



# 2010-2015 Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

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

The priority objectives in the Strategic Plan for Program Years 2010 through 2014 (July 1, 2010-June 30, 2015) are as follows:

- implement programs to address the critical issues facing individuals and families who have been affected by the economic recession of the past two years;
- implement strategies in the Crown Heights/Eastside Neighborhood Revitalization Strategy Area (NRSA) Plan including economic development activities on San Diego Street and completion of infrastructure improvements in Crown Heights;
- expand services to prevent homelessness of families at risk of homelessness and promote rapid re-housing of families made homeless as a result of the economic recession through programs of the North San Diego County Alliance for Regional Solutions and the Homelessness Prevention and Rapid Re-housing Program (HPRP);
- complete construction of the 80-unit Lil Jackson Housing Project for very low-income seniors;
- complete the acquisition and rehabilitation of 50 to 100 rental units each year to maintain these units as decent, safe and affordable housing for very low- and low-income households;
- expand positive youth development programs to address the issues of youth violence and reduce involvement in youth gangs, and promote academic achievement for all children and youth;
- support programs that help seniors and persons with disabilities, especially those who live alone, maintain independent living;
- identify new ways to promote job training and vocational training opportunities for the "working poor" to enable them to obtain living wage employment and work that offers upward mobility through education and professional training;
- develop and implement a partnership program that will encourage service clubs and faith-based organizations to enter into longer-term commitments of volunteer service, replacing one-day projects with year-long commitments of service.

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The City will continue funding a housing rehabilitation loan program for single-family owner-occupied homes and a grant program for owner-occupied mobilehomes to improve the quality of housing stock occupied by low/very low-income families. The City will continue a first-time homebuyer program with HOME funds, and will complete the Neighborhood Stabilization Program with funds allocated from the State Housing and Community Development Department (HCD).

The City's primary anticipated outcomes from investment of CPD funds are an increased sense of safety and stability in the low-income neighborhoods of the City and overall visible improvements and demonstrable public safety improvements in the Libby Lake, Eastside and Crown Heights neighborhood. The City has implemented for itself and all subrecipients the CDBG outcome performance measurement system. The City will seek to achieve highest rankings in the annual Program Review Letter and to score in the 75<sup>th</sup> percentile and above in HOME scoring.

The City will work across all departments to ensure full compliance with American Recovery and Reinvestment Act of 2009 (ARRA) requirements, especially with regard to transparency and accountability. All reports submitted to federal agencies will be placed on the City website (pdf files). The City anticipates that it will spend all CDBG-Recovery Act funds by the end of calendar year 2010 and that it will spend all HPRP funds by the end of PY 2010.

CPD review of the City's 2009 Action Plan and CAPERs for Program years 2008 and 2009 revealed the lack of any CDBG support for economic development and problems in meeting deadline compliance for HOME funds, especially the 15% CHDO set-aside funds. The City will work on an economic development program in PY 2010 and beyond for improved job opportunities at businesses and commercial enterprises for the current low-income workforce and ways to support micro-enterprises. The City will work with local CHDOs to identify eligible projects for use of HOME CHDO funds, and will remain in full compliance with both allocation and expenditure deadlines. The City will particularly look for projects to develop new housing with CHDO funds that benefits residents in the Crown Heights / Eastside NRSA.

In light of the ongoing economic recession with consequent declines in tax revenue to the State and reduced funding for local programs, the City of Oceanside plans to review in PY 2010 the priorities and practice for use of CDBG funds. This may impact how future CDBG funds are distributed for public services, capital projects and neighborhood revitalization. Enhancing a positive, safe and healthy environment for all residents of the City will always remain a primary concern for use of CDBG funds.

## Strategic Plan

Mission Statement: The Mission of the City of Oceanside is to enhance the quality of life through outstanding service to its diverse community.

Vision Statement: The City of Oceanside will be a safe, culturally diverse community that empowers its citizens to provide an environment that promotes economic development, supports quality education, fosters the cultural arts and preserves its natural resources.

Core Values: The City of Oceanside values integrity, diversity, excellent customer service, quality of life, teamwork, leadership and innovation.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed.*

The City of Oceanside is a 41.2 square-mile California coastal community located 36 miles north of San Diego and 84 miles south of Los Angeles. Oceanside was incorporated in 1888 and now has a population of 183,095 (2010 est.), making it the third largest city in the county. The City enjoys 3.7 miles of beachfront with a recreational pier and a small craft harbor providing 870 permanent and 90 transient slips as well as berths for commercial deep sea fishing vessels. Marine Corps Base Camp Pendleton, the largest amphibious training base on the West Coast, borders Oceanside to the north. Camp Pendleton covers 150 square miles and is home station to 32,000 Marines and 5,000 Navy personnel; 6,100 civilian employees work on the base as well. Approximately 50,000 military personnel and their dependents live on the base while others live in neighboring communities.

Oceanside is typical of the demographics of southern California, being 47.9 percent white/Anglo, 34.6 percent Hispanic/Latino, 5.8 percent black/African-American and 7.3 percent Asian/Pacific Islander, including the largest Samoan population outside of the islands. Census 2010 will most likely confirm that the City is less than 50 percent non-Hispanic White, making it a multiple-minority City. Median household income (2009 est.) is \$69,044, approximately \$3,700 less than the region median, with 27.5 percent of the households reporting below \$30,000. Median age of the residents is 33.9 years, two years younger than the region median age.

Predominant business activity in Oceanside includes light industry and manufacturing, retail trade, health services, beach-related tourism and government/military, with a growing technology sector. Proposed resort and hotel developments in the downtown coastal and redevelopment areas will increase the number of tourists with consequent increase in local tax revenue, but the current economic climate has postponed most new building starts in the City. When they are completed, these developments will also increase job opportunities although most jobs will be in lower-paying service sector employment. The economic downturn of the past two years has affected the City along with all of southern California and the nation. The City is not dependent upon one or two primary sources of sales tax revenue but still faces a negative outlook for the General Fund budget in the next three years. The growing budget shortfall for the State of California poses a continuing threat to all local governmental agencies that are dependent upon the Legislature for allocation or property tax funds.

The City has three neighborhood areas that meet CDBG eligibility requirements: Crown Heights is the most densely populated neighborhood in the City and has a significant population of immigrant families from Mexico, Central and South America. Adults are primarily Spanish-speaking with limited education, although employment is high. High rents have led to two and even three families living in one apartment. There is one small park in the neighborhood. Social services agencies and community clinics provide services at a City-sponsored community resource center; the City and nonprofit agencies sponsor programs for children and youth.

