing costs. Twenty-two percent of households (102,408 households) are severely cost burdened, with 61,028 renter households and 41,380 homeowners paying more than 50% of their income towards housing costs.
- Fifty-seven percent of extremely low income renter households (0-30% AMI), and 42% of very low income renter households (30-50% AMI) have at least one housing problem, defined as: paying over 30% of their income on housing costs, living in substandard housing, or living in an overcrowded unit.

NA-15 Disproportionately Greater Need: Housing Problems

- Within every income bracket in the City, at least one racial/ethnic group has a disproportionate amount of housing problems, and this is most likely to be experienced by owner households. Across all income categories, Hispanic households are the most likely to experience a disproportionate amount of housing problems.

⁶ National Association of Home Builders/Wells Fargo Housing Opportunity Index, 2013 3rd quarter

NA-20 Disproportionately Greater Need: Severe Housing Problems

- For severe housing problems, the highest needs overall are experienced by renter households earning 30-50% AMI, with 87% of households experiencing one or more severe housing problem. Across all income categories, Pacific Islander households are the most likely to experience a disproportionate amount of severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Both Black/African American and Hispanic households experience a disproportionate housing cost burden, with 56% of both ethnic/racial groups paying more than 30% of their income towards housing costs (compared to 45% for the City overall).

NA-35 Public Housing

- The Housing Choice Voucher (Section 8) Program currently serves 14,427 extremely low and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families.
- There are currently 75 public housing units in San Diego, with a waiting list of 22,980 families.

NA-40 Homeless Needs

- Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations.
- The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation.
- Countywide, 21% of homeless individuals are a member of a family, comprised of both adults and children.

NA 45 Non-Homeless Special Needs

- San Diego County has the third largest number of individuals diagnosed with HIV and AIDS in the State of California. Currently, there are 12,131 individuals living with either HIV or AIDS in San Diego County.
- Elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.
- Only 41% of all working-age (18-64) individuals with a disability are in the labor force, compared to 79% of individuals without a disability. Those with disabilities earn less, with the median earnings for an individual with a disability at \$22,139 compared to \$34,797 for an individual with no disability.

- In the City, 9% of the civilian population over the age of 18 is comprised of veterans. Veterans have comparatively more education and higher incomes than their nonveteran counterparts. However, veteran residents also experience higher rates of unemployment, partly due to the unique service-related barriers they face in the workforce.
- Almost three-quarters of single-parent households are headed by women. When headed by women the median income for a family is only \$37,248 (less than half the median income of a married-couple family). Female single-parent households are at a disadvantage in the workplace, with median earnings for fulltime female workers at \$43,556 compared to \$52,458 for men.
- 45% of households with children fall within low, very-low, and extremely-low income households (0-80% AMI).
- 34,750 households fall within extremely low-income, very low-income or low-income households (0-80% AMI) and contain children 6 years of age or younger.

NA-50 Non-Housing Community Development Needs

- While the City contains over 30 acres of green space per 1,000 residents, the parks and open space are not evenly distributed or equally accessible to all residents. Residents of the central, southeastern and far southern neighborhoods have less access to green space, have lower incomes, and also have higher concentrations of ethnic minorities.
- The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million, the highest need and greatest backlog of funding is for street improvements.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

Affordable housing needs in San Diego are significant. Like many jurisdictions across the nation, San Diego was hard hit by the recession beginning in 2008, which exasperated affordable housing issues. Although the City is in the process of recovering economically, the neediest citizens are not achieving or increasing their economic stability. In addition, the recent dissolution of redevelopment activities in California, which historically provided much funding for affordable housing, will likely worsen the affordability problem.

There are a number of barriers to increasing affordability within the housing sector:

- Income and wages are not keeping pace with rising housing costs and the overall cost of living.
- Federal resources for programs, such as Section 8, do not match the need experienced.
- Homeownership is out of reach for the majority of residents.
- Low housing vacancy rates are contributing to higher rents.
- The cost of land is high and there is a lack of vacant land for future growth.
- Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).

- Backlog of infrastructure and public facilities investment needs.

These issues were highlighted in the research conducted for the drafting of this Consolidated Plan, and in the City of San Diego 2013-2020 General Plan Housing Element. They are also reflective of the responses received from the community needs survey and the feedback received at the community forums and stakeholder outreach sessions.

| Demographics | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 1,223,400 | 1,308,619 | 7% |
| Households | 451,126 | 473,293 | 5% |
| Median Income | \$45,733 | 63,990 | 40% |

Table 13 - HousingNeeds Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

| Demographics | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|---|-----------------|------------------------|----------|
| Median Home Value | 220,000 | 451,800 | 105% |
| Median Mortgage Cost | 1,526 | 2,458 | 61% |
| Mortgage Cost 30% or more of Household Income | 58,361 | 84,492 | 45% |
| Median Gross Rent | 763 | 1,312 | 72% |
| Gross Rent 30% or more of Household Income | 97,549 | 128,242 | 31% |

Table 14 - HousingNeeds Assessment Demographics 2

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|-------------|---------------|---------------|----------------|-------------|
| Total Households * | 66,484 | 54,135 | 75,944 | 46,875 | 231,470 |
| Small Family Households * | 17,884 | 18,215 | 28,195 | 16,665 | 112,535 |
| Large Family Households * | 5,860 | 6,620 | 8,110 | 4,350 | 16,550 |
| Household contains at least one person 62-74 years of age | 9,790 | 8,725 | 11,240 | 6,315 | 31,895 |

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Household contains at least one person age 75 or older | 9,360 | 8,445 | 8,955 | 4,860 | 15,975 |
| Households with one or more children 6 years old or younger * | 10,324 | 10,880 | 13,550 | 6,780 | 24,445 |
| * the highest income category for these family types is >80% HAMFI | | | | | |

Table 15 - Total Households Table

Data Source: 2006-2010 CHAS
HAMFI: Housing Urban Development Area Median Family Income.

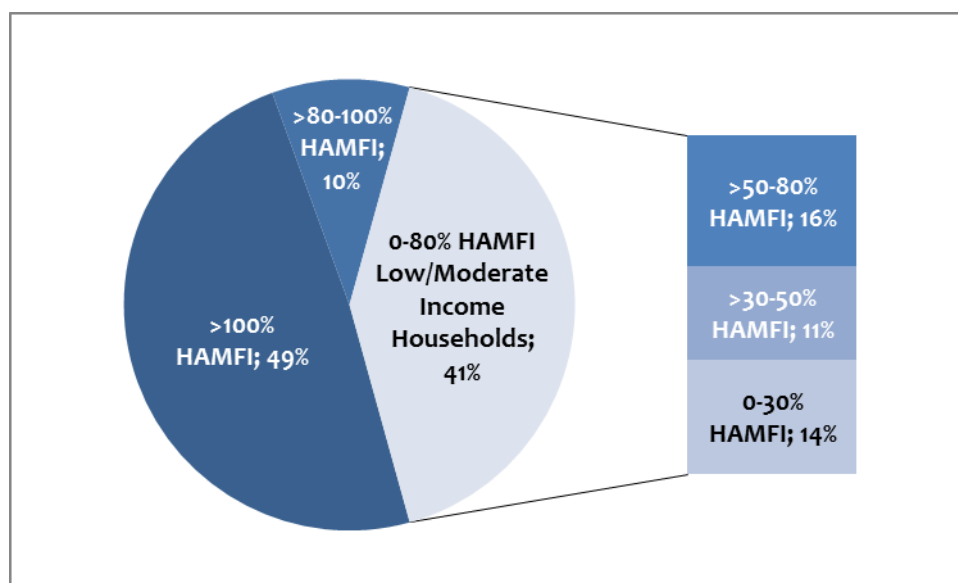


Exhibit 10 – Total Households

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 1,785 | 940 | 700 | 400 | 3,825 | 205 | 120 | 155 | 105 | 585 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 2,779 | 2,330 | 1,955 | 485 | 7,549 | 135 | 225 | 380 | 305 | 1,045 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 3,805 | 3,730 | 2,590 | 875 | 11,000 | 315 | 1,025 | 1,135 | 730 | 3,205 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 29,750 | 15,095 | 7,114 | 1,100 | 53,059 | 8,620 | 7,415 | 10,160 | 4,630 | 30,825 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4,240 | 10,635 | 19,925 | 9,025 | 43,825 | 1,480 | 2,310 | 6,530 | 6,595 | 16,915 |
| Zero/negative Income (and none of the above problems) | 5,185 | 0 | 0 | 0 | 5,185 | 1,660 | 0 | 0 | 0 | 1,660 |

Table 16 – Housing Problems Table

Data Source: 2006-2010 CHAS

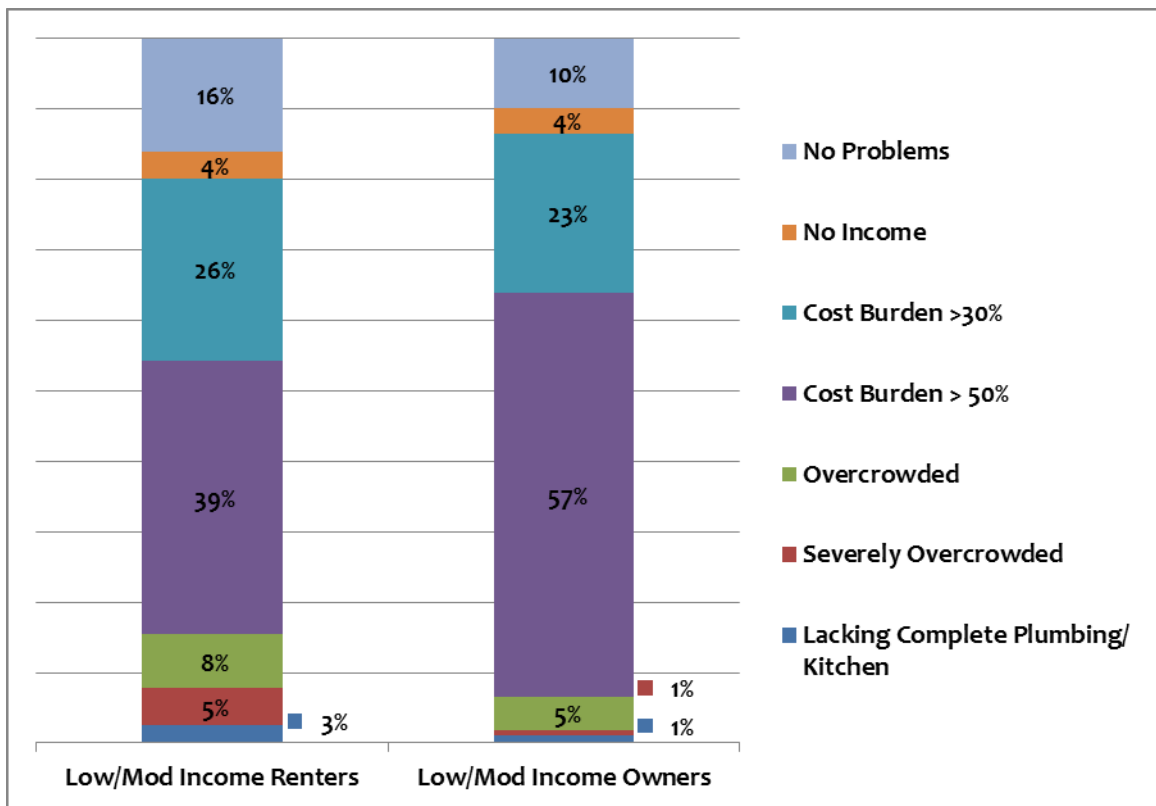


Exhibit 11 – Low/Moderate Income Housing Problems

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 38,119 | 22,095 | 12,364 | 2,860 | 75,438 | 9,270 | 8,785 | 11,830 | 5,770 | 35,655 |
| Having none of four housing problems | 8,285 | 14,595 | 33,300 | 22,785 | 78,965 | 3,965 | 8,660 | 18,445 | 15,455 | 46,525 |
| Household has negative income, but none of the other housing problems | 5,185 | 0 | 0 | 0 | 5,185 | 1,660 | 0 | 0 | 0 | 1,660 |

Table 17 – Housing Problems 2

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|---------|-----------|-------------|-------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 12,259 | 12,190 | 11,305 | 35,754 | 2,560 | 3,000 | 7,490 | 13,050 |
| Large Related | 4,725 | 3,715 | 2,090 | 10,530 | 595 | 1,740 | 2,485 | 4,820 |
| Elderly | 7,570 | 3,775 | 2,360 | 13,705 | 4,795 | 4,080 | 4,145 | 13,020 |
| Other | 16,840 | 11,465 | 13,099 | 41,404 | 2,610 | 2,040 | 3,550 | 8,200 |
| Total need by income | 41,394 | 31,145 | 28,854 | 101,393 | 10,560 | 10,860 | 17,670 | 39,090 |

Table 18 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

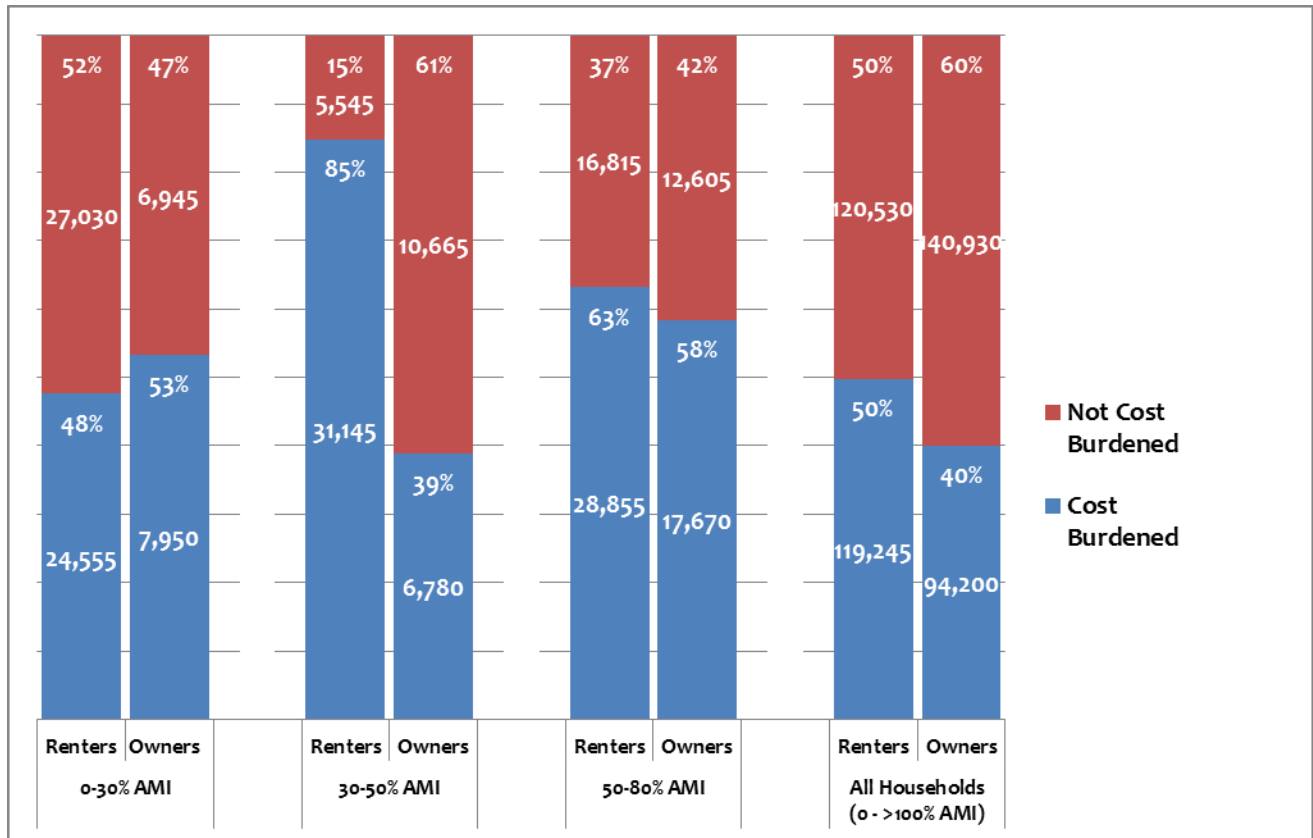


Exhibit 12 – Household Cost Burden >30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 10,399 | 5,825 | 2,505 | 18,729 | 2,370 | 2,460 | 4,680 | 9,510 |
| Large Related | 4,065 | 1,615 | 245 | 5,925 | 560 | 1,245 | 1,330 | 3,135 |
| Elderly | 5,580 | 2,155 | 1,010 | 8,745 | 3,720 | 2,940 | 2,180 | 8,840 |
| Other | 15,675 | 7,040 | 3,534 | 26,249 | 2,390 | 1,575 | 2,350 | 6,315 |
| Total need by income | 35,719 | 16,635 | 7,294 | 59,648 | 9,040 | 8,220 | 10,540 | 27,800 |

Table 19 – Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 5,669 | 5,215 | 3,610 | 1,040 | 15,534 | 305 | 855 | 960 | 550 | 2,670 |
| Multiple, unrelated family households | 740 | 770 | 675 | 365 | 2,550 | 114 | 390 | 610 | 495 | 1,609 |
| Other, non-family households | 215 | 195 | 370 | 24 | 804 | 20 | 0 | 0 | 0 | 20 |
| Total need by income | 6,624 | 6,180 | 4,655 | 1,429 | 18,888 | 439 | 1,245 | 1,570 | 1,045 | 4,299 |

Table 20 – Crowding Information

Data Source: 2006-2010 CHAS

What are the most common housing problems?

Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families paying more than 50% of income towards housing costs (including utilities)

The most common housing problem within the City of San Diego is cost burden, with 45% of all households (50% of renters and 40% of owners) paying more than 30% of their income towards housing costs. In addition, 42% (101,393 households) are low/moderate income renters and 17% (39,090 households) are low/moderate income owners, with incomes below 80% AMI.

Additionally, 22% of households (25% of renters and 18% of owners) are severely cost burdened, and are paying more than 50% of their income towards housing costs. Nearly all of the severely cost burdened renter households are those with low/moderate incomes.

In summary, 213,423 households – including half of all renters – are cost burdened, and 102,408 households – including one in four renters – are severely cost burdened. This housing problem is experienced by all income levels, but is more common among renters.

The next most common housing problem within San Diego is overcrowding, with 28,818 households (6% of households) experiencing overcrowding (more than 1 person per room), including 10,379 households experiencing severe overcrowding (more than 1.5 persons per room). The majority of overcrowding is experienced in renter households (9% compared to 3% for owner households).

Are any populations/household types more affected than others by these problems?

While renter households are most affected by housing problems, with 57% of renters experiencing one or more problems, compared with only 43% of owners, it is by far the lowest-income households that are the most affected by housing problems.

Cost Burden

Within San Diego, cost burden varies by income level and household type, with more renters than owners incurring a housing cost burden in almost every income bracket.

For renters, household cost burden follows a somewhat predictable pattern, with households earning less than 30% AMI experiencing the greatest incidence of cost burden (33,990 households). The next highest rates of cost burden for renters occurs for those earning 50-80% AMI (27,040 households), followed by those earning 30-50% AMI (25,730 households) and those earning 80-100% AMI (10,125 households). This implies that after extremely-low income households, low-income households are more likely to experience a cost burden than very low-income households. This does not quite follow the pattern one would expect, which is that cost burden would automatically decrease as income increased. This is reflective of the rental market conditions, with the economic conditions found during the 2006-2010 timeframe, when foreclosure rates were high and the rental market became more competitive.

Cost burden follows a somewhat similar pattern for homeowners, with the highest rates of incidence occurring for those earning 50-80% AMI (16,690 households), followed by those earning 80-100% AMI (11,225 households), and those earning 0-30% and 30-50% AMI experiencing somewhat equal cost burden (10,100 and 9,725 households, respectively). This is reflective of the fact that many households find themselves overextended in order to achieve homeownership in San Diego's housing market.

Overcrowding

Prevalence of overcrowding also varies by income level and household type, and renters are much more likely than owners to experience overcrowding in every income bracket.

For renters, overcrowding follows a predictable pattern, with households earning less than 30% AMI experiencing the most overcrowding (6,585 households), followed closely by those earning 30-50% AMI (6,060 households), then those earning 50-80% AMI (4,545 households) and those earning 80-100% AMI (1,360 households). This implies that overcrowding decreases as income increases.

Similar as with cost burden, for homeowners overcrowding follows a less linear pattern, with those earning 0-30% AMI experiencing the least overcrowding (450 households) and those earning 30-50%, 50-80%, and 80-100% experiencing mostly equal amounts of overcrowding (1,250; 1,515; and 1,035 households, respectively). This is reflective of the fact that homeownership is often unachievable for extremely low-income households, and that housing costs are high relative to income, forcing more

individuals to share a home than it can adequately accommodate; or that families are not able to afford purchasing a home that accommodates their household size.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Imminent Risk

Single individuals, a majority of whom are male, comprise a substantial portion of the extremely low income homeless persons in the City and County of San Diego. The 2013 Point-in-Time count indicates that approximately three-fourths of the unsheltered homeless are single males, a majority of whom self-identify with a disability. Characteristics of unsheltered homeless individuals in the RCCC include veteran status, chronic homelessness, challenges with substance abuse or mental health issues and emergent health needs. Other special needs populations include homeless women and unaccompanied youth, pregnant and parenting teens; persons with severe mental illness; substance abuse; HIV/AIDS; domestic violence and human trafficking victims; senior citizens, and households that are otherwise isolated or marginalized, for example persons immigrating to the U.S. or reentering the community from institutional care.

Reports for McKinney Vento school liaisons offer compelling measures of the low and extremely low income families who are at risk of homeless in the RCCC. The SD County Office of Education indicates that nearly 20,000 children in the region who meet the definition of homeless, or who are at imminent risk according to the Department of Education definition, accessed services through the special needs arm of student support services office in 2013. School-based homeless liaisons describe that these children and their families often have been evicted; are “doubled up”/cohabitating with another family; or are living in their cars, in shelters, or on the streets; and are subject to frequent moves or absenteeism. The children come to school hungry, mentally stressed and/or exhausted, and often have lower academic performance.

The RCCC currently relies heavily on ESG to fund 11 Rapid Rehousing (RRH) projects. For Rapid Rehousing, the individual or family to be served must reside within the geographic limits of the entitlement area, must meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2, and for the City, must be extremely low income (30% AMI for ESG), with a determination of specific risk factors. The RCCC prioritizes veterans, chronically homeless vulnerable individuals, and families needing short term transition for RRH assistance. Clients are assessed for the capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires. Participants in the program may require assistance to reduce barriers to securing and maintaining stable housing, such as: security deposits; moving or relocation services; emergency utility assistance; rental subsidy; education and employment support; domestic violence intervention; legal assistance; and transportation and other services. When reviewing data from the prior HPRP program, it shows that RRH and Prevention households may return to the RCCC for tangible needs like food and transportation, or mainstream after termination of rental assistance. RCCC program plans support RRH clients with education, job programs, child care and ‘in-reach’ to schools, regional access centers, and police stations.

As is the case nationwide, when a household is using more than 30% of their income on housing costs, they frequently have to make difficult decisions about what to pay - housing, utilities, food, childcare, health care, education, transportation. With limited resources, one emergency or unplanned situation can render a family homeless.

Once a family becomes homeless, this experience in homelessness can shake the very self-reliance and determination families need to get back on their feet. They often require on-going case management or mentorship to help them get housed and remain housed when various life challenges arise that could threaten their tenuous grip on stability. Formerly homeless families and individuals may require referrals for financial resources and community services. The most common services vital for these families to achieve stability include health care, mental health resources, job search and training, and financial education

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At-risk of homelessness as defined by 24 CFR 576.2.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.

Discussion

1. Describe the number and type of single person households in need of housing assistance:

Housing Choice Voucher Program

There are 5,319 single member households within the City that currently participate in Section 8. Single member households represent 37% of the households in the program.

Homelessness

A total of 6,514 homeless adults accessed either an emergency shelter or transitional housing site within San Diego County as an individual in 2013.⁷ 1,332 adults sheltered as individuals at emergency shelters were aged 51 or older (42%), and 1,688 adults sheltered as individuals at transitional housing were aged 51 or older (38%). In addition, the majority of homeless adults sheltered as an Individual were male (67% in emergency shelters; 75% in transitional housing).

⁷ Regional Task Force on the Homeless, *San Diego Regional Annual Homeless Assessment Report*, 2013

2. Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault or stalking

Housing Choice Voucher Program

There are 9,166 households within the City that currently participate in Section 8 and have at least one disabled family member.

Homelessness

In 2013, it was estimated that 14% of homeless adults (1,110 adults) were victims of domestic violence. In addition, on the night of the 2013 Point-in-Time count, 62% of adult domestic violence victims were unsheltered, 30% were in transitional housing, and 8% were in emergency shelter programs.⁸

18% of adults in families staying in transitional housing report having a disabling condition that impairs their ability to live independently, as did 27% with at least one stay in an emergency shelter.⁹

Discussion

Low rates of housing affordability in the RCCC communities and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the RCCC's homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income and are physically accessible and located near community-based support services. The RCCC is geographically diverse and has grown more ethnically diverse over the past decade. The associated changes in demographics such as household size and total income contribute to a mismatch between the type of housing available and the housing demand. Changes in regulations and access to funding have also impacted the development of housing that is affordable at the extremely low income level. Reductions in funding, changes in eligibility or prioritization in programs previously used to sustain households with marginal or fixed incomes increase the risk of homelessness, particularly for households in specific communities where fair market rents have increased.

⁸ Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

⁹ Regional Task Force on the Homeless, *San Diego Regional Annual Homeless Assessment Report*, 2013

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10% or higher than the total population.

0%-30% of Area Median Income

| Housing Problems* | Has one or more of the four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 53,105 | 6,530 | 6,845 |
| White | 22,475 | 3,405 | 3,340 |
| Black / African American | 6,105 | 580 | 555 |
| Asian | 5,745 | 730 | 1,425 |
| American Indian, Alaska Native | 205 | 25 | 4 |
| Pacific Islander | 150 | 0 | 0 |
| Hispanic | 17,385 | 1,660 | 1,345 |

Table 21 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%. Note: Other and multi-race households are not included in this table

30%-50% of Area Median Income

| Housing Problems | Has one or more of the four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 43,825 | 10,305 | 0 |
| White | 17,600 | 6,095 | 0 |
| Black / African American | 4,315 | 975 | 0 |

| Housing Problems | Has one or more of the four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Asian | 4,425 | 820 | 0 |
| American Indian, Alaska Native | 200 | 40 | 0 |
| Pacific Islander | 160 | 0 | 0 |
| Hispanic | 16,585 | 2,260 | 0 |

Table 22 – Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%. Note: Other and multi-race households are not included in this table.

50%-80% of Area Median Income

| Housing Problems | Has one or more of the four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 50,655 | 25,290 | 0 |
| White | 23,885 | 13,240 | 0 |
| Black / African American | 4,200 | 1,935 | 0 |
| Asian | 6,255 | 2,460 | 0 |
| American Indian, Alaska Native | 255 | 105 | 0 |
| Pacific Islander | 120 | 160 | 0 |
| Hispanic | 14,620 | 6,755 | 0 |

Table 23 – Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%. Note: Other and multi-race households are not included in this table.

80%-100% of Area Median Income

| Housing Problems | Has one or more of the four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 24,250 | 22,620 | 0 |
| White | 13,345 | 13,050 | 0 |
| Black / African American | 1,950 | 1,815 | 0 |
| Asian | 2,890 | 2,420 | 0 |
| American Indian, Alaska Native | 35 | 30 | 0 |
| Pacific Islander | 180 | 140 | 0 |
| Hispanic | 5,400 | 4,270 | 0 |

Table 24 – Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%. Note: Other and multi-race households are not included in this table.

| Housing Problems | Renter | | | | Owner | | | |
|--------------------------------|-----------|------------|------------|-------------|-----------|------------|------------|-------------|
| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
| Jurisdiction as a Whole | 42,355 | 32,730 | 32,295 | 11,885 | 10,750 | 11,095 | 18,360 | 12,365 |
| White | 16,220 | 12,175 | 15,885 | 6,880 | 6,255 | 5,425 | 8,000 | 6,465 |
| Black/African American | 5,280 | 3,775 | 2,950 | 1,240 | 825 | 540 | 1,250 | 710 |
| Asian | 4,530 | 3,085 | 3,015 | 1,085 | 1,215 | 1,340 | 3,240 | 1,805 |
| American Indian, Alaska Native | 195 | 200 | 245 | 10 | 10 | 0 | 10 | 25 |
| Pacific Islander | 140 | 145 | 65 | 70 | 10 | 15 | 55 | 110 |
| Hispanic | 15,075 | 12,880 | 9,090 | 2,260 | 2,310 | 3,705 | 5,530 | 3,140 |

Table 25 – Disproportionate Greater Need by Tenure: Housing Problems

Data Source: 2006-2010 CHAS

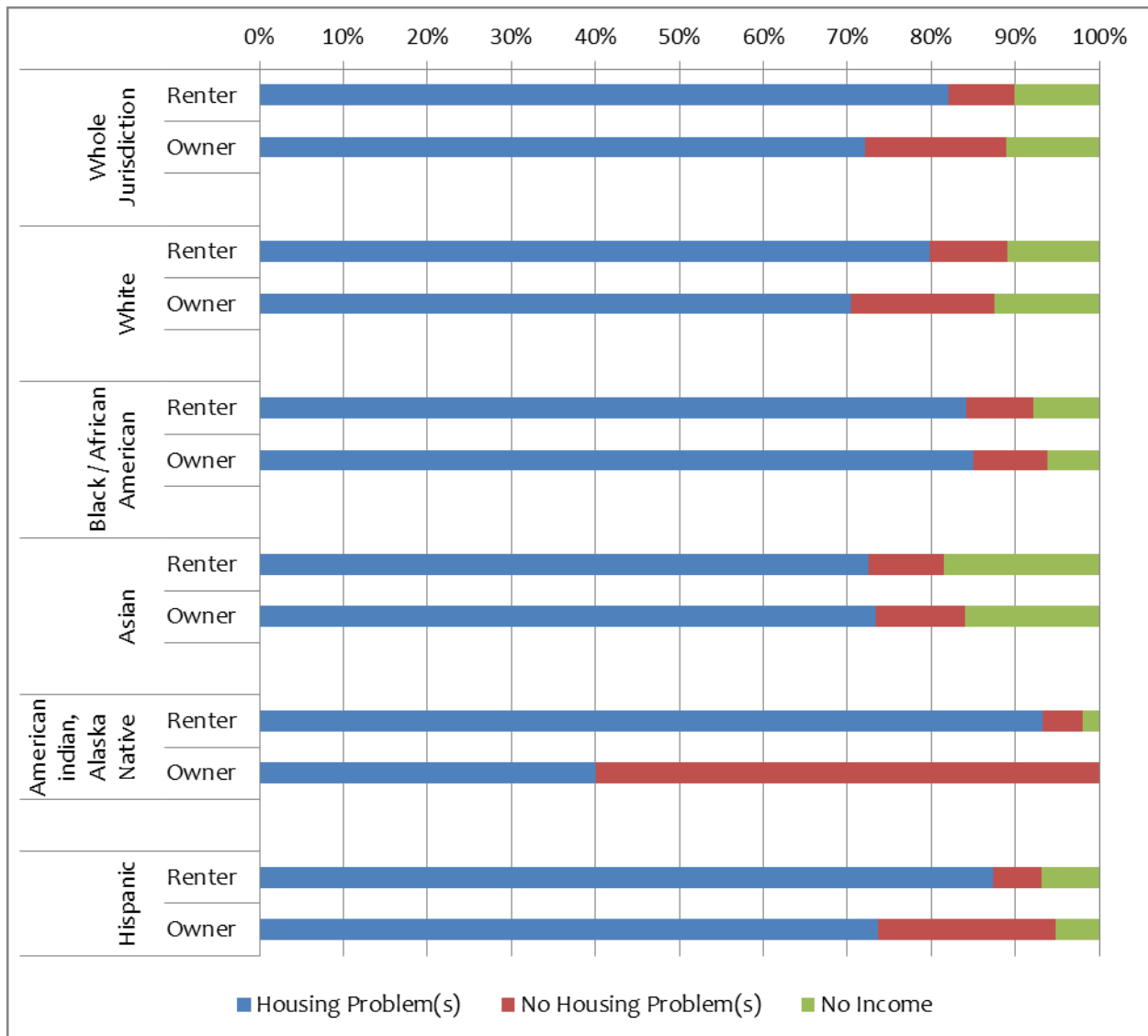


Exhibit 13 – Disproportionate Greater Need by Tenure: 0-30%AMI Housing Problems

Data Source: 2006-2010 CHAS

Data Source

Due to insufficient data, this income category does not include Pacific Islanders.

