

# Consolidated Annual Performance and Evaluation Report (CAPER)

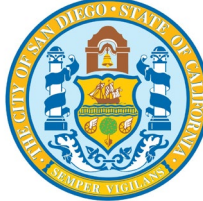
HUD Program Year 2018 – City Fiscal Year 2019



**Economic Development Department  
Community Development Division**

**1200 Third Ave., Suite 1400, San Diego, CA 92101-4157**





THE CITY OF SAN DIEGO

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CITY ATTORNEY

**Mara Elliott**

CONTRIBUTING AGENCIES AND CITY OF SAN DIEGO DEPARTMENTS

City of San Diego Economic Development Department

**Christina Bibler**, Director

San Diego Housing Commission

**Richard C. Gentry**, President & Chief Executive Officer

San Diego County Housing & Community Development Services

**David Estrella**, Director

CONSOLIDATED PLAN ADVISORY BOARD

**Victoria Barba**  
**Zaheen Chowdhury**

**Sara Berns**  
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**Valerie Brown**  
**Eileen Gonzales**

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### Attachments:

1. Public Notices & Public Comments
2. IDIS Reports:
  - PR-02: List of Activities report by Grant
  - PR-03: CDBG Activities Summary
  - PR-23: CDBG Summary
  - PR-23: HOME Summary
  - PR-26: CDBG Financial Summary
  - PR-91: ESG Financial Summary
3. ESG SAGE Report
4. Fair Housing Action Plan & Section 3 Reports
5. HOPWA CAPER

## CR-05: Goals and Outcomes (Executive Summary)

### *Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)*

This fifth and final CAPER of the Fiscal Years 2015 - 2019 Consolidated Plan cycle covers the period of July 1, 2018, through June 30, 2019, and references activities funded in previous fiscal years with accomplishments reported during Fiscal Year (FY) 2019.

The City's Economic Development Department partnered with the San Diego Housing Commission (SDHC), the County of San Diego Housing and Community Development Services (County), and 59 nonprofits in FY 2019 to implement the programs. In FY 2019, the City continued to receive program income as outlined in the Second Substantial Amendment that led to an increase in goals and associated budgets. This has allowed for CDBG funds to benefit low- to moderate-income residents lives in a multitude of ways. In FY 2019, CDBG funding was used to make investments and substantial improvements to public facilities, nonprofit organizations and infrastructure needs. The City was also able to invest in critical public services, which provided residents with employment training opportunities, youth and senior services, health services, and facilities and support programs for those experiencing homelessness. Other investment areas included single-family and multi-family housing rehabilitation, microenterprise technical assistance, a small business revolving loan fund and investment in a microenterprise accelerator facility. Associated accomplishments will be reported in this FY 2019 CAPER. The City continued to coordinate with the Consolidated Plan Advisory Board (CPAB) and the Capital Improvements Program Review and Advisory Committee (CIPRAC) to enhance the CDBG funding allocation process.

In FY 2019 HOME funds helped 33 first-time homebuyers with interest-deferred loans and closing cost assistance grants. HOME funds also contributed to the completion of three affordable rental housing projects with a total of 67 units, 11 of which are HOME-designated units.

In FY 2019, the SDHC and the City continued to be active members of the San Diego Regional Taskforce on the Homeless (RTFH), which acts as San Diego's Regional Continuum of Care. The RTFH works to identify gaps in homeless services, establish funding priorities, and pursue an overall systemic approach to addressing homelessness in the region. ESG was successfully used in FY 2019 to fund shelter and rapid re-housing program that was leveraged with CDBG, City General Fund, and other funding. ESG funds provided shelter and permanent housing for 2,563 homeless individuals in FY 2019.

As in years past, HOPWA program staff at the County worked diligently in FY 2019 with community-based organizations and government agencies, to establish adequate housing and support services for people living with HIV/AIDS. In FY 2019, the County used HOPWA-funds to provide tenant-based rental assistance to 78 households, transitional/short-term housing to 316 households, short-term rent, mortgage and utility assistance to 18 households, and permanent housing to 68 households. In

addition, supportive services such as case management, nutrition programs, and other supports were provided to 579 households.

***Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.***

The FY 2015 – 2019 Consolidated Plan includes six high-priority goals that are the basis for the activities previously approved in the FY 2019 Annual Action Plan. These goals encompass: job readiness and economic development programs; public infrastructure needs; affordable housing; homelessness; vulnerable populations; and HIV/AIDS housing, health, and support services.

It is important to note that, while some activities could report achievements that meet multiple goals, staff selected only one goal under which to count each activity for reporting purposes.

Table 1 below presents the progress the City has made as of the end of FY 2019 in meeting its goal outcome indicator targets as stated in the Consolidated Plan. Progress on meeting those targets is measured as a percentage by dividing the actually-achieved figures by the corresponding proposed target figures for each goal outcome indicator. Note that progress is measured both annually (i.e., for FY 2019 only) and cumulatively (i.e., since FY 2015).

In addition to progress, Table 1 also presents the amounts expended both annually (i.e., for FY 2019 only) and cumulatively (i.e., since FY 2019) so that comparisons can be made to the 5-year funding estimates stated in the Consolidated Plan.

Table 1 is arranged according to the six goals of the Consolidated Plan to facilitate evaluation of the City's efforts in moving towards those goals. Progress on meeting the goal outcome indicator targets for each goal helps give a sense on how the City is moving towards those six goals.

Note that Table 1 does not include goal outcome indicator figures for activities (other than HOME-funded activities) that were completed and measured in FY 2019 but were funded prior to the FY 2015–2019 Consolidated Plan effective date of July 1, 2014.

Table 1 confirms significant progress has been made toward achieving the goals outlined within the Consolidated Plan with Goals 1, 3, 4, 5, and 6 achieving or exceeding the projected outcomes. Progress toward Goal 2 is slower than the other goals due to the length of time required to complete City infrastructure projects. Because these types of projects can take 18 to 24 months, outcomes for FY 2019 allocations may not be achieved until FY 2020 and beyond.

***Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)***

Please see below, Table 1 – CR-06 Accomplishments – Program Year & Strategic Plan to Date.

Table 1 – CR-05 Accomplishments – Program Year &amp; Strategic Plan to Date

FY 2015 – FY 2019 Consolidated Plan Goals	FUNDING				Goal Outcome Indicator		
	SOURCE	5-year Estimate	5 <sup>th</sup> year Total	Consolidated Plan Total	5 Year* Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan % (Total)
Goal 1: Enhance the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs.	CDBG	\$10,547,815	\$2,157,641	\$4,913,498	650 Business assisted	233 Business assisted	133 % (866)
					60 Jobs created/ retained	0 jobs created/ retained	0%
Goal 2: Strengthen neighborhoods by investing in the City's critical public infrastructure needs.	CDBG	\$23,867,794	\$12,468,909	\$30,337,601	Public Facility/Infrastructure activities		
					750,000 persons assisted	968 persons assisted	31% (232,095)
					31 Facilities	1 Facility	55% (17)

FY 2015 - FY 2019 Consolidated Plan Goals	FUNDING			Goal Outcome Indicator			
	SOURCE	5 Year Estimate	5 <sup>th</sup> Year Total	Consolidated Plan Total	5 Year Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan % (Total)
Goal 3: Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.	HOME	\$27,281,844	\$6,160,250	\$19,364,469	Financial Assistance to homebuyers		
	CDBG	\$14,944,112	\$2,458,140	\$45,808,717	425 Households	66 Households	117% (499)
					Homeowner Housing rehab		
					230 Units	91 Units	268% (616)
					Rental Units rehab		
					266 Units	241 Units	103% (274)
					Rental Units constructed		
					55 Units	11 Units	431% (237)
					Tenant-based Rental Assistance (Rapid Rehousing also included)		
					500 Persons assisted	0 Persons Assisted	0%



FY 2015 - FY 2019 Consolidated Plan Goals	FUNDING				Goal Outcome Indicator		
	SOURCE	5 Year Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan Total	5 Year Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan % (Total)
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.	ESG	\$4,601,110	\$970,484	\$5,829,616	Overnight Shelter		
	CDBG	\$9,390,390	\$1,624,317	\$21,216,455	8,000 Persons assisted	3,175 Persons assisted	192% (15,392)
					Public Service Activities Other Than LMI housing Benefit		
					10,000 persons assisted	8,669 Persons assisted	316% (31,611)
					Tenant-Based Rental Assistance - Rapid Rehousing		
					1,000 persons assisted	118 persons assisted	105% (1045)
					Facilities Acquired & Improved		
					1	N/A	-

FY 2015 - FY 2019 Consolidated Plan Goals	FUNDING				Goal Outcome Indicator		
	SOURCE	5-year Estimate	5 <sup>th</sup> year Total	Consolidated Plan Total	5 Year Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan % (Total)
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.	CDBG	\$25,398,847	\$3,363,473	\$17,144,037	Public Services activities other than for LMI housing benefit		
					7,000 Persons assisted	6,429 persons assisted	216% (16,466)
					Public Facility or Infrastructure activities other than for LMI housing benefit		
					260,137 Persons assisted	4,497 Persons assisted	108% (280,336)
					Public Facility/Infrastructure other than for LMI housing benefit		
					17 Facilities	5 Facilities	118% (20)

FY 2015 - FY 2019 Consolidated Plan Goals	FUNDING				Goal Outcome Indicator		
	SOURCE	5-year Estimate	5 <sup>th</sup> year Total	Consolidated Plan Total	5 Year Estimate	5 <sup>th</sup> Year Actual	Consolidated Plan % (Total)
Goal 6: Meet the needs of persons with HIV/AIDS and their families through the provision of housing, health, and support service.	HOPWA	\$14,284,940	\$3,591,535	\$11,925,563	Housing Operations		
					730 Households assisted	402 households assisted	183% (1,339)
					Tenant-based rental assistance (Rapid Rehousing included)		
					400 Households assisted	78 households assisted	99% (395)
					Public Services activities other than for LMI housing benefit		
					31,150 persons assisted	19,309 persons assisted	255% (79,533)

Table 3 – CR-05 Accomplishments – Program Year &amp; Strategic Plan to Date

***Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest-priority activities identified.***

The six Consolidated Plan goals of the City are all considered to be high priority and were used as the basis for the budgetary priorities outlined in the FY 2019 Annual Action Plan.