The Eastside neighborhood is a more settled area with a mix of rental and owner-occupied housing, and a generally higher average family income. Some families have lived in the Eastside for multiple generations. The area has long had a problem with youth gangs; the first neighborhood-based gang injunction was filed against gang members in this neighborhood. Recreation facilities in the Eastside are no longer adequate for neighborhood needs, and the City has initiated planning for new or

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expanded recreation and community facilities in the area. The City will begin activities under the Crown Heights and Eastside neighborhoods NRSA beginning with PY 2010.

The third area is the North San Luis Rey Valley area of the City with the Libby Lake/Calle Montecito neighborhoods. The City established a Neighborhood Revitalization Strategy Area project in the Libby Lake area in 1998, which has led to significant improvements to large apartment complexes, development of a new multi-purpose resource center with a community clinic, and improved streets, sidewalks and lighting. The last project under this NRSA is completion of twenty for-sale homes by Habitat for Humanity on City-owned land; the homes will be affordable to low-income families. Habitat will complete the last five homes in PY 2010. This is the final project of the NRSA in this area; the City will not propose other projects for the area other than continuing CDBG-funded public services activities.

Another part of the North San Luis Rey Valley area – the Mesa Margarita and Back Gate neighborhoods – has become a new focus for activity in recent program years. An Oceanside Police Department officer was shot and killed in the neighborhood in late 2006, the fourth officer to die in the line of duty since 1888 but the second in a three-year period. The City Council directed the establishment of the Oceanside Community Safety Partnership (OCSP) because of gang activity in this neighborhood. The U.S. Office of Juvenile Justice and Delinquency Prevention awarded the OCSP \$400,000 in funding for PYs 2009 - 2011, and the State of California awarded a Gang Resistance, Intervention and Prevention (GRIP) Program grant to the Oceanside Police Department to implement a three-year comprehensive truancy prevention program beginning in PY 2009. The Oceanside Police Department has increased the number of patrol officers dedicated to youth gang issues; two officers are now on duty each day.

*2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

The primary factors directing the allocation of CPD and local funds are the identification of needs in particular neighborhoods, and the presence and ability of community-based organizations and nonprofit social service and health agencies to carry out activities to meet those needs. Activities to address needs in the established NRSA neighborhoods will have a higher priority than Citywide activities. The City Council establishes the priority of concerns by weighing all identified needs against available resources. The City Council also seeks to balance the often-competing concerns of different groups by funding primary services for each targeted population (e.g., youth, seniors, etc.) while also supporting services to specific special needs populations (battered spouses, homeless families, etc.).

Allocations of CPD funds for PY 2010-2015 reflect the two primary concerns of promoting positive youth development and serving needy seniors and other special needs populations in the City, together with a central emphasis on implementing the Crown Heights / Eastside NRSA Plan. The City will use the additional ARRA funds, known as CDBG-R funds, for capital projects that will provide employment for residents and a long-term benefit to local organizations. Projects will be located primarily in low- and moderate-income neighborhoods; the City will work with contractors for full compliance with Section 3 requirements so that local workers who are unemployed have opportunity for work on the projects, and full compliance with prevailing wage requirements and other ARRA provisions.

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The continuing economic recession with rising unemployment, falling home values and a high number of foreclosures has resulted in increased need for emergency assistance for families. This issue will become a priority concern during PY 2010 and for the 2010-2015 Consolidated Plan. A significant decline in tax receipts and a continuing budget crisis on the State level has resulted in declining support for many programs designed to help the poor and needy. The City will use its Recovery Act Homelessness Prevention funds to address the most serious of needs in the community and will work with its nonprofit partners to develop common approaches to helping individuals and families.

### *3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

The primary obstacle to meeting underserved needs is the limited amount of resources available for particular needs. The ongoing budget crisis in California has resulted in reductions in current funding for local governmental agencies and insecurity about future funding for health and social services. The people of the State of California did approve large bond measures for important infrastructure and transportation improvements, but payments on these bonds and those passed in the past decade place an increasing demand on the annual State budget. The concurrent reduction in funding by Congress for federal CPD and other grant programs has made allocation of CDBG funds on a local level more difficult for recipients.

The current economic recession triggered by failures in the sub-prime mortgage market and related securities together with rising energy costs are factors over which local governments have no control. Rising unemployment and falling home prices have reduced both income tax and property tax payments, with consequent reduction in funds available to local government. This same economic crisis has brought increasing demands for emergency services by families whose income no longer provides for basic life necessities. CDBG funds have become the primary means by which the City of Oceanside supports public services beyond programs of the Oceanside Public Library and the Parks and Recreation Division. The reduction of funding for the CDBG program by Congress over the past five years has further limited the City in its ability to respond to the needs of very low- and low-income families in the City.

Wages for those who are working have not kept pace with the cost of living in the region, leading to an increasing disparity between wages and the cost of housing, fuel and family necessities. This is especially true for low-income families, who have been particularly hard-hit by the escalating cost of fuel and energy and the steady increase in food costs. The lack of health insurance for many working families has increased the demand for healthcare services from local nonprofit community clinics; rising housing costs (rental) in relation to household income has brought a similar increased demand for emergency food distribution programs serving the working poor when wage earnings run out before the end of the month.

Housing costs impact nonprofit agencies as employees leave to work elsewhere due to the inability of most moderate-income families to purchase homes in the region. Such moves have lessened with the rise in unemployment, making many employed persons reluctant to risk moving without guaranteed employment elsewhere. The development of local workforce housing has become a concern for business leaders and for transportation planners. The cost of rental and difficulty in acquiring for-sale housing in the region and throughout most of the State has brought overcrowding in apartments for very low-income families, and made home ownership almost impossible for even moderate-income families. Current estimates show that less than 20 percent of San Diego families have income that would qualify them to purchase a home in the area, which means that many families could not even at current prices qualify to buy the homes in which they live. The collapse of the sub-prime mortgage market and related

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“credit crunch” has led to foreclosures and abandoned homes in the City, and greater pressure on rental housing. While housing prices have dropped dramatically in the past year, uncertainty about employment and stricter standards for loans still keep many renter families out of the market.

Conflicting demands on local government also prevents the City from addressing some long-term issues, particularly with regard to homelessness and neighborhood revitalization. Budget restrictions may also reduce the availability of recreation programs for children and youth, library services and other community-based activities as the City reduces funding for non-public safety programs.

## **Managing the Process (91.200 (b))**

*1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

The Neighborhood Services Department - Housing and Code Enforcement Division of the City of Oceanside is responsible for managing the Section 8 Housing Choice Voucher, Family Self-Sufficiency, Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs from HUD. Housing staff oversee a HUD Supportive Housing Program grant, manage the CDBG-funded housing (loans) and mobilehome (grants) rehabilitation programs and the HOME-funded first-time homebuyer program. Following direction of the City Council, the Department develops the five-year Consolidated Plan for Housing and Community Development, the Strategic Plan with objectives, strategies and performance measurements, the annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). The Department works with the Community Development Department – Planning Division to prepare and implement the Housing Element of the City’s General Plan. The Housing Division works with other City units including Parks and Recreation, Public Works, Economic Development and the City Manager’s office. Housing Division staff work with local and regional nonprofit housing, social service and health agencies, faith-based organizations and neighborhood associations to manage existing and develop new programs covered by the Consolidated Plan.