Discussion

A disproportionate need exists in almost every racial/ethnic group and income bracket within the City, and is most likely to be experienced by owner households. This suggests that minority households must often overextend themselves to achieve homeownership. The highest needs overall are experienced by renter households earning 30-50% AMI, with nearly 9 in 10 households (89%) experiencing one or more housing problems. Among different racial/ethnic groups the highest overall need is experienced by American Indian/Alaska Native households earning 0-30% AMI, with 93% (195 households) experiencing one or more housing problems. Across all income categories,

Hispanic households are the most likely to experience a disproportionate amount of problems, and White households were the least likely. The greatest disproportionate need is seen in Pacific Islander owner households earning 80-100% AML, with a 26 percentage point difference compared to the whole (85% compared to 58%).

0% - 30% of Area Median Income

- As a whole, 80% of households have at least one housing problem, ranging from 77% - 88% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (82% of renters compared to 72% of owners).
- Among owners, African American/Black households experience a disproportionate amount of problems, with 85% experiencing one or more problems, compared to the 72% experienced by the jurisdiction as a whole.
- Among renters, American Indian/Alaska Native households experience a disproportionate amount of problems, with 93% compared to the 82% experienced by the jurisdiction as a whole.

Note: Due to insufficient data, this income category does not include Pacific Islanders.

30% - 50% of Area Median Income

- As a whole, 57% of households have at least one housing problem, ranging from 74% - 88% among different ethnic groups.
- Renters in this income category experience a very disproportionate amount of problems (89% of renters compared to 64% of owners).
- Among owner households, disproportionate need was seen for both Hispanic (78%) and Asian (77%) households, which experienced a greater amount of problems than the jurisdiction as a whole (64%).
- Among renter households, there was no disproportionate need, as almost all ethnic groups experienced a similar percentage of problems, ranging between 83% - 91%, with the jurisdiction as a whole at 89%.

Note: Due to insufficient data, this income category does not include Pacific Islanders.

50% - 80% of Area Median Income

- As a whole, 67% of households have at least one housing problem, ranging from 43% - 72% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (71% of renters compared to 61% of owners).
- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (72%) and Asian (74%) households experiencing a significantly greater amount of problems compared to the jurisdiction as a whole (61%).

80% - 100% of Area Median Income

- As might be expected, this income category experiences the least amount of housing problems, with 52% of the jurisdiction as a whole experiencing one or more problems, ranging from 51% - 56% among different racial/ethnic groups.
- Owners in this income category experience a disproportionate amount of problems (58% of renters compared to 46% of renters).
- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (70%) and Pacific Islander (85%) households experiencing a significantly greater amount of problems compared to the jurisdiction as a whole (58%).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Severe housing problems include severe overcrowding (>1.5 persons/room) and severe percentage of housing cost burden (>50%). This section analyzes the extent of severe housing problems and identifies populations that have a significantly greater need.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 47,390 | 12,250 | 6,845 |
| White | 20,195 | 5,695 | 3,340 |
| Black / African American | 5,335 | 1,350 | 555 |
| Asian | 5,260 | 1,220 | 1,425 |
| American Indian, Alaska Native | 195 | 35 | 4 |
| Pacific Islander | 130 | 20 | 0 |
| Hispanic | 15,345 | 3,695 | 1,345 |

Table 26 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 30,880 | 23,255 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| White | 12,665 | 11,035 | 0 |
| Black / African American | 2,790 | 2,500 | 0 |
| Asian | 3,315 | 1,925 | 0 |
| American Indian, Alaska Native | 85 | 155 | 0 |
| Pacific Islander | 45 | 120 | 0 |
| Hispanic | 11,595 | 7,250 | 0 |

Table 27– Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 24,195 | 51,745 | 0 |
| White | 10,610 | 26,520 | 0 |
| Black / African American | 1,335 | 4,805 | 0 |
| Asian | 3,465 | 5,255 | 0 |
| American Indian, Alaska Native | 70 | 295 | 0 |
| Pacific Islander | 65 | 215 | 0 |
| Hispanic | 8,080 | 13,290 | 0 |

Table 28 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 8,630 | 38,240 | 0 |
| White | 3,945 | 22,445 | 0 |
| Black / African American | 600 | 3,165 | 0 |
| Asian | 1,245 | 4,065 | 0 |
| American Indian, Alaska Native | 0 | 65 | 0 |
| Pacific Islander | 95 | 220 | 0 |
| Hispanic | 2,625 | 7,040 | 0 |

Table 29 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

| Severe Housing Problems | Renter | | | | Owner | | | |
|--------------------------------|-----------|------------|------------|-------------|-----------|------------|------------|-------------|
| | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI | 0-30% AMI | 30-50% AMI | 50-80% AMI | 80-100% AMI |
| Jurisdiction as a Whole | 38,120 | 22,095 | 12,365 | 2,860 | 9,270 | 8,785 | 11,830 | 5,770 |
| White | 14,875 | 8,590 | 5,605 | 1,090 | 5,320 | 4,075 | 5,005 | 2,855 |
| Black/African American | 4,630 | 2,320 | 780 | 275 | 705 | 470 | 555 | 325 |
| Asian | 4,185 | 2,210 | 1,290 | 300 | 1,075 | 1,105 | 2,175 | 945 |
| American Indian, Alaska Native | 195 | 85 | 60 | - | - | - | 10 | - |
| Pacific Islander | 130 | 30 | 30 | 50 | - | 15 | 35 | 45 |
| Hispanic | 13,260 | 8,530 | 4,225 | 1,090 | 2,085 | 3,065 | 3,855 | 1,535 |

Table 30 – Disproportionate Greater Need by Tenure: Severe Housing Problems

Data Source: 2006-2010 CHAS

Discussion

Within every income bracket in the City, at least one racial/ethnic group has a disproportionate amount of severe housing problems and owner households are more likely to experience problems. This supports the idea that households must often overextend themselves to achieve homeownership in San Diego. The highest needs overall are experienced by renter households earning 30-50% AMI, with 87% of households experiencing one or more severe housing problems. Across all racial/ethnic groups the highest need overall is experienced by both American Indian/Alaska Native and Pacific Islander households earning 0-30% AMI, with 93% experiencing one or more severe housing problems. Across all income categories, Pacific Islander households are the most likely to experience a disproportionate amount of severe problems, and White households were the least likely. The greatest disproportionate need is seen in Pacific Islander and American Indian/Alaska Native renter households earning 0 – 30% AMI, with a 19 percentage point difference compared to the whole (93% compared to 74%).

0% - 30% of Area Median Income

- As a whole, 71% of households have at least one severe housing problem, with a broad range of need among different racial/ethnic groups ranging from 67% - 87%.
- With renter and owner populations combined, both American Indian/Alaska Native and Pacific Islander households have a disproportionate amount of need (83% and 87%, respectively) compared to the jurisdiction as a whole (71%).
- Renters in this income category experience a disproportionate amount of problems (74% of renters compared to 62% of owners).
- Among owners, African American/Black households experience a disproportionate amount of problems, with 73% experiencing one or more problems, compared to the 62% experienced by the jurisdiction as a whole.
- Among renters, American Indian/Alaska Native and Pacific Islander households experience a disproportionate amount of problems, with 93% for both ethnic groups, compared to the 74% experienced by the jurisdiction as a whole.

30% - 50% of Area Median Income

- As a whole, 57% of households have at least one housing problem, with a very broad range from 27% - 63% among different racial/ethnic groups.
- Renters in this income category experience a disproportionate amount of problems (60% of renters compared to 50% of owners)

- The only disproportionate racial/ethnic need was seen among owner households, with both Hispanic (65%) and Asian (64%) households experiencing a significantly greater problems compared to the jurisdiction as a whole (50%)

Note: Due to insufficient data, this income category does not include Pacific Islanders.

50% - 80% of Area Median Income

- As a whole, 32 % of households have at least one housing problem, ranging from 19% - 40% among different racial/ethnic groups.
- Owners in this income category experience a disproportionate amount of problems (39% of owners compared to 27% of renters).
- The only disproportionate racial/ethnic need was seen among owner households, with Asian (49%) households experiencing a significantly greateramong of problems compared to the jurisdiction as a whole (39%).

Note: Due to insufficient data, this income category does not include American Indian/Alaska Natives.

80% - 100% of Area Median Income

- As might be expected, this income category experiences the least amount of housing problems, with 18% of the jurisdiction as a whole experiencing one or more problems, ranging from 12% - 27% among different racial/ethnic groups.
- With renter and owner populations combined, Pacific Islander households have a disproportionate amount of need (30%, respectively) compared to the jurisdiction as a whole (18%).
- The only disproportionate racial/ethnic need was seen among renter households, with both Hispanic (21%) and Pacific Islander (26%) households experiencing a significantly greater problems compared to the jurisdiction as a whole (11%).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent cost burden and identifies populations that are disproportionately affected.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|---------|---------|-------------------------------------|
| Jurisdiction as a whole | 259,900 | 111,919 | 101,035 | 6,555 |
| White | 166,820 | 61,499 | 52,305 | 3,120 |
| Black / African American | 13,460 | 7,960 | 9,230 | 460 |
| Asian | 31,040 | 12,735 | 12,025 | 1,295 |
| American Indian, Alaska Native | 835 | 465 | 310 | 24 |
| Pacific Islander | 1,175 | 345 | 275 | 0 |
| Hispanic | 41,025 | 26,905 | 25,035 | 1,560 |

Table 31 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

| Housing Cost Burden | Renter | | | Owner | | |
|--------------------------------|---------|--------|--------|---------|--------|--------|
| | < 30% | 30-50% | > 50% | < 30% | 30-50% | > 50% |
| Jurisdiction as a Whole | 114,790 | 58,210 | 61,030 | 139,230 | 52,825 | 41,375 |
| White | 63,260 | 27,310 | 28,305 | 95,165 | 31,745 | 22,525 |
| Black/African American | 8,070 | 6,025 | 7,040 | 5,495 | 2,610 | 2,290 |
| Asian | 14,595 | 5,280 | 6,385 | 18,765 | 7,745 | 6,325 |
| American Indian, Alaska Native | 430 | 320 | 315 | 315 | 60 | 25 |
| Pacific Islander | 690 | 220 | 135 | 545 | 170 | 140 |
| Hispanic | 24,230 | 17,560 | 17,535 | 16,655 | 9,700 | 9,455 |

Table 32 – Disproportionate Greater Need by Tenure: Housing Cost Burden

Data Source: 2006-2010 CHAS

Discussion:

Overall, 45% of households in San Diego experience housing cost burden. Specifically, 23% are paying 30-50% of their income towards housing costs, and 22% are paying more than 50%. Both Black/African American and Hispanic households experience a disproportionate housing cost burden, with 56% of both ethnic/racial groups paying more than 30% of their income towards housing costs (compared to 45% for the City overall). There is a slight difference between owner and renter households, with a disproportionate amount of cost burdened Hispanic owner households (53% compared to 40% in the City overall), and a disproportionate amount of cost burdened Black/African American renter households (60% compared to 50% in the City overall).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As stated above, within every income bracket in the City of San Diego, at least one racial/ethnic group has a disproportionate amount of housing problems. Please see the discussion for NA-15 and NA-20.

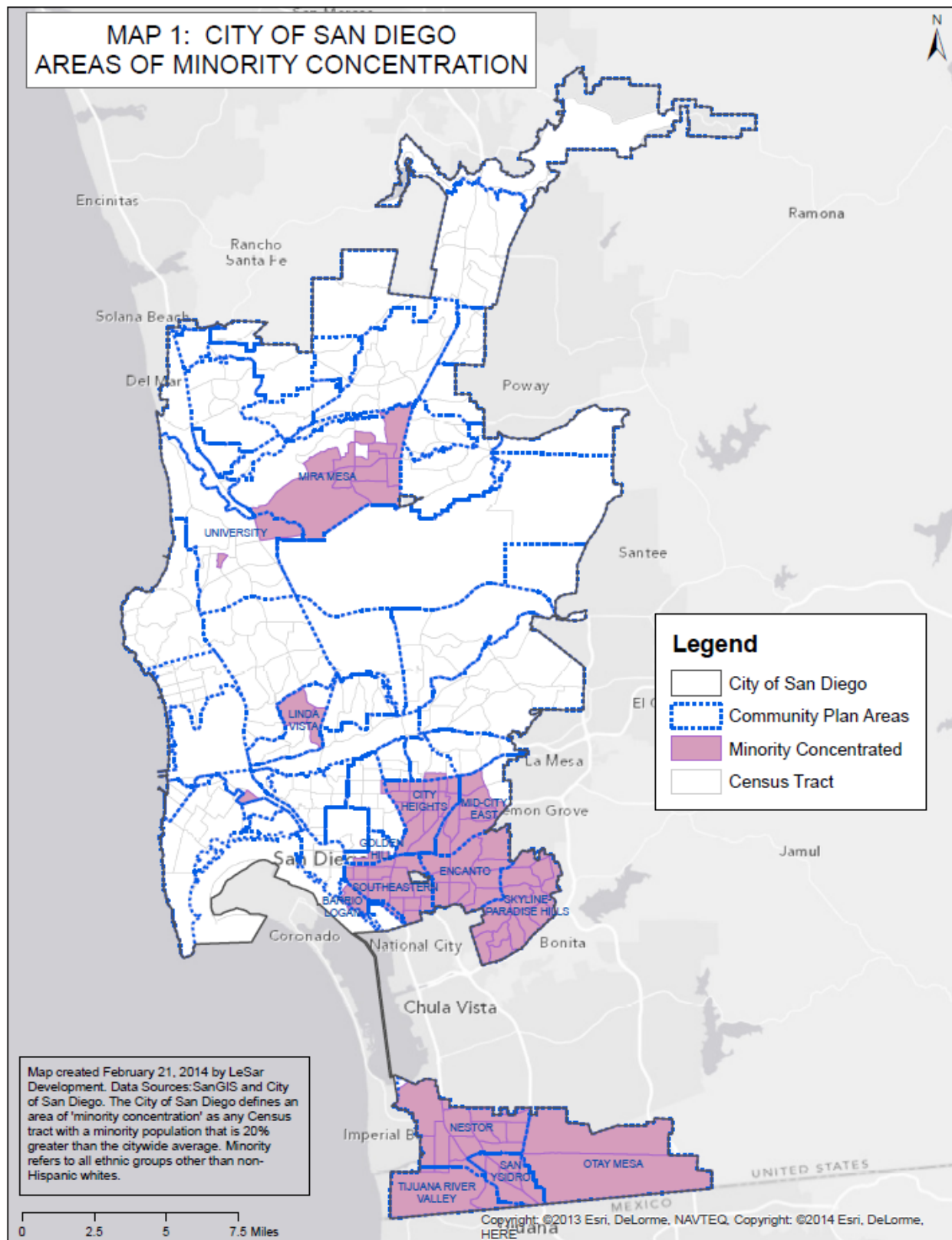
If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As shown on Map 1, the City of San Diego Community Planning Areas (CPAs) that contain the greatest racial or ethnic populations are as follows:

- Barrio Logan
- City Heights
- Eastern Area
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Mira Mesa
- Midway-Pacific Highway
- North Park
- Otay Mesa-Nestor
- Otay Mesa
- Skyline-Paradise Hills
- Southeastern
- Tijuana River Valley
- University



NA-35 Public Housing– 91.205(b)

Introduction

The Housing Commission is responsible for managing the public housing inventory, affordable housing units, and the Section 8 in the City. Section 8 provides rent subsidies for more than 14,000 low-income households (40,000 individuals) and allows families, senior citizens, and individuals with disabilities to pay between 30-40% of their adjusted monthly gross income on rent. About 54% of voucher recipients are seniors or persons with disabilities, and about 1,200 voucher households rent directly from the Housing Commission.

The Housing Commission is one of 39 housing authorities nationwide to be named a “Moving to Work” agency, a HUD designation allowing additional flexibility to design and implement more innovative approaches for providing housing assistance. More than half, 55% or roughly 7,844, Section 8 households are elderly or disabled. Of those that receive Section 8 vouchers, 83% fall into the extremely low income category (0-30% AMI), 16% in the very low income category (31-79%), and 1% in the low income category (80%+).

In September 2007, HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by the Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less. The Housing Commission continues to operate 75 units as public housing.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 50 | 75 | 14,427 | 26 0 | 14,16 7 | 397 | 90 | 0 |

Table 33 – Public Housingby Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|--|--------------|-----------|----------------|----------|---------------|--------------|--|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 13,745 | 17,958 | 16,217 | 12,451 | 16,277 | 13,928 | 11,984 |
| Average length of stay | 0 | 6 | 1 | 10 | 2 | 10 | 2 | 2 |
| Average Household size | 0 | 3 | 2 | 3 | 2 | 3 | 1 | 4 |
| # Homeless at admission | 0 | 0 | 0 | 823 | 77 | 669* | 76 | 1 |
| # of Elderly Program Participants (>62) | 0 | 7 | 10 | 5,735 | 81 | 5,654 | 55 | 2 |
| # of Disabled Families | 0 | 16 | 10 | 9,150 | 204 | 8,946 | 188 | 9 |
| # of Families requesting accessibility features | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| *Total includes 354 families participating in the Sponsor Based Subsidy Program, and 57 families participating in the Short Term Transitional Program **Includes all household members ages 62 and older ***Includes all households where at least one family member is disabled | | | | | | | | |

Table 34 – Characteristics of Public Housing Residents by Program Type

Data Source: San Diego Housing Commission

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 60 | 50 | 7,307 | 61 | 7,244 | 0 | 0 | 0 |
| Black/African American | 0 | 44 | 20 | 4,196 | 30 | 4,165 | 0 | 0 | 0 |
| Asian | 0 | 30 | 3 | 2,304 | 4 | 2,299 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 1 | 1 | 112 | 1 | 111 | 0 | 0 | 0 |
| Pacific Islander | 0 | 4 | 1 | 219 | 1 | 208 | 3 | 4 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 35 – Race of Public Housing Residents by Program Type

Data Source: San Diego Housing Commission

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 56 | 39 | 13,569 | 148 | 13,421 | 72 | 202 | 0 |
| Not Hispanic | 0 | 84 | 36 | 23,856 | 319 | 23,527 | 445 | 115 | 0 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 36 – Ethnicity of Public Housing Residents by Program Type

Data Source: San Diego Housing Commission

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing residents with the ability to work need services designed to increase self-sufficiency.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Due to limited funding, the waitlist for voucher applicants contains 37,518 families as of 2011 and applicants can expect to be on the wait list eight to nine years. The wait list for public housing contains 22,980 families.

Describe the most immediate needs of residents of Public Housing and Housing Choice voucher holders.

Residents need affordable housing in locations that are situated near public transportation and near schools. Residents with the ability to work need services designed to increase self-sufficiency. The Housing Commission provides these services through the Achievement Academy.

How do these needs compare to the housing needs of the population at-large?

Information pertaining to housing problems is not collected for waitlist applicants, so it is difficult to compare households on the waitlist to the population at-large.

NA-40 Homeless Needs Assessment – 91.205(c)

Annual Homeless Assessment Report (AHAR)

In the San Diego region, the local homeless assistance program planning network is governed by the Regional Continuum of Care Council (RCCC), which is a “collaboration of representatives from local jurisdictions community-based organizations, local housing authorities, the Regional Task Force on the Homeless (RTFH), governmental departments, labor organizations, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups.”¹⁰ The homeless services system utilized by the RCCC is referred to as the Homeless Management Information System (HMIS) that stores client-level data about the individuals and households who use the services. RTFH is the lead HMIS agency for the RCCC and administers the system on behalf of the RCCC and receives and integrates data from three primary contributing data systems: ServicePoint, C-Star, and ETO.

Definitions:

- Number experiencing homelessness each year – unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year – unduplicated count of persons with new entries into a shelter appearing in HMIS during the year
- Number exiting homelessness each year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness – average of the sums of the lengths of stays for each person

Note: All data is representative of the active 2013 RCCC programs (Emergency Shelter, Transitional Housing, Safe Haven)

The definitions above reflect data collected during the 2013 Annual Homeless Assessment Report (AHAR) timeframe (October 1, 2012 – September 30, 2013) and are considered conservative, as not all homeless service providers within San Diego utilize HMIS and are not required to do so unless funded by HUD. When possible, the data provided in this section reflect the homeless population within the City of San Diego only.

Point-in-Time Count

The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where

¹⁰ Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

possible, and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time.

| Shelter Type | 2010 | 2011 | 2012 | 2013 | | 1-year change: '12 to '13 | 4-year change: '10 to '13 |
|-----------------------------|--------------|--------------|--------------|--------------|--|------------------------------|------------------------------|
| Sheltered | 3,918 | 4,039 | 4,371 | 4,305 | | -1.5% | +9.9% |
| <i>Emergency Shelter</i> | 965 | 992 | 1,040 | 947 | | -8.9% | -1.9% |
| <i>Transitional Housing</i> | 2,900 | 2,992 | 3,279 | 3,311 | | +1.0% | +14.2% |
| <i>Safe Haven</i> | 53 | 55 | 52 | 47 | | | |
| Unsheltered | 4,599 | 4,981 | 5,267 | 4,574 | | -13.2% | -0.5% |
| Total All Homeless | 8,517 | 9,020 | 9,638 | 8,879 | | -7.9% | +4.3% |

Exhibit 14 – Unsheltered and Sheltered Point-in-Time Count Trend

Data Source: 2013 San Diego Regional Homeless Profile Summary

Data Source Comments

Data is aggregate for ES, SH, and TH without additional subgroup stratification.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | Estimate the # of persons experiencing homelessness on a given night | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|--|--|--|---|--|
| | Sheltered | Unsheltered | Sheltered | Sheltered | Sheltered | Sheltered |
| Persons in Households with Adult(s) and Child(ren) | 1,688 | 178 | 4,412 | 3,481 | * | * |
| Persons in Households with Only Children | 30 | 13 | 27 | 18 | * | * |
| Persons in Households with Only | 2,587 | 4,383 | 7,729 | 6,483 | * | * |

| Population | Estimate the # of persons experiencing homelessness on a given night | Estimate the # of persons experiencing homelessness on a given night | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|--|--|--|---|--|
| Adults | | | | | | |
| Chronically Homeless Individuals (persons) | 224 | 2,248 | 651 | 631 | * | * |
| Chronically Homeless Families (households) | 3 | 11 | 22 | 22 | * | * |
| Veterans | 798 | 688 | 1,956 | 1,592 | * | * |
| Unaccompanied Child | 30 | 13 | 27 | 18 | * | * |
| Persons with HIV | 69 | 85 | 2,305 | 2,305 | * | * |
| Severely Mentally Ill | 856 | 1,725 | 4,301 | 4,301 | * | * |
| Chronically Substance Abuse | 1,071 | 1,533 | 2,555 | 2,555 | * | * |
| Victims of Domestic Violence | 422 | 688 | 1,630 | 1,344 | * | * |

Table 37 – Homeless Needs Assessment

Data Source: Regional Task Force on the Homeless (RTFH): 2013 San Diego Regional PIT Count, 2013 Regional AHAR Year (October 1, 2012-September 30, 2013)

Data Source Comments: Frequencies are extrapolated estimates. * Data not available for these specific populations please see Exhibit 14

Rural Homeless Population: Not applicable

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered homeless with the jurisdiction

Not applicable

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these

categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

While data for each specific homeless population is not available, as shown in Table 38, there is data for the "number of persons exiting homelessness each year," and the "number of days that persons experience homelessness", by each type of housing facility.

| | Estimate the # exiting homelessness each year to permanent housing (PH) | Estimate the # of days persons experience homelessness |
|------------------------------|---|--|
| | Sheltered | Sheltered |
| Permanent Housing | 107 | N/A |
| Permanent Supportive Housing | N/A | 29 Months |
| Supportive Housing | 29 | 8 Months |
| Transitional Housing | 2,068 | 6 Months |
| Emergency Housing | N/A | 28 days |
| Rapid Rehousing Housing | N/A | 1 Month |
| Total | 2,204 | N/A |

Table 38 – Homeless Needs Assessment 2

Data Source: Regional Task Force on the Homeless (RTFH): HMIS APR; San Diego City and County CoC CA-6 01 CoC Registration and Application FY2013

**Data Source
Comments**

According to APRs, the turnover rates in HUD funded housing for 2013: 23% permanent supportive housing; 118% TH.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2013 Point-in-Time (PIT) Count estimates that 21% of the homeless in San Diego County were members of a homeless family comprised of both adults and children. Of the 1,866 persons in a homeless family, 76% (1,420) were sheltered in transitional housing programs, and about 14% (268) were sheltered at local emergency shelters. However it is also estimated that approximately 10% (178) of persons in families were without any shelter on the PIT date.¹¹

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group:

| Race | Sheltered | Unsheltered (Optional) |
|-----------------------------------|-----------|------------------------|
| White, Non-Hispanic | 4,906 | |
| Black or African American | 3,034 | |
| Asian | 141 | |
| American Indian or Alaska Native | 169 | |
| Native Hawaii or Pacific Islander | 133 | |
| Multiple Races | 582 | |
| Ethnicity | Sheltered | |
| Hispanic | 2,879 | |
| Non-Hispanic | 8,965 | |

Table 39 – Race and Ethnic Group of Homeless

Data Source: 2012 San Diego Regional AHAR

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness:

The 2013 Point-in-Time Count identified 8,879 homeless individuals living in San Diego County, with more than half (4,574) unsheltered, while over 10% were residing in an emergency shelter and 3% were in a transitional housing program. It is estimated that 64.6% of San Diego's homeless population lives within the City; 2,618 were sheltered and 3,115 were unsheltered individuals, totaling 5,733 homeless individuals in the City on a given night in 2013.¹²

¹¹ Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

¹² Regional Task Force on the Homeless, *San Diego Regional Homeless Profile*, 2013

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Persons living with AIDS/HIV and their families
- The elderly
- Persons with disabilities
- Veteran households
- Female-headed households
- Large households
- Food insecure households
- At-risk youth

HOPWA

| Current HOPWA formula use: | |
|--|--------------------------------------|
| Cumulative cases of AIDS reported | 14,805 |
| Area incidence of AIDS | 248 |
| Rate per population | 7.9 |
| Number of new cases prior year (3 years of data) | 1023 (2008: 348; 2009:368; 2010:312) |
| Rate per population (3 years of data) | 11 |
| Current HIV surveillance data: | |
| Number of Persons living with HIV (PLWH) | 4,910 |
| Area Prevalence (PLWH per population) | 15.4 |
| Number of PLWA (AIDS only) | 7,221 |
| Number of new HIV cases reported last year | 485 |

Table 40 – HOPWA Data

Data Source: County of San Diego HHSA HIV/AIDS Epidemiology Report 2012

HIV Housing Need (HOPWA Grantees Only)

| Type of HOPWA Assistance | Prior Estimates | Estimate Updates | Comments |
|--|-----------------|------------------|---|
| Tenant Based Rental Assistance (TBRA) | 80 | 80 | Comment: Estimate is number of households |
| Permanent Housing in facilities | 12 | 12 | Comment: Estimate is a number of households |
| Short-term Rent, Mortgage, and Utility | 0 | 0 | Comment: Estimate is |

| Type of HOPWA Assistance | Prior Estimates | Estimate Updates | Comments |
|---|-----------------|------------------|---|
| Assistance (STRMU) | | | number of households |
| Short Term and Transitional Housing in facilities | 113 | 134 | Comment: Estimate is a number of households |
| Permanent Housing Placement | 0 | 0 | Comment: Estimate is number of households |

Table 41 – HIV Housing Need

Data Source: HOPWA CAPERand HOPWABeneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older.

According to the 2011 American Community Survey (ACS) 5-Year Estimates, 24% of households (115,560 households) in the City contain at least one person 62 years or older and 21% (98,998 households) contain at least one person 65 or older. More specifically, 13% of individuals (169,990 residents) are 62 years of age or older and 11% (138,661 residents) are 65 years and older. Since 2000, the population aged 62 and older has increased 13%, and the population 65 and older has increased 8%. In addition, 44% of elderly householders aged 65 or older live alone (36,051 individuals), and more than one-third (34%) of all elderly households experience one or more housing problem.

As shown in Table 42, elderly households are more likely to be low-income, with 49% of households (56,515 households) containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City.

| | Number | % of Households | % 0-80% AMI | % with 1 or More Housing Problems |
|--------------------|---------|-----------------|-------------|-----------------------------------|
| Elderly Households | 115,560 | 24% | 49% | 34% * |
| All Households | 474,905 | 100% | 41% | 48% |

Table 42 – Elderly Households (Ages 62 and older)

Data Source: 2006-2010 CHAS

* The highest income category for this family type is >80%AMI

During the 2007-2011 period, approximately 74% of elderly households (60,222 households) owned their home, and 27% rented (21,712 households), as shown in Table 43. A higher proportion of elderly

household renters are cost burdened, with more than two-thirds (63%) paying more than 30% of their income towards housing costs, compared to 52% for the City. Additionally, more than one-third (31%) of elderly owner households are cost burdened.

| | Renters | | | Owners | | |
|---------------------------|---------|-----------------|--------------------|---------|-----------------|--------------------|
| | Number | % of Households | Paying 30% or more | Number | % of Households | Paying 30% or more |
| Elderly Households | 21,712 | 27% | 63% | 60,222 | 74% | 31% |
| All Households | 240,902 | 51% | 52% | 233,315 | 49% | 41% |

Table 43 – Elderly Households by Tenure (Ages 65 and older)

Data Source: 2007-2011 ACS 5-Year Estimates

Compared to the overall City population, elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population. Among the elderly ambulatory disabilities are the most common at 65%, followed by independent living difficulty (52%) and hearing difficulty (39%).

The challenges faced by the elderly population over the age of 65 years include: ¹³

- Income: People over 65 are usually retired and living on a fixed income.
- Health Care - Due to a higher rate of illness, health care is important.
- Transportation - Many seniors are reliant upon public transit.
- Housing - Many live alone.

Elderly households are particularly vulnerable to a competitive housing market with rising market rents, especially those on fixed incomes. This vulnerability is attributed to the elderly having lower household incomes and a higher occurrence of housing cost burdens. The waitlist for federal housing assistance programs is long and the housing needs of the elderly can be especially difficult due to disabilities, physical challenges and limited mobility.

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Within the City, 9% of residents (108,901 individuals) are disabled. The largest amount of disabled persons is found in the 18-64 age group (52,217 individuals). However, the largest percentage of disablement is found among the elderly (35%), as shown on Table 44. The most common disablement among those aged 18-64 is ambulatory difficulty (46%), followed by cognitive difficulty (42%) and independent living difficulty (36%).

| Population with Disability | % Ages 18-64 | % Ages 65+ |
|----------------------------|--------------|------------|
|----------------------------|--------------|------------|

¹³ City of San Diego, *General Plan Housing Element*, 2013-2020

| | 6% | 35% |
|-------------------------------|----|-----|
| Type of Disability | | |
| Hearing Difficulty | 1% | 14% |
| Vision Difficulty | 1% | 6% |
| Cognitive Difficulty | 3% | 10% |
| Ambulatory Difficulty | 3% | 23% |
| Self-care Difficulty | 1% | 10% |
| Independent Living Difficulty | 2% | 18% |

Table 44 – Prevalence of Disability in Total Population

Data Source: 2008-2012 ACS 5-Year Estimates

| Type of Disability | % Ages 18-64 | % Ages 65+ |
|-------------------------------|---------------------|-------------------|
| Hearing Difficulty | 16% | 39% |
| Vision Difficulty | 16% | 18% |
| Cognitive Difficulty | 42% | 27% |
| Ambulatory Difficulty | 46% | 65% |
| Self-Care Difficulty | 18% | 29% |
| Independent Living Difficulty | 36% | 52% |

Table 45 – Prevalence of Disability for Total Disabled

Data Source: 2008-2012 ACS 5-Year Estimates

Those with a disability can face serious disadvantages in finding employment, as shown on Table 46. According to the 2012 ACS 5-year Estimates, only 41% of all working-age (18-64) individuals with a disability are in the labor force, compared to 79% of individuals without a disability. Of those in the labor force, 81% are employed, and 19% are unemployed, while those without a disability have 91% employment and 9% unemployment. In addition, those with disabilities earn less, with the median earnings for an individual with a disability at \$22,139 compared to \$34,797 for an individual with no disability.

| | Total Population | In Labor Force | % | Total Employed | % | Total Unemployed | % | Total Not in Labor Force | % |
|-------------------|-------------------------|-----------------------|----------|-----------------------|----------|-------------------------|----------|---------------------------------|----------|
| With a Disability | 52,217 | 21,522 | 41% | 17,475 | 81% | 4,047 | 19% | 30,695 | 59% |
| No Disability | 798,130 | 633,389 | 79% | 577,766 | 91% | 55,623 | 9% | 164,741 | 21% |
| Total Population | 850,347 | 654,911 | 77% | 595,241 | 91% | 59,670 | 9% | 195,436 | 23% |

Table 46 – Disabled Employment Status (Ages 18-64)

Data Source: 2008-2012 ACS 5-Year Estimates

With the employment challenges described above, persons with disabilities can find themselves living on a fixed income that does not fully cover their cost of living expenses, and in need of affordable housing options. In addition to affordability, three factors that significantly limit the supply of housing available to persons with disabilities are design, location, and discrimination.¹⁴ An individual with a disability needs housing that is adapted to their needs and designed in such a way as to allow mobility and access, such as widened doors and hallways, access ramps, and closer proximity to public transit.