Each activity funded with CDBG in FY 2019 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons and communities. Refer to Table 1 in Section CR-05 for the progress the City has made as of the end of FY 2019 in meeting its 5-year goal outcome indicator targets. It is important to note that while the Consolidated Plan provides funding level estimates and presents fixed goal outcome indicator targets over a 5-year period for each goal, meeting those funding level estimates and targets can be practically challenging because: (1) the City uses a Request for Proposals (RFP) process to distribute a portion of its CDBG funds and (2) funding recommendations for the City's CDBG funds are based, in large part, on the scoring of the Consolidated Plan Advisory Board (CPAB) of the submitted proposals. This provides nonprofit agencies with flexibility in terms of submitting project proposals and relies upon our nonprofit partners to determine the project outcomes which can vary from the pre-determined goal outcome indicators presented in the Consolidated Plan. It is, therefore, important to remember that annual funding levels per goal and the annual goal outcome indicator targets per goal will vary each year as a function of the RFP, scoring, and (ultimately) the City Council approval processes. Together, all these factors will have an impact on the City's use of its CDBG funds and its ability to address the priorities and specific objectives identified in its Annual Action Plans and Consolidated Plan.

As depicted in Table 1 of Section CR-05, the City made significant progress in the fifth year of the Consolidated Plan (PY 2018/FY 2019) towards meeting the goal outcome indicator targets for all goals. Several activities involving rehabilitation and infrastructure improvements funded in FY 2019 are not required to be completed by the end of FY 2020. For example, Nonprofit Capital Improvement Project (NCIP) and City Neighborhood Infrastructure projects have 24 months to be completed. Rental housing rehabilitation and construction funded with HOME funds also typically take longer to be completed. Accomplishments for these activities will be captured in future CAPERs and reported under the appropriate goals and program/fiscal years.

## CR-10: Racial and Ethnic Composition of Families Assisted

*Describe the families assisted (including the racial and ethnic status of families assisted).*  
**91.520(a)**

	CDBG	HOME	HOPWA	ESG
White	12,666	28	346	1,416
Black or African American	5,081	7	104	596
Asian	576	3	10	36
American Indian or American Native	330	4	5	43
Native Hawaiian or Other Pacific Islander	231	0	4	29
Other/Multiracial	1,837	2	11	95
<b>Total</b>	<b>20,721</b>	<b>44</b>	<b>480</b>	<b>2,215</b>
Hispanic	6,555	29	142	531
Not Hispanic	13,590	15	338	1,684

**Table 4 – Table of Assistance to Racial and Ethnic Populations by Source of Funds**

### **Narrative**

The City of San Diego and its partner agencies identify priority needs and offer services and programs to eligible persons/households regardless of race or ethnicity. Table 2 in Section CR-10 is generated by the HUD CAPER template, and the information reported reflects demographic information provided by the persons/households. Please note that “Total” does not include information on persons/households in CDBG which are: Asian & White-59, Black/African American & White-139, American Indian/Alaskan Native & Black/African-38 American India/Alaskan Native & White-77; total demographic numbers for CDBG is 22,034. For ESG, the “Other” total includes 95 people who refused to report or identified as multiracial.

## CR-15: Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source (federal, state, local)	Resources Made Available	Amount Expended During Program Year
CDBG	Public-federal	\$50,184,383	\$45,948,955
HOME	Public-federal	\$13,774,458	\$9,658,580.31
HOPWA	Public-federal	\$5,022,397	\$3,951,353.60
ESG	Public-federal	\$982,411	\$982,411

**Table 5 – Resources Made Available**

### Narrative

The CDBG resources available in FY 2019 include program income received and carryover funds.

Line item breakdown of resources made available and expenditures for CDBG can be seen in Attachment 2: IDIS Report PR-02, ESG can be seen in PR-91,

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
-	-	-	-

**Table 6 – Identify the Geographic Distribution and Location of Investments**

The FY 2019 Annual Action Plan did not identify target areas for the geographic distribution of investments. However, activities prioritized LMI areas clustered in the central and southern areas of the City in Districts 3, 4, 7, 8, and 9 and in the community planning areas of City Heights, Barrio Logan, Southeastern, Encanto, San Ysidro, and Linda Vista. A complete map of the project locations can be found on the City's website: [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg).

**Leveraging**

***Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.***

- The federal resources that the City receives are leveraged with additional federal, state, local, and private resources. For example, CDBG projects received funds from outside sources. These leveraged funds have been listed below by Consolidated Plan goal.
  - Public Services & Facilities: \$7,357,696
  - Affordable Housing: \$1,299,693
  - Economic Development: \$2,784,027
  - Homeless: \$3,040,648

Total funds leveraged for CDBG projects is: \$14,482,064

The HOME program requires a 25 percent match for each HOME dollar invested, and excess match may be recorded for use in future years. The SDHC uses local Inclusionary Housing Funds, Housing Trust Funds, Coastal Funds, funds from multiple departments of the state of California, and multifamily bond proceeds as a contribution to housing pursuant to HUD requirements. In FY 2019, \$47,694 was contributed from Inclusionary Housing Funds to the HOME match. The excess match carried over to next fiscal year is \$32,562,805 that will be used to meet match requirements.

The ESG program requires a 100 percent match. Per Council Policy 700-02 of the City, CDBG funds were allocated in FY 2019 to the City's homeless housing and shelters (Father Joe's Interim Shelter, Connections Housing, and Cortez Hill Family Program) that served as match. As per ESG rules, cash, in-kind services, and Veterans Affairs Supportive Housing (VASH) vouchers were used as match for the Rapid Rehousing program. Refer to Table 29 in Section CR-75 of this CAPER for additional details.

The HOPWA program leveraged a variety of public and private resources in FY 2019. HOPWA-funded agencies utilize volunteers, donated services, cash, and in-kind contributions to supplement HOPWA funds. In FY 2019, the County estimates that \$2,585,084 was committed from other public and private resources.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	\$33,615,999.56
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2) (auto)	\$33,615,999.56
4. Match liability for current Federal fiscal year	\$1,454,687.43
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) (auto)	\$32,161,312.13

**Table 7 - Fiscal Year Summary - HOME Match Report**



Table 8 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Contribution Date	Cash (non-Federal source)	Foregone Taxes, Fees, Charge	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
-	-	-	-	-	-	-	-	-

Table 9 – Program Income

HOME Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$2,668,834.15	\$11,388,778.34	\$3,059,652.86	-	\$10,997,959.63

Table 10 – Minority Business and Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	10	-	-	-	-	10
Dollar Amount	\$	-	-	-	-	-
Sub-Contracts						
Number	124	-	-	-	-	119
Dollar Amount	\$54,992,301	-	-	-	-	\$53,354,342
	Total	Women Business Enterprises	Male			
Contracts						
Number	10	-	10			
Dollar Amount	\$54,992,301	-	-			
Sub-Contracts						
Number	124	4	120			
Dollar Amount	54,992,301	\$882,144				

Table 9 – Minority Owners of Rental Property

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 10 – Relocation and Real Property Acquisition**

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
		Number	Cost			
Parcels Acquired						
Businesses Displaced		8	\$209,406			
Nonprofit Organizations Displaced		0				
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

## CR-20: Affordable Housing 91.520(b)

*Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.*

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	20	0
Number of non-homeless households to be provided affordable housing units	61	44
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>81</b>	<b>44</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	48	11
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	33	33
<b>Total</b>	<b>81</b>	<b>44</b>

**Table 12 – Number of Households Supported**

The City and SDHC continue to set priorities to meet the following Consolidated Plan goal:

- Improve housing opportunities by creating and preserving affordable rental housing and homeowner housing in close proximity to transit, employment, and community services.

Affordable housing options continue to be severely limited within the City. The median purchase price of a single-family detached home in the City is estimated to be \$658,000 during the period of January – March 2019 (*Source: DQNews, April 2019*), and there is a rental vacancy rate of under 4.3 percent in the Spring of 2019 for the City of San Diego. The needs far exceed the funding available for every HOME category of activities. In FY 2019, the SDHC used additional HOME funds to support affordable rental housing construction and additional down payment assistance. The HOME Tenant-Based Rental Assistance (TBRA) program was not funded in FY 2019.

Note that the “number of households supported with rental assistance” in Table 12 includes household outcomes for the HOPWA program. In addition, delineating annual affordable housing goal outcome indicators by household type as requested in Table 11 above can be problematic. Per HUD requirements, the totals for Tables 11 and 12 must match; however, the household types are not mutually exclusive. For example, housing support for those with HIV/AIDS and their families would fall under both the non-homeless household and special-needs household categories.

***Discuss the difference between goals and outcomes and problems encountered in meeting these goals.***

The SDHC continues to set priorities to meet the goals in the Consolidated Plan, shifting focus as needed to prioritize activities based on available funding. SDHC staff is in the process of evaluating the HOME TBRA and homeowner rehabilitation programs to potentially set aside funding for these activities in future years of the current Consolidated Plan cycle. Construction and rehabilitation of affordable housing simply takes time due to complex financial arrangements, site acquisition, and regulatory compliance. However, there are several rental housing projects using HOME funds currently under construction or rehabilitation, which will help the City assist more households and meet its goal outcome indicator targets.

***Discuss how these outcomes will impact future annual action plans.***

Several affordable rental housing projects using HOME funds are under construction. Please refer to section CR-50 for additional information.

***Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.***

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	214	14
Low-income	42	25
Moderate-income	59	26
<b>Total</b>	<b>315</b>	<b>65</b>

**Table 13 – Number of Persons Served**

In FY 2019, CDBG funds were used for eligible housing activities, such as homeowner housing rehabilitation and direct financial assistance to help eligible homebuyers with closing cost and down payment assistance.

Income distribution of households served includes all completed HOME activities in FY 2019.

## **CR-25: Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

***Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:***

***Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs***

Homeless outreach is a priority in San Diego. In June 2014, a Coordinated Assessment and Housing Placement (CAHP) System was put into effect on a pilot basis. The initial pilot phase was tested in downtown San Diego with a goal of assessing and housing chronic homeless persons and homeless veterans. Outreach was focused at downtown homeless shelters and day centers, using an assessment tool designed to determine the acuity of each person, to ensure priority was given to those persons most in need. As the program moved out of the pilot phase, the assessment tool was adopted by the San Diego Regional Continuum of Care Council (RCCC) for use throughout the San Diego County to engage and prioritize all homeless individuals and families. The system has now been renamed the Coordinated Entry System (CES) for the region and is housed under the Regional Task Force on the Homeless.

Downtown businesses fund the Downtown Partnership's Clean & Safe Program and Integrated Outreach Team. This team engages with homeless persons on the streets of downtown San Diego, refers them to services and beds, or helps them return to their homes in other areas of the country via the Partnership's Family Reunification Program. In addition, Connections Housing San Diego (a year-round, one-stop interim residential and service center designed to reduce street homelessness by providing permanent housing to homeless San Diegans in the surrounding downtown neighborhoods) has an outreach team that coordinates with the Downtown Partnership and other community outreach in the downtown area. Other agencies (St. Vincent de Paul Village and Alpha Project) have their own outreach teams that reach out to homeless individuals sleeping on the street with the goal of connecting them with shelter and services.

Another resource is the San Diego Police Department's Homeless Outreach Team (HOT) which reaches out daily to homeless persons on the streets. In FY 2019, HOT received funding for a triage bed program, which allows the team to immediately remove a homeless individual from the street and place the individual in a bed at a site for assessment using the new assessment tool. Once assigned a triage bed, the individual receives intensive case management to assist with immediate needs (such as health, substance abuse treatment, and income) and housing placement in a more stable living situation. In the winter of 2017, the City of San Diego's Temporary Bridge Shelters were erected, these shelters provide 665 beds nightly. The operation of these Bridge Shelters continued through FY 2019. As part of the coordinated service approach of these shelter, and to ensure that the most vulnerable people in need to shelter are served, 3 outreach teams, consisting of 15 street-

based outreach workers were funded through the Bridge Shelter operations contracts. The outreach team leaders coordinate activities among the three Temporary Bridge Shelter teams, in collaboration with other outreach providers and with the SDPD's HOT team to ensure targeted and effective coverage across all 9 council Districts of the City.

The Serial Inebriate Program (SIP) Team, which rides along with HOT during outreach, received City General Funds for additional beds in FY 2019 to ensure they can serve more individuals who are serially intoxicated in public. While clients gain and maintain sobriety, SIP provides detox, program support, and transitional housing instead of jail time.

The Day Center for Single Adults (formerly the Neil Good Day Center), which received CDBG funding in FY 2019, is a drop-in center operated by St. Vincent de Paul Village where homeless men and women can access resources to meet basic needs and get referrals to services. The Day Center is open daily, and services include laundry, mail, phones, messages, computer access, and limited storage space. Clients at the Day Center can enter CES (Coordinated Entry System) by taking the VI-SPADT, an extensive assessment tool which helps match homeless persons with housing resources. A Housing Navigator is also available to engage clients who want assistance with housing. Outside agencies come onsite for mental health appointments, recovery services, and referrals to County of San Diego services. The Day Center served 7,560 homeless persons in FY 2019.

In FY 2019, the City allocated \$410,677 in general funds to support a Safe Parking Program at two locations to provide individuals experiencing homelessness with a safe place to sleep in their vehicles, while also providing access to critical assistance necessary for these individuals to secure stable housing. The program served 684 individuals in FY 2019.

### ***Addressing the emergency shelter and transitional housing needs of homeless persons***

The City used CDBG and/or ESG funds to operate the following homeless shelters and services:

- **Connections Housing San Diego** (CDBG and ESG) is a continuum of housing and services for homeless single adults, providing resources that homeless persons might need to rebuild their lives: short-term shelter (interim) beds, long-term supportive housing, a primary healthcare facility, and a One-Stop Service Center where outside organizations can come onsite to engage Connections Housing clients with services. Outreach and engagement teams reach out daily to homeless persons in downtown San Diego. Services onsite include individual assessments, work readiness programs and job interviews, recovery support, clothing, and space for outside agencies to meet with clients. ESG funds support the 134-interim bed program and case management services. The interim bed program operates 24 hours, seven days a week and provides two meals daily, professionally cleaned linens, personal hygiene kits, clothing, and 24-hour security. The program offers weekly, no-cost access to onsite laundry machines, including detergent,

and intensive case management services at a 20:1 ratio. The Connections Housing interim bed program served 516 single adults in FY 2019. 49% of clients left Connections Housing for a longer-term housing situation.

- **Cortez Hill Family Center** (CDBG and ESG) is a short-term 47-unit (or 156 beds) shelter providing support for homeless families (adults and children). Families at the shelter can get the support they need to move on to longer-term housing. The shelter operates 24 hours, seven days a week and provides two meals daily, as well as clean linens, laundry facilities, and 24-hour security. Case management and services are family-centered, providing parenting classes for adults, teen counseling group sessions, and children's play and socialization group sessions. All school-age children must attend school. Families can also receive work readiness training and legal services off campus. During their stay, families develop a plan to increase their income through work and/or public resources and connect with longer-term housing opportunities.

During FY 2019, rehabilitation activities commenced to preserve the aging units at Cortez Hill. Due to these activities, units and beds were taken offline while the rehabilitation occurred. For this reason, fewer beds were available to serve clients, thus overall utilization decreased towards the end of the fiscal year. Utilization numbers are anticipated to increase to normal levels over the course of the next fiscal year as units are placed back online. In FY 2019, Cortez Hill served 143 families with 60% of families that exited moving to a longer-term housing situation.

- **Permanent Interim Housing Program** (CDBG and ESG), which became fully operational in FY 2019, is operated by St. Vincent de Paul Village and provides 350 beds for single adults and veterans. The shelter operates 24 hours, seven days a week all year and provides three meals daily, clean linens, laundry facilities, and 24-hour security. Clients have access to the many services at the St. Vincent de Paul Village campus designed to assist clients with accessing health care, mental health treatment, job readiness training, case management, and housing navigation. The Permanent Interim Housing Program served 1,510 homeless individuals this fiscal year. Of these, 37% exited to a longer-term housing situation.
- **Temporary Bridge Shelters:** In November 2017, the Housing Commission Board of Commissioners (Board), City Council, and Housing Authority authorized the execution of agreements for the operation of the City's Temporary Bridge Shelters. The three shelters serving single adults, veterans, and families with children & single women, provide 665 beds nightly. On April 1, 2019, the Families and Single Women Shelter relocated from the intersection of 14th Street and Commercial Avenue to the San Diego Concourse, including a portion of Golden Hall, located at 202 C Street. The Shelters offer a safe, centralized location for men, women, and children experiencing homelessness to receive temporary



housing and appropriate services needed to expedite placement into permanent housing using the principles of Housing First, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.

***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.***

**Rapid Rehousing Programs (ESG):** The SDHC administers the City's homeless programs, which include the rapid rehousing (RRH) programs. There are two RRH programs, targeting homeless individuals and families. In FY 2019, the SDHC's Security Deposit Plus program assisted 49 veteran families with security and utility deposits to gain housing using their VASH vouchers. Clients in each of the programs receive housing navigation and case management, which includes assistance with landlords, budgeting, and referrals to services to assist them to remain housed. In FY 2019, the RRH programs assisted 21 households enter permanent housing.

**Rapid Rehousing Programs (San Diego Continuum of Care):** The SDHC contracts with five providers to operate RRH programs funded through the San Diego Continuum of Care. Three of the five providers focus on transitional age youth (TAY), one focuses on pregnant women and women with children, and all focus on providing services to homeless families and homeless individuals, some of whom are chronically homeless. All programs assess the needs of their homeless clients to ensure they provide them with just enough assistance to gain housing and remain permanently housed. Assistance includes security and utility deposits, short/medium-term rental assistance, plus case management to ensure clients maintain their housing. In FY 2019, the CoC funded RRH programs assisted 43 households enter permanent housing.

**Housing Our Heroes Initiative (City General Fund):** During FY 2018, SDHC launched the Housing Our Heroes initiative (formerly known as "The 1,000 Homeless Veterans Initiative") to provide housing opportunities for up to 1,000 homeless veterans in the City. As of June 30, 2018, Housing Our Heroes had helped 800 homeless veterans secure housing, and an additional 328 were looking for housing with assistance in hand. The Housing Our Heroes initiative, which is part of SDHC's strategic homelessness action plan called "HOUSING FIRST – SAN DIEGO," aims to assist: 300 chronically homeless veterans; 100 veterans, who are eligible for the HUD sponsor-based housing voucher program, with supportive services; and up to 600 additional homeless veterans who will be provided with housing opportunities through the RRH assistance program.

**HOUSING FIRST – SAN DIEGO:** On April 7, 2017, the proposed new programs of **HOUSING FIRST – SAN DIEGO**, SDHC's Homelessness Action Plan, were presented to the SDHC Board of

Commissioners at an informational workshop. These new programs, which launched on July 1, 2017, will create permanent housing opportunities for at least 3,000 San Diegans at risk of or experiencing homelessness over three fiscal years (2018-2020).