The Department manages the CDBG-Recovery Act Program, Homelessness Prevention and Rapid Rehousing Program (HPRP) funded under the ARRA of 2009, and will be responsible for assuring transparency and accountability for the programs as set forth in the ARRA of 2009. The Department will be responsible for preparing and submitting the quarterly reports to HUD and will make these reports available to the City Council and to the general public through the City of Oceanside’s web site. The Department also manages funds made available from the State of California under the Neighborhood Stabilization Program (NSP) and directs Neighborhood Revitalization Programs in targeted neighborhoods.

*2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

The City of Oceanside developed the 2010-2015 Consolidated Plan with the participation of public, private, nonprofit and community-based organizations and the collaborative effort of City staff of various departments. The City held three public hearings to gather public input and comment: the first before the City Housing Commission on March 23, 2010 and the second before the City Council on April 7. A third and final public hearing was held on May 5 for approval of the Plan and authorization to submit the Plan to HUD. The City advertised all public hearings in a local newspaper of general circulation; copies

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of public notices are attached in the appendices. The City released the draft Consolidated Plan and 2010-2011 Action Plan for a thirty-day public review on April 1, 2010. City staff made presentations concerning the goals, projects and objectives of the Consolidated Plan to various City citizen advisory bodies to gather community ideas and suggestions, including the Housing, Community Relations, Park & Recreation, and Economic Development Commissions.

City staff presented the proposed objectives and strategies of the Consolidated Plan for review and comment to neighborhood organizations in CDBG-eligible neighborhoods, including the Eastside, Crown Heights and Calle Montecito neighborhoods. The Neighborhood Services Department Director distributed copies of the proposed Consolidated Plan objectives and strategies to other department directors with a request that they provide comments and suggestions.

*3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

City staff distributed information about the draft Consolidated Plan to current CDBG subrecipients and asked for comment on the goals and objectives during annual monitoring visits in March and April 2010. City staff consulted with a variety of agencies in the development of objectives and strategies; agencies that were consulted and/or provided significant comment were:

- The Brother Benno Foundation, which provides social services and emergency assistance to homeless and very low-income individuals and families;
- the Oceanside Boys and Girls Club, which provides school-based afterschool programs for children and youth;
- Camp Fire USA, which provides recreational programs and academic assistance to children and youth in the very low-income Crown Heights neighborhood;
- Casa de Amparo, which provides housing and supportive services for abused and neglected children and youth ages 5-18 who have been removed from their homes
- Fraternity House, which provides residential care for very low-income persons with AIDS who might otherwise be homeless;
- the Family Recovery Center managed by Mental Health Systems, Inc., which provides residential treatment and transitional housing for women in recovery from substance abuse, particularly methamphetamines, including women with children and pregnant women;
- North County Health Services and Vista Community Clinic, both of which provide mental care for low-income individuals and families and for persons without health insurance, health education programs, pregnancy prevention and violence prevention programs for youth, and other programs and activities to improve the health and well-being of individuals, families and neighborhoods;
- North County Lifeline, which provides a broad range of social and mental health services for area residents and afterschool programs for children and youth;
- the Oceanside Senior Citizens Association and Meals with Love - Oceanside and Vista, which manage senior nutrition programs with both congregate dining and home delivery for low-income seniors and persons with disabilities;

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- Quality Children's Services and North County Community Services, which provide extensive preschool and child development services throughout the region;
- T.E.R.I., Inc, which provides services to children, youth and adults with developmental disabilities, including educational programs for children and youth, group homes for adults, therapy and recreational activities for all ages, and supportive services for families;
- the Women's Resource Center, which provides emergency housing and services for victims of domestic violence, and transitional housing for women and women with children who are moving from homelessness to independent, self-sufficient living;
- YMCA Youth and Family Services, which provides short-term residential care for homeless and runaway or throwaway youth, and outreach to street youth.

## Citizen Participation (91.200 (b))

### *1. Provide a summary of the citizen participation process.*

The City sought and encouraged citizen participation in the development of the 2010-2015 Consolidated Plan and this Strategic Plan through a number of activities spread over five months:

- Presentations to residents of CDBG-eligible neighborhoods at meetings of resident associations with comments translated as necessary into Spanish and response forms available in Spanish and English;
- Presentations to citizen advisory commissions composed of residents appointed by the City Council, including the Housing, Community Relations, Parks & Recreation and Economic Development Commissions;
- Information-gathering hearings before the Housing Commission including one public hearing in March during the development of the Plan;
- Hearings before the City Council on April 7, 2010, at the beginning of the public review period, and on May 5, 2010, for final approval of the five-year Consolidated Plan and 2010-2011 Action Plan and authorization to submit the documents and applications forms to HUD.
- The City made the draft Consolidated Plan available for a thirty-day period with paper copies at the Oceanside Public Library and the Neighborhood Services Department offices, and an e-copy on the City website. The City announced public hearings ten days in advance with display ads in the local newspaper, with information on how to make comments either at the hearings or in writing prior to the hearing. The City Council held all public hearings in the evening at the Oceanside City Hall, a location generally known to and accessible to residents of the CDBG-eligible neighborhoods in the City.

The City has an approved Public Participation Plan regarding the development, approval and any substantial amendments to the Consolidated Plan and annual Action Plans; a copy of the Public Participation Plan is included as an appendix.

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

Citizens made the following comments on the PY 2010 Action Plan and 2010-2015 Consolidated Plan at the public hearings noted above; no written comments were received by the April 30, 2010, deadline. *Responses by the City follow each comment.*

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- The City should seek ways to reduce the waiting time for Section 8 vouchers for eligible households; a four- to five-year wait is too long for eligible families.

*The City has no control over the number of housing assistance program vouchers available for distribution to eligible households; Congress determines and HUD distributes funding for the Housing Choice Voucher Program. The wait time in Oceanside is actually the same as or less than other San Diego County jurisdictions.*

- The City should promote access to health insurance for families without insurance.

*The local nonprofit community clinics and social service agencies already have programs to enroll eligible households in various public assistance programs including health insurance for children, SNAP (food stamps) and WIC, veterans' benefits and other programs. The City refers all inquires to these organizations.*

- The City needs to help "temporarily or situationally homeless" families with security deposits.