The workforce and housing challenges faced by those with disabilities can result in higher rates of homelessness. As shown on Table 47, within San Diego County, 65% of homeless adults sheltered in transitional housing and 49% in emergency shelter had a disabling condition.

| Disabling Condition | Adults in Families in Emergency Shelters (n=495) | Adults in Families in Transitional Housing (n=976) | Adult individuals in Emergency Shelters (n=3065) | Adult individuals in Transitional Housing (n=4421) |
|---------------------|--|--|--|--|
| Disabled | 114 (23%) | 305 (29%) | 1,622 (49%) | 3,059 (65%) |
| Not Disabled | 367 (74%) | 740 (71%) | 1,630 (49%) | 1,643 (35%) |
| Unknown/Missing | 14 (3%) | 3 (0%) | 58 (2%) | 30 (1%) |

Table 47 – Prevalence of Disability in Sheltered Homeless

Data Source: 2012 AHAR

Veterans

The County has the third-largest veteran population in the United States, and is the top-ranking destination for newly returning service members, including those returning from Iraq and Afghanistan.¹⁵ Compared to veteran populations in other parts of the nation, veteran residents within San Diego County are relatively younger (16% are between the ages of 18-34, compared to 8% nationwide) and have higher levels of education (35% hold a bachelor's or higher compared to 26% nationwide).¹⁶

Within the City, 2012 ACS 5-Year Estimates show that approximately 9% of the civilian population is veterans. As shown in Table 48, compared to nonveterans, veteran residents are better educated, with 40% having some college or associate's degrees (compared to 27% of nonveterans), and 39% having a bachelor's degree or higher, compared to 42% of nonveterans. Veteran residents also have higher median incomes, at \$46,665 compared to \$29,500 for nonveterans.

| | Civilian Population 18 Years and Older | % | Median Income | Unemployment Rate | Educational Attainment | |
|----------|--|----|---------------|-------------------|----------------------------|-----------------------------|
| | | | | | Some College or Associates | Bachelor's Degree or Higher |
| Veterans | 93,755 | 9% | \$46,665 | 9.5% | 40% | 39% |

¹⁴ City of San Diego, *General Plan Housing Element*, 2013-2020

¹⁵ San Diego Regional Chamber of Commerce and the County of San Diego, *Military Employment in San Diego*, 2013

¹⁶ Ibid

| | Civilian Population 18 Years and Older | % | Median Income | Unemployment Rate | Educational Attainment | |
|------------------|--|------|---------------|-------------------|----------------------------|-----------------------------|
| | | | | | Some College or Associates | Bachelor's Degree or Higher |
| Nonveterans | 902,413 | 91% | \$29,500 | 9.1% | 27% | 42% |
| Total Population | 996,168 | 100% | \$31,081 | 9.1% | 29% | 42% |

Table 48 – Veteran Status

Data Source: 2008-2012 ACS

While median incomes for veterans are higher than city-wide averages, this population also experiences comparatively higher unemployment rates (9.5% compared to 9.1% city-wide). Veterans also account for 19% of all homeless adult individuals in San Diego County¹⁷. This may be due to the barriers faced by returning service members when reintegrating into the workforce¹⁸ including:

- Difficulty translating military experience to civilian work
- Lack of résumé, job search, and interview experience
- Time needed to “decompress” and transition to civilian life
- Physical and mental health issues

These employment barriers faced by veterans can often be addressed by assistance programs and services that directly target veterans and service-related injuries.

Large Households

Large households are defined by HUD as households having five or more persons. These households face special housing needs as they require units with increased living space, including a minimum of three bedrooms to avoid overcrowding. Within San Diego there are 41,490 large households, which is 9% of the households in the City. As shown on Table 49, large households are more likely to be low-income, with 50% (20,590 households) falling into the extremely low-income, very low-income or low-income categories, with incomes ranging from 0-80% AMI. Large households are also much more likely to experience housing problems, with 70% experiencing one or more housing problems, compared to 48% for the City as a whole.

At 46%, almost half of large households rent their home, yet larger for-rent units are harder to find in San Diego. In addition, larger households might reside in smaller units to lower their housing costs, which results in overcrowding. According to the 2012 ACS 5-Year Estimates, 22% of renter-occupied units have three or more bedrooms, compared to 73% of owner-occupied units. With a large percent of low-income households requiring units with a greater number of bedrooms, there is a need for larger affordable housing units.

¹⁷ Regional Taskforce on the Homeless, *San Diego Regional Homeless Profile*, 2013

¹⁸ San Diego Regional Chamber of Commerce and the County of San Diego, *Military Employment in San Diego*, 2013

| | Total Households | % | Total 0-80% AMI | % 0-80% AMI | Total with 1 or More Housing Problem | % with 1 or More Housing Problem |
|------------------|------------------|------|-----------------|-------------|--------------------------------------|----------------------------------|
| Large Households | 41,490 | 9% | 20,590 | 50% | 28,975 | 70% * |
| All Households | 474,905 | 100% | 196,560 | 41% | 228,520 | 48% |

Table 49 – Large Households

Data Source: 2006-2010 CHAS

* The highest income category for this family type is >80%AMI

Female-Headed Families

According to the 2010 -2012 ACS 3-Year Estimates, there are 76,280 single-parent families in San Diego, or 27% of all families in the City. Almost three-quarters are headed by women – or 73% (55,353 families), compared to 27% headed by men (20,927 families). Single-parent families are at a disadvantage financially, as their median incomes are lower compared to married-couple families. As shown on Table 50, the median income for a married-couple family in San Diego is \$91,498. For single-parent families headed by men the median income decreases to \$54,313; when headed by women the median income is only \$37,248 (less than half the median income of a married-couple family). Female single-parent households are at a disadvantage in the workplace, with median earnings for fulltime female workers at \$43,556 compared to \$52,458 for men.

With disproportionately lower incomes, single-parent women households are more likely to be in poverty, with a 28% poverty rate compared to a 6% poverty rate for married-couple families, or 11% for all families overall. In addition, 53% of single-parent families headed by women include children under the age of 18, and their poverty rate is 38%.

| Household Type | Number | % of Households | % of Families | Poverty Rate | Median Income |
|--|---------|-----------------|---------------|--------------|---------------|
| Total Households | 469,700 | 100% | N/A | - | \$63,034 |
| Total Families | 277,661 | 59% | 100% | 11% | \$75,390 |
| Headed by Women, no Spouse Present, Family | 55,353 | 12% | 20% | 28% | \$37,248 |
| With Own Children under 18 | 29,692 | 6% | 11% | 38% | - |
| Headed by Men, no Spouse Present, Family | 20,927 | 5% | 8% | - | \$54,313 |
| With Own Children under 18 | 8,740 | 2% | 3% | - | - |
| Married-couple Families | 201,381 | 43% | 73% | 6% | \$91,498 |

Table 50 – Poverty Status by Family Type

Data Source: 2010 -2012 ACS 3-Year Estimates

According to the 2000 Census, the number of single-parent families headed by women is increasing, as are their poverty rates. While overall total families increased 2% from 2000–2012, single-parent female-headed families increased 8%, as shown in Table 51. During the same timeframe, poverty rates for families remained relatively stable at 11% but increased 2 percentage points for single-parent families headed by women, and 4 percentage points for single-parent families headed by women with children under 18.

| Household Type | 2000 Number | 2000 Poverty Rate | 2012 Number | % Change 2000-2012 |
|--|-------------|-------------------|-------------|--------------------|
| Total Households | 450,691 | - | 469,700 | 4% |
| Total Families | 271,398 | 11% | 277,661 | 2% |
| Headed by Women, no Spouse Present, Family | 51,248 | 26% | 55,353 | 8% |
| With Own Children under 18 | 29,473 | 34% | 29,692 | 1% |

Table 51 – Female-Headed Families Change Since 2000

Data Source: 2000 Census; 2010 -2012 ACS 3-Year Estimates

Families headed by women represent a special needs population as their income challenges place them at an increased risk of becoming homeless. This can be seen in the demographics of families served by local shelters. Regardless of the shelter type accessed in 2012, the large majority of adults in homeless families are females (81% in emergency shelters and 75% in transitional housing). Among the children sheltered as part of a family, a large percentage is under the age of six (43% in emergency shelters and 51% in transitional housing).

Food Insecure Households

Food insecurity is a challenge that low-and moderate-income individuals and families face that directly correlates to the income and housing problems they experience. Over 440,000 individuals in San Diego County experience hunger each year, with one in four children in the region experiencing food insecurity, and almost 40% of food insecure residents having difficulty paying for food, yet remaining ineligible for federal assistance.¹⁹ Hunger-relief programs such as regional food banks can help “fill the gap”, by providing food to individuals and families that struggle to afford the high cost of housing while keeping food on the table.

One way to combat food insecurity is to increase enrollment in federal food assistance subsidy programs. The federal Supplemental Nutrition Assistance Program (SNAP) exists to enable food insecure households to purchase food. Between 2006 and 2011, San Diego County had the lowest SNAP participation rate of any urban county in the country – it is estimated that only 40% of eligible individuals are enrolled.²⁰ Lower SNAP enrollment represents missed federal assistance that would help offset the other costs of living faced by low-and moderate-income households. An estimated additional economic impact of \$508 million could be seen with full SNAP participation in San Diego County.

¹⁹ Feeding America San Diego, *Hunger by the Numbers*, 2011

²⁰ San Diego Hunger Coalition, *Assessment of CalFresh Outreach in San Diego County*, 2012

Several zip codes within the City have been identified as areas having above average poverty rates and below average SNAP participation rates in population-dense areas. These zip codes in particular could benefit from additional SNAP outreach services: ²¹

- 92103 (Hillcrest)
- 92109 (Pacific Beach)
- 92116 (University Heights)
- 92117 (Clairemont)
- 92119 (Lake Murray)
- 92123 (Serra Mesa)
- 92126 (Mira Mesa)

At-Risk Youth

While many of the challenges faced by children are addressed in the previous discussions of special needs populations, it is important to mention that risk factors for juvenile delinquency, violence and gang membership include a combination of factors: family, social, educational, individual, and community characteristics.²² Family indicators of gang involvement for youth ages 12-17 include: broken homes, delinquent/gang-involved siblings, family poverty/ low socioeconomic status, and/or low parent education. With 34,750 extremely low-income, very low-income or low-income households (0-80% HAMFI) containing children – a full 45% of households with children – the City is home to a vulnerable youth population that requires interventions to break cycles of poverty and achieve success.

| | Owner | Renter |
|----------------|---------------|---------------|
| 0-30% HAMFI | 1,070 | 9,250 |
| 30%-50% HAMFI | 1,870 | 9,010 |
| 50%-80% HAMFI | 4,300 | 9,250 |
| 80%-100% HAMFI | 3,140 | 3,640 |
| > 100% HAMFI | 13,225 | 11,220 |
| Total | 42,370 | 33,560 |

Table 52 – Households with Children Present

Data Source: 2006 -2010 CHAS

Size and Characteristics of Persons Living with HIV/AIDS

The County has the third largest number of individuals diagnosed with HIV and AIDS in the State of California. The County of San Diego, on behalf of the City of San Diego, works closely with the

²¹ San Diego Hunger Coalition, *Assessment of CalFresh Outreach in San Diego County*, 2012

²² Office of Juvenile Justice and Delinquency Prevention, Strategic Planning Tool, <https://www.nationalgangcenter.gov/SPT>

Regional Continuum of Care Council (RCCC), which includes over 50 community based organizations, government agencies and developers seeking to establish adequate housing and support services for people living with HIV/AIDS. There have been 14,805 cases of AIDS reported in San Diego County since 1981, with a little less than half of those individuals still living.²³ New cases of AIDS have decreased each year since 1993, yet have been relatively stable since 2006, with approximately 350 new cases a year.

AIDS is much more likely to affect the male population, with 91% of diagnoses in 2010 being men. At 9%, female cases of AIDS in San Diego are less than half of the national average of 20%. AIDS is most common among white males aged 30-39 years, yet the percentage of cases for people of color has increased almost 30 percentage points since 1981.

The number of persons living with HIV/AIDS continues to increase due largely to advances in medicine and treatment enabling individuals to live longer. Currently there are 12,131 individuals living with either HIV or AIDS in San Diego County and longer life expectancy equates to an increasing need for adequate housing and support services for these individuals.

State and federal budget cuts to service providers providing HIV/AIDS services in the San Diego region has resulted in staff reductions and reduced service capacity for providers. Lack of part-time employment opportunities for those re-entering the job market, as well as affordable housing resources, are just a few of the barriers that persons living with HIV/AIDS face. High housing costs within San Diego make it difficult to transition program participants from HOPWA-funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. Similarly to the elderly, as the population of those living with HIV/AIDS ages, there will be an increase in the number of those needing services, placing further strain on the already scarce resources.

²³ County of San Diego, *HIV/AIDS Epidemiology Report*, 2012

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Improvements:

Public improvement projects are managed under the City's Capital Improvement Program (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure. The capital assets within the City's span of responsibility includes: streets and related right-of-way features; storm water and drainage systems; water and sewer systems; public buildings such as libraries, parks, recreational and community centers; and public safety facilities such as police, fire, and lifeguard stations. The quality of infrastructure within the City is directly related to the economic prosperity of the region, as well as to the health, safety, and livability of the City's neighborhoods. Capital improvement decisions also affect the availability and quality of public and private services.

The public improvement needs within the City are varied and extensive, and have historically exceeded available resources. The current deferred capital backlog is estimated to exceed \$898 million for streets, facilities and storm drains.²⁴ Street improvements are an especially high need as 5,000 miles of public sidewalks are outdated and in need of repair.²⁵ Since most of the sidewalk system dates back to early part of the last century, the City receives approximately 200 requests per month regarding repairs, and approximately 425 requests per month concerning installation of missing sidewalks.

One challenge, especially for low-income communities, is that some infrastructure improvements are funded through developer fees, which are often lower in communities of need. These communities, which are also in need of housing and other development for revitalization, have lower fees to help attract developers. However, this economic development incentive yields less revenue for CIP projects and it is therefore more difficult to fund infrastructure in these areas.

How were these needs determined?

The deferred capital backlog identified above was reported in the City's *Five-Year Deferred Capital Funding Plan*, approved by City Council in March 2012. The sidewalk repair needs were documented via City Council Infrastructure Committee in December 2013. CIP needs lists are developed by City departments based upon input from several sources including: elected officials, community based organizations, community planning groups, private residents, and operations and maintenance staff. City staff works closely with communities to identify needed public infrastructure and facilities, including new projects and expansions, and provides education and training for Community Planning Group leaders and interested representatives on the CIP and budget process. During the training, City staff distributes lists of existing projects for each community planning area and posts departmental lists of unfunded needs and condition assessments on the Community Planners Committee website.

For FY 2015, 35 of the 42 Community Planning groups within San Diego participated (up from 29 in FY 2014) in the CIP and budget process, and recommended a total of 331 CIP projects. The majority of recommended projects were pedestrian and accessibility improvements. The needs identified by the

²⁴ City of San Diego, *Office of the Independent Budget Analyst Report*, 2013

²⁵ The City of San Diego Infrastructure Committee, *Sidewalk Policy Discussion*, 2013

community planning groups emphasized that among deferred capital improvements, the highest need and greatest backlog of funding is for street improvements at \$478 million.

In December 2012, the San Diego City Council established an Infrastructure Committee with the goal of creating an improved framework for managing new and existing city infrastructure. The Infrastructure Committee is tasked with developing a Multi-Year Capital Improvement Plan, and is reviewing asset management best practices from across the country.

With need outstripping resources, CIP projects must be prioritized. City Council Policy 800-14 is the City's prioritization process; it establishes guidelines for project selection and creates an objective process for ranking projects. Per the amendments to Policy 800-14 that took place in November 2013, the factors used to calculate a priority score are as follows:

1. Risk to Health, Safety and Environment, and Regulatory or Mandated Requirements
2. Asset Condition, Annual Recurring Costs and Asset Longevity
3. Community Investment and Economic Prosperity
4. Level and Quality of Service
5. Sustainability and Conservation
6. Funding Availability
7. Project Readiness
8. Multiple Category Benefit and Bundling Opportunities

From the list above, the Community Investment and Economic Prosperity scoring factor considers the potential benefit to under-served communities including those with low-income households, low community engagement, and low mobility or access to transportation systems. It also considers if the project area is eligible for CDBG funds, and if it is within ½-mile of an existing affordable housing development.

Describe the jurisdiction's need for Public Facilities:

Police and Fire Services

Including park and recreation facilities, the City owns and manages approximately 1,700 public facilities. While parks add to the physical and social health of the community, resources such as fire and police stations ensure the safety and security of residents.

In 2011, the City retained Citygate Associates to conduct a fire services deployment study. The report found that the City had a significant lack of fire station locations and staffing needed to deliver fire service that met current performance standards. Citygate's recommendations include ten additional firefighter-staffed engine companies prioritized at Home Avenue, Paradise Hills, College, Skyline, Encanto, Stresemann/Governor, Mission Bay/ Pacific Beach, UCSD, Liberty Station, and University City.

San Diego Police Stations include 14 primary facilities in current operation, with the majority of facilities in need of structural and mechanical repairs.²⁶ The Police Department's preventative maintenance program was dissolved due to lack of available funds. Maintenance is only pursued on a "break-fix" basis. In addition, funding for both sworn and civilian employees has decreased from the

²⁶ City of San Diego Public Safety and Neighborhood Service Committee, *Police Department Five-Year Plan*, 2012

level of the previous five years. The City recommends that staffing for both sworn officers and civilian personnel be restored to 2009 levels, including the vehicles and equipment needed to support the new positions.

Parks and Recreation

One of the priority areas identified during the community outreach process was the need for more parks and recreation facilities for San Diego residents. Access to park and recreation opportunities can be vital to a community's physical, psychological and social health, and various metrics can be used to evaluate access. The National Recreation and Parks Association recommend ten acres of park space per 1,000 residents. California AB31 sets legislative criteria for identifying communities that are park poor and income poor, or areas with fewer than three acres of park land per 1,000 residents, or where the median household income is at or below \$47,331.

The *Recreation Element* of San Diego's General Plan has set a minimum goal of 2.8 useable acres of parkland per 1,000 residents, and overall the city has 38,930 acres of dedicated park and open space, or just over 30 acres of green space per 1,000 residents. In addition, the City maintains over 1,000 joint-use agreements with the San Diego Unified School District, which allows public recreational use of school facilities after school hours. While San Diego exceeds the goal of 3 acres of parks and green space per 1,000 residents mandated by AB31, disparities exist between communities with respect to park access and distribution.²⁷ Residents of the central, southeastern and far southern neighborhoods have less access to green space, are income poor, and also have higher concentrations of ethnic minorities.

One of the greatest challenges faced by the City is that older more urban areas of the City lack available land, making it difficult to develop new parks. As the population of these areas continues to grow, the demand on existing/available useable park and recreation resources will also increase. City-wide population growth also places pressure to develop existing open space lands, creating a conflict between open space and housing development needs.

How were these needs determined?

The need for additional fire and police services was evaluated via reports from both independent consultants and City Council committees as well as from Citizen Participation surveys and forums.

The need for additional parks and green space was voiced throughout community forums and furtherreinforced through the survey process. Areas of need were determined via an independent analysis conducted by The City Project, utilizing publicly available GIS information and U.S. Census data. Their evaluation took into consideration all parks, natural open spaces, playing fields, trails and recreational facilities.

²⁷ The San Diego Foundation and The City Project, *Healthy Parks, Schools and Communities: Green Access and Equity for the San Diego Region*, 2010

Describe the jurisdiction's need for Public Services

Fair Housing

The City dedicates a portion of its CDBG Administrative budget to fund activities to affirmatively further fair housing choice. The City maintains an ongoing contractual relationship with fair housing service providers to monitor and respond to the changing face of discrimination. The effective and vigorous enforcement of fair housing laws is crucial to the removal of barriers to housing choice, reducing poverty concentration, and residential segregation. Empowering populations to exercise their fair housing rights enables access to quality education, comprehensive health services and greater employment opportunity.

To facilitate freedom from identified impediments, the City will strive to:

- Remedy discrimination in housing through education, training, and outreach;
- Promote fair housing rights and fair housing choice;
- Develop and manage housing choices which are safe, affordable, sustainable and accessible; and
- Improve access to services for persons with limited English proficiency

Additional Public Service Needs

Additional public services that would best complement the needs identified through the Needs Assessment data analysis include:

- Housing counseling
- Employment training
- Homeless and homeless prevention services
- AID/HIV support programs
- Senior services, including case management and advocacy
- Handicapped services
- Veteran services
- Childcare services and after-school enrichment programs for low-income families
- Services for battered/abused spouses
- Food security/hunger programs, including SNAP enrollment

Additionally, programs that focus on the following need areas have the potential to leverage the work of United Way of San Diego County's collective impact model:

- Education
- Income/Financial Self-Sufficiency
- Health
- Homelessness

How were these needs determined?

Fair Housing

Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], in order to receive CDBG funds, the City of San Diego must certify that it “actively furthers fair housing choice” through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice
- Action to eliminate identified impediments; and
- Maintenance of fair housing records

As such, an Analysis of Impediments to Fair Housing Choice (AI) is completed every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. In 2010, the City of San Diego, in collaboration with the County of San Diego and other entitlement cities within the San Diego Region, completed a Regional AI which expires in June 2015. This analysis identified constraints to reducing discrimination based on: race, color, national origin, ancestry, religion, gender, familial status, physical or mental disability, age, sexual orientation, source of income, marital status, medical condition or any other arbitrary factor.

In addition to nineteen regional impediments, the AI included three impediments specific to San Diego. They were:

1. The City of San Diego conditionally permits emergency shelters but does not meet the State Law requirement to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter.

Recommendation: The City should consider amending its Zoning Ordinance to permit emergency shelters by right in at least one zone to comply with State Law.

Action Taken: The San Diego Zoning Ordinance has not yet been amended. However, in its 2013-2020 Housing Element, the City commits to provide reasonable accommodations to waive or modify the application of any potentially discriminatory provisions, and will amend the Land Development Code accordingly to ensure that any development that provides transitional or supportive housing is not singled out from similar single dwelling unit or multiple dwelling unit housing for differential treatment.

2. The City’s Zoning Ordinance does not provide a definition of Supportive Housing.

Recommendation: The City should consider amending its Zoning Ordinance to include a definition of Supportive Housing.

Action Taken: The San Diego Zoning Ordinance has not yet been amended. However, in its 2013-2020 Housing Element, the City defers to the State of California definition of Supportive Housing. The California and Health Safety Code defines Supportive Housing as housing with no limit on length of stay that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

3. Eight ZIP codes in the City have high concentrations of Section 8 Housing Choice Vouchers, reflecting the high correlations between minority concentrations and low/moderate income areas. There are several ZIP codes with high proportions of minority households receiving Housing Choice Vouchers.

Recommendation: Continue to implement the Choice Communities initiative, Moving Forward Plan and Housing Choice Voucher Homeownership Program, among other programs and activities to deconcentrate voucher use.

Actions Taken: The programs mentioned above continue. In addition, in FY 2013, the Legal Aid Society of San Diego, Inc., one of the Fair Housing service providers under contract with the City, worked with the Housing Commission to develop a strategy for deconcentration of Housing Choice Vouchers.

Additional Public Service Needs

The Consolidated Plan Needs Assessment provided the bulk of the quantitative research. In addition, as discussed in PR-15, a Community Needs Survey was conducted to solicit input from stakeholders throughout the City of San Diego, and Community Forums were held in three low/moderate income communities, along with a Stakeholder Meeting specifically for service providers.

Throughout the community forums and stakeholder outreach, the following public service themes were most frequently mentioned: economic development/job training, youth related programs, public safety, affordable housing and homeless services. These needs emerged as top priorities in the voting, ranking, and open-ended dialogue activities.

The Community Survey provided similar results, with 72% indicating a strong/very strong need for economic development/jobs, 66% for affordable housing, and 65% for improvement to community service facilities such as senior centers, youth centers, and food banks.

The work of United Way of San Diego County was also reviewed to complement this plan and determine areas that have the potential to leverage the work of other organizations in the region. The United Way focus areas are based on their Common Good Index, a set of twelve indicators that track national conditions in education, income, and health. To determine the proper indicators, United Way's research found that making progress in the broader area (education, financial stability, and/or health) would impact and improve other critical community issues. The twelve indicators include:²⁹

1. Working families that spend 40% or more of their income on housing
2. Low birth weight babies
3. Healthy and risk-avoiding adults over age 18
4. Working families that remain lower-income
5. Lower-income families with checking or savings accounts and a balance of at least \$300
6. Homeownership among lower-income working families
7. Healthy and risk-avoiding youth

²⁹ United Way, "Goals for the Common Good: The United Way Challenge to America", <http://www.unitedway.org/pages/goals-view>

8. Kindergarten readiness
9. Fourth grade reading proficiency
10. On-time high school graduation
11. Productivity among young adults
12. Children's health insurance

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Affordable housing is sparse within the City, and the region contains a mismatch between existing and needed housing units. At 46%, nearly half of all housing units are single-family detached homes, but this reflects a more suburban land development pattern which is no longer feasible for the more urban, built-out nature of the City, especially when considering that 41% of all households are low/moderate income. From 2000-2012, home prices increased 105% and rents increased 73%, but median household income increased just 40%. Current minimum wages of \$8.00 an hour are less than half of what is considered a livable wage for the area. The minimum wage will increase to \$9.00 per hour effective July 1, 2014, and to \$10.00 per hour effective January 1, 2016. With wages not keeping pace with the housing market and the high cost of living in San Diego, future investments in affordable housing development and job training for those entering the job market are more important than ever to keep the population employed and self-sufficient.

The following gives a brief overview of the market analysis results, with more detail included in each corresponding section:

MA-10 Units Available

- The majority of housing units in the City are single-family homes, yet these units experience the highest vacancy rates. The majority of multi-family units have vacancy rates below 3% in many parts of the City. This is considered an underbuilt market for apartment homes, and contributes to low residential mobility and overall higher rents.

MA-15 Cost of Housing

- The gap between need and availability of affordable housing in San Diego is evidenced by the current affordable housing deficit, which is estimated to be over 50,000 units for low/moderate income households.
- Currently only 73% of low/moderate income households in San Diego are able to secure housing at a price they can afford.

MA-20 Condition of Housing

- 54% of renters and 42% of owners experience overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.

MA-25 Public and Assisted Housing

- On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income

renters with incomes at 80% AMI or less. The Housing Commission continues to operate 75 public housing units.

MA-30 Homeless Facilities

- A variety of housing facilities are offered to homeless individuals, including emergency shelters, transitional housing, safe havens, and permanent supportive housing options.

MA-35 Special Needs Facilities

- There are a total of 12,131 persons living with AIDS/HIV in San Diego County. Providers of services to people with HIV/AIDS estimate that between 30 -50% of the people with HIV/AIDS are in need of housing.
- The City of San Diego has a total of 16,207 supportive housing beds available to serve the population, including the elderly, persons with disabilities, those struggling with substance abuse, and persons with HIV/AIDS and their families.

MA-40 Barriers to Affordable Housing

- Permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are examples of governmental constraints that can hinder affordable housing and residential development within the City of San Diego.

MA-45 Non-Housing Community Development Assets

- From January 2003 to January 2013 the unemployment rate rose from 5.3% to 8.6%.
- Per ACS categories, the Professional, Scientific, and Management sector provides the most jobs, and grew the largest percentage from 2000-2010. There is a need for more skilled workers within this industry as well as the Education and Healthcare sector, as the data reflects an undersupply of skilled workers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2006-2010 CHAS data, the City's housing supply is almost perfectly split between renter and owner-occupied units, with 239,775 renter (50.5%) and 235,130 (49.5%) owner households. At 46%, the large majority of units are single-family detached homes. The next highest category is multifamily developments of 5-19 units (18%), followed closely by multifamily developments of 20 or more units (17%).

According the City of San Diego 2013-2020 Housing Element, multifamily developments have increased almost 24% since the year 2000 for developments of 20 units or more, while single-family detached units have increased by only 7%. This is reflective of the urban, built-out nature of the City, - coupled with the high price of land, requiring new infill development at a higher density.

All residential properties by number of units

| | Number | % |
|----------------------------------|----------------|-------------|
| 1-unit detached structure | 236,159 | 46% |
| 1-unit, attached structure | 46,008 | 9% |
| 2-4 units | 44,423 | 9% |
| 5-19 units | 92,295 | 18% |
| 20 or more units | 89,226 | 17% |
| Mobile Home, boat, RV, van, etc. | 6,730 | 1% |
| Total | 514,841 | 100% |

Table 53 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

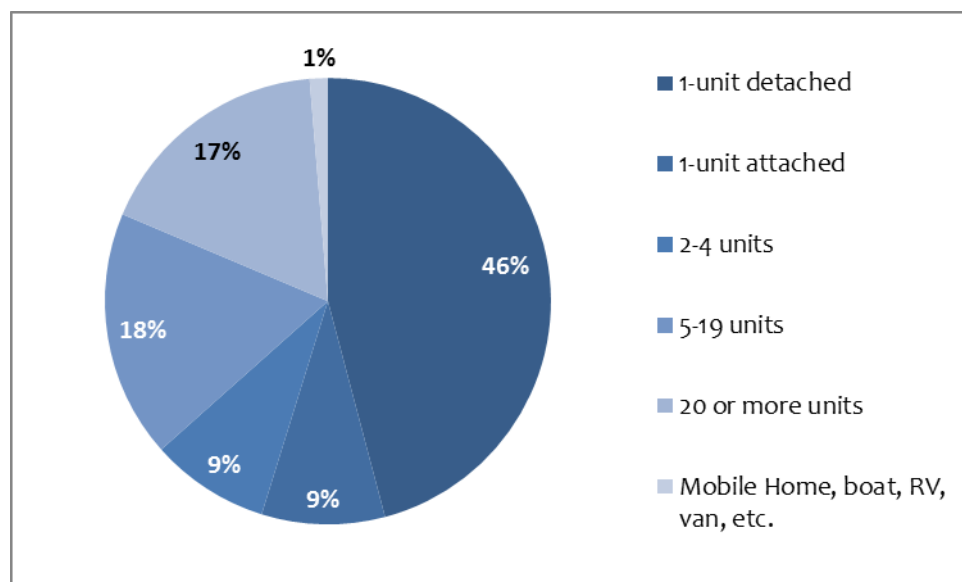


Exhibit 15 – Resident Properties by Unit Number

Data Source: 2006-2010 ACS

The table below provides information on the distribution of multifamily housing developments of 20 or more units within different areas of the City. The Clairemont/Linda Vista/Mission Valley neighborhood currently contains the largest percentage of multifamily units (28%), followed by La Jolla/University City (22%) and Mira Mesa/Rancho Bernardo (19%). Downtown has only 7% of the multifamily units by area, yet has the highest vacancy rate at 5.4%.

The overall vacancy rate for the City is 7.7%, much higher than the average vacancy rate for multifamily developments of 3%. While anything above 7% vacancy is usually considered an “overbuilt” market, the weighted average vacancy of 3% shows the high demand for apartments within the City, and suggests a larger amount of vacancy among single-family homes. Vacancy rates below 3% are usually indicative of a more competitive “underbuilt” market, which tends to increase unit costs.

| Neighborhood | Inventory | % Multifamily Rental Units | Vacancy Rate |
|----------------------------------|---------------|----------------------------|--------------|
| Balboa Park, West of I-15 | 6,382 | 8% | 1.4% |
| Clairemont, Linda Vista, Mission | 23,102 | 28% | 3.2% |
| Downtown | 6,007 | 7% | 5.4% |
| La Jolla, University City | 17,588 | 22% | 2.4% |
| Mira Mesa, Rancho Bernardo | 15,470 | 19% | 3.5% |
| Mission Bay, Pacific Beach | 1,595 | 2% | 1.3% |
| Ocean Beach, Point Loma Blvd | 3,637 | 4% | 1.3% |
| San Diego, East of I-15 | 7,945 | 10% | 2.5% |
| Total / Weighted Average | 81,726 | 100% | 3% |

Table 54 – Multifamily Rental Units by Area

Data Source: 2013 USC Casden Multifamily Forecast

Date Source Comments: Includes rental properties with 20 or more units

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|----------------|-------------|----------------|-------------|
| | Number | % | Number | % |
| No bedroom | 1,347 | 1% | 16,776 | 7% |
| 1 bedroom | 11,363 | 5% | 74,068 | 31% |
| 2 bedrooms | 53,308 | 23% | 97,863 | 41% |
| 3 or more bedrooms | 16,914 | 72% | 51,067 | 21% |
| Total | 235,132 | 101% | 239,774 | 100% |

Table 55 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

“A total of 3,047 affordable units are eligible to convert to market-rate rents through FY 2020.”³⁰
The Housing Commission is dedicated to preserving and increasing affordable housing within the City. The Housing Commission recently provided financial assistance to preserve the Juniper Gardens Apartments. In addition, efforts to preserve San Diego Square and Westminster Manor are pending with the assistance of bonds and 4% tax credit financing.