Over a three-year span beginning Fiscal Year 2018, SDHC will direct \$79.7 million in Federal, City of San Diego and SDHC resources to these six programs: Landlord Engagement and Assistance Program (LEAP), Moving Home- Rapid Rehousing Assistance, Homelessness Prevention & Diversion Services, the creation or acquisition of Permanent Supportive Housing, Moving On Rental Assistance Program, and Coordinated Street Outreach for Coordinated Entry. In Fiscal Year 2019 (*fiscal year 2019 outcomes will be updated in Final Version of the CAPER*), the **HOUSING FIRST – SAN DIEGO** programs created more than 2,000 housing opportunities for individuals and families who were at risk of or experiencing homelessness.

The above initiatives build on the accomplishments of the first three years of **HOUSING FIRST – SAN DIEGO**, which was launched on November 12, 2014, and impacted the lives of close to 3,000 San Diegans experiencing homelessness — Veterans, families and individuals in the City of San Diego — which far exceeds its initial goal of 1,500 San Diegans experiencing homelessness. As an update to SDHC's Housing Our Heroes program, in Fiscal Year 2018, SDHC reached its goal of providing housing opportunities for 1,000 Veterans experiencing homelessness in the City of San Diego over an 18-month period. In addition, more than 430 individual landlords joined the Housing Our Heroes initiative, which ended September 2017.

Additionally, more than 800 permanent supportive housing units have been approved by the SDHC Board of Commissioners and/or are under construction.

**Comprehensive Homeless Systems Focus:** Based on San Diego's Regional Task Force on the Homeless Continuum of Care (CoC) goals, the CES system focuses on referring the most vulnerable homeless individuals and families to available housing resources throughout the San Diego region. Based on the results of the comprehensive survey (VI-SPADT), which is administered to each homeless adult needing housing, the most vulnerable persons are given a housing placement first to ensure the chronically homeless who are on the streets longest and have the most severe physical and mental challenges are given priority.

**Regional Task Force on the Homeless (RTFH):** In FY 2019, the City continued to be an active member of the Regional Task Force on the Homeless (formerly the Regional Continuum of Care Council). The RTFH is a community collaborative with representatives from the 18 cities within the San Diego County, the County of San Diego itself, homeless providers, and other interested parties. Participation in this forum ensures that the City's efforts to address homelessness using ESG funds and other resources are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. Over \$18 million in 2016 CoC funds were awarded to homeless programs, including permanent supportive housing and rapid rehousing services. A listing of the 2018 CoC funded programs can be found at [www.sandiegococ.org](http://www.sandiegococ.org).

***Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs***

**SMART:** In FY 2018, the City purchased an existing hotel with the intention of renovating the facility into a transitional housing community for the San Diego Misdemeanants At-Risk Track (SMART) program and its participants. This program is aimed at supporting homeless persons with repeat misdemeanors avoid jail time and receive temporary housing and services. The program diverts clients from jail who are facing repeat misdemeanor offenses in the court system by providing them with temporary supportive housing and services designed to prevent recidivism. Improvements to the facility and construction activities were ongoing in FY 2019.

**Navigation Center:** The City has been seeking a facility to create a housing navigation center to provide core services to address the housing crises, and help clients access a range of mainstream services that impact housing stability. The Navigation Center would be able to connect men, women, and children who are experiencing homelessness with the appropriate and available housing options. The City was able to purchase a building using \$7.3 million in CDBG funding. Construction activities are ongoing.

**Housing Voucher Programs:** The SDHC continues to commit vouchers to various programs designed to serve certain vulnerable populations that suffer from physical and/or mental disabilities as follows: Forty-four (44) transitional vouchers provide individuals with rental assistance in short-term housing:

- 16 vouchers are used for individuals who are homeless and medically frail at Connections Housing San Diego. Tenants can stay long enough to recover their health and move into a permanent supportive housing unit when it becomes available.
- 17 vouchers are set aside for homeless elderly individuals to enable them to leave the streets and live in a temporary housing situation until they can move to more permanent housing.
- 11 vouchers are provided for homeless individuals with psychiatric disabilities to access temporary housing and connect them to resources to address a wide array of physical and mental health challenges. Once an appropriate permanent housing solution is identified, the individuals transition out of the temporary housing.

Eight hundred and sixty sponsor-based housing vouchers have been committed to provide permanent supportive housing for homeless individuals in the City. Of these, 25 vouchers serve homeless individuals who are the highest users of public resources in the City.

SDHC provided a \$600,000 grant to San Diego State University's Guardian Scholars program to provide housing subsidies to students enrolled in the program. The students are former foster youth, homeless youth, or wards of the court. In fiscal year 2019, 63 students were served.

Twenty-five rental assistance subsidies were provided to Monarch School, a K-12 school in San Diego serving homeless minors. The Monarch School Housing Program provides rental assistance to families with children attending Monarch School for the duration of enrollment. The program assists families with maintaining housing stability and school attendance while the family works towards financial stability. In Fiscal Year 2019, 23 families were housed with rental assistance.

In FY 2019 the SDHC has an allocation of 975 tenant based VASH vouchers and 25 project based VASH for a total of 1000 vouchers to assist homeless Veterans and their families find stable, affordable housing and services.

**CR-30: Public Housing 91.220(h); 91.320(j)*****Actions taken to address the needs of public housing***

The SDHC manages the public housing inventory, affordable housing units, and the Section 8 program within the City. The affordable housing stock consists of 2,389 units that are restricted to low-income renters with incomes at 80 percent of the area median income (AMI) or less; 383 of these units are part of long-term ground leases with SDHC's non-profit affiliate, Housing Development Partners (HDP). This figure represents an additional 156 units compared to last year, given the acquisition of San Diego Square apartments from the City of San Diego in the summer of 2019. In addition, the SDHC operates 189 units as part of the Public Housing program. In total, 2,578 units make up the SDHC's real estate portfolio. In FY 2020, it is anticipated that the Housing Commission will acquire additional multifamily properties in accordance with the agency's HOUSING FIRST-SAN DIEGO, SDHC's homelessness action plan.

***Actions taken to encourage public housing residents to become more involved in management and participate in homeownership***

In FY 2019, the SDHC continued to offer its Achievement Academy, which includes the Family Self-Sufficiency (FSS) program. For a FSS program participant 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. In its 2015 Moving to Work Plan, the SDHC requested authority from HUD 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 for the FSS family to successfully complete the program." This change 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." In its 2015 Moving to Work Plan, the SDHC also requested authority to modify the FSS program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a 2-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

In addition to FSS, the Achievement Academy also began serving public housing residents more directly thanks to an award of ROSS grant funds. With the ROSS funding, a Service Coordinator was hired to assist at least 50 public housing residents increase their self-sufficiency. As of June 2019, 148 public housing residents were enrolled in the program. The Service Coordinator facilitates access to skills training and resources available through partnerships with community-based organizations to develop pathways out of poverty and career-ladders for public housing residents.

The Coordinator also directs access to available community resources for family members of all ages to break the cycle of inter-generational poverty.

Achievement Academy partners include:

- AmeriMed
- Biocom Introductory Life Sciences Experience
- Campaign for Grade-Level Reading
- Center for Employment Training
- Center for Healthier Communities
- Citibank
- City Heights Community Development Corporation
- Community Housing Works
- Connect 2 Careers
- Food & Beverage Association of San Diego
- Housing Opportunities Collaborative
- International Rescue Committee
- Jacobs Center for Neighborhood Innovation
- Job Corp
- Juma Ventures
- La Maestra Community Health Centers
- Loma Linda University
- Manpower
- Microsoft
- My Sister's Closet
- San Diego Futures Foundation
- San Diego Public Library
- San Diego Workforce Partnership
- San Diego Zoo
- Self-Help Credit Union
- South Bay Community Services
- TransUnion
- Turning the Hearts Center
- Urban Corps
- US Bank
- YMCA

***Actions taken to provide assistance to troubled PHAs***

Not applicable.

**CR-35: Other Actions 91.220(j)-(k); 91.320(i)-(j)**

***Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)***

The City of San Diego made progress in the following actions in FY 2019:

- The City continued to use the Geographic Targeting initiative and Promise Zone designation into the scoring criteria used to evaluate FY 2019 proposals. Points were increased in the Geographic Targeting section to further emphasize agency location and services provided.
- The City and SDHC continued to enforce the Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 10 percent affordable housing or pay an Inclusionary Affordable Housing fee.
- The City and SDHC maintained the Housing Trust Fund (a.k.a. “commercial linkage fee” or “Housing Impact Fees on Commercial Development”), which aims 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 City recently updated the fee, requiring new nonresidential development to pay a fair share of costs to subsidize housing for low-, very low-, and extremely-low income households (San Diego Municipal Code Chapter 9, Article 8, Division 6, Sections 98.0601, 98.0608 and Appendix A).
- The City implemented policy recommendations from the 2017–2020 San Diego Regional Analysis of Impediments (AI).

As a subrecipient of the City, the SDHC is addressing the barriers that hinder affordable housing and residential investment with the following strategies:

- Increasing wage earning for Housing Choice Voucher (Section 8) participants by enhancing Achievement Academy services.
- Using Low-Income Housing Tax Credits (LIHTC) to incentivize private developers and investors with 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/moderate-income homebuyers.
- Maintaining over 3,000 affordable housing units and preparing to purchase additional multifamily properties.
- Offering incentives to affordable housing developers, which include:

- o Permanent financing in the form of low-interest loans, tax-exempt bonds, and land use incentives;
  - o Technical assistance, such as help with securing tax credits; and
  - o Predevelopment assistance loans and grants to help non-profit developers during the preconstruction phase
- Implementing “HOUSING FIRST – SAN DIEGO,” SDHC’s homelessness action plan to create additional affordable housing with supportive services. Programs in the first three years of HOUSING FIRST – SAN DIEGO (2014-2017) impacted the lives of close to 3,000 homeless San Diegans. In addition, in FY 2018, SDHC completed development of the next phase of HOUSING FIRST – SAN DIEGO, which will direct \$79.7 million in federal, City of San Diego, and SDHC resources over the next three fiscal years (2018-2020) to create permanent housing opportunities for 3,000 homeless individuals and families.

***Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)***

The City’s Consolidated Plan and FY 2019 Annual Action Plan identify the following Strategic Actions as it shifts from an application-driven process to a goal-driven, outcome-oriented process based on need and best practice. Ongoing completion of the Strategic Actions contributes to the City’s efforts to address obstacles to meeting underserved needs as expressed in the six Consolidated Plan goals. In FY 2019, the City was able to complete the following activities towards its three Strategic Actions:

1. **Program Development, Directing Investment, and Influencing Outcomes:** The scoring criteria used by the CPAB to review and evaluate applications was updated and incorporated the Geographic Targeting initiative and Promise Zone designation. Staff continued to work with the City’s Capital Improvement Project and Review Advisory Committee (CIPRAC) to facilitate CDBG funding for City infrastructure projects.
2. **Leverage and Geographic Targeting:** Refer to sections CR-15 and CR-35 of this CAPER for more information regarding leveraging and geographic targeting.
3. **Increasing Administrative Efficiencies:** The implantation and utilization of the ED Grants website, powered by Salesforce, has assisted staff with the management and compliance of the steadily increasing number of projects funded year after year. The Community Development Division not only utilizes the system to assist with management of all projects but also encompasses the City’s two step CDBG application process. Agencies can now apply to CDBG funding, execute their contracts, and submit their monthly reports all in one website.

The first step of the application process involved responding to a Request for Qualifications (RFQ). Qualified organizations were then invited to respond to a Request for Proposals (RFP) on the ED Grants system. For the FY 2019 Annual Action Plan, there were a total of 76 organizations deemed



qualified with the RFQ and 70 responses to the RFP, and 66 proposals were forwarded to CPAB for their review. CPAB members met in two separate ad hoc meetings to score the applications separately but with staff present to answer any questions regarding the proposals. CPAB members also utilized the ED Grants system to directly enter their scores in the system by March 8. Scores were then ratified at the March 14, 2018 CPAB meeting and presented to the City Council for approval on April 23, 2018. A total of 40 agencies were awarded funding for FY 2019 excluding two City departments awarded funds for 4 CIP projects through a separate vetting process with CIPRAC.

### ***Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)***

The City's Lead Safety and Healthy Homes Program (LSHHP), in partnership with various other community organizations, has been working since 2002 with the goal of improving the quality of life of its citizens through the elimination of lead paint hazards. The LSHHP uses a comprehensive blend of strategies to prevent lead poisoning, including education, outreach, training, home remediation, and code enforcement.

The City of San Diego's Lead Safety and Healthy Homes Program is the agency responsible for enforcing the Lead Hazard Prevention and Control ordinance (Municipal Code Division 10, (Section 54.1001 et seq.)). This ordinance, which took effect in June of 2002, makes it unlawful to maintain or cause a lead hazard. As amended in 2008, this ordinance is one of the most comprehensive local lead poisoning prevention ordinances in the nation. There were 87 active lead code enforcement cases in FY 2019, 76 of which were closed during this period including:

- 22 cases related to lead hazards in residential housing including: 19 cases that were cleared of lead hazards impacting 51 residential units; 2 cases where no lead hazards were identified, and 4 cases in which the violation was recorded with the County Assessor's Office.
- 54 cases related to unsafe work practices, including: 42 cases impacting 67 residential units in which the Contractor cleaned the work area of lead hazards and passed a clearance inspection; 4 cases in which improper work practices that did not directly result in lead hazards being created were corrected, and 11 cases in which the investigating code compliance officer was unable to verify a code violation existed.

### ***Public Education***

In FY 2019, the LSHHP implemented a new case management system which provided new tools to educate contractors on the need to utilize lead safe work practices and make them aware of the related regulatory requirements. The LSHHP staff have utilized this system to send lead-safe work practice educational information to individuals who have registered with the City Construction and Demolition Debris Deposit Program. This registration is required for individuals to obtain permits for construction, demolition and remodeling projects. Key elements of this educational information include"

- Disturbing lead-based paint can create hazards that are a serious threat to the health of children and adult occupants, workers, and their families.
- Key elements of the City's Lead Hazard Protection and Control Ordinance
- Key element of the EPA Renovate, Repair and Painting Rule
- A notification that a City Compliance Officer may visit the project site to determine if lead-safe work practices are being implemented

During this initial year, this educational information was sent to 1,106 individuals by e-mail, and 710 individuals by mail. LSHHP staff also made 516 visits to these worksites to determine if work was being conducted in a lead-safe manner. Of these 516 site visits, there were: 170 site visits which had no indication work had started; 90 site visits where work had started, but no workers were on site at the time and no indication that violations had occurred; 217 site visits in which work was being conducted and no violations were noted; 3 site visits where minor discrepancies were noted, renovators were provided education, and corrections were made without the issuance of a violation notice and; 36 site visits in which violation notices were issued and corrections were made.

### ***The Lead Lawsuit***

In December 2013, the Santa Clara County Superior Court issued a judgment in *The People of the State of California v. Atlantic Richfield Co, et al.*, that three paint manufacturers had actively promoted the use of lead-based paint as safe for the use in the interior of homes. During this period, Attorneys from City of San Diego and nine other California jurisdictions, have continued to litigate this matter as the defendant's struggled to appeal this decision. On October 15, 2018, an appeal by these companies to the U.S. Supreme Court was denied, holding them liable for knowingly selling hazardous paint products to Californians. The agencies were ordered to pay \$409 million into a fund that will be used to remediate lead hazards from homes built prior to 1951. Hearings to work out various details of the Judges Orders are ongoing as of the end of this fiscal year.

### ***Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)***

The City of San Diego funds a variety of projects under Consolidated Plan goal of *Enhancing the City's economic stability and prosperity by increasing opportunities for job readiness and investing in economic development programs*. One of the efforts taken by the City to reduce the number of persons living below the poverty level is through community and economic development activities. Using CDBG funds, the City has provided for small business assistance and has nurtured microenterprise development. In FY 2019, 233 businesses were assisted, and 1,204 people were assisted.

To promote inclusive economic growth, the Economic Development continued to support a Small Business Revolving Loan (SBRL) fund and a Business Accelerator. The SBRL provides business support services for underserved communities over multiple years. The CDC Small Business Finance provides these services in low to moderate income areas. The Business Accelerator supports entrepreneurship, innovation, and sustainability. The Jacobs Center for Neighborhood Innovation

opened is accelerator workspace and is working in coordination with CONNECT to carry out the business support services.

On July 11, 2016, the City of San Diego's Earned Sick Leave and Minimum Wage Ordinance (SDMC Chapter 3, Article 9, Division 1) became effective. The ordinance is applicable to all businesses within the City and employees are eligible if they have at least two hours of work in one or more calendar weeks of the year. The minimum wage rate was increased to \$10.50, and another increase on January 1, 2017 to \$11.50 and will remain at that level for calendar year 2018. The City's minimum wage is currently above the State of California's (\$11.00.) In 2019, increases will be tied to the consumer Price Index (CPI). Employees must accrue at least one hour of earned sick leave for every thirty hours worked.

***Actions taken to develop institutional structure. 91.220(k); 91.320(j)***

In conjunction with the CPAB, City staff continued to work on increasing administrative efficiencies in FY 2019, resulting in the following achievements:

- Provided 30 one-on-one technical assistance meetings during the RFQ and RFP processes, conducted four mandatory workshops, and posted 167 answers to Frequently Asked Questions (FAQs) on the ED Grants website;
- Collaborated with various City departments and the Capital Improvement Project and Review Advisory Committee (CIPRAC) to refine the review and approval process of CDBG funds for City infrastructure projects;
- Worked with an ad-hoc committee of the CPAB to revise the scoring criteria for FY 2019
- The City, in partnership with the University of San Diego, held two Nonprofit Academies to increase the capacity of the City's nonprofit partners to compete for and successfully administer grant funding. In addition, a Spring and Fall Nonprofit Academy Workshop Series was introduced to explore topics in social enterprise, legal compliance, program design and starting a nonprofit. These workshops were offered at no cost, at locations within low- to moderate-income communities.
- The City, in partnership with the University of San Diego, also created a Small and Emerging Nonprofit funding opportunity to provide for additional capacity building benefits for smaller organizations. The pilot program had 6 organizations and involved a 6-month accelerator at.

***Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)***

The City creates strategic partnerships to enhance the availability of resources and leverage services provided to low- and moderate-income residents and neighborhoods.

The City, the SDHC, and their social service partners continued in FY 2019 to participate in the San Diego Regional Task Force on the Homeless (RTFH), which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness.

In FY 2019, the City continued efforts to coordinate and plan for a Nonprofit Academy with the University of San Diego. The Nonprofit Academy is part of the City's commitment to diversify the nonprofits with which it contracts in order to broaden the reach of services to customers and to strengthen the organizational capacity of those nonprofits to compete for funds from the City and other sources. The Nonprofit Academy will also introduce nonprofits to the funding available from the City through its HUD entitlement allocations, boosting the coordination of social service agencies and the City. Many of the Nonprofit Academy participants are active in housing-related issues and social services.

The SDHC continued to conduct its Achievement Academy in FY 2019, which connects families receiving Housing Choice Vouchers (Section 8) or living in public housing properties with the training and resources they need to become job ready and financially literate. The academy enhances coordination among social service agencies, community groups, and financial organizations in serving families receiving housing assistance. Refer to Section CR-30 of this CAPER for additional information on the academy.