*The City uses Homelessness Prevention and Rapid Re-housing Program (HPRP) to provide security and utility deposits when the household can demonstrate that they will be able to pay the rent in full and in a timely manner after three months of rental assistance.*

- How can the City help persons who are dealing with a family member or friend who presents initial signs of dementia?

*This is too complex an issue for the City and beyond the scope of a municipal government; the appropriate agency is the Aging and Independence Services and Adult Protective Services of the County of San Diego Health and Human Services Agency.*

- The City should provide relief from code restrictions on the number of adults living in one home when families house other family members who have lost their housing due to the current economic recession.

*While the City does have a "mini-dorm" ordinance that prevents more than six unrelated adults from occupying ordinary single-family homes, there is no restriction on the number of family members - persons related by blood or law - from occupying a particular residence. The only restrictions in these cases have to do with vehicle parking, health and safety restrictions, and code restrictions that apply to all dwelling units, i.e., no garage conversions.*

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

The primary effort to broaden participation in the development of the consolidated plan is through presentations and surveys at meetings of neighborhood associations in neighborhoods with significant minority populations, and by providing information in Spanish and English. City staff persons also seek comments and suggestions during development of the consolidated plan from organizations that serve persons with disabilities, including persons with developmental disabilities, physical disabilities and/or AIDS/HIV+, and persons dealing with substance abuse or mental illness. City CDBG staff always seek comments from subrecipients during annual monitoring visits.

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

See responses to citizen comments in 2. above. The primary reasons for not accepting comments that would change the Action Plan or Consolidated Plan is that either the comment was in regard to issues over which the City has no control, e.g., funding for the Housing Choice Voucher program, or the comment was in regard to issues that are outside the mandate for a municipal government, e.g., ensuring that residents have access to health insurance.

Other citizen comments not reported here had to do with typographical errors and wrong or misspelled names of organizations; the City corrected all such errors in the final draft.

## **Institutional Structure (91.215 (i))**

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*

Following is a description of the institutional structure through which the City of Oceanside, other public institutions, businesses, nonprofit and community-based organizations carry out the Action Plan. All of these organizations play a part in providing affordable housing, managing public facilities and offering social and health services to the community.

### a. Public Agencies:

The City of Oceanside has a five-member City Council, which also serves as the Community Development Commission (CDC); the CDC is a separate legal entity that fulfills roles as the Public Housing Authority and the Redevelopment Agency. The City Council holds public hearings, sets policies and priorities, adopts the City's biennial budget and allocates the City's entitlement funding. The City Manager is responsible for the implementation of Council-approved policies, resolutions, and budgets. The Neighborhood Services Department – Housing and Code Enforcement Division manages the Section 8 Housing Choice Voucher, Community Development Block Grant and HOME Investment Partnership Programs. The Department also includes the Parks & Recreation Division. The Department manages four neighborhood resource centers in low- and moderate-income neighborhoods, manages City recreation programs at four recreation centers as well as summer programs in various parks, and supports grantwriting activities of other departments when related to community development activities. Other City departments directly involved in HUD-funded projects include the Community Development (Building and Planning Divisions), Public Works, and Police Departments, the Oceanside Public Library, the City Manager and City Attorney.

The Neighborhood Services Department prepares the five-year Public Housing Authority (PHA) Plan and annual PHA plans for consideration and adoption by the City Council. The Housing Commission reviews this plan; it is generally available for public review during a 45-day period prior to submission to the City Council.

The County of San Diego Housing and Community Development (HCD) Department coordinates the Continuum of Care Committee and submits the annual Super NOFA application. The County has collaborated with cities to develop and fund local housing projects, including the North County Solutions for Change Family Center (transitional housing for homeless families) and HOPWA funds for four units in the Old Grove Apartments in Oceanside. The County HCD Department manages the AIDS Housing Committee, which allocates funds to Fraternity House, also supported by City CDBG

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funds, and the Marisol Apartments in Oceanside, which provides housing and other services for low- and very low-income persons with AIDS and their families. The City and County Section 8 administrators work together as the City has a number of Section 8 portable vouchers from the County. The County of San Diego Health and Human Services Agency manages the CalWORKs program through the North Coastal Region office located in Oceanside. The City participates in the regional Task Force on the Homeless, the Continuum of Care Committee, the local FEMA and EFSP committees and other groups. City CDBG staff participate in the regional quarterly meetings of CDBG coordinators and work with other jurisdictions for joint monitoring of subrecipients whenever possible.

The San Diego Association of Governments (SANDAG) is the regional planning agency for housing, transportation and land use. SANDAG prepares the regional housing needs determination and in 2004 issued a Regional Comprehensive Plan (RCP) as a planning blueprint for the County. The City's five-year Consolidated Plan and annual action plans draw on the RCP for information and direction. The City used the consulting arm of SANDAG for preparation of the City's 2005-2010 Housing Element of the General Plan.

The City of Oceanside seeks funds from the State of California Department of Housing and Community Development for housing projects and for programs to assist homeless individuals and families. The State awarded housing funds to the City for development of *La Mision Village*, a mixed-use project with 80 rental units for low- and very low-income households and 6,000 square feet of retail or commercial space, which opened in 2008. The City works with local social service and housing agencies to identify projects that would qualify for State Proposition 1C of 2006 housing bond funds, and for funds under the State Mental Health Services Act of 2004.

### b. Citizen Advisory Commissions:

The Housing Commission is a nine-member citizen advisory board appointed by the City Council to advise and make recommendations to the City Council on housing policies, priorities, and projects. The Housing Commission includes two Section 8 tenants. The Commission is involved in reviewing all HOME and CDBG-funded housing proposals and neighborhood revitalization projects. The Community Relations, Youth, Senior, and Parks and Recreation Commissions are also directly involved in reviewing and making recommendations on CDBG applications. Each of these commissions discusses current community issues, and makes recommendations to the City Council on ways to improve the community for all residents.

### c. Collaboratives and Neighborhood Groups:

The City works with neighborhood associations in the low- and moderate-income neighborhoods of the City, including United Citizens Action (UCAN) and Eastside Neighborhood Association in the Eastside neighborhood, *La Corona Limpieza* in the Crown Heights neighborhood, and the Libby Lake Residents Association. These associations have helped to identify needs and set goals for revitalization activities to address the needs in their respective neighborhoods. The City has provided funding to Community HousingWorks (CHW) for leadership development activities with residents in Crown Heights; CHW did similar work at the initial stages of the Calle Montecito Neighborhood Revitalization Program. Code Enforcement officers attend neighborhood association meetings throughout the City to provide information to residents.

The City encourages collaboration among nonprofit social service, health and other community organizations by supporting partnerships and cooperative activity. The City participates in the Partners for Healthy Neighborhoods collaborative working in the Eastside and Crown Heights neighborhoods, and the North Coastal Prevention Coalition, which supports substance abuse prevention, education and treatment programs.