Beyond regular term expirations, there is a potential loss of Single Room Occupancy (SRO) units due to downtown development opportunities. SROs are not a formally restricted affordable housing type, but are “naturally affordable” due to size, amenities, and development type. San Diego Municipal Code includes SRO Hotel Regulations that require a one-for-one replacement of demolished or converted units or payment to Single Room Occupancy Hotel Replacement Fund. This ordinance is meant to preserve SROs with an occupancy permit before January 1, 1990. However, there is renewed interest to convert these sites to other uses, like hotels-especially those located within high tourist areas. Approximately 2,146 SRO units are exempted from the replacement requirement of the SRO ordinance.

Does the availability of housing units meet the needs of the population?

As mentioned in the Needs Assessment, based on the number of families on the Housing Commission waitlists, there are not enough affordable units to meet the needs of the population.

³⁰ City of San Diego General Plan Housing Element 2013-2020, Adopted March 4, 2013, HE-71

MA-15 HousingMarket Analysis: Cost of Housing - 91.210(a)

Introduction:

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem within the City of San Diego, with 45% of all households (50% of renters and 40% of owners) paying more than 30% of their income towards housing costs. In addition, 22% of households (25% of renters and 18% of owners) experience severe cost burden and are paying more than 50% of their income towards housing costs.

Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2012 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 220,000 | 451,800 | 105% |
| Median Contract Rent | 714 | 1,237 | 73% |

Table 56 – Cost of Housing

Data Source: 2000 Census (Base Year)

Alternate Data Source:

2008-2012 (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|----------------|---------------|
| Less than \$500 | 19,131 | 8.0% |
| \$500-999 | 71,627 | 29.9% |
| \$1,000-1,499 | 78,578 | 32.8% |
| \$1,500-1,999 | 47,958 | 20.0% |
| \$2,000 or more | 22,480 | 9.4% |
| Total | 239,774 | 100.0% |

Table 57 – Rent Paid

Data Source: 2006-2010 ACS

HousingAffordability

| % Units affordable to Households earning | Renter | Owner |
|--|----------------|---------------|
| 30% HAMFI | 9,055 | No Data |
| 50% HAMFI | 24,665 | 2,965 |
| 80% HAMFI | 99,133 | 8,395 |
| 100% HAMFI | No Data | 16,715 |
| Total | 132,853 | 28,075 |

Table 58 – HousingAffordability

Data Source: 2006-2010 CHAS

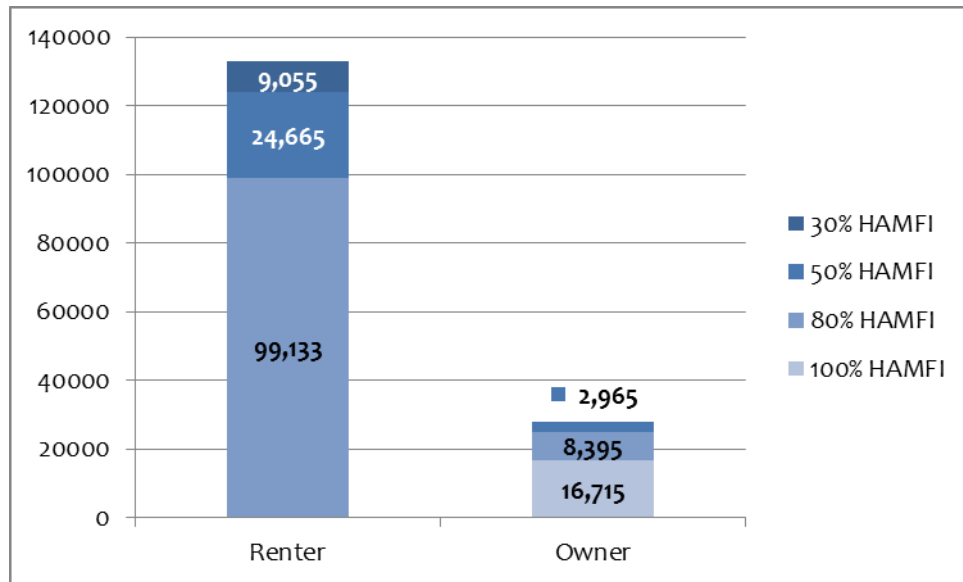


Exhibit 16 – HousingAffordability

Data Source: 2006-2010 CHAS

Data Source Comments: Data not available for Renter units at 100% HAMFI or Owner units at 30% HAMFI

MonthlyRent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 959 | 1,054 | 1,382 | 2,009 | 2,448 |
| High HOME Rent | 910 | 977 | 1,177 | 1,351 | 1,488 |
| Low HOME Rent | 712 | 764 | 918 | 1,063 | 1,187 |

Table 59 – MonthlyRent

Alternate Data Source: HUD FMR and HOME Rents

Comments: Based on San Diego - Carlsbad - San Marcos Metropolitan Area

| Number of Bedrooms | Average Monthly Rents (weighted) |
|--------------------|----------------------------------|
| Studio | \$1,099 |
| 1 Bedroom | \$1,312 |
| 2 bedroom | \$1,600 |
| 3+ bedroom | \$1,959 |

Table 60 – Average Rents

Data Source: City of San Diego Housing Element 2013

The table below provides information on the rent prices for multifamily housing developments of 20 or more units in the different areas of the City. At just over \$1,800 a month, La Jolla/University City has the highest average monthly rents, while areas east and west of the I-15 have the lowest rents at

approximately \$1,080 (data on unit size or number of bedrooms was not available). This equates to a 6.0% price difference between the least and most expensive rental areas of the City. Such a large gap in prices can lead to low residential mobility. With vacancies at 1.4% (Balboa Park/West of the I-15) and 2.5% (East of the I-15), the areas with the lowest rent prices also have some of the lowest vacancy rates, making it more difficult for low-income renters to find housing in the areas which they can afford.

| Neighborhood | Inventory | % | Effective Rent |
|---------------------------------|---------------|-------------|----------------|
| Balboa Park, West of I-15 | 6,382 | 8% | \$1,081 |
| Clairemont, Lind Vista, Mission | 23,102 | 28% | \$1,500 |
| Downtown | 6,007 | 7% | \$1,738 |
| La Jolla, University City | 17,588 | 22% | \$1,801 |
| Mira Mesa, Rancho Bernardo | 15,470 | 19% | \$1,637 |
| Mission Bay, Pacific Beach | 1,595 | 2% | \$1,601 |
| Ocean Beach, Point Loma Blvd | 3,637 | 4% | \$1,376 |
| San Diego, East of I-15 | 7,945 | 10% | \$1,082 |
| Total / Weighted Average | 81,726 | 100% | \$1,531 |

Table 61 – Multifamily Monthly Rents by Area

Data Source: 2013 USC Casden Multifamily Forecast

Date Source Comments: Includes rental properties with 20 or more units

Is there sufficient housing for households at all income levels?

There is a clear mismatch between need and availability of affordable housing in the City. Per 2006-2010 CHAS data, approximately 66,480 households earn less than 30% AMI, yet there are only 9,055 units available that are affordable to these households. In total there are only 144,213 units affordable for low/moderate income households earning 80% or less AMI, yet there are 196,560 households within this income bracket in need of housing. With these numbers it is easy to see why 50% of renters and 40% of owners are cost burdened. This shortage is also reflected in the long waiting lists for Section 8 and public housing in the City.

How is affordability of housing likely to change considering changes to home values and/or rents?

Income and wages are not keeping pace with rising housing costs and overall cost of living. From 2000-2012 home prices increased 105% and rents increased 73%, but median household income increased just 40%. Per 2006-2010 CHAS data, there is a housing deficit of over 50,000 units for low/moderate income households. This is a conservative estimate as there is no data available to show if the lowest cost units are actually occupied by the lowest income households.

Growing populations among many special needs groups, such as elderly households and persons living with AIDS/HIV, will lead to an even more acute need for affordable housing in the upcoming years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

For almost all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents experienced by households in San Diego. According to the City of San Diego Housing

Element, the average monthly rents for a studio, 1-bedroom, or 2-bedroom were \$140, \$258, and \$218 more expensive than FMR rent limits, respectively. Only units with more than 3 bedrooms had a FMR higher than the average rent experienced in San Diego.

With such a high-priced market, strategies which produce affordable housing do more to preserve long-term affordability for low-income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Additionally, strategies that work to produce housing multiply the impact of available funds by increasing the number of households that can be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

Discussion

The discussions above emphasize that homes in San Diego are becoming increasingly more expensive, and the affordability gap is growing wider. Between 2000 and 2012 rent prices increased 91% more than median incomes. In addition, homeownership is out of reach for many households, with median home prices growing at over two and a half times the rate of median incomes. With such a large difference between income and housing costs, there is an extraordinary need for more affordable housing, not just for the lowest-income residents, but also for a large number of moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the City's population.

Redevelopment tax increment funds were the primary funding source for the construction of affordable housing. With the dissolution of redevelopment, there will be minimal funds available to produce new affordable housing units.

MA-20 HousingMarket Analysis: Condition of Housing– 91.210(a)

Introduction

HUD defines housing “conditions” similarly as to the housing problems evaluated in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. Based on this definition, more than one-half of renters (54%) have at least one of the selected conditions, with a lower percentage of owners (42%) experiencing one or more conditions. More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities. It is estimated that 2% of households (7,745 units) in the City of San Diego are lacking complete kitchen or plumbing facilities.³¹

Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

Condition of Units

| Condition of Units | Owner-Occupied | | RenterOccupied | |
|--------------------------------|----------------|-------------|----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 94,280 | 40% | 114,531 | 48% |
| With two selected Conditions | 3,866 | 2% | 14,516 | 6% |
| With three selected Conditions | 235 | 0% | 985 | 0% |
| With four selected Conditions | 29 | 0% | 76 | 0% |
| No selected Conditions | 136,722 | 58% | 109,666 | 46% |
| Total | 235,132 | 100% | 239,774 | 100% |

Table 62 – Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | RenterOccupied | |
|-----------------|----------------|-------------|----------------|------------|
| | Number | % | Number | % |
| 2000 or later | 21,020 | 9% | 23,366 | 10% |
| 1980-1999 | 68,314 | 29% | 67,973 | 28% |
| 1950-1979 | 118,800 | 51% | 118,490 | 49% |
| Before 1950 | 26,998 | 11% | 29,945 | 12% |
| Total | 235,132 | 100% | 239,774 | 99% |

Table 63 – Year Unit Built

Data Source: 2006-2010 CHAS

³¹ City of San Diego, *General Plan Housing Element*, 2013-2020

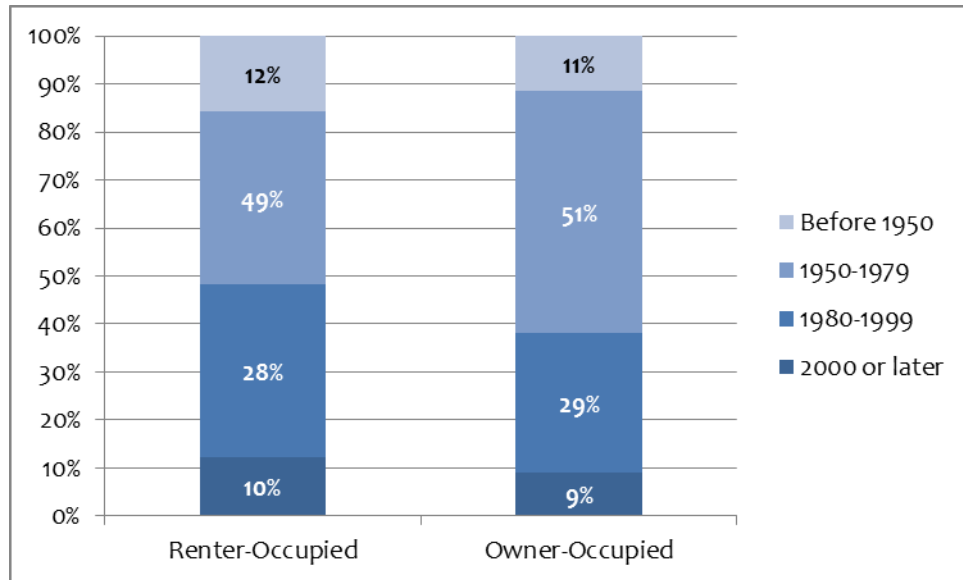


Exhibit 17 – Age of Unit

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | RenterOccupied | |
|---|----------------|-----|----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 145,798 | 62% | 148,435 | 62% |
| Housing Units built before 1980 with children present | 13,075 | 6% | 136,065 | 57% |

Table 64 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | - | - | - |
| Abandoned Vacant Units | - | - | - |
| REO Properties | - | - | - |
| Abandoned REO Properties | - | - | - |

Table 65 – Vacant Units

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City of San Diego

| | Fiscal Year 2013 (7/01/2012 – 6/30/2013) | Calendar Year 2013 (1/01/2013 – 12/31/2013) |
|---|---|--|
| Number of Notice of Defaults Issued (pre-foreclosure) | 3,774 | 2,264 |
| Number of Bank Owned / REO Properties | 525 | 253 |

Table 66 – Foreclosed Properties

Data Source: City of San Diego, Development Services Department Code Enforcement

Need for Owner and Rental Rehabilitation

Other characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint. Approximately 38% of the homes within San Diego are over 40 years old (built before 1970) and 62% are over 30 years old (built before 1980). However, only a minimal number of housing units in San Diego are in need of major repair and/or rehabilitation, amounting to approximately 4,500 units.³²

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. The 2006-2010 ACS Five-Year Estimates show that 62% of all households live in units built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 41% of households within San Diego are low/moderate income, with incomes ranging from 0-80% AMI. This equates to approximately 120,636 units occupied by low/moderate income households with a LBP risk.

Discussion

Children six years of age and younger have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 6.4, approximately 149,140 households live in housing with risk of LBP and contain children age 6 or younger.

The City of San Diego's Lead Safety and Healthy Homes Program was formed by City Council in 2002 and has a long history of working to develop and implement lead poisoning prevention and hazard mitigation, including adoption of the Lead Hazard Prevention and Control Ordinance in 2008.

³² City of San Diego, *General Plan Housing Element*, 2013-2020

MA-25 Public and Assisted Housing– 91.210(b)

Introduction

Totals Number of Units

| | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 55 | 76 | 14,921 | 303 | 14,618 | 620 | 100 | 0 |
| # of accessible units | ** | ** | 11 | ** | ** | ** | ** | ** | ** |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |
| ** The Housing Commission does not keep track of accessible units offered by private landlords | | | | | | | | | |

Table 67 – Total Number of Units by Program Type

Data Source: San Diego Housing Commission

Describe the supply of public housing developments:

On September 10, 2007 HUD transferred full ownership and operating authority of 1,366 public housing units at 137 sites to the Housing Commission—this was the largest public housing conversion ever approved at the time. Since that time, the Housing Commission has created 810 additional affordable housing rental units, bringing the total number of affordable housing units owned by Housing Commission to 3,010. The former public housing units and the newly created housing units are restricted to low-income renters with incomes at 80% AMI or less.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

All public housing sites have been recently renovated or have progress annual maintenance performed. The revitalization efforts coupled with asset perseveration allow City Public Housing sites to be in good order in regards to the exterior and interior condition.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| South | REAC 86B |
| Central | REAC 75C |
| North | REAC 88C |

Table 68 – Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All public housing sites have been recently renovated or have annual maintenance performed. The revitalization efforts coupled with asset perseveration allow the Public Housing sites to be in good order with regard to the exterior and interior condition.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All residents are offered a well-managed living environment. The needs of both the resident and property are addressed in an expeditious fashion, and all available resources from outside agencies that offer social services are promoted to residents consistently.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of housing facilities and services are offered to homeless individuals by organizations within San Diego, including the Housing Commission, the City, the County, community-based organizations, faith-based organizations, and health service agencies. Housing facilities include emergency shelters, transitional housing, safe havens, and permanent supportive housing options. Homeless support services offered within the City include: outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 73 | 79 | 755 | 393 | 12 |
| Households with Only Adults | 68 | 370 | 1,596 | 1,289 | 148 |
| Chronically Homeless Households | 0 | 0 | 0 | 203 | 4 |
| Veterans | 0 | 150 | 341 | 544 | 0 |
| Unaccompanied Youth | 20 | 0 | 35 | 0 | 0 |

Table 69 – Facilities and Housing Targeted to Homeless Households

Data Source: Regional Task Force on the Homeless (RTFH): 2013 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to compliment services targeted to homeless persons.

A wide array of mainstream resources is used to augment the federally funded Regional Continuum of Care Council (RCCC) and locally funded homeless services. The 2013 report for RCCC funded programs indicates that 41% of obtained mainstream benefits include one or more of the following: Supplemental Nutrition Assistance Program, Medicare, MediCal, State Children's Health Insurance, Veterans' benefits, Temporary Assistance to Needy Families, or Section 8. Nearly 20% of homeless individuals accessed Employment Development Department programs (unemployment, SDI, worker's compensation), Supplemental Security Income, Social Security Assistance, or other miscellaneous benefits.

The vast majority of HUD-funded programs in the RCCC support client access to mainstream resources through providing transportation (87%), offering case management and follow-up (95%), or assisting with screening and referral. The SD HOPE project offers SOAR services in the central and north regions to expedite awards for social security disability support. These services help clients access health services and mainstream resources to increase participation for both cash and non-cash benefit programs. During the years covered by this Consolidated Plan, the following actions are projected:

- Expansion of SD HOPE (SOAR)
- Co-located benefit services
- On-line E-App registration and training
- Implementation of Housing and Income Navigator services for up to 200 persons
- Adding assessment, triage and a seasonal center

Effective planning for leveraging mainstream services will include evaluation of project-level use of mainstream services, changes in employment income, analysis of household demographic characteristics, and special needs to better target potential eligibility for mainstream supports. To complement these efforts, the RCCC will reach out to community assistance organizations such as Legal Aide attorneys, the Public Defender's office, Health & Human Services staff, Veteran's Affairs (VA) outreach staff, and public utilities personnel.

List and describe services and facilities that meet the needs of homeless persons, particularly chronicallyhomeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As per City Council Policy 700-02, the City sets aside a portion of the public service funds for the City's homeless programs. The set aside is not to exceed \$1,318,078 to "cover the expense of operating and overseeing the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veteran's Winter Shelter, and Connections Housing Interim Bed Program.." ³³

³³ Housing Authority of San Diego Resolution No HA-1566, September 25, 2012

The programs funded as a result of this policy include emergency, interim and transitional housing. Permanent supportive housing for previously homeless persons is also a major component of the RCCC system. There are three categories of homeless shelters:³⁴

- Emergency Shelters provide short-term, temporary overnight sleeping accommodations to persons in immediate need. Most Emergency Shelter programs house persons for up to 30 days, with a maximum stay of 90 days. There are several types of Emergency Shelter programs in the City serving specific homeless populations. They include year-round programs, seasonal winter shelters, hotel/motel voucher programs and limited over-flow solutions to temporarily increase bed capacity for high-demand periods.
- Transitional Housing programs provide longer-term shelter solutions, typically up to two years per stay. These programs are linked to social and educational services, including case management, to improve the client's ability to reach self-sufficiency and move to permanent, independent housing solutions.
- Safe Havens are programs serving "hard to reach" homeless people with a severe mental illness who would otherwise be sleeping on the street primarily due to their inability or unwillingness to participate in supportive services. Safe Havens have no maximum length of stay limitation or requirements for participation in services, but can serve as an entry point to the service system.

The following is a list of the homeless facilities and housing units in San Diego:

| Agency/Program | Facility Name | Address |
|---|------------------------------------|---|
| Alpha Project | Single Adults Winter Shelter(5930) | 1501 NEWTON AVE SAN DIEGO CA 92113 |
| Bread of Life | Alliance NC Winter Shelter (6102) | 1919 APPELST OCEANSIDE CA 92054 |
| Catholic Charities | EFSP/FEMA | 349 CEDARST SAN DIEGO CA 92101 |
| Catholic Charities | Hospital Voucher Program | 349 CEDARST SAN DIEGO CA 92101 |
| Catholic Charities | Rachel's Night Shelter (5627) | SAN DIEGO CA 92101 |
| Center for Community Solutions | HVH Shelter Beds | ESCONDIDO CA 92025 |
| Home Start Inc | Hotel/Motel Voucher Central (6072) | 5296 UNIVESITYAVE SAN DIEGO CA 92105 |
| Interfaith Community Services | Escondido Emergency Shelter | 550 W WASHINGTON AVE ESCONDIDO CA 92025 |
| Interfaith Community Services | Mom Hotel/Motel Voucher Program | 550 W WASHINGTON AVE ESCONDIDO CA 92025 |
| Interfaith Shelter Network of San Diego | ISN Clairemont/Kearny Mesa (6223) | 4340 GENESEE AVE SAN DIEGO CA 92117 |
| Interfaith Shelter Network | ISN NC Inland | 550 W WASHINGTON AVE |

³⁴ Regional Task Force on the Homeless, 2013 *San Diego Regional Homeless Profile*, 2013

| Agency/Program | Facility Name | Address |
|---|---|---|
| of San Diego | (5941) | ESCONDIDO CA 92025 |
| Interfaith Shelter Network of San Diego | ISN SD Beaches (5938) | 2459 MARKETST SAN DIEGO CA 92102 |
| Interfaith Shelter Network of San Diego | ISN SD Inland (5936) | 3085 K ST SAN DIEGO CA 92102 |
| San Diego Rescue Mission | First Step Program (6027) | 120 ELM ST SAN DIEGO CA 92101 |
| San Diego Rescue Mission | Nueva Vida Haven (5848) | 120 ELM ST SAN DIEGO CA 92101 |
| San Diego Youth Services | Storefront Night Shelter | 3427 4TH AVE SAN DIEGO CA 92103 |
| SAY San Diego Inc | Hotel/Motel Voucher Program (6099) | 4340 GENESEE AVE SAN DIEGO CA 92117 |
| Veterans Village of San Diego | Veterans Winter Shelter (5950) | 2801 1/2 SPORTS ARENA BLVD SAN DIEGO CA 92110 |
| Women's Resource Center | Emergency Shelter (1849) | OCEANSIDE CA 92051 |
| YWCA | Becky's House Emergency Shelter (5852) | SAN DIEGO CA 92101 |
| Amikas | Amikas House II | San Diego CA 92111 |
| Casa de Amparo | New Directions | 1904 COLLEGE BLVD OCEANSIDE CA 92056 |
| Catholic Charities | Catholic Charities - House of Rachel & Casa Maria (5625 / 5585) | 626 W MAPLE ST SAN DIEGO CA 92103 |
| Catholic Charities | HR Independent Living (6086) | 755 8TH AVE SAN DIEGO CA 92101 |
| Catholic Charities | Leah's II | SAN DIEGO CA |
| Catholic Charities | Rachel's Night Shelter WCP (6057) | 830 9TH AVE SAN DIEGO CA 92101 |
| Catholic Charities | Rachel's Night Shelter- Solutions (6058) | 830 9TH AVE SAN DIEGO CA 92101 |
| Center for Community Solutions | Next Step-North | ESCONDIDO CA 92025 |
| Eleanors Place for Women | Eleanors Place for Women | SAN DIEGO CA |
| Interfaith Community Services | CASA Transitional (5929) | 1725 CROFTON LN ESCONDIDO CA 92027 |
| Interfaith Community Services | Corinne's Cottage (5097) | 417 E 17TH AVE ESCONDIDO CA 92025 |
| Interfaith Community Services | Genesis I (1086) | 1717 E WASHINGTON AVE ESCONDIDO CA 92027 |
| Interfaith Community Services | Genesis II (1105) | 507 ASTER ST ESCONDIDO CA 92027 |
| Interfaith Community Services | Men's Shelter | 1309 NORDAHL RD ESCONDIDO CA 92026 |

| Agency/Program | Facility Name | Address |
|---|--|--|
| Interfaith Community Services | Spruce Street (1082) | 401 N SPRUCEST ESCONDIDO CA 92025 |
| Interfaith Community Services | Tikkun (6028) | 465 E 4TH AVE ESCONDIDO CA 92025 |
| Interfaith Community Services | Veteran's Housing Escondido 360 (6161) | 542 ASTERST ESCONDIDO CA 92027 |
| Interfaith Community Services | Vets Merle's Place 364 (6159) | 550 W WASHINGTON AVE ESCONDIDO CA 92025 |
| Interfaith Community Services | Vets Transitional Oceanside 363 (6162) | 1234 DIVISION ST OCEANSIDE CA 92054 |
| Interfaith Shelter Network of San Diego | El Nido Transitional Living Program (TLC) (5341) | SAN DIEGO CA 92105 |
| McAlister Institute for Treatment | Sober Living Program (5851) | 2824 TODD ST OCEANSIDE CA 92054 |
| Mental Health System | Family Recovery Program (5806) | 110 SPORTSFISHERDR OCEANSIDE CA 92054 |
| Mental Health System | Next Step (5807) | 505 N CLEMENTINEST OCEANSIDE CA 92054 |
| North County Serenity House | Serenity Village (6170) | 619 E 2ND AVE ESCONDIDO CA 92025 |
| PATH San Diego at Connections Housing | Interim Housing | 1250 6TH AVE SAN DIEGO CA 92101 |
| PATH San Diego at Connections Housing | PATHcares Special Needs Units (SRO) | 1250 6TH AVE SAN DIEGO CA 92101 |
| Salvation Army | CARS (5926) | 730 F ST SAN DIEGO CA 92101 |
| Salvation Army | Door of Hope TLC (5255) | 2799 HEALTH CENTERDR SAN DIEGO CA 92123 |
| Salvation Army | STEPS Solutions IV (5254) | 825 7TH AVE SAN DIEGO CA 92101 |
| San Diego Rescue Mission | Men's Center Recovery for Life (5862) | 120 ELM ST SAN DIEGO CA 92101 |
| San Diego Rescue Mission | Recuperative Care Unit Home Again (6211) | 120 ELM ST SAN DIEGO CA 92101 |
| San Diego Rescue Mission | Women's Center (4054) | 120 ELM ST SAN DIEGO CA 92101 |
| San Diego Youth Services | Take Wing (5841) | 3655 WING ST SAN DIEGO CA 92110 |
| San Diego Youth Services | TAY Academy | 2220 BROADWAYSAN DIEGO CA 92102 |
| San Diego Youth Services | Transitional Housing Plus | 2220 BROADWAYSAN DIEGO CA 92102 |
| Senior Community Centers | Transitional Housing (4294) | 943 10TH AVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Family Living Center (310003) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | GPD-Family Living | 1501 IMPERIALAVE SAN |

| Agency/Program | Facility Name | Address |
|-------------------------------|--|--|
| | Center | DIEGO CA 92101 |
| St. Vincent de Paul Village | GPD-Joan Kroc Fresh Start | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | GPD-Men's FrshStrtBshpMhr | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | GPD-S.T.E.P. Single Women | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Joan Kroc Center Families (10016; 10054) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Joan Kroc Center Fresh Start 320002) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Josue Homes (200017) | 5120 70TH ST SAN DIEGO CA 92115 |
| St. Vincent de Paul Village | Men's FrshStrtBshpMhr (30002; 30016; 330002; 330016) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Paul Mirabile Center Mens (20014) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Paul Mirabile Center Wmns (20014) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | S.T.E.P. Single Women (320014) | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| St. Vincent de Paul Village | Toussaint Academy Trans (50044) | 1404 5TH AVESAN DIEGO CA 92101 |
| Stepping Stone | Enya House (1497) | 106 ROBINSON AVESAN DIEGO CA 92103 |
| Veterans Village of San Diego | GPD - New Resolve | 1540 S ESCONDIDO BLVD ESCONDIDO CA 92025 |
| Veterans Village of San Diego | GPD-Welcome Home Family Program | 5358 IMPERIALAVE SAN DIEGO CA 92114 |
| Veterans Village of San Diego | Mahedy House (90016) | 866 24TH ST SAN DIEGO CA 92102 |
| Veterans Village of San Diego | New Resolve (120016) | 1540 S ESCONDIDO BLVD ESCONDIDO CA 92025 |
| Veterans Village of San Diego | Rehabilitation Center (190008; 190026) | 4141 PACIFIC HWY SAN DIEGO CA 92110 |
| Veterans Village of San Diego | Veteran's On Point | 3650 COUTS ST SAN DIEGO CA 92110 |
| Veterans Village of San Diego | Welcome Home Family Program (160008; 160016) | 5348 IMPERIALAVE SAN DIEGO CA 92114 |
| Volunteers of America | SAMI (1150) | SAN DIEGO CA |
| Volunteers of America | Solutions IV | SAN DIEGO CA |
| Women's Resource Center | City of Oceanside Transitional (5837) | OCEANSIDECA 92054 |

| Agency/Program | Facility Name | Address |
|---------------------------------|--|---|
| YMCA | Mary's House | 2374 AVENIDA DEL DIABLO ESCONDIDO CA 92029 |
| YMCA | Turning Point (4441) | 4145 SWIFT AVE SAN DIEGO CA 92104 |
| YWCA | Becky's House I (5797) | SAN DIEGO CA 92108 |
| YWCA | Becky's House II (6060) | SAN DIEGO CA 92109 |
| YWCA | Becky's House III (6332) | SAN DIEGO CA 92107 |
| YWCA | Becky's Transitions (6333) | SAN DIEGO CA 92101 |
| YWCA | Cortez Hill (5833) | 1449 9TH AVE SAN DIEGO CA 92101 |
| YWCA | Passages Stabilization 5 (5811) | 1012 C ST SAN DIEGO CA 92101 |
| YWCA | Passages Supportive Independent Living (5654) | 1012 C ST SAN DIEGO CA 92101 |
| YWCA | Passages Women in Transition (5097) | 1012 C ST SAN DIEGO CA 92101 |
| Episcopal Community Services | Downtown Safe Haven - Vet (1146) | 1425 C ST SAN DIEGO CA 92101 |
| Episcopal Community Services | Downtown Safe Haven (1146) | 1425 C ST SAN DIEGO CA 92101 |
| Episcopal Community Services | Uptown Safe Haven (5429) | 2822 5TH AVE SAN DIEGO CA 92103 |
| Mental Health System | North County Safe Haven(5872) | 120 W VERMONT AVE ESCONDIDO CA 92025 |
| Alpha Project | Metro Hotel (5915) | 434 13TH ST SAN DIEGO CA 92101 |
| Catholic Charities | Ninth and F Street Apartments (5993) | 798 9TH AVE SAN DIEGO CA 92101 |
| Community Housing Works | Alabama Manor (6070) | 3836 ALABAMA ST SAN DIEGO CA 92104 |
| Community Housing Works | Las Casitas (5949) | 1203 S MAPLE ST ESCONDIDO CA 92025 |
| Community Housing Works | Marisol Apts (1149) | 1119 S TREMONT ST OCEANSIDE CA 92054 |
| Community Housing Works | Old Grove (6060) | 235 VIA PELICANO OCEANSIDE CA 92057 |
| County of San Diego | Interfaith S+C Sponsor Based Housing (5860) | 550 W WASHINGTON AVE ESCONDIDO CA 92025 |
| County of San Diego | MHS Housing Plus I (6205) | 120 W VERMONT AVE ESCONDIDO CA 92025 |
| County of San Diego | MHS Housing Plus II (6206) | 1019 CHESTNUT ST ESCONDIDO CA 92025 |
| County of San Diego | MHS Housing Plus | 1342 MORNING VIEW DR |

| Agency/Program | Facility Name | Address |
|---|---|--|
| | III | ESCONDIDO CA 92026 |
| County of San Diego | MHS Housing Plus IIIa | 707 N CLEMENTINE ST OCEANSIDE CA 92054 |
| County of San Diego | S+C Tenant Based TBRA(5967) | 3989 RUFFIN RD SAN DIEGO CA 92123 |
| Father Joe's Villages | 15 and Commercial | 1506 COMMERCIAL ST SAN DIEGO CA 92113 |
| Father Joe's Villages | Boulevard Apts | 3137 EL CAJON BLVD SAN DIEGO CA 92104 |
| Home Start Inc | Maternity Shelter First Five | SAN DIEGO CA 92108 |
| Home Start Inc | Maternity Shelter FYSB | SAN DIEGO CA 92108 |
| Home Start Inc | Maternity Shelter Program | SAN DIEGO CA 92108 |
| Housing Authority for the County of San Diego | HOPWA Tenant Based (5877) | 3989 RUFFIN RD SAN DIEGO CA 92123 |
| Interfaith Community Services | Raymond's Refuge II (6160) | 549 ASTER ST ESCONDIDO CA 92027 |
| PATH San Diego at Connections Housing | PATHways PSH Program | 1250 6TH AVE SAN DIEGO CA 92101 |
| San Diego Housing Commission | CRF - SBV 1 | 995 GATEWAY CENTERWAY SAN DIEGO CA 92102 |
| San Diego Housing Commission | CRF - SBV 2 | 995 GATEWAY CENTERWAY SAN DIEGO CA 92102 |
| San Diego Housing Commission | CRF AB2034 Project Based Section 8 (6111) | 995 GATEWAY CENTERWAY SAN DIEGO CA 92102 |
| San Diego Housing Commission | HUD VASH-SD HUD VASH-City (6323) | 1122 BROADWAY SAN DIEGO CA 92101 |
| San Diego Housing Commission | LGBT Community Center - Del Mar Grant (6335) | 1640 BROADWAY SAN DIEGO CA 92101 |
| San Diego Housing Commission | Mental Health Systems Center Shelter Plus Care Program | 4248 41ST ST SAN DIEGO CA 92105 |
| San Diego Housing Commission | Mental Health Systems Inc. Section 8 Sponsor Based V.I. | 4283 EL CAJON BLVD SAN DIEGO CA 92105 |
| San Diego Housing Commission | Merged CSSE Alpha Program Shelter+Care (6001) | 5447 EL CAJON BLVD SAN DIEGO CA 92115 |
| San Diego Housing Commission | Merged Grant Townspeople Gamma Grant (6318) | 4080 CENTRE ST SAN DIEGO CA 92103 |
| San Diego Housing Commission | Merged Grant Villa Harvey Mandel SPC (SVdP) | 72 17TH ST SAN DIEGO CA 92101 |

| Agency/Program | Facility Name | Address |
|------------------------------|--|---------------------------------------|
| San Diego Housing Commission | Merged Pathfinders Delta Grant S + C (5918) | 16 11 30TH ST SAN DIEGO CA 92102 |
| San Diego Housing Commission | MHS - SBV 2 | 4283 EL CAJON BLVDSAN DIEGO CA 92105 |
| San Diego Housing Commission | MHS - SBV 3 | 4283 EL CAJON BLVDSAN DIEGO CA 92105 |
| San Diego Housing Commission | PATH - SBV 3 | 1250 6TH AVE SAN DIEGO CA 92101 |
| San Diego Housing Commission | Pathfinders Shelter + Care Streamview (1879) | 5908 STREAMVIEW DR SAN DIEGO CA 92105 |
| San Diego Housing Commission | SBCS La Posada Shelter + Care (6 014) | 135 AVERILRD SAN YSIDRO CA 92173 |
| San Diego Housing Commission | St. Vincent de Paul - SBV 3 | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| San Diego Housing Commission | St. Vincent de Paul Sponsor Based Vouchers Project 25 | 1501 IMPERIALAVE SAN DIEGO CA 92101 |
| San Diego Housing Commission | TACHS Paseo Glenn Apts (4951) | 1851 TITUS ST SAN DIEGO CA 92110 |
| San Diego Housing Commission | TACHS Rev Glenn Allison Sponsor Based (6 026) | 5020 FEDERALBLVDSAN DIEGO CA 92102 |
| San Diego Housing Commission | Townspeople 34th Street Apts Shelter Plus Care (6 305) | 46 37 34TH ST SAN DIEGO CA 92116 |
| San Diego Housing Commission | Village Place SPC (SVdP) | 32 17TH ST SAN DIEGO CA 92101 |
| TACHS | Reese Village (4243) | 4809 70TH ST SAN DIEGO CA 92115 |
| TACHS | The Cove Apts (6 116) | 5288 EL CAJON BLVDSAN DIEGO CA 92115 |
| Townspeople | 34th Street Apts (6 305) | 46 37 34TH ST SAN DIEGO CA 92116 |
| Townspeople | 51st Street (6 208) | 4242 51ST ST SAN DIEGO CA 92115 |
| Townspeople | Wilson Avenue Apartments (6 209) | 3845 WILSON AVESAN DIEGO CA 92104 |

Table 70 – Homeless Facilities in the City of San Diego

In addition to the individual facilities and services providers listed above, a unique year-round housing and service center “one-stop shop” is the City-sponsored Connections Housing, a residential facility that opened in 2013 designed to move homeless individuals off the street and into permanent housing with supportive services. Connections Housing provides housing for 223 individuals, a health center, and over two dozen social services, all conveniently located within one building. Within Connections Housing are 150 Interim Housing beds, part of a 30-90 day short-term housing program designed to move individuals off the street quickly. Also included are 89 permanent supportive

studio units, with a case manager assigned to each resident to assist them in accessing the on-site services.³⁵

The Hotel Metro is Alpha Project's permanent supportive housing in Downtown San Diego. The Hotel Metro will be replaced by a six-story affordable residential mixed-use project. The project includes 201 permanent supportive living units. Additionally, Celadon at 9th & Broadway broke ground in February 2014. Celadon is a high-rise affordable rental development, also in Downtown, that will include 88 supportive housing units.