In FY 2019, HOPWA program staff maintained a permanent seat on the County of San Diego's HIV Health Services Planning Council in addition to convening the Joint City/County HIV Housing Committee that address the special needs and concerns of those suffering who are homeless or not homeless but require supportive housing. Providers, as well as other non-HOPWA-funded service providers that assist the HIV/AIDS population, were encouraged to attend these meetings. Technical assistance was provided to all HOPWA-funded housing/social service providers in the form of informational HUD updates, billing and expense guidance, online training information, answering questions regarding eligibility, program requirements, and eligible expenses. Additionally, HOPWA providers that were awarded new funding during FY 2019 were consulted regularly to ensure the new programs met HOPWA guidelines and contract requirements. Staff frequently provided technical assistance to the information and referral services provider, at times reconciling resource lists, cross referencing contact information, and connecting them to the appropriate program staff at each agency.

***Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)***

The 2017-2020 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) identified constraints to reducing discrimination based on: race, color, national origin, religion, sex, familial status (presence of children in the home), physical or mental disability, sexual orientation, source of income, marital status, age, ancestry, medical condition, genetic information, gender identity, gender

expression, or any other arbitrary factor. Refer to the attached Fair Housing Action Plan for more details on the impediments identified and the actions taken by the City during FY 2019 to address those impediments. Highlights of these actions include:

- The City continued to engage with Legal Aid Society of San Diego, Inc., to provide outreach, education, investigation, and enforcement assistance related to Fair Housing in the City;
- 4,307 multilingual informational brochures were distributed;
- 3 new editions of “Practice Fair Housing” citywide newsletter was distributed;
- 2,905 fair housing inquiries were received;
- 229 unduplicated housing discrimination complaints were received;
- 225 unduplicated investigations were implemented;
- 133 unduplicated investigations were resolved;
- 82 housing audit tests were completed;
- 1 “Free Fair Housing Training for Housing Providers” was provided to rental property owners; 85 people attended;
- 26 fair housing workshops were conducted for home seekers, homebuyers, and tenants; 865 people attended;
- 1 Fair Housing training session was conducted for non-profit agencies, as well as CDBG program staff; 81 people attended;
- City Council declared April 2019 as “Fair Housing Month,” which was featured on Facebook and Twitter; and
- A Fair Housing web page and a hotline (1-844-449-3500) was maintained for citizens to call if they believe they have experienced housing discrimination.

The City continues to support the San Diego Regional Alliance for Fair Housing (SDRAFFH). The mission of the SDRAFFH is to be the leading Fair Housing advocate in the San Diego region. The organization works to eliminate housing discrimination and ensure equal housing opportunity for all people through leadership, education, outreach, public policy initiatives, advocacy, and enforcement. The City worked with SDRAFFH and the San Diego Housing Federation to hold its fourth annual conference: *“Fair Housing: Moving Towards An Inclusive Economy”*. The conference keynote speaker was Manuel Pastor, USC Professor; 162 people attended.

Thirteen (13) entitlement jurisdictions in the San Diego region entered into a Collaboration Agreement to conduct the 2020/2025 San Diego regional Analysis of Impediments of Fair Housing Choice in the coming year. The City of San Diego will be the lead entity.

## CR-40: Monitoring 91.220 and 91.230

*Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements*

**City of San Diego: Using the ED Grants system,** the CDBG program's monitoring function consists of four components:

- **Project Implementation:** Prior to implementation of CDBG activities, all subrecipients (inclusive of City departments and Housing Commission staff) were required to attend a mandatory one-on-one FY 2019 CDBG Agreement Execution Process Workshop. Sessions were conducted by Community Development Division staff. The workshop included an overview of CDBG requirements, navigating the ED Grants system, other federal requirements, City contracting requirements, and discussion on specific budget and scope of work details. Contract packet and reporting documents are discussed, hard copies are distributed, and User Guides are also emailed out to the subrecipients.
- **Contract Management:** All open CDBG projects are assigned to a City project manager who is responsible for the negotiation and execution of a contract to implement project activities. All contracts fully address all HUD, state and local requirements and include a detail project scope. The project manager is also responsible for contract compliance and project management representing the City as grantee. Ongoing technical assistance from project managers is provided throughout the contract period.
- **Monitoring Compliance:** The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent telephone contacts, written communications, and meetings. Through regular monitoring of its sub-recipients, staff ensures they abide by the all applicable federal, state and local standards and work with recipients to increase efficiencies and augment their performance. As part of this process, City staff watches for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions are in place that provide for the suspension of funds, termination of the contract, and disallowance of reimbursement requests at any time during the program year based on performance deficiencies. On an individual basis, staff works with sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.
- **Audit Review:** As part of the year-end requirements, sub-recipients were required to submit fiscal reports based on contract terms. Governmental units and non-profit organizations expending more than \$750,000 in federal funds during FY 2019 were required to submit a copy of a Single Audit to the City to adhere to OMB Circular A-133 requirements. A Single Audit was required to be submitted for desk review by the CDBG program, regardless of whether there were findings noted in the audit pertaining to CDBG funds, since it served as an additional monitoring tool used to evaluate the fiscal accountability of sub-recipients. As part of the closeout process, subrecipients expending FY 2019 CDBG funds were required to

submit an Audited Financial Statement for desk review, if submission of a Single Audit was not applicable

**County of San Diego:** The Compliance and Monitoring team of the County's Housing and Community Development Services (HCDS) conducts an annual risk assessment prior to the start of the upcoming fiscal year for the HOPWA program. The risk assessment process reviews factors, such as a contractor's or subrecipients' newness to federal programs, key staff position turnovers, past compliance or performance problems, undertaking of multiple federally funded activities for the first time, and untimely report submissions. HCDS develops a monitoring plan per the risk assessment results, which includes a combination of desk and onsite monitoring.

HCDS ensures long-term compliance with HOPWA program requirements by providing monitoring result letters to the contractors and subrecipients. Corrective action measures are implemented with proof of satisfactory completion necessary to close out the annual monitoring process. These actions ensure overall compliance during the affordability period and/or the contract term.

**SDHC:** The Compliance Department (CD) of the SDHC ensures that HOME and ESG subrecipients comply with the terms of their agreements and follow program regulations, guidelines, and procedures. CD performs risk assessments that account for various factors (e.g., changes in staffing, expenditure rates, and performance) to determine the risk level for each program. CD collects monthly and annual reports, performs desk audits, and conducts annual site visits to review client files to verify compliance with client eligibility, services, case management, and other contract compliance requirements.

### ***Monitoring Results and Improvements***

During FY 2019, over 700 fiscal desk audits were conducted on the majority of the CDBG and ESG requests for reimbursement submitted. There were also over 300 programmatic desk audits conducted on programmatic reports submitted. Additionally, 80 onsite visits to project locations and/or program monitoring visits were conducted by project managers and the monitoring and compliance team. These visits ensured program compliance and the provision of needed technical assistance to subrecipients. There were no findings as result of the program onsite visits or monitoring completed.

**County of San Diego:** During FY 2019, a total of 15 onsite monitoring visits were conducted. Monitoring of HOPWA contractors resulted in the provision of technical assistance to support program improvements and no monitoring findings.

**Physical Inspections/Management & Financial Viability:** As a condition of receiving HOME funds, recipients agree to maintain all HOME-assisted rental units as affordable housing and in compliance with Housing Quality Standards (HQS). In FY 2019, a total of **187** HOME unit on-site inspections were performed to ensure properties continue to meet applicable property codes and standards. Units that failed inspections initially, were re-inspected until they passed HQS.

### ***Citizen Participation Plan 91.105(d); 91.115(d)***



***Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.***

The City's effort to provide citizens with reasonable notice and an opportunity to comment on performance as outlined in the draft FY 2019 CAPER follows the process outlined in the Citizen Participation Plan, which is part of the approved FY 2015–2019 Consolidated Plan. The Citizen Participation Plan describes the roles, responsibilities, and contact information for the responsible entities involved in administering, reviewing, or approving the activities included in the FY 2019 CAPER.

The Consolidated Plan Advisory Board (CPAB) was established by the City Council by Ordinance No. O-19963 to provide advice and recommendations on all policy issues relating to the federal entitlement grant programs. The nine CPAB members are appointed by the Mayor and confirmed by the City Council. All CPAB meetings are open to the public and are held on the second Wednesday of each month at 9:00 a.m., unless otherwise noticed. The agenda for each CPAB meeting is posted on the City's CDBG webpage and sent to the CDBG list serve, which is comprised of anyone who has expressed interest in being notified of events related to the City's HUD programs. Each Annual Action Plan, CAPER, and 5-year Consolidated Plan are reviewed and approved by the CPAB. The CPAB takes non-agenda public comments in addition to public comments related to discussion or action items. For more information on CPAB meetings, e-mail [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov).

As outlined in the Citizen Participation Plan policies, the draft CAPER is available online at [www.sandiego.gov/cdbg](http://www.sandiego.gov/cdbg). Hard copies are also available at the City Clerk's Office, the Economic Development Department's office (1200 Third Avenue, Floor 14, MS 56D, San Diego, CA, 92101), and at various libraries and community centers during the public comment period. The 15-day public comment period for the FY 2019 CAPER is from September 6 through September 20, 2019. Comments can be submitted via [CDBG@sandiego.gov](mailto:CDBG@sandiego.gov) or mailed to the City's Economic Development Department address at 1200 Third Avenue, Suite 1400, MS 56D, San Diego, CA 92101. The CAPER was introduced at a publicly noticed Council Public Safety and Livable Neighborhoods Committee meeting on July 24, 2019. The City will have two public hearings to receive public comments on the CAPER at the September 11, 2019 CPAB meeting and at the City Council meeting on September 17, 2019. The public hearings will be noticed in multiple newspapers and via the CDBG program's list serve. All public comments received, and the notices published are included in Attachment 1: Public Notices & Comments.



**CR-45: CDBG 91.520(c)**

***Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.***

The 2015–2019 Consolidated Plan was amended for the second time in May 2017 because of the anticipated receipt of an additional \$18.1 million in FY 2018 CDBG program income and \$37.6 million in FY 2019. This additional amount is the result of an agreement negotiated between the former Redevelopment Agency and HUD to repay the City's CDBG program over the course of several years with escalating payments. The Second Substantial Amendment added additional activities and programs for FY 2018 and FY 2019 including the Reinvestment Initiative, which expanded all the activities under the Consolidated Plan goals, the Small and Emerging category, and added new staff to assist in project management.