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Following direction by the City Council concerning youth gang prevention programs, the Neighborhood Services Department now provides staff support to the Oceanside Community Safety Partnership (OCSP) that received a \$400,000 from the Office of Juvenile Justice and Delinquency Prevention. The OCSP is a partnership of the Oceanside police Department, Neighborhood Services Department, North County Lifeline and Interfaith Community Services. The City partners with the Oceanside and Vista Unified School Districts, both of which serve students in Oceanside, for joint use of recreation facilities and to develop neighborhood-based afterschool programs. The Neighborhood Services Department works with McKinney-Vento staff persons in the two local school districts on programs for homeless students, using funds made available to the City through the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

### d. Nonprofit Social Service and Health Providers:

The City works with a wide range of nonprofit social service, health and community development organizations that address goals and objectives in the consolidated plan. Primary partners with which the City partners in various program areas are:

### e. Youth programs:

The Oceanside Boys and Girls Club, Campfire Boys and Girls, Joe and Mary Mottino YMCA, the City Parks and Recreation Department and several other organizations provide afterschool and summer programs for children and youth living in low-income neighborhoods. Vista Community Clinic Teen REACH and the North County Lifeline San Luis Rey program provide a range of activities and social services directed to at-risk youth in low-income neighborhoods.

### f. Senior Programs:

The Oceanside Senior Citizen Association and Meals with Love - Oceanside and Vista provide weekday meals for seniors and persons with disabilities with congregate dining at the Country Club Senior Center and home delivery to seniors who cannot get out.

### g. Social Services:

The Brother Benno Foundation, the North County Community Services - North County Food Bank, and Interfaith Community Services provide food, rental assistance, emergency services and a variety of social services for needy individuals and families. Women's Resource Center provides emergency shelter and supportive services for women and children fleeing from domestic violence. Casa de Amparo provides shelter and services for abused and neglected children who have been removed from their homes. YMCA Youth and Family Services offers short-term shelter and counseling for runaway and/or homeless youth, and cooperates with Stand Up For Kids for outreach to street youth. New Haven Youth and Family Services, Inc. manages two homes in Oceanside for boys ages 14-18, in addition to their main residential facility in Vista. New Haven recently became a YouthBuild site and is expanding an existing woodworking shop into a construction-training program in partnership with local trade unions. Mental Health Systems, Inc. operates the 90-bed Family Recovery Center residential treatment program for women in recovery from substance abuse, including women with children. McAlister Institute for Treatment and Education (MITE) operates a north coastal regional center for outpatient substance abuse treatment, including adolescent treatment and recovery programs. T.E.R.I., Inc. offers residential and educational programs for children and adults with developmental disabilities. North County Lifeline provides a broad range of social and mental health services.

### h. Homeless services:

North County Solutions for Change operates a 32-unit Family Center for homeless families, and the Women's Resource Center operates a 23-unit Transitional Housing

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Facility for homeless women and their children. Mental Health Services, Inc. manages the Family Recovery Center for women in recovery from substance abuse, including women with children and pregnant women. The Brother Benno Foundation and Interfaith Community Services Coastal Service Center provide supportive services to homeless persons and families, and cooperate in an emergency rental assistance program for families to prevent homelessness. Bread of Life Mission manages a fifty-bed emergency winter shelter program in Oceanside, and the San Diego Interfaith Shelter Network manages a regional winter shelter program for homeless individuals and families in partnership with faith-based organizations. The City participates and supports the Alliance for Regional Solutions, which manages the winter shelter system in San Diego North County.

### i. Childcare for low-income families:

North County Community Services, Quality Children's Services, Ivey Ranch Park Association, and the Oceanside and Vista Unified School Districts offer affordable, quality childcare throughout the city. MAAC Project operates several HeadStart sites in the City. The Oceanside Public Library provides resources for childcare centers and for home daycare providers to support "ready-to-learn" activities in the preschools. The City has implemented a "fasttrack" permit approval process for persons establishing home-based childcare programs in order to encourage more neighborhood daycare.

### j. Business Partners:

The City seeks to expand economic opportunity through partnerships with private industry, especially to attract new "living wage" jobs to the City. The City also works with local educational institutions - MiraCosta Community College and California State University at San Marcos - to develop education and vocational training programs that will prepare residents to work in local businesses and industries. The City works with the San Diego WorkForce Partnership and the North Coastal Career Center in Oceanside, the nonprofit SER/Jobs for Progress vocational training program, and the State Employment Development Department to develop a workforce that meets the needs of business and industry. Interfaith Community Services and New Haven Youth and Family Services, two local nonprofit agencies, work with labor unions to promote apprentice programs and vocational training, especially for young people. Welcome Homes Ministries works with local businesses to place persons recently released from incarceration in positive work environments. The Faith Based Community Development Corporation offers financial literacy and credit/debt management classes for families, especially first-time homebuyers.

### k. Educational Institutions:

The City collaborates with MiraCosta and Palomar Community Colleges and California State University at San Marcos whenever possible, and offers opportunities for students at these schools to engage in service learning opportunities. The City encourages local nonprofit organizations to use students as interns.

## 2. *Assess the strengths and gaps in the delivery system.*

The City has identified the following gaps between needs and accomplishments:

- Limited state financing for affordable housing (e.g. State bonds);
- The limited number of nonprofit developers willing and able to develop permanent supportive housing for persons with disabilities, and community opposition to the placement of group homes in established neighborhoods;
- The steady reduction in available funding for social service, health and community development services from federal and state agencies;

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- The need for education including language and literacy education for new immigrants, especially those coming from Mexico, Central and South America;
- The rapid rise in the cost of living in the region that is not matched by a similar rise in wages, especially for low- and moderate-income families;
- An increasing need for health services when many individuals and families are losing health insurance coverage due to unemployment, while funding for community clinics is being restricted; and
- Increasingly restricted budgets for City and county agencies that deal with homelessness, unemployment and welfare programs, and other social and health services at a time when the demand for these services is significantly increasing by persons made jobless by the current recession.