³⁵ <http://www.sdconnections.org/>

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

HIV/AIDS continues to be an important health concern in the County. There have been a total of 14,805 individuals diagnosed and reported with AIDS. In San Diego County, 695 newly diagnosed cases of HIV (non-AIDS) were reported from January 1, 2009 to December 31, 2010. Providers of services to people with HIV/AIDS estimate that between 30 -50% of the people with HIV/AIDS are in need of housing.

Housing needs were exacerbated by limitations in terms of both affordability and availability in contrast to the cost of living. The HOPWAGrant and HIV Health Services Planning Council work collaboratively to identify and maximize other community resources, and continue to work through the Continuum of Care Committee to strengthen relationships to HIV Prevention, County Alcohol and Drug Services, County Mental Health Services, and the City and County Housing Commissions/Departments.

HOPWAAssistance Baseline Table

| Type of HOPWA Assistance | Number of Units Designated or Available for People with HIV/AIDS and their families |
|--------------------------|---|
| TBRA | 80 |
| PH in facilities | 12 |
| STRMU | 0 |
| ST or TH facilities | 134 |
| PH placement | 0 |

Table 71 – HOPWAAssistance Baseline

Data Source: HOPWACAPERand HOPWABeneficiary Verification Worksheet

| LCFType | Small Family Homes | Group Homes | Adult Residential Facility | Residential Care Facility for the Elderly | Social Rehabilitation Facility | Total |
|----------------|--------------------|-------------|----------------------------|---|--------------------------------|--------|
| Number of Beds | 13 | 10,956 | 1,219 | 3,963 | 56 | 16,207 |

Table 72 – Licensed CommunityCare Facilities

Data Source: CA State Department of Social Services, Community Care Licensing Division, 2014

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management, with a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living, as well as transportation and nursing care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The City has a total of 16,207 supportive housing beds available for persons with health related-conditions. This includes the following licensed care facilities:

Small Family Homes

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

Adult Residential Facility

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Residential Care Facilities for the Elderly

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

Social Rehabilitation Facility

A Social Rehabilitation Facility is any facility that provides 24-hour-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.

- Create 100 TBRA units with HIV/AIDS and their families
- Assist 45 first-time homebuyers
- Make 4 new multifamily rental housing loans for rehabilitation or new construction of apartment units resulting in at least 100 units
- Make 20 owner-occupied rehabilitation loans for single family homes
- Provide 100 households with rental assistance
- Provide meal delivery for 375 people unable to prepare their own meals due to AIDS or cancer
Provide emergency food boxes to 400 seniors suffering from food insecurity and malnutrition
- Provide clean syringes, harm reduction materials and information, case management, and referrals to treatment and recovery services to 1,344 persons
- Provide pre-purchase coaching and down-payment assistance qualifications, down-payment and first mortgage assistance, post-purchase coaching and workshops, and HUD-certified homebuyer classes to 83 households

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing– 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

As discussed in NA-05, the barriers to affordable housing include:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. Backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing

Specifically, permit processing times, height restrictions, outdated community plans, environmental review, and deficient infrastructure are all examples of governmental constraints that can hinder affordable housing and residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Prioritizing CDBG Public Service resources for job readiness and economic development
- Increasing wage earnings for Section 8 participants by enhancing Achievement Academy services
- Establishing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee. The fees are one portion of the Affordable Housing Fund, which leverages funds to develop and preserve housing for low-income households.
- Establishing the linkage fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth. The fees make up the other portion of the Affordable Housing Fund.
- Maintaining a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate income, low-income, very low-income, or senior households”³⁶
- Providing additional incentives to developers who provide affordable housing, including an expedited permit process, reduced water and sewer fees, and multifamily bond financing
- Supporting the development of new parking regulations that more accurately reflect the parking needs for regulated affordable housing³⁷

³⁶ San Diego Municipal Code, Chapter 14, Article 3, Division 7, §143.0710

³⁷ Wilbur Smith Associates, *San Diego Affordable Housing Parking Study*, 2011

- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice

As a sub-recipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- The Low Income Housing Tax Credit (LIHTC) is an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. It is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time low and moderate-income homebuyers, and assisting over 5,000 individuals and families in buying their first homes.³⁸
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties including the renovation of the Hotel Churchill to provide 72 studios for homeless or low income military veterans and individuals requiring mental health services.
- Offering incentives to affordable housing developers which include³⁹:
 - Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
 - Technical assistance, such as help with securing tax credits;
 - Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase;
 - Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.

The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

³⁸ <http://sdhc.org/Real-Estate-First.aspx?id=735&terms=homebuyers>

³⁹ <http://sdhc.org/Real-Estate/Developers/>

MA-45 Non-HousingCommunityDevelopment Assets – 91.215 (f)

Introduction

San Diego was hit hard by the recession, as were jurisdictions across the nation. Repercussions include lower levels of employment and wages, which are important factors for evaluating housing need, as housing affordability is directly related to housing costs, employment levels and median incomes. The Bureau of Labor Statistics reported a 5.4% unemployment rate in January 2003 for the San Diego/Carlsbad/San Marcos Metropolitan Statistical Area. In January 2013, unemployment had risen to 8.6%.

A livable wage “is a wage that will enable a full-time worker to meet basic needs and avoid economic hardship.”⁴⁰ The Living Wage Calculator⁴¹ estimates the living wage for San Diego to be \$11.65, or \$2.65 more than the current minimum wage of \$8.00 an hour. The San Diego Workforce Partnership sets a “self-sufficient” wage for San Diego County at a minimum of \$30,000 a year, equivalent to \$14.42 an hour.⁴² The statistics are even more troubling for families, with the annual costs (housing, food, childcare, transportation, health care, taxes, and other necessities) for a family of four in the San Diego/Carlsbad/San Marcos Metropolitan Statistical Area at \$71,673, which would require wages of at least \$17.23 an hour for both parents.⁴³ The wage gap between earnings and cost of living in San Diego explains why 41% of households are extremely low/moderate income, with earnings less than 80% AMI.

A less statistically visible issue is underemployment, which includes those who have not looked for employment because of too few employment opportunities and those working below their education, skill set, experience and availability. This is a common issue, as 14.1% of the US workforce and 17.8% of the workforce in California is underemployed.⁴⁴

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 3,112 | 1,378 | 1 | 0 | 0 |
| Arts, Entertainment, Accommodations | 71,759 | 88,813 | 15 | 15 | 0 |
| Construction | 17,965 | 18,995 | 4 | 3 | -1 |
| Education and Health Care Services | 71,377 | 92,605 | 15 | 16 | 1 |
| Finance, Insurance, and Real Estate | 33,848 | 42,943 | 7 | 7 | 0 |
| Information | 15,081 | 20,879 | 3 | 4 | 0 |
| Manufacturing | 39,947 | 46,549 | 8 | 8 | -1 |
| Other Services | 28,727 | 32,802 | 6 | 6 | -1 |

⁴⁰ City of San Diego Municipal Code Article 2: Division 42 § 22.4201

⁴¹ <http://livingwage.mit.edu/>

⁴² San Diego Workforce Partnership, *Self Sufficiency Employment Report*, 2013

⁴³ Economic Policy Institute’s Family Budget Calculator, <http://www.epi.org/resources/budget/>

⁴⁴ Bureau of Labor Statistics, fourth quarter of 2012 - third quarter of 2013

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Professional, Scientific, Management Services | 74,074 | 106,419 | 16 | 18 | 2 |
| Public Administration | 2,891 | 1,026 | 1 | 0 | 0 |
| Retail Trade | 49,317 | 53,744 | 10 | 9 | -1 |
| Transportation and Warehousing | 10,764 | 11,938 | 2 | 2 | 0 |
| Wholesale Trade | 19,251 | 21,455 | 4 | 4 | 0 |
| Total | 438,113 | 539,546 | -- | -- | -- |

Table 73 – Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

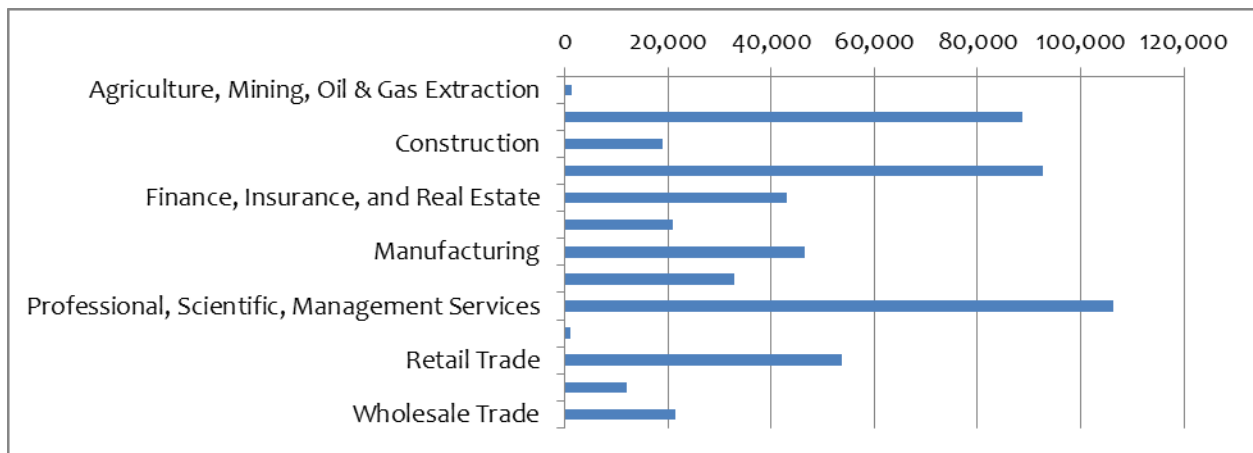


Exhibit 18 – Number of Jobs by Sector

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

| 2010-2020 Fastest Growing Occupations | | | | | | Employment Development Department | |
|---|---------------------------|-------|-------------------|------------------------------|---------------|-----------------------------------|-----------------|
| San Diego-Carlsbad-San Marcos Metropolitan Statistical Area | | | | | | Labor Market Information Division | |
| (San Diego County) | | | | | | November 28, 2012 | |
| Occupational Title | Annual Average Employment | | Employment Change | 2012 First Quarter Wages [1] | | Education and Training Levels [2] | |
| | 2010 | 2020 | Percent | Median Hourly | Median Annual | Entry Level Education | Work Experience |
| Biomedical Engineers | 470 | 820 | 74.5 | \$43.34 | \$90,137 | Bachelor's Degreee | None |
| Veterinary Technologists and Technicians | 750 | 1,240 | 65.3 | \$17.16 | \$35,687 | Associate's Degree | None |
| Veterinarians | 630 | 1,000 | 58.7 | \$35.09 | \$72,999 | Doctoral or Professional Degree | None |
| Home Health Aides | 4,290 | 6,620 | 54.3 | \$10.77 | \$22,400 | Less Than High School | None |
| Meeting, Convention, and Event Planners | 1,060 | 1,600 | 50.9 | \$22.81 | \$47,431 | Bachelor's Degreee | <1 year |
| Tour Guides and Escorts | 640 | 960 | 50.0 | \$11.73 | \$24,397 | High School Diploma or Equivalent | None |
| Market Research Analysts and Marketing Specialists | 4,840 | 7,250 | 49.8 | \$30.21 | \$62,826 | Bachelor's Degreee | None |
| Medical Scientists, Except Epidemiologists | 5,600 | 7,970 | 42.3 | \$37.74 | \$78,486 | Doctoral or Professional Degree | None |
| Biochemists and Biophysicists | 1,840 | 2,590 | 40.8 | \$40.30 | \$83,826 | Doctoral or Professional Degree | None |
| Software Developers, Systems Software | 5,950 | 8,230 | 38.3 | \$49.00 | \$101,912 | Bachelor's Degreee | None |
| Logisticians | 1,960 | 2,700 | 37.8 | \$37.93 | \$78,879 | Bachelor's Degreee | 1-5 years |
| Meat, Poultry, and Fish Cutters and Trimmers | 400 | 550 | 37.5 | \$9.92 | \$20,629 | Less Than High School | None |
| Fitness Trainers and Aerobics Instructors | 2,590 | 3,560 | 37.5 | \$18.41 | \$38,287 | High School Diploma or Equivalent | None |
| Coin, Vending, and Amusement Machine Servicers and Repairers | 750 | 1,030 | 37.3 | \$16.43 | \$34,177 | High School Diploma or Equivalent | None |
| Insurance Sales Agents | 2,480 | 3,370 | 35.9 | \$31.66 | \$65,868 | High School Diploma or Equivalent | None |
| Loan Officers | 2,540 | 3,430 | 35.0 | \$27.77 | \$57,764 | High School Diploma or Equivalent | None |
| Database Administrators | 1,060 | 1,430 | 34.9 | \$36.70 | \$76,348 | Bachelor's Degreee | 1-5 years |
| Physical Therapist Aides | 430 | 580 | 34.9 | \$11.04 | \$22,972 | High School Diploma or Equivalent | None |
| Heating, Air Conditioning, and Refrigeration Mechanics and Installers | 1,640 | 2,210 | 34.8 | \$25.72 | \$53,497 | Post Secondary Non-Degree Award | None |
| Credit Analysts | 490 | 660 | 34.7 | \$30.71 | \$63,865 | Bachelor's Degreee | None |

Table 74 – Fastest Growing Occupations

Data Source: California Employment Development Department, November 2012

Labor Force

| | |
|--|---------|
| Total Population in the Civilian Labor Force | 661,989 |
| Civilian Employed Population 16 years and over | 613,659 |
| Unemployment Rate | 7.30 |
| Unemployment Rate for Ages 16-24 | 17.28 |
| Unemployment Rate for Ages 25-65 | 4.81 |

Table 75 – Labor Force

Data Source: 2006-2010 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 191,113 |
| Farming, fisheries and forestry occupations | 27,638 |
| Service | 58,219 |
| Sales and office | 90,426 |
| Construction, extraction, maintenance and repair | 40,231 |
| Production, transportation and material moving | 24,601 |

Table 76 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 427,207 | 73% |
| 30-59 Minutes | 136,340 | 23% |
| 60 or More Minutes | 24,136 | 4% |
| Total | 587,683 | 100% |

Table 77 – Travel Time

Data Source: 2006-2010 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 49,756 | 5,273 | 30,380 |
| High school graduate (includes equivalency) | 74,438 | 6,586 | 28,117 |
| Some college or Associate's degree | 143,312 | 11,245 | 41,684 |
| Bachelor's degree or higher | 240,030 | 10,529 | 41,748 |

Table 78 – Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

| | Age | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|---------|
| | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade | 2,202 | 7,600 | 11,043 | 22,117 | 18,022 |
| 9th to 12th grade, no diploma | 14,745 | 13,021 | 14,704 | 17,042 | 9,737 |

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| High school graduate, GED, or alternative | 44,752 | 34,815 | 31,796 | 46,091 | 29,230 |
| Some college, no degree | 78,652 | 49,728 | 35,343 | 64,288 | 26,528 |
| Associate's degree | 7,413 | 17,068 | 13,431 | 24,557 | 8,115 |
| Bachelor's degree | 19,767 | 71,457 | 44,477 | 67,050 | 23,160 |
| Graduate or professional degree | 1,251 | 31,350 | 32,214 | 50,632 | 20,567 |

Table 79 – Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | \$19,017 |
| High school graduate (includes equivalency) | \$28,879 |
| Some college or Associate's degree | \$37,110 |
| Bachelor's degree | \$53,002 |
| Graduate or professional degree | \$73,581 |

Table 80 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

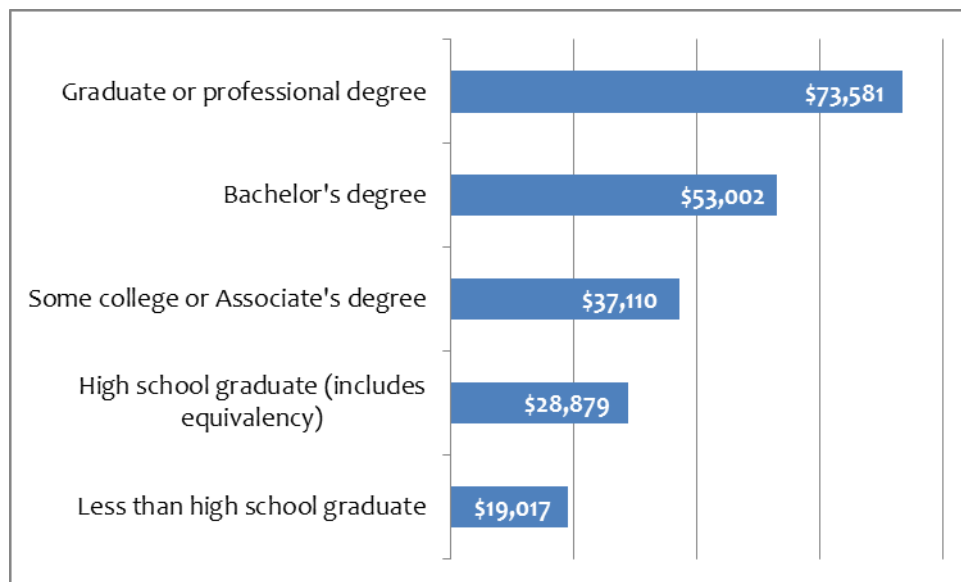


Exhibit 19 – Median Income by Education Level

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table above shows that the Professional, Scientific, and Management sector provides the most jobs within the City, and grew by the largest percentage from 2000-2010 (from 15% to 16%). In addition, the percentage of jobs less the percentage of workers for this category shows a positive number of two (2), reflecting an undersupply of labor (more jobs than workers). The Education and Health Care Services sector contains the next largest share of jobs, and the data also reflects an undersupply of labor within this industry. The third greatest employment sector is Arts, Entertainment and Accommodations, which reflects the importance of the tourism industry within San Diego. As seen in Table 14, three of the fastest growing occupations through 2020 in San Diego County do not meet the minimum \$11.65 livable wage discussed previously.

The City of San Diego's Economic Development Department identifies four base employment industries:⁴⁵

1. **Manufacturing and Innovation** - Major manufacturing industries include bio-tech and medical, cleantech, defense and security, food and beverage manufacturing, and telecommunications.
2. **International Trade & Logistics** - Businesses in this industry group include trucking companies, freight forwarders, customs brokers, air-freight operators, third-party logistics companies ("3PLs"), maquiladora servicing companies, translators, security firms, banks, international law firms, and government agencies which inspect and authorize shipments.
3. **Military Installations** - This industry includes military research and development, repair and maintenance of naval vessels, defense contractors, and other local service economies that cater to the defense industry.
4. **Tourism** - This industry includes both private/leisure recreation and professional/business meetings. San Diego is the 5th-ranked leisure tourism destination and the 10th-ranked business destination in the United States, with the San Diego Convention Center hosting more than 200 events per year currently. The City's ability to compete will increase when the pending convention center expansion is completed.

The data on the core industries is supported by the research of the San Diego Regional Economic Development Corporation (San Diego Regional EDC) finding that the three core economies within the San Diego region are the Innovation; Military; and Convention and Tourism economies.⁴⁶

Describe the workforce and infrastructure needs of the business community:

Cleantech in particular is an industry to watch in San Diego in regards to workforce needs. The San Diego metropolitan area has the highest concentration of cleantech employment in the U.S., with more than 850 companies, approximately 2.5 times the expected employment for a region its size.⁴⁷

The three most critical infrastructure needs for both exporters and non-exporters in San Diego are improvements to the airport, port, and cyber network.⁴⁸ These investment areas support the four

⁴⁵ City of San Diego, *Economic Development Strategy*, 2014-2016

⁴⁶ <http://www.sandiegobusiness.org/industry>

⁴⁷ <http://www.sandiegobusiness.org/industry/cleantech>

⁴⁸ School of International Relations and Pacific Studies, University of California, San Diego, *San Diego*

base industries/three core economies. Cyber infrastructure is an important contributor to the region's ability to maintain its innovation economy and share data across institutions. Road and infrastructure maintenance is the number one priority for the small business community.⁴⁹

Prioritizing funding for infrastructure needs within the City not only keeps businesses operable and competitive, it also has the potential of creating jobs for the unemployed and underemployed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Major infrastructure investments within the region will continue to support San Diego's position as a major international port and tourist destination. The San Diego Regional EDC lists the following major infrastructure projects planned or in progress:⁵⁰

San Diego International Airport Expansion

This is a \$1 billion project to build 10 additional gates, double TSA check-in capacity, automate baggage handling systems for screening and routing luggage, and construct a dual-level roadway for arrivals and departures.

2050 Regional Transportation Plan

The San Diego Association of Governments' (SANDAG) plan will invest approximately \$214 billion dollars of local, state, and federal transportation funds, over the next 40 years, to enhance transportation in San Diego. The majority of the funds will support transit and highway improvements, with the remainder dedicated to local roads and streets.

State Route 94 Expansion

Caltrans completed the first of two phases of its \$310 million project to connect the Otay Mesa land port of entry to Interstate 805, enhancing the ease with which trucks transport goods from Mexico into California.

Convention Center Expansion

Beginning in 2014, the multi-year \$530 million expansion will add 220,150 square feet of exhibit hall space, 101,500 square feet of meeting rooms, 78,470 square feet of ballroom space, and a five acre public park for events and recreation. The project is predicted to add 6,885 new permanent jobs and \$698 million in economic impact for the region.

Sunrise Powerlink

SDG&E completed this \$1.9 billion project to construct a 117-mile, 500,000-volt transmission line that connects San Diego to the Imperial Valley and enhance electric system reliability in the county.

Metropolitan Export Initiative: Market Assessment, 2013

⁴⁹ San Diego Regional Chamber of Commerce, *What San Diego Small Businesses Need to Succeed 2012*

⁵⁰ <http://www.sandiegobusiness.org/region/infrastructure>

North Embarcadero Visionary Plan

This plan is a \$28.6 million collaboration between Port of San Diego and the City to enhance access to San Diego Bay. It will feature new park space, a mixed use pedestrian/bicycle promenade, gardens, and an environmentally friendly storm water drainage system.

San Diego Central Library

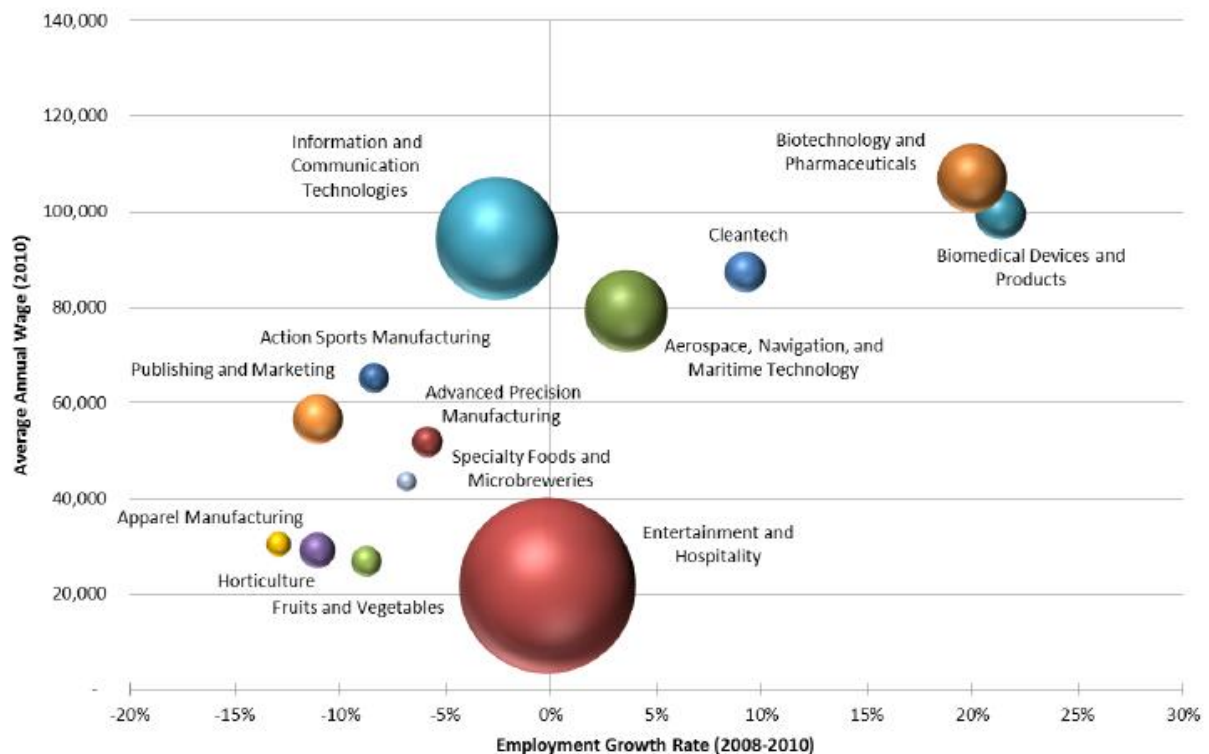
The \$184.5 million project has created a new, state of the art Central Library that will be the hub of San Diego's 35-branch library system.

University of California San Diego (UC San Diego) Construction Projects

UC San Diego is undertaking a \$568 million construction project to build the UC San Diego Medical Center's Sulpizio Family Cardiovascular Center, the Medical Education and Telemedicine Center, and Health Services Graduate Student Housing, among others. All projects earn at least LEED "Silver" certification, and the project is estimated to foster 16,200 new jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As seen in the Fastest Growing Occupations table above, one-half of the occupations require at least a bachelor's degree; for the majority of those not requiring higher education, the wages earned would keep a family within the status of being low/moderate income.



Note: Bubble size represents total industry employment

Exhibit 20 – Trade Industry Cluster Employment and Wages

Data Source: San Diego Metropolitan Export Initiative: Market Assessment, May 2013
<http://www.sandiegobusiness.org/sites/default/files/Market%20Assesment.pdf>

Exhibit 20 above shows San Diego industries broken into clusters, with the highest-paying, fast-growing industry clusters in the top right quadrant, and the lowest-paying, slowest growing clusters in the bottom left quadrant.⁵¹ As shown on the chart, the five leading employment clusters are: Biotechnology and Pharmaceuticals; Biomedical Devices and Products; Cleantech; Aerospace, Navigation, and Maritime Technology; and Information and Communication Technologies. Yet while the top-paying cluster provides the highest average wages in San Diego at \$107,000, the largest employer by volume is the Entertainment and Hospitality cluster, which also provides some of the lowest-paying jobs, averaging approximately \$20,000 annually – lower than the self-sufficiency salary of \$30,000.

⁵¹ School of International Relations and Pacific Studies, University of California, San Diego, *San Diego Metropolitan Export Initiative: Market Assessment*, 2013

The large population of low-wage earners and smaller choice of middle-income jobs explains the “hourglass economy” which is one of San Diego’s biggest economic problems.⁵² This economic stratification is more pronounced in San Diego than in the United States overall⁵³, and is exasperated by the slower job growth forecasted for self-sufficiency occupations, which require more education. In fact, 55% of employers providing self-sufficiency wages expect applicants to have some college education, and one-third expect a bachelor’s degree or higher level of education. Overall, “individuals without college degrees or certificates or significant workforce experience are unlikely to be successful in obtaining a job that pays a self-sufficient wage in San Diego.”⁵⁴ According to the ACS 2012 Five-year Estimates, the educational attainment for residents 25 years of age and older in the City of San Diego is as follows:

- 13% have not graduated high school
- 16% have graduated high school (including equivalency), but have obtained no further education
- 21% have some college education but no degree
- 8% have an associate’s degree
- 25% have a bachelor’s degree
- 17% have a graduate or professional degree

Overall, 87% of San Diegans have at least a high school diploma or higher, and 41% have a bachelor’s degree or higher. This means that over half of the workforce is without an advanced or professional degree, making it more difficult to compete for jobs requiring more highly educated and technically skilled scientists, engineers, and managers that exist across multiple industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The San Diego Workforce Partnership is designated by the County and City to receive state and federal funds for subsidized job training programs throughout the region, including both adult and youth programs.

San Diego Workforce Partnership has a network of six Career Centers located across the region that provide one-stop access to the state’s employment-related services, as well as education and training opportunities.

These efforts support the Strategic Plan’s goal to increase opportunities for job readiness, and will help meet the City’s demand for qualified workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

⁵² City of San Diego, *Economic Development Strategy*, 2014-2016

⁵³ Ibid

⁵⁴ San Diego Workforce Partnership, *Self-Sufficiency Employment Report*, 2013

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of San Diego's Department of Planning, Neighborhoods & Economic Development has prepared a draft Economic Development Strategy (EDS) for the consideration of City Council and the Rules and Economic Development Committee. The document will be the first update since the 2002-2004 report adopted in 2001. The EDS contains a mission statement, three strategic objectives, and a set of seven Economic Indicators to help the City track its economic progress. It also lays out specific Tactical Objectives and Action Steps for the four base industries, a Neighborhood Business Strategy, and a set of four other economic development efforts.⁵⁵

The City's Economic Development Mission is as follows:

To create a wide spectrum of job opportunities for San Diego residents by expanding the City's economic base and increasing local economic activity, and to generate new tax revenues for essential public services by expanding the City's tax base.