The Second Substantial Amendment did not change the six goals in the Consolidated Plan.

***Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If yes, answer question below.***

Not applicable.

**CR-50: HOME 91.520(d)**

***Include the results of onsite inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations***

The SDHC conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects from five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually.

Per the schedule in CFR 92.504(d), 94 HOME-assisted units were inspected in FY 2019. Units that failed initial inspections were re-inspected, and all units ultimately passed inspections. The reasons for re-inspections varied; some examples were tenant cleanliness, closet doors off track, discoloration in kitchens and bathrooms, and torn window screens. These items for re-inspection were considered minor breaches of electrical and health and safety code standards.

***Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)***

**San Diego Housing Commission (SDHC) Affirmative Furthering Fair Housing:**

SDHC is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of San Diego. This commitment extends to all housing programs managed or owned by SDHC and to all grant-funded programs provided by SDHC. It is the policy of SDHC to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familial status or physical/mental disability. To affirmatively further fair housing, the SDHC is actively engaged in promoting fair housing for all its housing related programs and has taken proactive steps as follows:

- Acknowledged barriers to fair housing choice identified in the "San Diego Regional Analysis of Impediments to Fair Housing.
- Take the necessary and appropriate actions to overcome the effects of the identified impediments.
- Document the actions taken to address the impediments and maintain records to reflect actions and analysis.

Through partnerships with Legal Aid Society, San Diego Regional Alliance for Fair Housing in collaboration with other public and nonprofit organizations, the SDHC continues to foster residential responsibility, respect, and self-sufficiency.

The SDHC has implemented the following Affirmative Marketing Plan strategies:

1. Included HUD-approved "Equal Housing Opportunity" logo in solicitation and advertising the availability of Housing Programs and forms;
2. Verified that all property management, rental offices and project sites have the Fair Housing Posters prominently displayed and included in printed materials used in connections with sales or rentals;
3. Analyzed demographic data of housing activities and identified potential tenants and homebuyers who are least likely to apply to rent or purchase housing;
4. Conducted outreach and contacted organizations whose membership and clientele consists primarily of diverse populations;
5. Publicized the availability of housing opportunities to minorities by utilizing the types of media normally accessed by minorities, including advertisements in newspapers, public service announcements, distribution of fair housing brochures at relevant events, community-based presentations, and other outreach activities designed to inform the public about fair housing rights and responsibilities;
6. Housing questions and complaints were referred to a fair housing organization that advises on federal, state and local fair housing laws;
7. Provided on-going training on local, state and federal fair housing laws to all employees involved in administering housing programs;
8. Fair housing policies, practices, and procedures for Renters and Homebuyers are posted on the SDHC website;
9. Maintained a nondiscrimination hiring policy for all staff engaged in property management functions; and
10. Collected, analyzed and reported demographic data from program applicants/participants in order to determine the impact of the affirmative marketing efforts.
11. Conducted preliminary reviews of Affirmatively Furthering Fair Housing Marketing Plans for new multi-family housing developments to ensure compliance with federal requirements prior to submittal.

**Rental Housing:**

The SDHC has adopted affirmative marketing requirements for all housing with five or more HOME-assisted units. Any entity applying for any federal funding source through the SDHC, including HOME program funds for rental housing-related activities, must adopt affirmative marketing procedures and requirements for all HOME-assisted housing and submits for review the Affirmative Marketing Plan with the HOME program applications. An approved Affirmative Marketing Plan and compliance with HOME-assisted housing requirements must be in place prior to any HOME program fund disbursement to a development.

The SDHC requires entities to submit an Affirmative Fair Housing Marketing Plan (AFHMP) utilizing the federally approved HUD form 935.2A for review by SDHC prior to submittal to HUD, to ensure activities related to marketing/advertising offers equal housing opportunities regardless of race, color, national origin, religion, sex, familial status or disability. The review helps entities receiving funds to market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy.

**First-Time Homebuyer Program (FTHB):** A detailed Affirmative Marketing Plan for the FTHB program is included in the SDHC's HOME Procedures Manual. SDHC makes every possible good faith effort to carry out the provisions and fulfill the objectives of the Affirmative Marketing Plan. In FY 2019, FTHB activities included: Conducted two FTHB program lender training workshops at SDHC and trained 109 loan officers, and real estate licensed professionals, as part of their yearly training; In July 2018, participated in a MAAC Project workshop to provide information on the FTHB program to approximately 8 attendees. In February 2019, participated in a FTHB at the Urban League with 10 realtors in attendance; In March 2019, conducted FTHB Workshop at the SDHC Achievement Academy with approximately 30 participants in attendance; In May, 2019, participated in A realtor workshop hosted by Bay Equity with 60 attendees; In May 2019, participated in a FTHB Workshop hosted by MAAC Project with approximately 30 attendees; In December 2019, participated in Homeownership Expo at the SDHC Achievement Academy with a total of 45 participants attended. Additionally, distributed informational materials that included the "Equal Housing Opportunity" logo, slogan; analyzed housing activity and demographics to evaluate the success of the Affirmative Fair Housing Marketing Program; and attended training on Fair Housing and HOME program regulations.

**Grant Compliance Fair Housing Monitoring and Training:** The SDHC's Grant Compliance and Special Programs Team conducts sub-recipient monitoring visits on an annual basis. A number of the sub-recipients' client files selected for review include HOME affordable housing units. The site visits are conducted to monitor the overall performance related to Fair Housing and nondiscrimination and to ensure Fair Housing compliance is being carried out in accordance to the required provisions. A sampling of the FY 2019 activities includes: reviewing written Fair Housing, nondiscrimination, and reasonable accommodation policies and procedures; reviewing program participants are provided with information on grievance procedures applicable under the fair housing laws, distributing informational materials; training property management and rental activity staff; and inquiring about Fair Housing complaints and their resolutions.

The SDHC participated in the planning of Fair Housing training in FY 2019, including development of an internal Fair Housing training course for new and existing employees. Employees are taught basic fair housing law including the differences between federal, state, and local fair housing law. At the conclusion of the course employees are quizzed to ensure comprehension of the training material. In addition, the SDHC participated in activities hosted by the San Diego Regional Alliance for Fair Housing that hosted its annual Fair Housing conference in April 2019. The conference was attended by fair housing practitioners, educators, policy makers, housing advocates, housing developers, community leaders, and top subject matter experts from the housing industry.

**Minority/Women Outreach:** In addition to following its HOME Program Affirmative Marketing Policy, SDHC staff completed the following outreach activities to increase training and contracting opportunities to diverse businesses in FY 2019:

- Utilized PlanetBids electronic bidding systems to outreach to diverse businesses as part of all major solicitations in addition to the SDHC's existing database;
- Advertised all formal bids in news publications;
- Conducted pre-bid/pre-proposal meetings;
- Added diverse businesses interested in doing business with SDHC to database;

- Conducted a “How to Do Business with the Housing Commission” workshop;
- Participated in diverse business outreach events with local agencies as a member of the Public Agency Consortium; and
- Regularly notified diverse businesses of workshops and conferences to increase business network, and improve management and financial capacity.

***Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics***

The HOME program received \$11,683,671.10 in program income. This includes \$644,958 in recaptured homebuyer funds. A portion of these funds will be carried over to FY 2019 for program activities. A majority of the program income received was the result of shared equity and amortizing loan principal payoffs associated with previous HOME-funded projects and the collection of current interest payments.

During FY 2019, the SDHC expended \$9,547,416.55 in program income. HOME-funded activities in FY 2019 included rental housing and homeowner acquisition. The total reported number of projects and owner and tenant characteristics are combined with the totals as reported in all other sections of the CAPER.

***Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)***

**Section 8 Funds:** The SDHC administers the Section 8 program for the City and provides rent subsidies to about 15,00 San Diego households. The City spent approximately \$143 million in federal Housing Choice Voucher funding for FY 2018.

**Low-Income Housing Tax Credits (LIHTC):** The federal 4 percent and 9 percent 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. In FY 2018, approximately 455 units under construction utilize this federal source.

**HUD VASH:** In FY 2018, the SDHC received 75 new federal housing vouchers from the HUD Veterans Affairs Supportive Housing (HUD-VASH) program for their efforts to house homeless veterans in the City, increasing the SDHC’s allocation to 1,075 vouchers.

**CR-55: HOPWA 91.520(e)**

***Identify the number of individuals assisted and the types of assistance provided***

***Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.***

<b>Number of Households Served Through:</b>	<b>One-Year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	240	18
Tenant-based rental assistance	80	78
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	278	316
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	67	68
<b>Total</b>	<b>640</b>	<b>480</b>

**Table 14 – HOPWA Number of Households Served**

***Narrative***

The County of San Diego on behalf of the City of San Diego has worked closely with the Regional Task Force on the Homeless (RTFH), our region's CoC, that includes over 50 community based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. Program staff convenes the Joint City/County HIV Housing Committee that addresses special needs concerns for HIV/AIDS consumers. The HIV Housing committee includes members of other HIV planning groups, affordable housing developers, service providers and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for person living with HIV/AIDS. The HIV Housing Committee serves as an advisory body to the Director of the County of San Diego Housing and Community Development Services regarding priorities and needs of the community affected by HIV/AIDS and housing.

The HOPWA program leverages an array of funding from public and private resources that help address the needs of persons with HIV/AIDS. During FY 2018-19, volunteers provided a substantial amount of service hours at many HOPWA-funded agencies. Volunteers are typically recruited from volunteer fairs, may be participants of HOPWA-funded programs, local church congregations, colleges and universities, or local HIV service organizations. Volunteers come with the desire to

contribute to the program and clientele by providing services such as: prepare, pack and deliver meals to clients, tutoring, residential support, facility upkeep, and general administrative support.