The City does have significant strengths to deal with the gaps:

- The City has developed positive working relationships with and will support nonprofit housing development organizations for both rental and for-sale housing projects in the City, including acquisition / rehabilitation projects that will maintain rental units affordable to very low- and low-income households.
- The City is an active participant in regional and sub-regional planning projects for housing, transportation, and economic development, including long-term planning by the San Diego Association of Governments (SANDAG).
- The City completed a Comprehensive Affordable Housing Strategy in 2004 that identified ways to encourage and support development of housing for low- and moderate-income families in the City, particularly with regard to acquiring specific properties for housing development.
- The City updated the Comprehensive Affordable Housing Strategy in the 2005-2010 Housing Element of the General Plan; the State Housing and Community Development Department approved the Housing Element in 2009.
- The City provides technical assistance to developers and community-based organizations willing and able to develop affordable housing and public services facilities, including support for Community-Based Development Organizations (CBDO) and Community Housing Development Organizations (CHDO). The City fully utilizes its 15 percent CHDO set-aside of HOME funds.
- The City has worked with Community HousingWorks, National Community Renaissance of California - CORE (formerly SoCal Housing), Habitat for Humanity of San Diego, Southern California Presbyterian Homes, and the Local Initiative Support Corporation (LISC) for affordable housing projects in Oceanside. LISC is a national non-profit organization dedicated to affordable housing and community development. Community HousingWorks is a primary partner for neighborhood revitalization programs in the Libby Lake and Calle Montecito neighborhoods and more recently, the Crown Heights and Eastside neighborhoods.
- The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders for the City's first-time homebuyer program. Banks have proven more restrictive on loan approvals in this current recession; this has made financing of housing and economic development projects more difficult and/or more expensive.
- The City has developed positive working relations with nonprofit organizations that provide services to residents, and has been able to encourage partnerships and collaborative activity among these organizations.

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- The City sponsors biannual informal gatherings of representatives from agencies with common areas of service, including senior service providers, homeless and emergency service providers, and volunteer coordinators. These gatherings provide opportunity to share information, exchange ideas and promote positive working relationships.
- The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information, letters of support and memoranda of understanding whenever possible and appropriate. The City assists with the development of grant proposals by providing demographic information and other technical assistance as requested.
- The City has an active Economic Development Department that seeks to bring new jobs to the City, especially "living wage" and higher-paying jobs.

*3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

The Neighborhood Services Department operates and manages the City of Oceanside's Public Housing Agency (PHA) under the direction of the Community Development Commission and the PHA five-year plan. The members of the Oceanside City Council serve as the Community Development Commission (CDC). The Oceanside PHA does not own or manage any public housing; the PHA does manage a Section 8 Rental Assistance Program, a Mobilehome Rental Assistance Program (M-RAP), and a Family Self-Sufficiency (FSS) Program.

The Neighborhood Services Department administers the Section 8 Housing Choice Voucher Rental Assistance Program. HUD provides the PHA with funding to assist very low-income households earning up to 50% of Area Median Income. Households receiving assistance pay between 30 and 40 percent of their adjusted gross income for rent and utilities. Under the voucher program, the household may rent a unit that exceeds the Fair Market Rent (FMR), but must pay the difference between the voucher amount and the actual rent. However, the household's portion of the rent cannot exceed 40 percent of the adjusted household income.

The City currently manages 1,313 vouchers for its Section 8 program, and administers approximately 220 portable vouchers. Over 5,000 households are on the Section 8 waiting list, with an estimated wait time of four years. The PHA strives to achieve and maintain a 100 percent lease-up rate and is rated as a high performer in the annual Section 8 audit (SEMAP). The PHA offers a Family Self-Sufficiency program (FSS), which assists Section 8 families to become free of all forms of welfare assistance. The FSS program coordinator assists families to develop educational and career goals and to access supportive services. A strong incentive in the program is a savings program. As families increase household income and thus pay more of the rental costs, the City deposits the difference between the former rental assistance level and actual assistance into an escrow account. When families move out of the Section 8 program, they receive these escrow funds.

The PHA provides a Mobilehome Rental Assistance Program (M-RAP) with funding from Section 8 Administrative Fee Reserves. The M-RAP program provides space rental assistance to very low-income mobilehome owner individuals and families, primarily

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seniors on fixed income, who are on the Section 8 Program waiting list. The M-RAP has assisted over seventy households since inception with twenty-five to thirty on the program at any time. The Community Development Commission maintains a rent control ordinance that limits increases in space rent in mobilehome parks in order to preserve this type of affordable housing, while guaranteeing park owners a fair return on their investment.

The Community Development Commission approves the five-year and annual PHA plans, and any other actions of the PHA. The City develops new affordable housing - both rental and for-sale - in partnership with housing development organizations. The City does regular inspections of rental housing developed with HOME, State bond or other City funds to ensure that properties are maintained properly, and that low- and moderate-income individuals and families are the beneficiaries of the projects.

### **Monitoring (91.230)**

*Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Monitoring of subrecipients emphasize program, financial, and regulatory performance of CDBG subrecipients, including subrecipients of ARRA funds and subrecipients of capital improvement project funds in the past five years. Primary objectives are

1. to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars, including Davis-Bacon prevailing wage requirements when applicable;
2. to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and
3. to provide technical assistance to subrecipients as needed or requested.

The City provides subrecipients with copies of HUD documents and circulars from the Office of Management and Budget (OMB) that provide guidance on managing CDBG, ESG, HOME and other federal grant programs. All subrecipients receive the latest edition of *Playing by the Rules: A Handbook for CDBG Subrecipients*. The City provides copies to new subrecipients at the beginning of the program year together with instruction on reporting requirements and obligations under the agency's contract with the City. All subrecipients are informed about HUD performance measurement requirements and outcome statements. Staff provide additional information to subrecipients that receive CDBG funds for capital projects as to the length of time that that funded project must meet National Objective and eligible activity requirements.

Specific steps in monitoring include the following:

- a. City staff review all proposed projects during the pre-award assessment to evaluate nature of activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and potential conflicts of interest; applications that do not meet HUD requirements or City guidelines are rejected.
- b. City staff prepare an environmental review document as part of contract preparation for each activity funded under CDBG and ESG programs to ensure compliance with federal and State requirements; the City Planning Division provides assistance with all environmental reviews. The City uses environmental compliance reports developed by the HUD Los Angeles Field Office.