Strategic Objectives

The City's Economic Development Mission can be translated into three strategic objectives:

1. Economic Base Growth

Attract, retain, and expand businesses in the City's four economic base sectors (innovation/manufacturing, international trade & logistics, military, and tourism), focusing especially on emerging sectors such as Cleantech & Energy Efficiency and the Food & Beverage industry clusters.

2. Middle-Income Jobs

Attract, retain, and expand businesses in the City's four economic base sectors (innovation/manufacturing, international trade & logistics, military, and tourism), focusing especially on emerging sectors such as Cleantech & Energy Efficiency and the Food & Beverage industry clusters.

3. Neighborhood Businesses

Increase the amount of neighborhood business activity, especially in underserved neighborhoods.

Economic Indicators

Progress toward the goals of this Economic Development Strategy can be tracked through the use of seven relevant economic indicators. These are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region.
2. Increase the percentage of the workforce which earns middle-wage incomes.

⁵⁵ City of San Diego, *Economic Development Strategy, 2014-2016*

3. Decrease the rate of local unemployment.
4. Increase the local median income.
5. Decrease the number of people living in poverty.
6. Increase General Fund tax revenues as a percentage of GRP.
7. Increase the business activity in the City's neighborhood business districts.

Neighborhood Business Districts

The EDS also calls out the importance of nurturing small, locally owned neighborhood businesses, especially in older neighborhood business districts with an emphasis on historically underserved neighborhoods. Focusing efforts on such businesses has two major benefits. First, in contrast to corporate chain retail stores, locally owned businesses retain money in the local economy to be recirculated again and again. Second, the success of such businesses -- especially when concentrated in business districts -- can serve to revitalize the City's older neighborhoods, achieving many other goals in the process. This EDS also lays out tactical goals and action steps for locally owned small businesses and neighborhood business districts.

Other Economic Development Efforts

The EDS also lays out four other areas of City activity that should be used to support economic development efforts. These are:

1. The City's tax structure, which tends to penalize base industries that provide the economic foundation of the region.
2. City services and operations, which can impede business growth.
3. Workforce development and education, though not directly the City's responsibility, is vital to provide businesses with the workforce they need.
4. City relationships to external economic development organizations, whose efforts must be coordinated with the City's for maximum economic benefit.

In addition to the efforts outlined in the EDS, the City's Economic Development Department offers a variety of business development programs to assist entrepreneurs or small business owners. Programs such as the San Diego Regional Revolving Loan Fund and Small Business Micro Revolving Loan Fund offer access to capital, and the Storefront Improvement Program revitalizes business facades to enhance older businesses.

The City also has an array of programs designed to boost tourism, such as the Economic Development and Tourism Support Program, and the Tourism Marketing District. The Tourism Support Program utilizes Transient Occupancy Tax funds for grants which produce services, programs and events that attract tourism and new business, while the Tourism Marketing District is a benefit assessment district that can be utilized by local lodging providers for marketing efforts and promotional activities.

MA-50 Needs and Market Analysis Discussion


Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

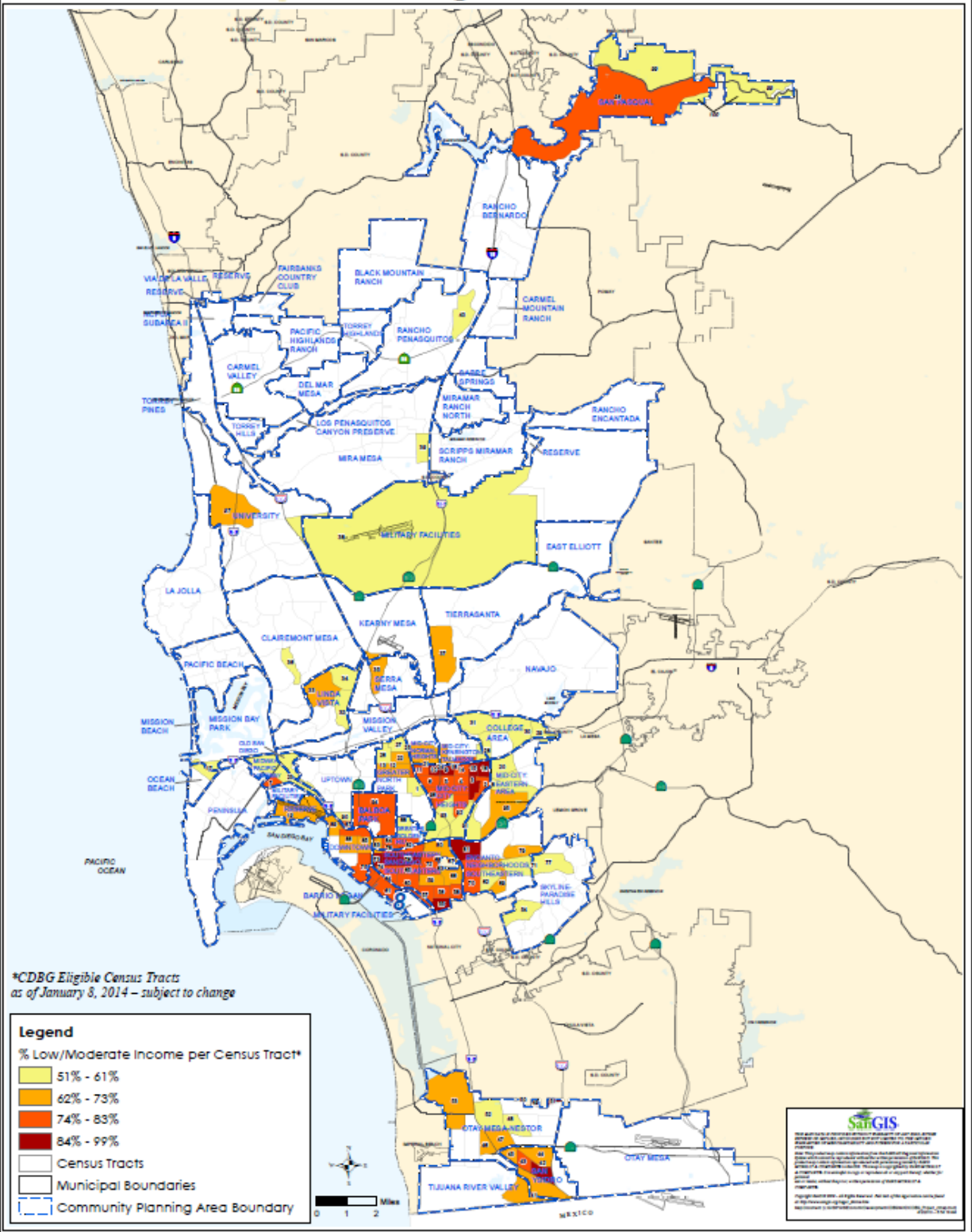
Housing problems disproportionately affect low-income and the minority populations. The CDBG Eligible Census Tracts map below shows CDBG-eligible census tracts where 50% of households or more are low/moderate income. The low/moderate census tracts fall within parts of the following communities:

- Balboa Park
- Barrio Logan
- Clairemont Mesa
- College Area
- Downtown
- Golden Hill
- Kearny Mesa
- Kensington/Talmadge
- Linda Vista
- Midway-Pacific Highway
- Mira Mesa
- Normal Heights
- North Park
- Ocean Beach
- Otay Mesa/Nestor
- Rancho Penasquitos
- San Pasqual
- Serra Mesa
- Skyline/Paradise Hills
- Tierrasanta
- University
- Uptown

Additionally, as shown on Map 2, the lowest-income census tracts, where 84-99% census tracts are low/moderate income, fall within the following communities:

- City Heights
- Encanto Neighborhoods
- San Ysidro
- Southeastern

MAP 2:  **CDBG Eligible Census Tracts***

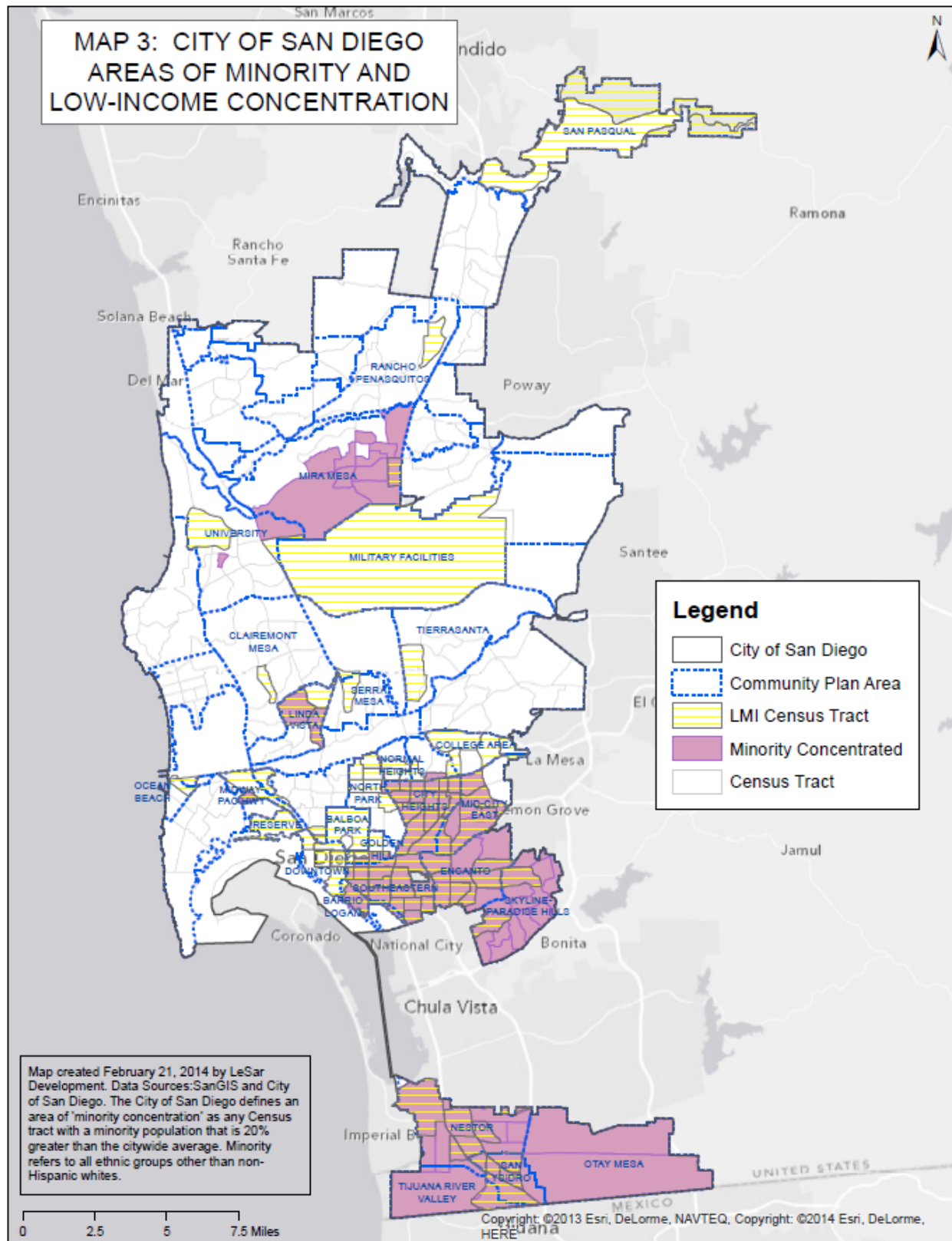


Map 1, shown in NA-30 of the Needs Assessment, displayed the communities that have a minority concentration within the City of San Diego. Minority concentration is defined as census tracts whose proportion of any one racial/ethnic group was greater than the overall City average. As discussed in NA-30, communities with a minority concentration include:

- Barrio Logan
- City Heights
- Eastern Areas
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Mira Mesa
- Midway-Pacific Highway
- North Park
- Otay Mesa-Nestor
- Otay Mesa
- Skyline-Paradise Hills
- Southeastern San Diego
- Tijuana River Valley
- University

Taken together, and as shown on Map 3, communities with both a concentration of low/moderate households and minority populations include:

- Barrio Logan
- City Heights
- Eastern Areas
- Encanto Neighborhoods
- Golden Hill
- Kensington/Talmadge
- Linda Vista
- Midway-Pacific Highway
- Mira Mesa
- North Park
- Otay Mesa-Nestor
- Southeastern San Diego
- Skyline-Paradise Hills
- San Ysidro
- Tijuana River Valley



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Please see discussion above.

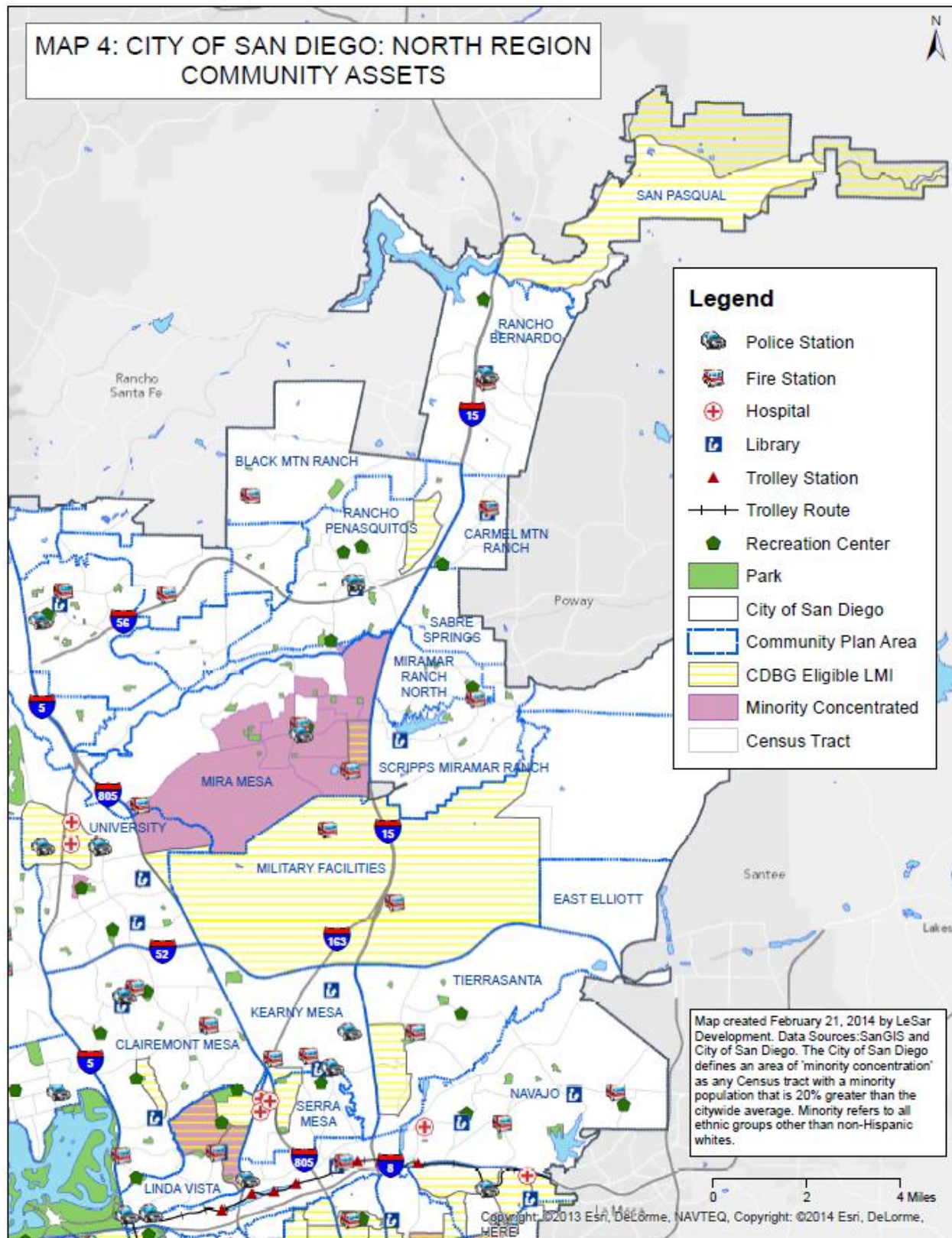
What are the characteristics of the market in these areas/neighborhoods?

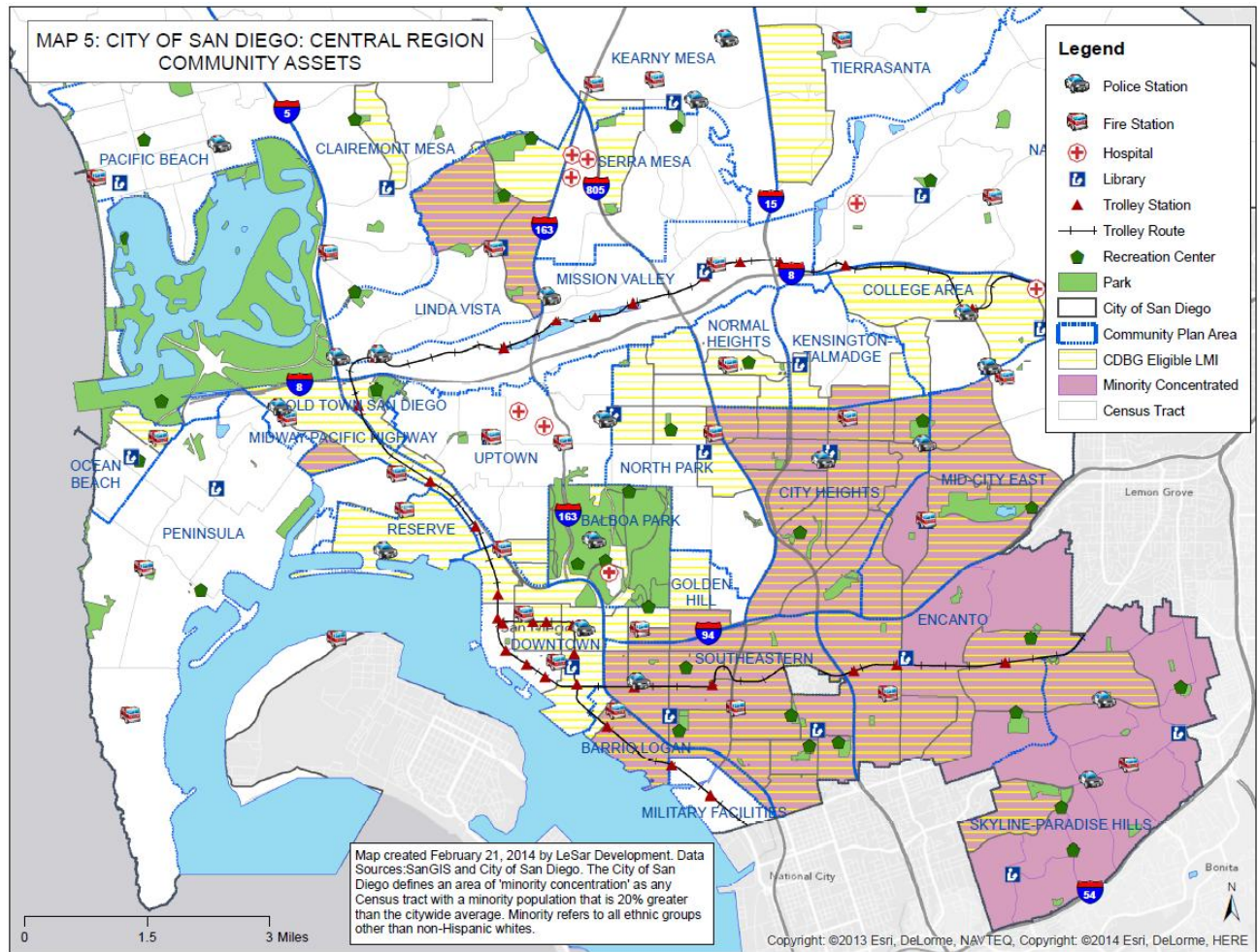
As mentioned in previous sections of the Needs Assessment and Market Assessment, a number of barriers exist for residents in these areas. With higher numbers of low/moderate income and minority households, these are often historically underserved communities facing disproportionate housing problems such as overcrowding and cost burden, greater public investment and infrastructure needs, less accessible public facilities such as parks, and a need for increased public safety services such as police and fire stations.

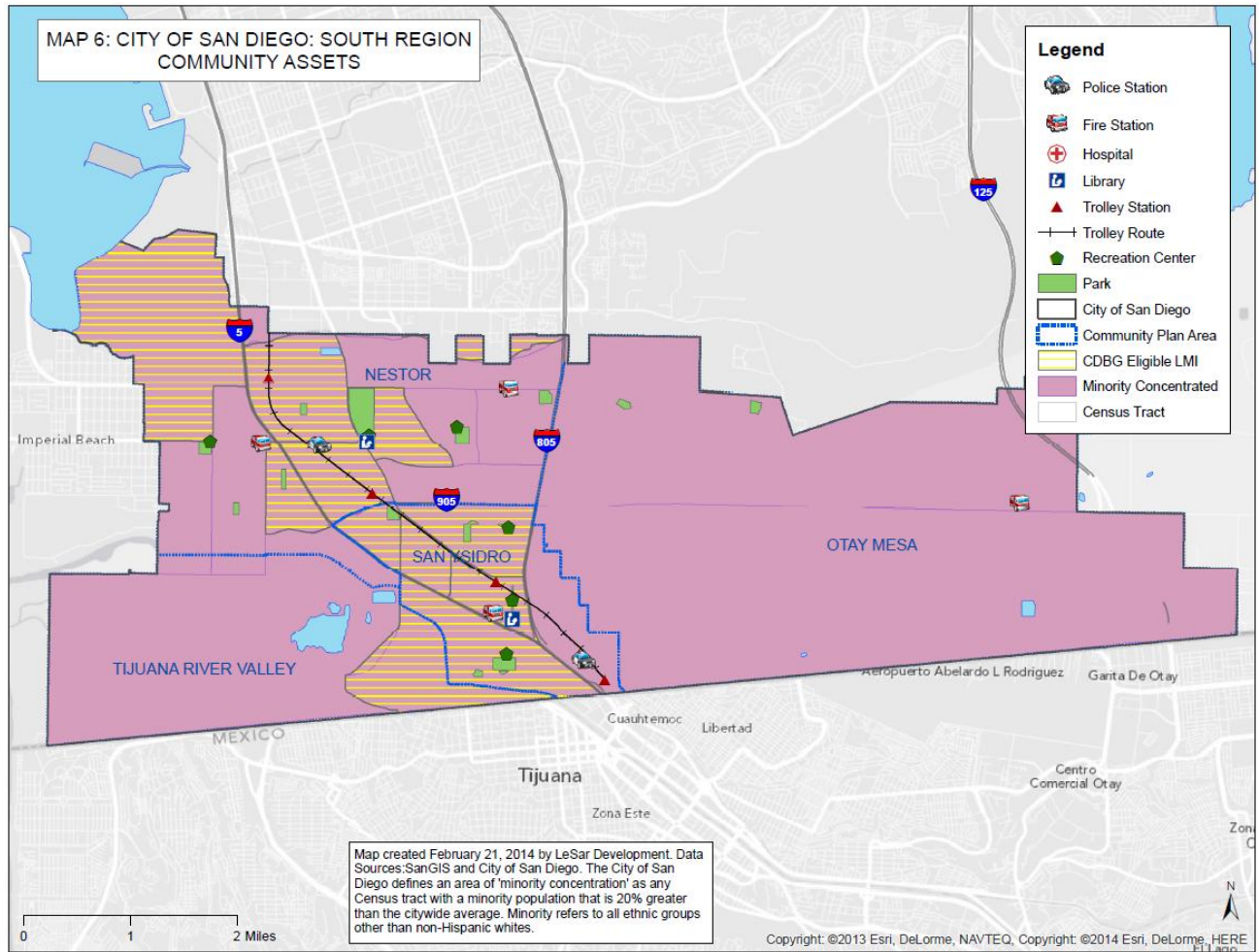
Are there any community assets in these areas/neighborhoods?

Map 4, Map 5, and Map 6 display a sample of community assets and amenities that represent strategic investment opportunities for these areas, including:

1. Police and fire stations
2. Public libraries
3. Recreation centers
4. Parks
5. Health facilities
6. Trolley lines and Trolley stations







Are there other strategic opportunities in any of these areas?

Please see discussion above.

Strategic Plan

SP-05 Overview

The six Consolidated Plan Goals represent high priority needs for the City of San Diego and serve as the basis for the Strategic Actions the HPA will use to meet these needs. These goals are listed below in no particular order or ranking:

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.
- Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the annual Request for Proposal (RFP) process. As such, the first year Action Plan will continue the standard practice of allocating CDBG funds to projects based on the RFP process. The subsequent Action Plans will incorporate the **Strategic Actions** listed below:

1. Program Development, Directing Investment, and Influencing Outcomes
2. Leverage and Geographic Targeting
3. Increasing Administrative Efficiencies

1. Program Development, Directing Investment, and Influencing Outcomes - Looking Back

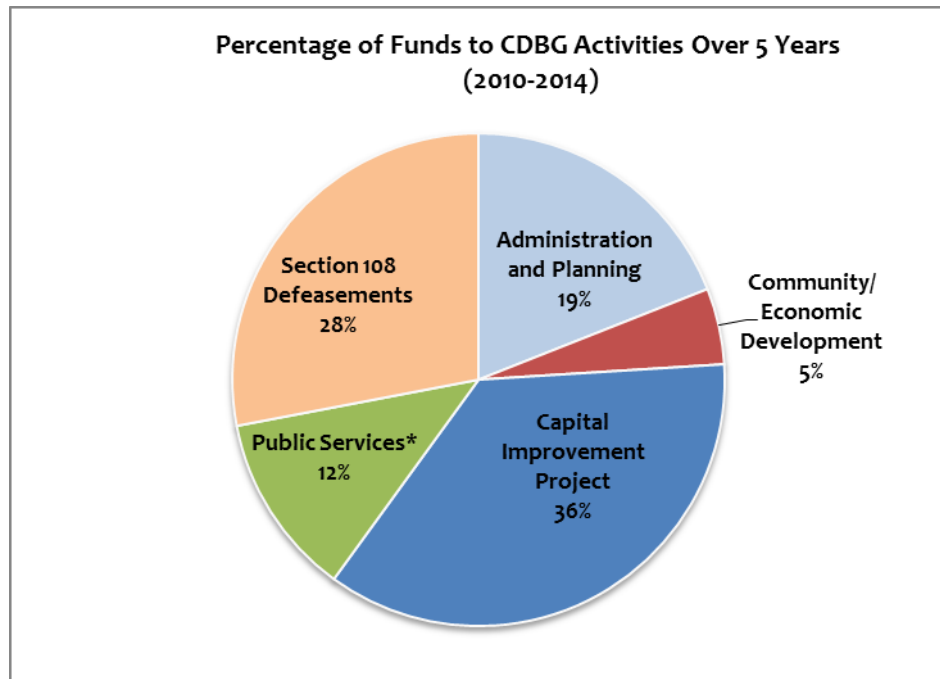


Exhibit 21 – CDBG Five Year Funding History

Source: Integrated Disbursement and Information System (IDIS), City of San Diego HUD Programs Office, February 2014.

*The City of San Diego annually commits the maximum of 15% to public service projects; however some projects complete with reduced budgets, withdraw, or are cancelled due to eligibility determinations.

HUD Programs Administration staff analyzed all CDBG activities as funded in FY 10-14. Nearly 300 activities were divided among the five predominant categories of eligible activities. Section 108 Loan Defeasement refers to CDBG funds that are used to pay City debt incurred from HUD. The last year CDBG funds were allocated to this activity was fiscal year 2013.

| Funds to CDBG Activities Over 5 YR (2010-2014) | | |
|---|------|--------------|
| Administration and Planning | 19% | \$17,326,737 |
| Community/Economic Development | 5% | \$4,522,082 |
| Capital Improvement Projects | 36% | \$32,613,135 |
| Public Services | 12% | \$11,250,502 |
| Section 108 Loan Defeasements | 28% | \$25,597,014 |
| Total | 100% | \$91,309,471 |
| 5 YR (2010-2014) Average Funding by CDBG Activities | | |
| Community/Economic Development | | \$904,416 |
| Capital Improvement Projects | | \$6,522,627 |
| Nonprofit | | \$5,271,035 |
| City | | \$1,564,490 |
| Public Services | | \$2,225,010 |

Table 81 – 2010-2014 CDBG Funding Averages

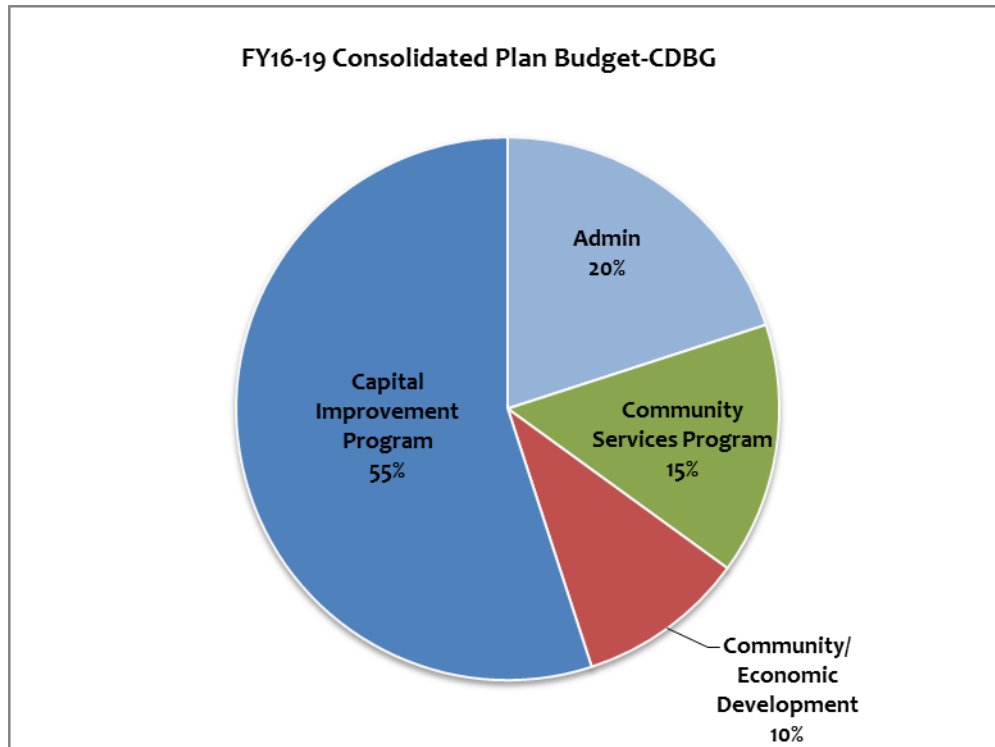


Exhibit 22 – CDBG FY16-19 CDBG Budget

*Given the timing constraints, the Fiscal Year 2015 CDBG allocations will be based on the competitive allocation process.

| Fiscal Year 2016-2019 Annual Budgetary Priorities (up to %) | | |
|---|--------------|---------------|
| *Illustrative Estimate Only | \$11,000,000 | |
| Administration and Planning | 20% | \$2,200,000 |
| Public Services | 15% | \$1,650,000 |
| Community/Economic Development | 10% | \$1,100,000 |
| Capital Improvement Projects | 55% | \$6,050,000 |
| Nonprofit | 40% | \$2,420,000 |
| City | 60% | \$3,630,000 |
| Total | 100% | *\$11,000,000 |

Table 82 – FY16-19 CDBG Budget Recommendations

*Fiscal Year 2014 Actual CDBG Allocation from HUD was \$11,327,381. At this time the HPA has no indication from HUD on what the actual CDBG allocation will be for Fiscal Year 2015. The estimate of \$11,000,000 is for illustrative purposes only.

Currently, the majority of City of San Diego's CDBG funds are allocated through an annual competitive application process for three CDBG categories of eligible activities: Public Services, Community/Economic Development, and Capital Improvement Projects, which includes Housing Rehabilitation. All projects within these categories are evaluated at the same time. The total number and types of projects funded in each category varies year to year based on the number and types of applications submitted annually. Consequentially the outcomes and outputs for each year also vary based on the types of applications received and subsequently funded.

In an effort to proactively direct critical HUD resources and make demonstrable progress toward achieving the six Consolidated Plan Goals, the HPA will develop the following programs with budgetary considerations:

Community Services Activities funded through this program are comprised of public services that provide direct services to help the City's most vulnerable populations. Following HUD Regulatory guidance, funds are prioritized for new services and for services that demonstrate a quantifiable increase in the level of service or access to services.

As per Council Policy 700-02, a portion of Community Services funding will be dedicated for services that assist the homeless population. Pursuant to San Diego City Council No. R-307701 adopted September 25th 2012, up to \$1,318,078 in CDBG Public Service funds are to assist in covering the cost of the operation of the Neil Good Day Center, Cortez Hill Family Shelter, Veterans Emergency Shelter and the Housing Connections (PATH) Interim Bed Program.

Allocations for FY 16-19: Annual CDBG program expenditures for public services are capped at a maximum of **15%** of annual entitlement funds.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forward to the Consolidated Plan Advisory Board for scoring.