Many agencies also received in-kind contributions and cash donations. HOPWA-funded agencies took a proactive approach to increasing program revenue and implemented annual fundraising plans to increase income received from private donations, foundations, and grants. A total of \$2,585,084 in committed leveraged funds from other public and private resources helped address the needs identified in the plan.

HOPWA-funded agencies also partnered with non-HOPWA funded agencies such as health care providers and community based agencies to offer a broader scope of services including, but not limited to: Christie's Place, UCSD Mother-Child-Adolescent HIV Program (MCAHP), VA Department of Veteran Affairs Special Infectious Disease Program (SIDP), Family Health Centers of San Diego (FHCS), PATH Interim Housing, Whole Person Wellness, 2-1-1 Community Information Exchange (CIE), Neighborhood House association, American Indian Health, San Ysidro Health Center (SYHC), Moonlight Cultural Foundation, North County Action Network, North County LGBTQ Center, San Diego County Food Bank, San Diego Futures Foundation, San Diego LGBT Center, and Vista Community Clinic.

Service providers continued to encounter barriers in the administration of the HOPWA program during FY 2018-19. Lack of affordable housing options, permanent supportive housing, rapid rehousing resources, ADA compliant units or units that accept animals in the San Diego region, rising rental costs and long waiting lists for rental assistance, continued to be the most prevalent barrier, especially for households who operate on a fixed income. HOPWA clients are especially impacted by housing scarcity due to the negative health outcomes associated with individuals who are homeless and diagnosed with HIV/AIDS. These individuals are living on extremely low or no income and often are dealing with significant health, mental health and substance abuse issues. Engaging with clients to develop shared goals to decrease their vulnerability, as well as managing client expectations for service delivery is one of the many barriers encountered by some of the HOPWA providers. An affordable housing development has been completed and will alleviate some of this need. The development includes 12 units for individuals and families living with HIV/AIDS, 26 units targeted to veterans and 13 units set aside for households with income under 60% AMI.

Coordinating with low income housing developers as well as advocating for additional units for HIV/AIDS+ clients provides a few (very limited) opportunities for clients to get into these newly developed units. Maintaining relationships with management companies that provide low-income and subsidized housing units and disseminating information to clients searching for housing (i.e. who takes section 8, who has low-income apartment units they would qualify for, allows pets, who has current availability, etc.) Community outreach at housing and case management meetings as well as participation at community health fairs and community forums regularly.

HOPWA providers report that mental health and substance abuse issues present unique challenges when serving clients. Collaboration with health centers and clinics and provision of specialized programs and services aim to provide comprehensive services to address this need. Transportation is another common barrier for HOPWA providers. Bus passes are sometimes available and utilizing services near the HOPWA provider's place of business are some of the solutions used. Lastly, there are the inherent challenges associated with the HIV/AIDS population such as unique health/medication needs and negative stigma that can make certain aspects of life more difficult for clients. HOPWA providers are specialized and experienced in terms of dealing with these barriers and continue to provide high quality services. Need for services typically outweighs resources, and accordingly many providers use waitlists to fairly offer services. Waitlist maintenance is consistent across programs and involves a chronological list of applicants that staff tries to keep current to facilitate contacting the next person on the list when services are available. One reported trend is that since the implementation of the harm reduction model which fosters longer stays, clients have been more successful in maintaining their stay in the programs and are accessing substance abuse and mental health services. The significant demand for housing and supportive services continues to far exceed the demand for these resources.

The Community Information Exchange (CIE) created by 2-1-1 has led to improved care coordination for HOPWA clients across community service providers who have opted to become involved. As more agencies become part of CIE, bi-directional referrals and increased collaboration with agencies who serve this population should ultimately lead to better client outcomes. Fortunately, 2-1-1 has a dedicated CIE team who continues to connect with community partners and engage them in partnership. In addition, the recent changes to the VI-SPDAT process per RTFH has changed the way all homeless individuals are able to connect with Rapid Rehousing and Permanent Supportive Housing resources. As a result, the many programs which HOPWA clients are eligible for remain inaccessible because the VI-SPDAT is required, but not readily available to all who need it.

Better integration and coordination between service providers (HOPWA and non-HOPWA) will allow more effective and efficient service delivery. This can be achieved at forums such as the Joint City/County HIV/AIDS Housing Committee, where providers can collaborate and work on solutions. Funding remained relatively stable going into FY 2018-19, and with changes to the HOPWA formula for grantees the region appears to be well situated going forward. Additionally, HOPWA providers are resourceful in leveraging other funding to support programs.



**CR-60: ESG 91.520(g) (ESG Recipients only)****ESG Supplement to the CAPER in SAGE  
For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

<b>Recipient Name</b>	SAN DIEGO
<b>Organizational DUNS Number</b>	138735407
<b>EIN/TIN Number</b>	956000776
<b>Identify the Field Office</b>	LOS ANGELES
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	San Diego CoC

**ESG Contact Name**

<b>Prefix</b>	0
<b>First Name</b>	Christina
<b>Middle Name</b>	0
<b>Last Name</b>	Bibler
<b>Suffix</b>	0
<b>Title</b>	Director, Economic Development

**ESG Contact Address**

<b>Street Address 1</b>	1200 Third Avenue
<b>Street Address 2</b>	0
<b>City</b>	San Diego
<b>State</b>	CA
<b>ZIP Code</b>	92101-
<b>Phone Number</b>	(619) 236-6421
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	CBibler@sandiego.gov

**ESG Secondary Contact**

<b>Prefix</b>	0
<b>First Name</b>	Lisa
<b>Last Name</b>	Jones
<b>Suffix</b>	0
<b>Title</b>	Vice President
<b>Phone Number</b>	(619) 578-7696
<b>Extension</b>	0

Email Address	Lisaj@sdhc.org
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**2. Reporting Period—All Recipients Complete**

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

**3a. Subrecipient Form - Complete one form for each subrecipient**

Subrecipient or Contractor Name	San Diego Housing Commission
City	San Diego
State	CA
Zip Code	92101
DUNS Number	0414812760000
Is subrecipient a victim services provider	N
Subrecipient Organization Type	Unit of Government
ESG Subgrant or Contract Award Amount	\$982,411

## **CR-65: Persons Assisted with ESG**

This section has been replaced and can be found in in Attachment 3: ESG SAGE Report.

## CR-70: ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed – nights available	209227
Total Number of bed – nights provided	188304
Capacity Utilization	90%

**Table 15 – Shelter Capacity**

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The SDHC used performance measures in their contracts with providers that were similar to RTFH goals. The performance measures in the following supplemental tables were used to assess the ESG programs administered by the SDHC.

Shelter Programs	Households exiting to stable housing (Permanent Housing or Longer-Term Housing)  Goal: 65%	Persons who exited with any type of income  Goal: 50%	Prioritizing Persons from the Streets, Emergency Shelter, or Safe Havens  Goal: 100%	
Cortez Hill Family Program	60%	83%	74%	
Connections Housing	49%	55%	77%	
Single Adults Interim Shelter Program	37%	34%	94%	
Rapid Rehousing Programs	Prioritizing Persons from the Streets, Emergency Shelter, or Safe Havens  Goal: 100%	Persons are stably housed  Goal: 90%	Persons are rapidly housed within 60 days  Goal: 90%	Adults Employed at Exit  Goal: 65%
ISN RRH	N/A	N/A	N/A	N/A
PATH RRH	100%	75%	35%	33%

**Supplemental Table 3S – ESG-Funded Rapid Re-Housing Programs Performance Measures**

## CR-75: Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	PY 2016	PY 2017	PY 2018
Expenditures for Rental Assistance	N/A	N/A	N/A
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	N/A	N/A	N/A
Expenditures for Housing Relocation & Stabilization Services - Services	N/A	N/A	N/A
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	N/A	N/A	N/A
<b>Subtotal Homelessness Prevention</b>	-	-	-

**Table 16 – ESG Expenditures for Homelessness Prevention**

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	PY 2016	PY 2017	PY 2018
Expenditures for Rental Assistance	\$82,051	\$106,770	\$137,647
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$140,444	\$142,655	\$116,032
Expenditures for Housing Relocation & Stabilization Services - Services	\$100,101	\$69,417	\$66,421
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	\$0
<b>Subtotal Rapid Re-Housing</b>	\$322,596	\$318,842	\$320,100

**Table 17 – ESG Expenditures for Rapid Re-Housing**

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	PY 2016	PY 2017	PY 2018
Essential Services	\$595,563	\$518,631	\$538,797
Operations	\$0	\$0	\$0
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
<b>Subtotal</b>	\$543,113	\$919,419	\$974,763

**Table 18 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

Expenditure Type	Dollar Amount of Expenditures in Program Year		
	PY 2016	PY 2017	PY 2018
Street Outreach	N/A	N/A	N/A
HMIS	N/A	N/A	N/A
Administration	\$74,445	\$73,578	\$72,785

**Table 19 – Other Grant Expenditures****11e. Total ESG Grant Funds**

Total ESG Funds Expended	PY 2016	PY 2017	PY 2018
	\$992,604	\$981,051	\$931,682

**Table 20 – Total ESG Funds Expended****11f. Match Source**

Source	PY 2016	PY 2017	PY 2018
Other Non-ESG HUD Funds	\$956,594	\$1,318,078	\$776,307
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$0	\$4,952,654
Private Funds	\$270,332	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
<b>Total Match Amount</b>	<b>\$1,226,926</b>	<b>\$1,318,078</b>	<b>\$5,728,961</b>

**Table 21 – Other Funds Expended on Eligible ESG Activities****11g. Total**

Total Amount of Funds Expended on ESG Activities	PY 2016	PY 2017	PY 2018
	\$2,219,530	\$2,299,129	\$6,660,643

**Table 22 – Total Amount of Funds Expended on ESG Activities**