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- c. North San Diego County participating jurisdictions conduct joint orientation training at the beginning of the program year for new subrecipients and new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program including reporting, financial management, and monitoring expectations.
- d. All subrecipients of CDBG-R funds receive additional information and training on the reporting requirements of Recovery Act programs, especially with regard to the quarterly reporting and financial tracking requirements of the Act.
- e. Subrecipients are required to provide reports at six and nine months that City staff evaluate for compliance with program objectives and finance requirements. The City uses these reports to identify potential problem areas that staff may want to explore in detail. A final/annual report from each subrecipient provides information for completing activities in IDIS and for the CAPER. Reports include both narrative explaining the project and information on beneficiaries (race, income level, etc.).
- f. Subrecipients that receive CDBG or CDBG-R funds for capital improvement projects or for acquisition of facilities are required to file reports every three months during the project period, beginning when the contract has been signed by the City. A final report including information on beneficiaries of the project is required within thirty days of project completion. The City does not approve final payment on such projects until the subrecipient has fulfilled reporting and other contractual requirements.
- g. The City requests an annual report from agencies that received CDBG or CDBG-R funding for capital improvement projects to ensure that the facility improved or acquired with federal funds is used for CDBG-eligible activities and/or serves an eligible population. This annual monitoring ends after five years.
- h. CDBG staff provide technical assistance as requested with subrecipients, especially those agencies that are new to or inexperienced with CDBG program requirements or with management of federal funds. Technical assistance can include review of financial management, performance measurement and program development.
- i. CDBG staff establish an annual monitoring plan including these components:
  - 1. Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year.
  - 2. Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities that fund particular subrecipients. City Parks & Recreation staff persons accompany CDBG staff on monitoring visits when the subrecipient provides services to youth or seniors in the City, or provides programming at City recreation centers.
  - 3. Annual on-site monitoring of all subrecipients, usually during April and May of the program year. The City notifies the subrecipient in advance of the visit, told the purpose of the monitoring, and advised as to any particular questions for discussion during the monitoring visit. The City arranges monitoring visits earlier in those years when the City is preparing its consolidated plan in order to elicit information and comments from subrecipients.
  - 4. Notification of the subrecipient with any findings from the monitoring visit, with comments on positive findings and deadlines for compliance and/or correction of deficiencies.
- j. City CDBG staff will request and maintain file copies of annual financial audits of subrecipient agencies, including Single Audits when required and any management

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letters. Subrecipients must clear any findings affecting financial management of CDBG or other CPD grant funds before further allocations can be awarded.

- k. The City will maintain a permanent file on all present and past subrecipients that includes the organization's basic legal documents: articles of incorporation, by-laws and any amendments thereto, IRS letter proving non-profit status, and copies of leases when CDBG funds are used for a program in a leased facility.
- l. City CDBG staff inspect facilities used to provide CDBG-funded programs to ensure that the facilities meet accessibility requirements for persons with disabilities and that subrecipients meet federal and state non-discrimination requirements. City staff completed a checklist of Section 504 requirements as part of Program Year 2009 monitoring of facilities and filed this in the subrecipient permanent document file. The City will work with CDBG and ESG subrecipients when facilities are not in full compliance with Section 504 requirements to correct deficiencies.
- m. HOME Program staff in the Neighborhood Services Department conduct monitoring and inspection of rental projects developed with HOME funds to ensure that only households that meet the specific income limitations occupy HOME-funded units, and that the owners or managers maintain these units in a healthy and safe condition. The City does its HOME inspections along with CDBG monitoring visits whenever possible. HOME Program staff use HUD HOME checklists to inspect rental projects developed with City mortgage or multifamily bond proceeds, and all units covered by the City's rental rehabilitation program.
- n. The City annually monitors borrowers using the City's first-time homebuyer loan program to ensure that the borrower is using the property as his/her primary residence and not as a rental property. This monitoring ends when the borrower completes repayment of the loan.
- o. City staff inspect rehabilitation/renovation construction activity including CDBG-funded rehabilitation projects for owner-occupied single-family residences (loans) or mobilehomes (grants), HOME-funded rehabilitation projects for transitional housing or permanent supportive housing, and rental rehabilitation projects using local City funds. Inspections are done prior to, during and upon completion of rehabilitation work; this inspection is in addition to and not in replacement of inspection by the City building inspectors. The City makes payments directly to contractors upon approval of work completed; the City holds the final payment until both City building inspectors and housing staff have approved the rehabilitation work.

## Priority Needs Analysis and Strategies (91.215 (a))

### 1. *Describe the basis for assigning the priority given to each category of priority needs.*

The 2010-2015 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the objectives based on established need, availability of funds to address the need, anticipated positive outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan process and revised based on public response and information on availability of federal, state and local funds. The current recession is a primary factor regarding the most effective use of CDBG and other funds available to the City. The Oceanside City Council makes the final decision on priority needs and the allocation of CDBG and other HUD funds. The City prioritized housing, homeless and community development objectives in the Strategic Plan in accordance with HUD categories, as follows:

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- a. High Priority Objectives – The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the plan.
- b. Medium Priority Objectives - If federal funds are available, the City will use such funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds.
- c. Low Priority Objectives - The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide letters certifying consistency with the consolidated plan for applications by local agencies for federal assistance, when the application is for funds for a project or activity that is directly related to one of the objectives in the Strategic Plan.

### *2. Identify any obstacles to meeting underserved needs.*

The primary obstacle toward meeting underserved or unmet needs is the lack of available funds for community development and public services. The current budget crisis in the State has led to restricted funding for social service and health programs, while also reducing the amount of funds returned to local governments by the State. Local governments across the State have to deal with successive rounds of budget-cutting, which affects how the City allocates CDBG funds. At the same time, the current recession with rising unemployment and underemployment has significantly increased demand for services from nonprofit social service and health agencies.

The collapse of the housing market and restrictions by banks on funding affordable housing projects continues to be a major obstacle in developing such housing. As the City becomes built-out with a diminishing amount of vacant land for new housing, the development of affordable housing becomes more expensive. The City will work with nonprofit social service, health, community development and housing organizations to make the best use of available funds, and will encourage collaboration and partnerships whenever possible for an effective response to community needs.

## **Lead-based Paint (91.215 (g))**

*1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*

The City of Oceanside has 29,334 housing units built prior to 1978 when lead was eliminated from paint used in housing; this is approximately forty-five percent of the units in the City (estimate 2008). While most of these units could contain lead-based paint hazards, the vast majority of the single-family units are occupied by moderate-income and higher income individuals and families. Units most likely to house extremely low-, very low- and low-income families are rental units in apartments or other multi-family dwellings. The City inspects units for lead-based paint hazards as part of approving rehabilitation loans, but only occasionally finds a unit requiring mitigation.

The County Health and Human Services Agency has shown higher than average levels of lead in blood tests of some children from the Crown Heights neighborhood, but this has been traced to lead-wrapped candy from Mexico and the use of cooking pots made with lead that have been brought in from Mexico and other Central American countries. The City does not consider lead-based paint to be an acute danger for residents in CDBG

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neighborhoods. At the same time, the City maintains an active outreach program to inform residents of such hazards, and an inspection program to identify lead-based paint hazards as part of building and code inspection efforts, inspections related to City-funded rehabilitation loans, and visual inspection of properties under consideration by first-time homebuyers. All persons receiving CDBG, HOME or local funds for acquisition or rehabilitation of housing built before 1978, including rehabilitation of rental units, receive information on lead-based paint hazards, whether or not a hazard has been detected.