Year 1 Recommendation: Public Service activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will continue to develop Community Service Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to nonprofits and other community organizations to better utilize the CDBG funds.

Community/Economic Development Activities funded through this program will create economic opportunities including job readiness and business/microenterprise development. The City will explore options for creating new economic development programs that complement existing incentives and support the City of San Diego's Economic Development Strategy. Examples include funding services in support of economic development activities such as technical assistance to businesses, commercial rehabilitation, infrastructure to assist businesses, and job training. CDBG assistance to these types of activities requires adherence to strict regulations pertaining to public benefit standards (on aggregate and project level) and low to moderate income job creation and retention. Historically, the City has also funded community development activities such as direct homeownership assistance and code enforcement.

Allocations FY 16-19: Annual CDBG program investment of up to **10%** of annual entitlement funds.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forward to the Consolidated Plan Advisory Board for scoring and direct funding through economic development programs as applicable.

Year 1 Recommendation: Community/Economic Development activities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will develop Community/Economic Development Program material to ensure regulatory compliance, support the Consolidated Plan Goals, and to provide technical assistance and outreach to nonprofit and other community organization to better utilize CDBG funds. Staff will work with other City Economic Development Programs, including those outlined in the City of San Diego's Economic Development Strategy, to develop new initiatives for CDBG funding.

Capital Improvement Program: This program will strengthen neighborhoods by dedicating funds for:

- ❖ *Investing in the City's critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.*

The City of San Diego's Capital Improvements Program Review and Advisory Committee (CIPRAC) reviews proposed Capital Improvements Program (CIP) projects and develops budget and project prioritization recommendations to the Mayor. Citywide coordination of capital project planning can increase the cost effectiveness and lead to more efficient infrastructure investments.

Currently, CIPRAC is developing the inaugural five year CIP plan (FY 2015 through 2019) to comprehensively assess City infrastructure needs, identify existing and new infrastructure needs, discuss service levels, provide a financial assessment, and provide a five year list of all capital projects based on the following prioritization factors:

- Risk to Health, Safety and Environment, and Regulatory or Mandated Requirements
- Asset Condition, Annual Recurring Costs and Asset Longevity
- Community Investment and Economic Prosperity
- Level and Quality of Service
- Sustainability and Conservation
- Funding Availability
- Project Readiness
- Multiple Category Benefit and Bundling Opportunities

To capitalize on this work, a portion of CDBG funds will be allocated to projects on the CIP prioritization list in low and moderate income CDBG eligible census tracts, particularly those census tracts identified through geographic targeting of resources to the most underserved areas.

The City's CDBG Program annually reprograms funds from projects that complete with reduced budgets, withdraw, or are canceled due to ineligibility determinations. It is critical that these funds are redistributed to activities that can expend funds quickly, since by nature these funds have already been through one allocation cycle. At least annually, these funds will be reinvested in the City's CIP projects working with CIPRAC.

Year 1 Recommendation: HUD Programs Administration staff will work with CIPRAC to determine the most efficient and effective methods for collaboration, ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to City departments and community groups. Capital Improvement Program activities will be funded through the competitive FY 2015 CDBG application process. The current balance of reprogrammed funds will be invested in the City CIP projects working with CIPRAC. The focus will be on critical public infrastructure needs to support neighborhood safety and improved livability such as sidewalks, streetlights, and other community enhancements.

- ❖ *Funding critical improvements to non-profit public facilities that will improve or expand service delivery to serve the City's most vulnerable populations.*

Non-profit public facilities serve a wide range of needs for the City's most vulnerable populations. Activities include rehabilitation improvements to facilities that are owned or leased (long-term) by a non-profit and function to serve low to moderate income City residents. In addition to improving and expanding services, capital funds are used to ensure that these facilities are accessible to all and meet health and safety standards.

Year 1 Recommendation: Capital Improvement Program activities for non-profit facilities will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will create non-profit facilities needs assessment and establish standards for eligible expenses. Program material will be developed to ensure regulatory compliance, consistency with the Consolidated Plan Goals, and provide technical assistance and outreach to non-profit organizations.

- ❖ *Establish housing rehabilitation program that support housing stabilization such as emergency repairs, public health and safety issues, weatherization, and energy efficiency improvements.*

Preserving and maintaining the City's housing stock, particularly in economically disadvantaged and older neighborhoods, is critical for neighborhood stabilization. Rehabilitation for owner occupied and rental housing that is focused on emergency repairs, aging in place modifications to increase accessibility, and improving energy efficiency will help create safe and cost effective living environments for low and moderate income households and tenants.

Year 1 Recommendation: Capital Improvement Program activities for housing rehabilitation will be funded through the competitive FY 2015 CDBG application process. HUD Programs Administration staff will create Housing Rehabilitation Program procedures, needs assessment, inspection protocols, and establish standards for eligible expenses. Staff will also create materials that ensure regulatory compliance, support the Consolidated Plan Goals, and provide technical assistance and outreach to housing providers, contractors, and community organizations.

Allocations FY 16-19: Annual CDBG program investment of up to 55% of annual entitlement funds. A portion of these funds (up to 60%) will be allocated to critical City infrastructure projects and a portion (up to 40%) will be dedicated to improve non-profit facilities as well as to fund housing rehabilitation programs.

Method for Distribution: Request for Qualifications and/or Request for Proposals will be solicited annually and forward to the Consolidated Plan Advisory Board for scoring and direct funding through economic development programs as applicable.

2. Leverage and Geographic Targeting

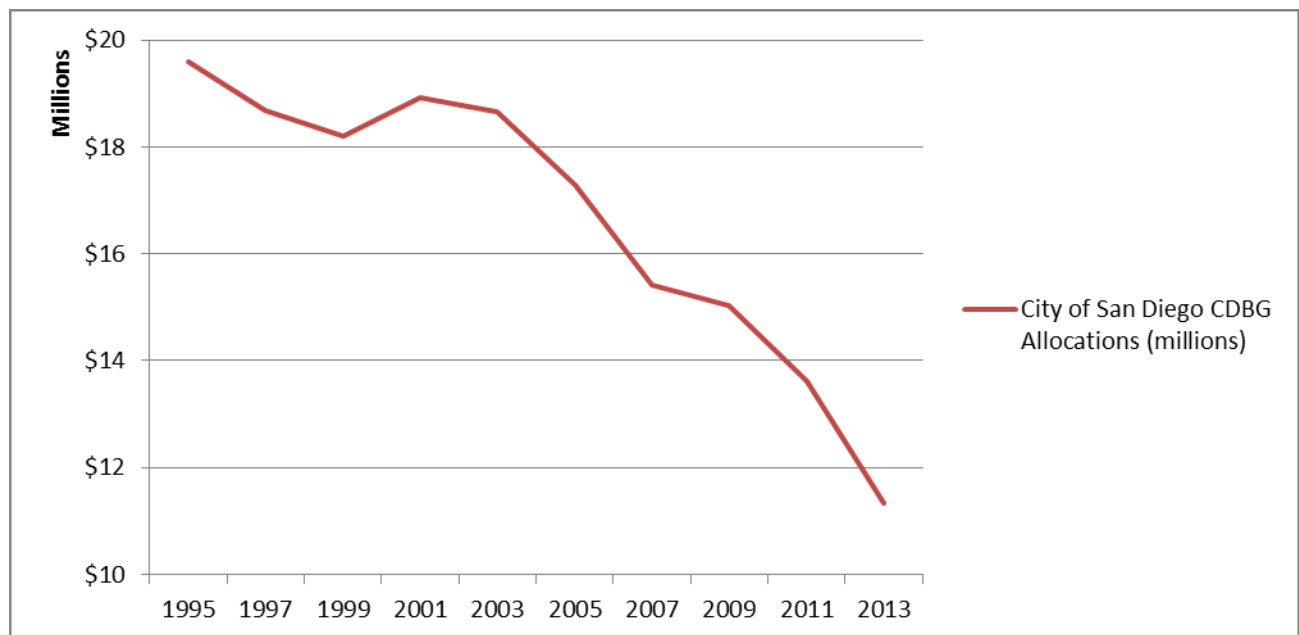


Exhibit 23 – San Diego CDBG Annual Allocations

Since 1995, City of San Diego's CDBG Entitlement Allocation from HUD has decreased by 42% from roughly \$19.5 million in 1995 to \$11.4 million in 2013. Given the current environment of diminishing federal resources for HUD community development programs, it is clear the City of San Diego must make the most of its limited CDBG and HUD resources.

In 2010, the City negotiated a settlement with HUD to resolve adverse findings from a HUD Office of the Inspector General Audit report issued in December 2008 related to Section 108 and the former Redevelopment Agency. The agreement was to repay \$78.8 million dollars to the City's CDBG Program as program income over a 10-year payment schedule. As of fiscal year 2013, the City's CDBG Program received \$14,747,400. All future repayments from the Successor Agency to the San Diego Redevelopment Agency are on hold due to a recent determination made by the California Department of Finance. If the repayments resume, the HUD Programs Administration staff will develop strategies to utilize the additional CDBG program income to ensure regulatory compliance and advance the six Consolidated Plan Goals.

Leverage

Leverage, in the context of the City's four HUD Programs, means bringing other local, state, and federal financial resources together in order to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage other funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes of services.

Funds will be considered as “leveraged” if a financial commitment toward the costs of a project from a source, other than the originating HUD Program, are documented.

Year 1 Recommendation: HUD Programs staff will identify and explore leveraging opportunities, such as New Market Tax Credits, other federal resources, and local private investments. Additional mechanisms to enhance the sustainability of HUD Program resources, such as establishing revolving loans, will be examined.

Geographic Targeting

Geographic Targeting is a way for the City to help stabilize and improve neighborhoods in San Diego by directing HUD Program funds, including capital improvement, economic development, and community services, to specific areas identified by an analysis. These areas may experience higher unemployment, lower income levels, and other such economic and demographic indicators at rates that demonstrate a higher level of need than other areas. Such analysis would also take into account “existing conditions” like housing stock, public infrastructure, and facilities. While HUD Programs are primarily intended to serve individuals and areas that are low to moderate income as defined by HUD, the City’s Geographic Targeting strategy will use data to create impact in geographic areas with the most need.

There are numerous economic and social indicators that could be used, as well as several methodologies to identify areas. However, best practices indicate that the keys to implement a targeting system are:

- Identify accessible, readily available, and recurring datasets that focus on smaller geographic areas (such as census tracts and/or census blocks)
- Identify existing data describing existing conditions and public facilities priorities of low to moderate income neighborhoods (such as the City’s Community Plans, Facilities Financing Plans, and Capital Improvement Plans)
- Work with those that have expertise in the pertinent fields such as geographic analysis, demography, and economics
- Provide opportunity for public participation throughout the process

HUD allows entitlement grantees to develop approaches to address economic development and housing needs within a designated neighborhood known as Neighborhood Revitalization Strategy Areas (NRSAs). NRSAs must be located in primarily residential neighborhoods that contain a high percentage of low to moderate income households.

Year 1 Recommendation: HUD Programs staff will call on practitioners with expertise in areas such as data analysis, community indicators, and geographic analysis to continue to work on methodologies for a sustainable approach to geographic targeting. Areas will be identified, mapped and publicly vetted.

3. Increasing Administrative Efficiencies

The HPA is responsible for ensuring the City is in compliance with all rules and regulations associated with all four HUD entitlement grants: CDBG, HOME, ESG, and HOPWA. As such, this Strategic Action is focused on ways to increase operational efficiencies of HUD Programs through enhanced coordination, technical assistance, and effective oversight.

❖ *Continue to refine the Request for Qualification (RFQ)/Request for Proposal (RFP) Process*

The FY 2015 CDBG application process was separated into RFQ and RFP phases in order to ease the burden on applicants and reviewers. The RFQ was largely focused on determining the capacity of an organization to spend CDBG funds in an efficient manner. The RFP was designed to ask the most pertinent questions regarding each applicant's proposed CDBG project. All categories or types of CDBG projects, such as public service, community/economic development, and capital improvements are reviewed through this singular RFP process.

Year 1 Recommendation: HUD Programs Administration staff will continue to refine and restructure the RFQ/RFP process and timeline in order to give applicants and reviewers more time for completion. As the Strategic Action *Program Development, Directing Investment, and Influencing Outcomes* is implemented, a new timeline for RFPs based on the category of CDBG will be explored.

❖ *Evaluating Performance and Enhanced Monitoring and Compliance of all four entitlement programs*

Starting in FY 2015, the HUD Programs Administration staff will implement a Scorecard to measure performance of all CDBG projects. The Scorecard will highlight performance in areas such financial management, timeliness of expenditures, and outcome measure performance. This evaluation will occur throughout FY 2015 and made available to reviewers for the FY 2016 RFP process. Additionally, HUD has recently refined guidance and updated regulations to better define the City of San Diego's role in administering all four entitlement programs. To ensure that the City and all subrecipients are in full compliance with each entitlement program's rules and regulations, as well as with additional overarching federal and reporting requirements, the HPA will need to add additional resources to establish a Monitoring and Compliance focus.

Year 1 Recommendation: Programs Administration staff will work with CPAB members to develop a Scorecard to gauge performance in a number of key areas. Develop expanded staff expertise in federal requirements such as Section 3, Davis Bacon, Environmental Review, and programs like HOME, HOPWA, ESG and Continuum of Care.

SP-10 Geographic Priorities – 91.215 (a) (1)

Geographic Area

Table 4 - Geographic Priority - Not Applicable

Year One of the Five Year Consolidated Plan allocates federal entitlement dollars according to Low to Moderate Census Tracts based on the 2000 Census without target areas.

During Year One, a City-led effort by the HPA will be undertaken to determine the most impactful place-based allocation methodology via community input. A place-based strategy will encourage larger allocations to communities with higher community development needs.

The effort will include the formation of a group of practitioners with expertise in areas such as data analysis, community indicators, and geographic analysis to work on methodologies for a sustainable approach to geographic targeting. This group will liaise with beneficiaries and stakeholders to frame the understanding of place-based solutions; educate on nexus and need; and confirm consensus on appropriate indicators such as poverty, neighborhood blight, deteriorated housing, and physical and economic distress. The HPA will report the findings and make recommendations to the CPAB and City Council.

HUD-approved Neighborhood Revitalization Strategy Areas

HUD allows entitlement grantees to develop approaches to address economic development and housing needs within a designated neighborhood. One approach is the Neighborhood Revitalization Strategy Area (NRSA).

NRSA benefits include⁵⁶:

- Job creation or retention effort focused on the selected neighborhood may be classified as meeting the LMI area benefit national objective requirements.
- Aggregation of housing units for which CDBG funds obligated during each program year and treat them as a single structure.
- Economic development activities may be excluded from the aggregate public benefit standards.
- All public services offered within the NRSA and carried out as part of qualified projects under the NRSA by a Community-Based Development Organization (CBDO) are exempt from the public services cap.

⁵⁶ Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007

In order to form a NRSA “the percentage of LMI residents within the neighborhood must be equal to:

- 70 % of the total population in the selected area (if the grantee’s upper quartile is greater than 70 % LMI).
- The upper quartile percentage (if the grantee’s upper quartile is greater than 51 %, but less than 70 % LMI in the total population).
- 51 % of the total population (if the grantee’s upper quartile percentage is less than 51%).”⁵⁷

Further, covered areas must be contiguous.

HUD will only approve NRSAs that seek to achieve measurable results that include the creation of meaningful economic opportunities. HUD provided examples⁵⁸ include:

- Create 25 new businesses.
- Achieve five percent increase in employment.
- Open two new job training centers.
- Reduce families on welfare by five percent.
- Attract new community lending institution to the neighborhood.
- Formation of a community business association.
- Offer ten training seminars to teach area residents about small business start-up.

⁵⁷ Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007, Page 10-3

⁵⁸ Basically CDBG, HUD Office of Block Grant Assistance, Chapter 10: Neighborhood Revitalization Strategy Areas November 2007, Page 10-6

SP-25 PriorityNeeds - 91.215(a)(2)

Priority Needs

After broad community and stakeholder outreach, the City narrowed its focus to six goals all of which are HIGH priority. That which does not meet with these high priorities will not be considered for funding within the Consolidated Plan period 2015-2019.

| Priority Need | Priority Level | Description | Population | Goal |
|--|----------------|--|---|--|
| Affordable Housing and Public Services | HIGH | <p>“The rate of new HIV/AIDS cases has decreased or leveled off since 1992. However, the number of people living with AIDS continues to increase each year (although at a slower or level rate) as people with AIDS live longer. Four hundred forty-one (441) new cases were reported in San Diego County between January 1, 2011, and December 31, 2012.”⁶⁰</p> <p>People diagnosed with HIV/AIDS face financial hardships due to unmet medical care needs and medical costs that burden their economic stability.</p> | <ul style="list-style-type: none">Persons with HIV/AIDS | Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support services |

⁶⁰ Fiscal Year 2013 Fourth Program Year CDBG, HOME, HOPWA, and ESG Programs Consolidated Annual Performance and Evaluation Report, City of San Diego, September 2013, Page 63

| Priority Need | Priority Level | Description | Population | Goal |
|--------------------|----------------|---|---|---|
| Affordable Housing | HIGH | <p>41% of San Diego households (196,560 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).</p> <p>40% of homeowners and 50% of renters paying more than 30% of their income towards housing costs. 22% of households (102,408 households) are severely cost burdened, with 61,028 renter households and 41,380 homeowners paying more than 50% of their income towards housing costs.</p> <p>The Housing Choice Voucher (Section 8) Program currently serves 14,664 extremely low and very low-income households, with 53% of recipients' income ranging between \$10,000 and \$19,999 and a waiting list containing 37,518 families</p> <p>There are currently 76 public housing units in San Diego, with a waiting list of 22,980</p> | <ul style="list-style-type: none"> Extremely low Low Moderate Large Families Small Families Female Headed-Families Elderly-Headed Families Families with Children Individuals Chronically Homeless Public Housing Resident Homeless Individuals Homeless Chronic Homeless Unsheltered Homeless Homeless Veterans Homeless Families Persons with HIV/AIDS Elderly Persons with Disabilities Veterans Persons with Drug/Alcohol Addictions Victims of Domestic Violence Food Insecure Households Youth | Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment, and community services |

| | | families. | | |
|----------------------------------|----------------|--|--|---|
| Priority Need | Priority Level | Description | Population | Goal |
| Homelessness and Public Services | HIGH | <p>Although San Diego is the nation's eighth largest city, it ranks third in homeless population size, with only New York City and Los Angeles having larger homeless populations.</p> <p>The 2013 Point-in-Time count found that 5,733 homeless persons were living in the City of San Diego, and over half (3,115 individuals) were unsheltered and living in a place not meant for human habitation</p> | <ul style="list-style-type: none"> • Chronically Homeless • Homeless Individuals • Homeless • Chronic Homeless • Unsheltered Homeless • Homeless Veterans • Homeless Families • Victims of Domestic Violence | Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions |

| Priority Need | Priority Level | Description | Population | Goal |
|---------------------------------------|----------------|--|--|---|
| Public Services and Public Facilities | HIGH | <p>Elderly households are more likely to be low-income, with 49% of households containing at least one person age 62 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 41% for the City. Elderly individuals are also more likely to be disabled, with 35% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.</p> <p>45% of households with children fall within low, very-low, and extremely-low income households (0-80% Area Median Income (AMI)).</p> <p>34,750 households fall within extremely low-income, very low-income or low-income households (0-80% AMFI) and contain children 6 years of age or younger.</p> | <ul style="list-style-type: none"> Elderly Youth Food insecure households | Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors, and food insecure households |

| Priority Need | Priority Level | Description | Population | Goal |
|--|----------------|---|---|---|
| Public Improvements and Infrastructure | HIGH | The deferred capital backlog for public improvements is estimated to exceed \$898 million for streets, facilities and storm drains; at \$478 million the highest need and greatest backlog of funding is for street improvements. | <ul style="list-style-type: none"> • Extremely low • Low • Moderate • Large Families • Small Families • Female Headed-Families • Elderly-Headed Families • Families with Children • Individuals • Chronically Homeless • Public Housing Resident • Homeless Individuals • Homeless • Chronic Homeless • Unsheltered Homeless • Homeless Veterans • Homeless Families • Persons with HIV/AIDS • Elderly • Persons with Disabilities • Veterans • Persons with Drug/Alcohol Addictions • Victims of Domestic Violence • Food Insecure Households • Youth | Strengthen neighborhoods by investing in the City's critical public infrastructure needs |

| Priority Need | Priority Level | Description | Population | Goal |
|--|----------------|---|---|---|
| Public Services and Economic Development | HIGH | San Diego's "hourglass economy" contributes to the large population of low-wage earners and smaller choice of middle-income jobs and this issue is exasperated by the slower job growth forecasted for self-sufficiency occupations. Their study also found that self-sufficiency occupations require more education than Bureau of Labor Statistics, with 55% of employers expecting applicants to have some college, and one-third expecting a bachelor's degree or more. | <ul style="list-style-type: none"> • Extremely low • Low • Moderate • Large Families • Small Families • Female Headed-Families • Elderly-Headed Families • Families with Children • Individuals • Chronically Homeless • Public Housing Resident • Homeless Individuals • Homeless • Chronic Homeless • Unsheltered Homeless • Homeless Veterans • Homeless Families • Persons with HIV/AIDS • Elderly • Persons with Disabilities • Veterans • Persons with Drug/Alcohol Addictions • Victims of Domestic Violence • Food Insecure Households • Youth | Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs |

Table 83 – Priority Needs Summary

San Diego is the nation's eighth largest city with the second largest population in California with over 1.3 million people. The community development needs faced in San Diego are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked both with

determining the areas of greatest need, as well the areas in which community investment can have the greatest impact given the limited resources available.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through surveys, forums and meetings, highlight San Diego's clear and detailed need for investment in economic development, critical public infrastructure, affordable housing, appropriate assistance for the homeless, new and increased access to services for vulnerable populations, and services for persons with HIV/AIDS and their families.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics |
|---|--|
| TBRA | As per Needs Assessment, severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless. |
| Rental New Unit Production | As per the Needs Assessment and the Market Analysis, 50% of renters are cost burdened paying more than 30% of their income towards housing costs. 22% of households (102,405 households) are severely cost burdened, with 61,030 renter households and paying more than 50% of their income towards housing costs. Further, the Section 8 waiting list consists of 37,518 families and the public housing wait list is 22,980 families. San Diego's development landscape and the need for urban infill drives up the cost of development. |
| Rental Unit Acquisition/Rehabilitation/Preservation | As per the Needs Assessment and the Market Analysis, 50% of renters are cost burdened paying more than 30% of their income towards housing costs. 22% of households (102,405 households) are severely cost burdened, with 61,030 renter households and paying more than 50% of their income towards housing costs. Further, the Section 8 waiting list consists of 37,518 families and the public housing wait list is 22,980 families. Finally, urban infill drives up the cost of development. Finally, 61% of San Diego's housing stock was built prior to 1979. |
| Homeowner Rehabilitation | 40% of homeowners pay more than 30% of their income towards housing costs. The highest rates of incidence occurring for those earning 50-80% AMI (16,690 households), followed by those earning 80-100% AMI (11,225 households), with those earning 0-30% and 30-50% AMI experiencing somewhat equal cost burden (10,100 and 9,725 households, respectively). This is reflective of the fact that many households find themselves overextended in order to achieve homeownership in San Diego's housing market. Further, 61% of San Diego's housing stock was built prior to 1979. |

Table 84 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of overall federal entitlement funding significantly decreased during the last Consolidated Plan term.

| | FY10 | FY11 | FY12 | FY13 | FY14 | Total |
|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| CDBG | \$15,027,728 | \$16,324,437 | \$13,602,765 | \$10,703,022 | \$11,327,381 | \$66,985,333 |
| HOME | \$9,154,816 | \$9,063,132 | \$7,981,652 | \$4,452,630 | \$4,309,278 | \$34,961,508 |
| ESG | \$661,244 | \$660,147 | \$661,372 | \$1,177,964 | \$780,817 | \$3,941,544 |
| HOPWA | \$2,731,528 | \$2,935,661 | \$2,884,983 | \$2,883,128 | \$2,726,216 | \$14,161,516 |
| | \$27,575,316 | \$28,983,377 | \$25,130,772 | \$19,216,744 | \$19,143,692 | \$167,891,542 |

Table 85 – City Entitlement Funding Received FY10-FY14

Therefore, the City anticipates an annual five percent reduction per program

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|-----------------|--|----------------------------------|--------------------|--------------------------|--------------|--|--|
| | | | Annual Allocation: | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public Federal | <ul style="list-style-type: none"> • Housing Assistance • Supportive Services • Information and Resources • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • TBRA • Homeless • Public services • Non-profit facilities • Public improvements • Public facilities • Public Infrastructure | \$10,761,012 | | | \$10,761,012 | \$48,686,918 | The City anticipates an annual five percent reduction in federal allocations beginning FY2014. |
| HOME | Public Federal | <ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • TBRA | \$4,093,814 | \$2,000,000 | \$4,000,000 | \$10,000,000 | \$18,521,975 | The City anticipates an annual five percent reduction in federal allocations beginning FY2014. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|----------------------------|-----------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOPWA | Public Federal | <ul style="list-style-type: none"> • Housing Assistance • Supportive Services • Information and Resources | \$2,589,905 | | | | \$11,717,712 | The City anticipates an annual five percent reduction in federal allocations beginning FY2014. |
| ESG | Public Federal | <ul style="list-style-type: none"> • Client-appropriate housing • Rapid Rehousing • Supportive Services • Housing locator services | \$741,776 | \$0.00 | | | \$3,356,076 | The City anticipates an annual five percent reduction in federal allocations beginning FY2014. There is no projected program income for our ESG programs. 100% match from: VASH vouchers, HOME TBRA, Continuum of Care funding, in-kind match from subrecipients |
| Competitive McKinney Vento | Public Federal | <ul style="list-style-type: none"> • Homelessness • Shelter • Transitional Housing • Permanent Housing | \$16,000,000 | | | | \$80,000,000 | The Regional Continuum of Care Council anticipates a continued annual allocation of \$16 M. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|-------------------------|---------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Section 8 | | <ul style="list-style-type: none"> Rental Assistance | \$16,504,092 (2014 Budget) | | \$30,594,291 | | \$196,098,384 | The City anticipates a minimum five percent reduction annually to Section 8 funding and therefore projects approximately \$709M for the Consolidated Plan period. |
| Affordable Housing Fund | Public-Jurisdiction | <ul style="list-style-type: none"> Housing Assistance Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab | \$7,861,303 | | \$24,496,005 | | \$32,357,308 | |
| General Fund | Public-Jurisdiction | Homeless | \$1,900,000 | | | | | |

Table 86 – Anticipated Resources

- Section 8 funds: The Housing Commission administers the Section 8 program for the City and provides rent subsidies to about 14,000 San Diego households. The City anticipates a minimum five percent reduction annually to Section 8 funding and therefore projects approximately \$709M for the Consolidated Plan period.
- Competitive McKinney-Vento Homeless Assistance Act funds and Shelter Plus Care: In June 2011, the County of San Diego Continuum of Care and the City of San Diego Continuum of Care merged into one regional CoC. The resulting Regional Continuum of Care Council (RCCC) receives approximately \$15M annually to prevent and alleviate homelessness throughout the region. During the Consolidated Plan period, the RCCC will become HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.
- Affordable Housing Fund (AHF)⁶¹: The AHF is a permanent and annually renewable funding source to help meet the housing assistance needs of the City's very low- to moderate-income households. The AHF is comprised of two funds: the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). HTF funds may be used in any manner, through loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities and the IHF priority is given to the construction of new affordable housing stock. The AHF is funded at \$7.8M in FY 2015.
- Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. The Housing Commission currently projects 1289 units utilizing this federal source.
- New Market Tax Credits (NMTC): Created in 2000 as part of the Community Renewal Tax Relief Act. NMTCs encourage revitalization efforts of low-income and disadvantaged communities. The NMTC Program provides tax credit incentives to investors for equity investments in certified Community Development Entities, which invest in low-income communities.
- Redevelopment: After the dissolution of redevelopment, the Department of Finance (DoF) of the State of California approved the terms for the former Redevelopment Agency of the City of San Diego (RDA) repayment of the CDBG debt to the City in the total amount of \$78,787,000. Payment was to be made annually over a ten-year term. The City of San Diego Successor Agency to the former RDA (Successor Agency) is responsible for submitting to DOF a Recognized Obligation Payment Schedule (ROPS), delineating the enforceable obligations of the former RDA every six months.

⁶¹ San Diego Affordable Housing Fund Annual Plan Fiscal Year 2014 (July 1, 2013 – June 30, 2014)
<http://sdhc.org/uploadedFiles/Resources/Copy%20of%20Annual%20Plan%20for%20posting.pdf>

However, these payments are pending yearly state approval and the DoF has failed to recognize the CDBG Repayment Agreement between the former RDA and the City as an enforceable obligation in ROPS V. As such, the anticipated \$6,513,700 in CDBG program income will not be included in FY 2015 allocations. The remaining income for the duration of the Consolidated Plan period is also in question.

- **General Fund:** The projected city budget recommits approximately \$1.9 million money from the city's General Fund for homeless services. Funds are intended to expand homeless programs like the Homeless Outreach Team, the Serial Inebriate Program, the Check-In Center and the Neil Good Day Center.

The City will hold two Mayoral elections during the Consolidated Plan period and new priorities may affect general fund allocations.

- **Philanthropy:** Funders Together to End Homelessness San Diego is an association of local funders who believe in the power of philanthropy to prevent and end homelessness. The local group is part of a national network and includes the United Way of San Diego County, LeSar Development Consultants, Alliance Healthcare Foundation, Social Venture Partners Parker Foundation, the McCarthy Family Foundation, and business leaders. First year allocations are anticipated to be \$1,000,000.
- **Bonds:** In January 2014, the City Council approved a \$120 million Infrastructure Bond, which includes \$43 million for street repairs; \$21 million for storm drain upgrades; \$4.7 million to bring City buildings in ADA compliance; \$1 million for sidewalk improvements; \$27 million to improvements at fire stations and lifeguard buildings, including the Skyline Fire Station, design and land acquisition for the Home Avenue Fire Station, and replacing fire stations in Point Loma and Hillcrest. Also included are designs for libraries in the Skyline, San Ysidro and San Carlos neighborhoods.
- **HUD VASH:** In 2013, the Housing Commission received 185 new federal housing vouchers from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program for their efforts to house homeless veterans in the City of San Diego. This more than doubled the agency's previous year allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME-25% Match Requirement

The Housing Commission uses local Inclusionary Funds, Housing Trust Funds, coastal funds, state funds, and multi-family bond proceeds as contributions to housing pursuant to the matching requirements.

ESG-100% Match Requirement

The Housing Commission uses CDBG funding set aside in Council Policy 700-02 and Housing Commission Housing Trust Funds. The Rapid Re-housing 100% match comes from: VASH vouchers,

HOME TBRA, Continuum of Care funding, in-kind match from subrecipients (case management and services).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of San Diego Real Estate Department works with community agencies like the San Diego Community Land Trust (SDCLT) to review City-owned properties and parcels for appropriateness and feasibility for affordable housing opportunities. On November 5, 2013, San Diego City Council approved a lease-purchase agreement with the SDCLT. The agreement leases 16 single family lots, located in the Nestor area of southern San Diego, for \$1 to SDCLT to prepare a development plan. Upon approval of the final development plan, the City will sell the lots to the SDCLT for \$1 each with the restriction that the lots be used to provide homes that are permanently affordable to low-income households.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|---|------------------------|
| City of San Diego HPA | Government | Oversight and Administration | Jurisdiction |
| City of San Diego Public Works Department | Government | Capital Improvements Program (CIP) | Jurisdiction |
| County of San Diego Department of Housing and Community Development | Government | HOPWA | Region |
| San Diego Housing Commission | Public Housing Authority | ESG HOME Section 8 Public Housing Ownership Rental Homelessness | Jurisdiction |
| Regional Continuum of Care Council (RCCC) | Community Based Forum | Homelessness | Region |

Table 87 – Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The City's HPA enjoys the benefit of partnership with the City Planning & Community Investment Economic Development Division, Office of Economic Growth Services, Office of Small Business, and Business Finance.

After an Office of Inspector General Audit in 2009, the City began strengthening and streamlining its CDBG program. Nine reforms were adopted and implemented:

- Set funding priorities in the Consolidated Plan.
- Eliminate District Allocations and discontinue the Council/Mayor split.
- Funding for Section 108 Loans to be taken "off the top."
- Funding for Administrative and Fair Housing to be taken "off the top."
- \$50,000 minimum funding levels for non-capital and economic development activities.
- \$100,000 minimum for capital improvement projects.
- Eliminate phased funding and give priority to projects where CDBG funding will complete the project.

- Open up the Public Services Category to allow agencies providing public services the ability to apply.
- Establish a CDBG Citizens Advisory Committee –now the Consolidated Plan Advisory Board-to score and recommend allocations to the City Council.

For the Consolidated Plan period years two through five, the City may elect to separate the CDBG Capital Improvement Project (CIP) funding process from that of Economic Development and Public Services. The CDBG CIP process may be coordinated with the Capital Improvements Program Review and Advisory Committee (CIPRAC).

CIPRAC is the established and successfully functioning long-range planning committee for all individual capital improvement projects and funding sources. The City's CIP portfolio is complex due to the size, volume, various funding sources, project types, and delivery methods. The City has a prioritization process that establishes clear and concise guidelines for CIP project selection. It also has an objective process for ranking projects. CIPRAC members possess the technical expertise to “identify, leverage, and optimize funding sources; streamline and improve coordination and functionality of CIP related processes; review and assess efficiency of required processes; and work with the Office of the Independent Budget Analyst to identify ways to streamline the process.”⁶² Members include department directors and senior-level officials from Public Utilities, Public Works, Transportation and Storm Water, Parks and Recreation, Environmental Services, Disability Services, Equal Opportunity Contracting, Financial Management, and Development Services.

Including CDBG CIP allocations within the purview of CIPRAC is the natural best fit for complex multi-year funding and leveraging opportunities.

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners. The County of San Diego Housing and Community Development Department (HCD) improves neighborhoods by assisting low-income residents, increasing the supply of affordable, safe housing, and rehabilitating residential properties in San Diego County.⁶³ HCD leverages the City's HOPWA program funds with the County's Health and Human Services Agency and its own housing program income. The Housing Commission is an award-winning Move to Work agency dedicated to preserving and increasing affordable housing. The Housing Commission has further contributed over \$1 billion in loans and bond financing to projects resulting in 14, 531 affordable rental units.⁶⁴

For HOME participating jurisdictions, address the capacity of Community Housing Development Organizations (CHDOs).

The Housing Commission makes reasonable efforts to identify CHDOs that are capable, or can reasonably be expected to become capable, of carrying out elements of the jurisdiction's approved Consolidated Plan and to encourage such community-based organizations to do so as aligned with 24 CFR 92.300. CHDO's are required to complete the CHDO certification form annually or at the time of a new project application. In order for an agency to qualify as a CHDO they must have paid staff with

⁶² <http://www.sandiego.gov/cip/about/ciprac.shtml>

⁶³ http://www.sdcounty.ca.gov/sdhcd/aboutus/about_us.html

⁶⁴ <http://sdhc.org/About/>

housing experience appropriate to the role they expect to play in the project (developer, sponsor, or owner).

Availability of services targeted to homeless persons and persons with HIV and mainstream services

The RCCC coordinates a Consolidated Application for funds from HUD. Homelessness does not follow geographic boundaries and our jurisdictional borders are porous with a mobile population. As the RCCC becomes compliant with the HEARTH Act, the level of collaboration between jurisdictions and service providers will increase as will the efficiency and impact of resources.

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | | |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| Street Outreach Services | | | |
| Law Enforcement | X | X | |
| Mobile Clinics | X | | |
| Other Street Outreach Services | X | X | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| | | | |
| Transportation | X | X | |

| Other | | | |
|-------|--|--|--|
| Other | | | |

Table 88 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The City's service delivery system will better meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) as the RCCC becomes HEARTH Act compliant by creating a new governance structure, creating and instituting a coordinated assessment tool, reporting results, and aligning itself with the Federal Plan, Opening Doors.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

See previous response.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As previously stated, the City has made a commitment to homeless services through Council Policy 700-02 and resulting budget allocations. The recognition of homelessness as a social and economic issue is uniting service providers, the business community, and the public and private sectors in achieving compliance with the HEARTH Act; adopting best practices to end chronic homelessness; and improving the system to rapidly rehouse individuals and families.

San Diego is undertaking efforts to align itself with the national efforts of the United States Interagency Council on the Homeless 2010 plan, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. This plan is "focused on four key goals:

1. Finish the job of ending chronic homelessness in five years.
2. Prevent and end homelessness among Veterans in five years.
3. Prevent and end homelessness for families, youth and children in ten years.
4. Set a path to ending all types of homelessness."⁶⁵

The United Way of San Diego County

The United Way of San Diego County (UWSD) and its Home Again Board are committed to ending chronic homelessness through collective impact and a Housing First Model. "United Way of San

⁶⁵ Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness 2010, The United States Interagency Council on Homelessness, Page 4

Diego County is leading the efforts to end chronic homelessness in collaboration with business & community leaders, service providers, homeless experts, housing developers, and dedicated volunteers who care about their community.’⁶⁶

Keys to Housing

Keys to Housing (Keys) is a regional San Diego coalition committed to ending family homelessness by 2020, in alignment with Federal plans. Keys was a 2010 initiative of the San Diego Grantmakers Homeless Working Group which created a ‘Toolbox to End Family Homelessness.’ The five keys to end family homelessness are:

- “Leadership, Policy and Advocacy
- Capacity, Data and Coordination of Services and Resources
- Permanent Affordable Housing
- Increased Economic Security and Stability, and
- Prevention’⁶⁷

The San Diego Regional Continuum of Care Council

“Since 1994, HUD has required each community to come together to submit a single comprehensive Continuum of Care (CoC) application rather than allowing applications from individual providers in a community. HUD’s intent in creating this structured application process was to stimulate community-wide planning and coordination of programs for individuals and families who are homeless.’⁶⁸

The San Diego Regional Continuum of Care Council (RCCC) is supported by San Diego County’s Department of Housing and Community Development (HCD) and the Housing Commission.⁶⁹ HCD provides regional leadership in the coordination of the federal, annual, and competitive application for homeless assistance program funding.⁷⁰ The Housing Commission provides financial support for RCCC regional facilitation and the annual application for funding. The RCCC consists of representatives of the 18 cities within the county to include non-profit service providers and other interested parties.⁷¹

⁶⁶ <http://homeagainsd.org/our-plan/whos-involved>

⁶⁷ A Toolbox to End Family Homelessness, Keys to Housing 2010, page 1

⁶⁸ Continuum of Care 101, June 2009, US Department of Housing and Urban Development Office of Community Planning and Development, Page 1

⁶⁹ http://www.sdcountry.ca.gov/sdhcd/homeless/supportive_housing_program.html

⁷⁰ http://www.sdcountry.ca.gov/sdhcd/homeless/supportive_housing_program.html

⁷¹ http://www.sdcountry.ca.gov/sdhcd/homeless/supportive_housing_program.html

Funders Together to End Homelessness in San Diego

Funders Together to End Homelessness in San Diego is part of the only national network for grant makers working to end homelessness, and they “promote a catalytic approach to philanthropy that goes beyond effective grant-making to active civic engagement in solving homelessness.”

The leaders from Funders Together have advised that efforts to end homelessness should be “client-centered, provider informed, funder directed, and results driven,” and that community funders (public agencies, public and private non-profits, and foundations) need to work collaboratively across sectors to share data and promote systems change.

Downtown San Diego

In July 2010, the Centre City Development Corporation (CCDC) released its *Five-Year Work Plan Toward the Goal of Ending Homelessness in Downtown San Diego* (Five Year Work Plan). CCDC acknowledged that ending homelessness in downtown was “critical to the creation of a vibrant living and working environment downtown, an environment that is essential for the economic health of the entire San Diego region.”⁷² The Five-Year Plan recommended five strategies to accomplish its mission:

1. Continue to Expand Supply of Permanent Supportive Housing Opportunities
2. Sustain and Expand Collaborations with Regional Partners and Systems
3. Strengthen Partnerships with Housing and Homelessness Services Agencies
4. Advance Policy Reforms at Federal and State Levels, and
5. Provide Appropriate Oversight and Collect and Report Data to Measure Progress, Refine Strategies, and Leverage Additional Resources⁷³

In 2011, California Redevelopment Agencies were dissolved and CCDC became Civic San Diego with a mission of creating “a 24-hour livable downtown community by eliminating blight, providing affordable housing, improving the public realm, facilitating public and private developments, stimulating economic development and creating jobs.”⁷⁴

The Campaign to End Homelessness in Downtown San Diego

Permanent supportive housing (affordable housing partnered with essential supportive services) is a proven solution for the homeless to leave the streets, achieve housing stability, and become integrated members of San Diego’s community. The Campaign to End Homelessness in Downtown

⁷² Five-Year Work Plan Toward Goal of Ending Homelessness In Downtown San Diego July 1, 2011 – June 30, 2016, Centre City Development Corporation, Page 8

⁷³ Ibid, Pages 69-102

⁷⁴ <http://civicsd.com/about-us.html>

San Diego (Campaign) is a place-based strategy to end homelessness in downtown San Diego, and is a part of the National 100,000 Homes Campaign.

The Campaign's activities are guided by a Leadership Team with more than 60 members, including downtown business leaders, elected officials, public safety, hospitals and health clinics, local universities, philanthropy, and experts in affordable housing, supportive services, homelessness, workforce development and advocates for veterans.

The Campaign's mission is to end homelessness downtown by moving the most vulnerable members of our community off the streets and into permanent housing and linking them with rental assistance and supportive services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|------------|----------|---|-----------------|-----------------|------------------------|---|
| HIV/AIDS housing, health, and support services | FY15 | FY19 | Affordable Housing Public Services Homeless Non-Homeless Special Need | Region | | HOPWA: \$11,717,712 | 400 TBRA 60 PH in Facilities 670 ST or TH facilities |
| Creating and preserving affordable rental and homeowner housing | FY15 | FY19 | Affordable Housing Homeless Non-Homeless Special Need | Jurisdiction | | HOME: \$18,521,974 | 225 first time homebuyers 15–20 new multifamily rental housing loans for rehabilitation or new construction of apartment units resulting in at least 500 units* 100 Owner-occupied rehabilitation loans for single family homes 500 household rental assistance. |
| Homelessness | FY15 | FY19 | Homeless | Jurisdiction | | ESG: \$3,356,076 | Connections: 134 nightly shelter beds + 16 special needs permanent units Veterans Emergency Shelter: 150 beds annually Cortez Hill Family Shelter: 45 units annually Rapid Re-housing-short term rental assistance Security Deposit Plus |

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--|------------|----------|-------------------------------|-----------------|-----------------|---------------------------------|--|
| Community services and non-profit facilities | FY15 | FY19 | Public Service Infrastructure | Jurisdiction | | CDBG Public Services: \$712,648 | Year 1: Meal delivery for 375 people Emergency food boxes for 400 seniors Clean syringes, harm reduction materials and information, case management and referrals for 1,344 persons Pre-purchases coaching and down-payment assistance HUD-certified homebuyer classes to 83 households Neighborhood Facility Improvements Facilities for Abused and Neglected Children Centers for the Disabled Youth Centers Homeless Center |

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--|------------|----------|--|-----------------|-----------------|---|---|
| Public infrastructure needs | FY15 | FY19 | Infrastructure Non-housing community development | Jurisdiction | | CDBG: \$31,646,497 | Year 1: Install new and improve existing sidewalks |
| Job readiness and economic development | FY15 | FY19 | Public Services Economic Development Non-housing community development | Jurisdiction | | CDBG: \$712,648 CDBG: \$31,646,497 | Microenterprise to 250 Persons Job training to 100 Persons |

Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HOPWA - Projected total assisted: 1,130

Goal Description: Direct service contracts with agencies and non-profit organizations providing direct services to low income persons with HIV/AIDS. HOPWA funds are distributed throughout the County of San Diego to implement the following eligible activities:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Short-term Supportive Facilities (Hotel/Motel Vouchers)
- Tenant Based Rental Assistance
- Supportive Services
- Technical Assistance
- STRMU

HOME - Projected total assisted: 1,325

Goal Description: Offer first time homebuyer down payment loans and closing cost assistance grants; provide gap financing to affordable housing developers to produce, rehabilitate, and/or

preserve affordable housing; provide owner occupied rehabilitation loans for single family homes; and deliver rental assistance and security deposits for very low income individuals and families.

HOME TBRA- Projected total assisted: 175

Under this new program, HOME TBRA subsidies will be made available to homeless individuals who are successfully graduating from the Housing Commission's rapid re-housing program for homeless individuals and families. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to strengthen the pipeline that moves homeless individuals from homelessness, through a shelter, through a transitional housing program, and on to a successful exit to stable, independent permanent housing.

ESG- Projected total assisted: 350

Connections Housing opened in March 2013 and will be in continuous operation in FY 15. This is an integrated service and residential community whose primary goal is to help homeless individuals living on neighborhood streets by providing them with interim shelter and services so they can rebuild their lives and find secure permanent housing. Virtually every resource an individual would need to break the cycle of homelessness is available onsite at this facility, including: individual assessments; the One-Stop Service Center; primary care health clinic; transitional/interim housing; and permanent supportive housing. ESG assists Connections with 134 nightly shelter beds and 16 special needs permanent units or approximately 500 individuals per year.

Veterans Village of San Diego operates the Veterans Shelter, which provides 150 nightly shelter beds to approximately 380 unduplicated homeless veterans during a four month period in the winter months. In addition to basic services (shelter, food, showers, and laundry), the veterans receive medical and mental health services, substance abuse counseling, referrals to employment training, legal and housing assistance, and other supportive services.

The YWCA of San Diego operates the Cortez Hill Family Shelter provides 150 nightly shelter beds. Families can stay up to 120 days (four months) and receive services focused on helping them find work and become self-supporting. All families receive basic shelter and two meals a day for up to 120 days, as well as case management services. Families are offered counseling, career assessments, medical and legal services, and follow-up services after leaving the center. The YWCA serves approximately 500 individuals (adults and children) per year.

The Housing Commission is subcontracting with local providers who applied to HUD Continuum of Care for FY 14 funding to enhance their Rapid Re-housing program in FY 14. This program will assist families and individuals exiting transitional housing programs to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and help clients to move quickly from homelessness to self-sufficiency and independent living. This program will provide households with security and utility deposits, short or medium term rental assistance. The rental assistance will be based on the financial needs of the clients and will be gradually reduced to step down the reliance on the rental assistance. Clients will also receive case management targeted to gaining employment and budgeting and financial competency. This program will serve a minimum of 25 households.

The Housing Commission will continue to operate the Security Deposit Plus (SD+) Program. This program provides households exiting transitional housing and shelters with a security and/or utility deposit plus short term rental assistance, if needed, to assist approximately 50 households to gain stable housing. The Housing Commission will continue to assist VASH veterans, homeless people gaining a voucher through the Sponsor Based Voucher program, and other rental assistance programs. The Housing Commission also plans to use funding to subcontract with organizations to provide case management to assist households in maintaining their housing during the first six to twelve months to help them overcome circumstances which could derail newly housed households, moving them toward self-sufficiency.

CDBG - Projected total assisted:

The City sets aside \$1,318,078 for the Veterans Winter Shelter, Cortez Hill Family Center, Neil Good Day Center, and Connections Housing. These shelter programs provide 434 nightly shelter beds and 16 special-needs transitional units. Please see also See MA-30 and SP-35 re \$1.3M to be set aside from CDBG funds for homeless services.

The City will further support its goals to

- Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.
- Strengthen neighborhoods by investing in the City's critical public infrastructure needs.
- Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors and food insecure households.

In Year One, CDBG funds will be used to assist 100 refugees and women to obtain job and self-sufficiency training; improve nine nonprofit neighborhood facilities; offer microenterprise assistance to 250 persons; provide meals to 775 persons; and provide clean syringes, harm reduction materials and information, case management, and referrals to treatment and recovery services for 1,344 persons. CDBG funds for public facilities will be targeted to the installation of new sidewalks and the improvement existing sidewalks.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Commission proposes adding 35 new scattered site public housing units during the 2015 Fiscal Year. Eighteen of these units will be fully accessible.

Activities to Increase Resident Involvements

The Housing Commission's Achievement Academy is its Family Self Sufficiency Program (FSS) open to Section 8 Head of Household recipients. The Achievement Academy and its partners provide Work Readiness Workshops, access to training, financial education and counseling, and benefit eligibility to include CalFresh and MediCal.⁷⁵ Benefits include the establishment of a special, interest-bearing escrow account that helps participants to meet expenses related to achieving career goals. Participants may receive additional credits to their account as they achieve their goals.⁷⁶

Currently, HUD regulations restrict the Housing Commission from executing FSS contracts with family members if the head of household elects to not participate in FSS. "Further, in order for an FSS family to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by contract expiration."⁷⁷ In its 2015 Moving to Work Plan, the Housing Commission requests the authority to provide FSS enrollment to "all adult family members by waiving the requirement for the head of household to join the program. Non-head of households who enter into a contract will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program."⁷⁸ This will result in "increased recruitment and enrollment into the FSS Program, thus providing incentives to families to become economically self-sufficient. The initiative will allow families to enroll into FSS in the event the head of household is unable or unwilling to participate in the program."⁷⁹

Achievement Academy partners include:

- Manpower, a leader in the job workforce solutions industry
- KRA, a contractor from San Diego Workforce Partnership, providing One-Stop services via satellite
- The Business Initiatives Strategies (BIS) Program
- THRIVE, a partnership between the United Way, the County of San Diego, and South Bay Community Services
- Springboard, a non-profit credit management agency
- Local Initiatives Support Corporation
- Housing Opportunities Collaborative
- Citi Bank
- Nova Debt

⁷⁵ <http://sdhc.org/Rental-Assistance/SDHC-Achievement-Academy-Family-Self-Sufficiency/>

⁷⁶ Ibid

⁷⁷ Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Page 17

⁷⁸ Ibid

⁷⁹ Ibid

- US Bank, and
- Community Housing Works

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to Affordable Housing– 91.215(h)

Barriers to Affordable Housing

As per the Needs Assessment, barriers to affordable housing include:

1. Income and wages are not keeping pace with rising housing costs and the overall cost of living.
2. Federal resources for programs, such as the federal Section 8 Program, do not match the need experienced.
3. Homeownership is out of reach for the majority of residents.
4. Low housing vacancy rates are contributing to higher rents.
5. The cost of land is high and there is a lack of vacant land for future growth.
6. Development barriers in some communities, including permit processing times, height restrictions, outdated community plans, environmental review, and community opposition (“NIMBYism”).
7. Backlog of infrastructure and public facilities investment needs.
8. Impediments to Fair Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As stated in the Needs Assessment and Market Analysis-40, the City of San Diego is addressing the barriers above through the following strategies:

- Prioritizing CDBG Public Service resources for job readiness and economic development
- Increasing wage earnings for Section 8 participants by enhancing Achievement Academy services
- Establishing the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10% affordable housing or pay an Inclusionary Affordable Housing fee. The fees are one portion of the Affordable Housing Fund, which leverages funds to develop and preserve housing for low-income households.
- Establishing the linkage fee, which is meant to offset the cost of affordable housing for low-wage workers and mitigate some of the need for increased affordable housing due to employment growth. The fees make up the other portion of the Affordable Housing Fund.
- Maintaining a Density Bonus “to provide increased residential density to developers who guarantee that a portion of their residential development will be available to moderate income, low-income, very low-income, or senior households.”⁸⁰
- Providing additional incentives to developers who provide affordable housing, including an expedited permit process, reduced water and sewer fees, and multifamily bond financing.
- Supporting the development of new parking regulations that more accurately reflect the parking needs for regulated affordable housing.⁸¹
- Implementing recommendations from the San Diego Regional Analysis of Impediments to Fair Housing Choice.

⁸⁰ San Diego Municipal Code, Chapter 14, Article 3, Division 7, §143.0710

⁸¹ Wilbur Smith Associates, *San Diego Affordable Housing Parking Study*, 2011

As a subrecipient of the City, the Housing Commission is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- The Low Income Housing Tax Credit (LIHTC) is an indirect federal subsidy to finance the construction and rehabilitation of low-income affordable rental housing. It is an incentive for private developers and investors to provide more low-income housing that provides a dollar-for-dollar reduction in their federal tax liability in exchange for financing to develop affordable rental housing. Project rents must remain restricted for at least 30 years after project completion. The LIHTC subsidizes either 30 percent (4 percent tax credit) or 70 percent (9 percent tax credit) of the low-income unit costs in a project.
- Providing loans, closing cost assistance grants, and mortgage credit certificates for first-time low and moderate income homebuyers, and assisting over 5,000 individuals and families in buying their first homes.⁸²
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties including the renovation of the Hotel Churchill to provide 72 studios for homeless or low income military veterans and individuals requiring mental health services.
- Offering incentives to affordable housing developers which include⁸³:
 - Permanent financing in the form of low-interest loans, tax-exempt bonds and land-use incentives;
 - Technical assistance, such as help with securing tax credits;
 - Predevelopment assistance, loans and grants to help non-profit developers during the preconstruction phase;
 - Funding sources include federal HOME funds, Multifamily Tax-Exempt Bonds, Community Development Block Grants and the local Affordable Housing Fund. These funding sources can be used alone or in combination with each other. Each fund has its own requirements for allowable uses, repayment terms and project affordability restrictions.

The First-Time Homebuyer loans, closing cost assistance grants, and permanent financing low-interest loans all utilize HOME funds.

⁸² <http://sdhc.org/Real-Estate-First.aspx?id=735&terms=homebuyers>

⁸³ <http://sdhc.org/Real-Estate/Developers/>

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The RCCC is building a regional system for coordinated assessment. Several delivery systems are being researched and include pilot programs launched. The RCCC has received guidance from HUD Technical Assistance and has established a working committee to complete the development of this system to ensure compliance with the HEARTH Act.

The Campaign to End Homelessness in Downtown San Diego (Campaign) follows the national 100K Homes Campaign. The Campaign's Housing First Model creates a registry of all unsheltered homeless utilizing the Vulnerability Index (<http://100khomes.org/resources/the-vulnerability-index>) to prioritize resources. With the partnership of over 60 entities and agencies, the Campaign successfully implemented two pilot programs that provided Permanent Supportive Housing to over 258 of the most vulnerable individuals in San Diego.

The Downtown San Diego Partnership's Clean & Safe Program has instituted an Integrated Outreach Team (IOT) consisting of Clean & Safe, the San Diego Police Department's Homeless Outreach Team (HOT), Alpha Project, Connections Housing, and the San Diego City Attorney's Office. The IOT is leading a coordinated effort to place people in beds, give them resources, and create a "flow" to permanent supportive housing. Available case management beds are critical and allow for the immediate development of a transition plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Housing Commission subcontracts with local providers to assist families and individuals in existing transitional housing programs move to permanent housing. The goals of the program are to address the barriers that prevent households from leaving transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This program provides households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency. Additionally, Housing Commission continues to operate the Security Deposit Plus (SD+) Program which assists homeless people with security deposits to gain permanent housing through voucher programs and other housing solutions.

The Housing Commission also offers a new HOME Tenant Based Rental Assistance (TBRA) program. Under this new program, HOME TBRA subsidies will be made available to homeless individuals who are successfully graduating from the Housing Commission's rapid re-housing program for homeless individuals and families. These homeless households must be in need of immediate financial assistance in order to obtain affordable housing. The intent of the program is to strengthen the pipeline that moves homeless individuals from homelessness, through a shelter, through a transitional housing program, and on to a successful exit to stable, independent permanent housing.

The HOME TBRA program will be modeled after the Housing Choice Voucher Program except where the HOME TBRA requirements differ.

Addressing the emergency and transitional housing needs of homeless persons

As per the proposed mid-year budget, Council Policy 700-02, and the Housing Commission's Move to Work Plan, the City is committed to increasing resources to help homeless persons. While many efforts are focused on the U.S. Interagency on Homelessness Housing First Model, reviews of the emergency and transitional housing are finding benefit too.

Emergency housing is being considered in San Diego as a Triage/Assessment Center. This is a place where homeless can reach immediate safety and receive coordinated assessment for an appropriate level of service.

The Housing Commission administers two emergency shelters on behalf of the City. The Downtown Shelter for homeless adults offers 220 beds, health care, mental health, and substance abuse counseling. The Downtown Shelter is currently operated by Alpha Project. The Veterans Shelter provides 150 beds and services including employment, housing and medical referrals. Mental health counseling is available every night. Alcoholics Anonymous and Narcotics Anonymous meetings are held every morning. The Veteran's Shelter is currently operated by Veterans' Village of San Diego (VVSD).

Connections Housing, which opened in 2013 and is operated by PATH, houses 134 homeless individuals in their interim bed program and provides them with case management and referrals to a variety of solution oriented social services provided on site at the downtown facility. Cortez Hill Family Shelter, operated by the YWCA, provides 45 units for families year round with referrals to off-site services and provision of on-site counseling programs.

The Corporation for Supportive Housing (CSH), a collaborative community partner and influential advocate for supportive housing, conducted a review of 18 transitional housing sites within the San Diego Region. They recommended that the majority of the reviewed transitional housing projects make program adjustments to become "High Performing" Transitional Housing, with recommendations for a few sites to convert to a Permanent Supportive Housing or Rapid Rehousing model.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Housing Commission expanded its Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. The baseline number of new housing units made available for homeless households at or below 80% AMI as a result of the activity is 145, and the

benchmark is 216 new housing units made available for homeless households at or below 80% AMI by June 30, 2018.⁸⁴

The Housing Commission has partnered with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. The Housing Commission provides the housing subsidy while VVSD provides the supportive services.

Sponsor-based subsidies assist individuals identified as homeless. Participants receive housing and supportive services from sponsor organizations.

⁸⁴ Moving Forward Moving to Work Program Annual Plan Fiscal Year 2015, Pages 15 and 16

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City's Environmental Services Department administered the Lead Safety and Healthy Homes Program through CDBG funding and the Housing Commission administers the "Home Safe Home" program.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Housing Commission gives top priority to families whose homes are frequented by children under the age of six years old and outreach efforts are focused in the communities of:

- City Heights
- Linda Vista
- Logan Heights
- Sherman Heights

How are the actions listed above integrated into housing policies and procedures?

As was discussed previously in section MA-20 of the Market Analysis, the City enacted a Municipal Code in June 2002 (54.1001 et seq.) making it unlawful for a property owner to maintain or cause a lead hazard. As of October 1, 2003, the City enforces SB 460 to include substandard housing and contractors creating lead hazards. The City Council further passed the Lead Hazard Prevention and Control Ordinance in 2008. The City of San Diego's Environmental Services Department runs the Lead Safety and Healthy Homes Program (LSHHP) and provides:

- Assistance in identifying lead hazards.
- Free training or identify contractors that are using lead safe work practices.
- Technical advice on how to perform abatement.
- Free equipment loans (residents only).
- Free visual and dust clearance (for income lower than \$50,000).
- Assistance in proper disposal via its household hazardous waste program.

The Housing Commission's "Home Safe Home" program protects low-income children and families in the City of San Diego from lead-based paint and other home health hazards with priority given to families whose homes are frequented by children under the age of six years old. The program provides blood tests for lead levels, as well as lead paint remediation in qualifying homes that were built before 1979. Maximum grant amounts are:

- \$10,000 for single-family structures.
- \$5,000 per unit for multi-family structures. An additional \$5,000 per project will be made available for multi-family projects to control lead hazards in common areas."⁸⁵

The tables in MA-20 reflect the extent of LBP hazards within the City's current housing stock.

⁸⁵ <http://www.sdhc.org/Real-Estate-Housing.aspx?id=3684>

SP-70 Anti-Poverty Strategy– 91.215(j)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In addition to the number of program offered by the City through the Workforce Investment Board, the Housing Commission, and the Economic Development Department, the City benefits from the regional Community Action Partnership of San Diego County.

“The Community Action Partnership (CAP) is administratively located under the Health and Human Services Agency, Office of Strategy and Innovation of the County of San Diego. CAP is the federally designated Community Action Agency and administers the Community Services Block Grant for the San Diego region.”⁸⁶ CAP 2014-2015 projections include, but are not limited to:

- 1,942 participants to obtain employment and increase employment income and/or benefits
- 248 participants to obtain skills/competencies required for employment
- 1,000 participants to obtain access to reliable transportation and/or a driver’s license
- 4,000 participants in tax preparation programs
- 4,000 participants assisted with emergency food
- 98 youth participants to avoid risk-taking behavior

As mentioned in MA-45 of the Market Analysis, the City’s Economic Development Strategy contains three overarching Strategic Objectives: Economic Base Growth, Middle-Income Jobs, and Neighborhood Business. The Performance Measures linked to the three Strategic Objectives are:

1. Increase the Gross Regional Product (GRP) of the San Diego Region
2. Increase the percentage of the workforce which earns middle-wage incomes
3. Decrease the rate of local unemployment
4. Increase the local median income
5. Decrease the number of people living in poverty
6. Increase General Fund tax revenues as a percentage of GRP
7. Increase the business activity in the City’s neighborhood business districts⁸⁷

⁸⁶ http://www.sdcounty.ca.gov/hhsa/programs/sd/community_action_partnership/index.html#About_CAP

⁸⁷ DRAFT City of San Diego Economic Development Strategy 2014-2016:
http://docs.sandiego.gov/councilcomm_agendas_attach/2013/Rules_131211_4.pdf

SP-80 Monitoring– 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

All awarded projects and programs are monitored for compliance with San Diego City Council Policy 700-02, HUD Regulations, OMB Circulars and 24 CFR Part 84.

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

The HPA performs the following monitoring functions:

1. Make available to grant recipients (i.e., non-profit organizations) general information on specific federal funds program requirements (i.e., OMB Circulars, Program Regulations);
2. Review all grant recipients' reimbursement requests through desk audits to ensure specific program requirements are being met;
3. Review and determine eligibility of all applications with specific federal funds criteria; and
4. Provide technical assistance to grant recipients in various program areas.

On an individual basis, identified deficiencies are corrected through technical assistance. In the case of serious infractions, the City may seek to impose sanctions.

Proposed goals stated in the Annual Action Plan are evaluated and reported in the CAPER.

CDBG

Beginning FY 2015, the HPA will implement a Scorecard to measure performance of all CDBG projects. The Scorecard will highlight performance in areas such financial management, timeliness of expenditures, and outcome measure performance. This evaluation will occur throughout FY 2015 and made available to reviewers for the FY 2016 RFP process. Additionally, HUD has recently refined guidance and updated regulations to better define the City's role in administering all four entitlement programs. To ensure that the City and all subrecipients are in full compliance with each entitlement program's rules and regulations, as well as with additional overarching federal and reporting requirements, the HPA will need to add additional resources to establish a Monitoring and Compliance focus.

HOME

The Compliance Monitoring Department (CMD) of the Housing Commission ensures that owners of affordable housing developments comply with the affordability terms of their agreements and follow program regulations, guidelines and procedures. CMD collects annual reports and conducts annual site visits to audit tenant files and verify compliance with affordable rents, tenant income eligibility, number of affordable units etc.

Compliance with Section 3 and Equal Opportunity Contracting

As a public housing agency and a subrecipient of housing and community development assistance from HUD, the Housing Commission has developed and implemented a Section 3 program that complies with Section 3 of the HUD Act of 1968 and its implementing regulations at 24CFR135.

Section 3 implementation and compliance is an agency-wide effort led by the Housing Commission Section 3 Unit. Key Housing Commission departments supporting the effort are: Real Estate Division, Procurement, Human Resources, Labor and Contract Compliance Unit, and Workforce and Economic Development. The Housing Commission Section 3 Unit monitors compliance within the Housing Commission's own operations; and with developers, contractors and subcontractors who participate on Section 3 covered contracts/projects.

The Housing Commission Section 3 Unit has developed standardized procedures, forms and tools—for internal and external users—to facilitate Section 3 compliance:

1. Section 3 Implementation Plan
2. Section 3 Administrative Guide
3. Section 3 Contractor's Guide
4. Section 3 Certification of Compliance
5. Section 3 and Equal Opportunity Contracting Project Utilization Plan

The Section 3 Implementation Plan outlines the outreach activities that the Housing Commission undertakes to offer employment and training opportunities to low-income persons; and to award contracting opportunities to businesses that employ low-income persons. Items 2 and 3 are user guides. All proposers/bidders on Section 3 covered contracts/projects are required to sign the Section 3 Certification of Compliance. The Certification of Compliance is an overview of the Section 3 requirements and monitoring procedures. The proposers/bidders are also required to complete the Section 3 and Equal Opportunity Contracting Project Utilization Plan. The Utilization Plan documents developers', contractors' and subcontractors' efforts to outreach and utilize certified Section 3 Business Concerns, Minority-Owned, Woman-Owned, and Small Businesses. The Utilization Plan includes examples of acceptable outreach efforts that comply with the following regulations:

- 24CFR135 (Appendix I and II), "Example of Efforts..."
- 24CFR85.36(e), "Contracting with Small and Minority Firms, Women's Business Enterprise and Labor Surplus Area Firms"

ESG

The Compliance Monitoring Department (CMD) of the Housing Commission ensures that the subrecipients comply with the terms of their agreements and follow program regulations, guidelines and procedures. CMD collects annual reports, performs desk audits, and conducts annual site visits to audit client files and verify compliance with client eligibility, services, case management, and other contract compliance requirements.

HOPWA

In addition to ensuring compliance with specific federal funds program requirements, the County HCD is advised by the Joint City/County HIV Housing Committee. The Committee is the primary means of community participation in the planning and decision making process for HOPWA. The

Committee provides guidance on unmet needs and recommends service delivery improvements. The Committee includes a minimum four persons living with HIV/AIDS and other interests represented include housing finance, non-profit housing development, public housing agencies, housing for the homeless, post-incarcerated persons, communities of color, gays and lesbians, women, families and children, hemophilia, tuberculosis, alcohol and drug abuse, developmentally and physically disabled, and others.