*2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The City places a high priority on addressing lead-based paint hazards. Code Enforcement officers will look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Department inspectors will be alert to rental units of such age that the units may contain lead-based paint, and will inform tenants and property owners as part of their inspections of the dangers of lead-based paint. The City will distribute the brochures, "Lead Based Paint, a Threat" and "Protect Your Family from Lead in Your Home." The City will share and compare data on children with elevated blood levels with San Diego County Health and Human Services Agency, Vista Community Clinic, North County Health Services and Tri-City Hospital. The Housing Quality Standards (HQS) inspector, the Rehabilitation Specialist, and Section 8 Housing Specialists attend training on lead-based paint hazards. When Section 8 inspectors do initial or recertification inspections on units, they check first to determine the year the unit was constructed. If built prior to 1978 and the household has children under six years of age, the inspector must confirm that there are no loose paint chips or peeling paint anywhere in the unit. If the inspector does find peeling paint or chips, the unit must be inspected for lead-based paint before it can be approved for use by a household with a Section 8 Housing Choice Voucher. The following rule took effect in April 2010:

Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. HUD's Lead Safe Housing Rule (LSHR) requires clearance examinations. All housing receiving federal assistance must comply with the LSHR.

Child-occupied facilities are defined as residential, public or commercial buildings where children under age six are present on a regular basis. The requirements apply to renovation, repair or painting activities. The rule does not apply to minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair.

Contractors performing renovation, repair and painting projects that disturb lead-based paint shall provide to owners and occupants of child care facilities and to parents and guardians of children under age six that attend child care facilities built prior to 1978 the lead hazard information pamphlet **Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools.**

In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City will implement the following guidelines as recommended by HUD for housing and community development programs and for rehabilitation of residential properties. The term "rehabilitation" is used by HUD and the City to describe all residential renovation work.

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- a. For rehabilitation projects financed with CDBG or HOME funds that are for less than \$5,000, **“Do no harm” approach**. Lead safety requirements cover only the surfaces being disturbed. Program participants can either test these surfaces to determine if they contain lead-based paint or presume they contain lead-based paint. Work which disturbs painted surfaces known or presumed to contain lead-based paint is done using lead safe work practices, and clearance of the worksite is performed at the end of the job (unless it is a very small “de minimis” scale project) to ensure that no lead dust hazards remain in the work area. Training that meets the EPA’s RRP Rule requirements is sufficient for this work. “Clearing the work site” determines that all hazard reduction or abatement activities are complete and that no hazards remain in the unit. All contractors must follow these three simple procedures while working:
  - Contain the work area.
  - Minimize dust.
  - Clean up thoroughly.
- b. For rehabilitation projects financed with CDBG or HOME funds that are between \$5,000 and \$25,000, **Identify and control lead hazards**. Identify all lead hazards at the affected units and common areas servicing those units by performing a lead-based paint risk assessment. Control the hazards using interim controls. Participants may skip the risk assessment and presume that all potential lead hazards are present, and then must use standard treatments to address them. In addition to training that meets the EPA’s RRP Rule requirements, HUD-approved interim control training (such as the HUDEPA RRP curriculum) is required for renovators and workers. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.
- c. For rehabilitation projects financed with CDBG or HOME funds that are in excess of \$25,000, **Identify and abate lead hazards**. Identify all lead hazards at the property by performing a risk assessment and then abate all the hazards. Participants may skip the risk assessment and presume that all potential lead hazards are present and abate them. This approach requires certified abatement contractors perform the abatement part of the job. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.

Lead-based paint hazard regulations and inspection practices do not apply to senior-only housing units regardless of the age of the property.

Lead-Based Paint Hazards and Section 8 Rental Assistance, Homelessness Prevention and Rapid Re-Housing Program and Tenant Based Rental Assistance (TBRA):

Certain lead-based paint hazard requirements apply to units occupied by Section 8 and TBRA households that have one or more children under age six, the common areas servicing the units, and other areas used by unit residents and frequented by children under age six. The HQS inspector must evaluate the unit and common areas for any real or potential hazard through a visual assessment by the inspector and paint testing on deteriorated services if constructed prior to 1978. If lead-based paint hazards are shown to exist or likely to exist, the property owner must mitigate the hazard before the unit can be approved for occupancy by a Section 8 or TBRA household. Units will be reviewed for compliance during annual recertification by the HQS inspector.

## HOUSING

### **Housing Needs (91.205)**

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

*Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*

*To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The "Needs Assessment" section in the Housing Element (pp 57-111) is attached to this section of the Consolidated Plan.

### **Priority Housing Needs (91.215 (b))**

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

Housing Needs Table is attached.

2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

*Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The "Needs Assessment" section in the Housing Element (pp 57-111) is attached to this section of the Consolidated Plan.

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The attached Housing Needs Table is based on data from Census 2000 and updates through 2004. The recession of the past two years and downturn in the housing market with significant loss of owner equity and a rising number of foreclosures has rendered much of this information irrelevant to the current situation. The City has determined, however, that priority shall be given to development of housing for these populations:

- Development of rental housing for very-low income (30 - 50 percent AMI) households with an emphasis on mixed-use development or the acquisition and rehabilitation of existing rental units in order to maintain them as affordable to very low- and low-income households;
- Rental housing for very low-income senior households, including the acquisition and rehabilitation of existing senior housing projects in order to maintain them as age- and rent-restricted units;
- Rental rehabilitation projects in the Crown Heights neighborhood to maintain safe, decent and affordable housing in that neighborhood and to decrease overcrowding of rental units.

### *3. Describe the basis for assigning the priority given to each category of priority needs.*

Priority for development of housing is based primarily on the availability of funds for housing projects, information from the Needs Assessment from the 2005-2010 Housing Element of the General Plan, and the recommendations from the Affordable Housing Strategy prepared in 2004. This Affordable Housing Strategy is attached as an appendix to the Consolidated Plan

### *4. Identify any obstacles to meeting underserved needs.*

The most significant and difficult constraint to the development and maintenance of housing in Oceanside and the entire San Diego County region, including affordable housing, is the high cost of land. As the City becomes more built-out, the amount of vacant land available for housing becomes more scarce and thus more expensive. Much of the land that is available is most suitable for smaller in-fill development.

The current recession and adoption of more restrictive lending practices by banks has only exacerbated the difficulties in development of affordable housing. At the same time, the recession has brought unemployment or under-employment to many families and consequent over-crowding as families share living space.

## **Housing Market Analysis (91.210)**

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

*1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

*2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. Information on the Housing Market Analysis is included in the "Needs Assessment" section in the Housing Element, which is attached to this section of the Consolidated Plan.

### **Specific Housing Objectives (91.215 (b))**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The following is an excerpt from the Housing Element regarding Goals and Policies:

The Housing Element contains goals and policies the City will implement to address a number of important housing-related issues. The primary goal of the City of Oceanside is to ensure that decent, safe housing is available and affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

To achieve this goal, the following sub-goals and policies are addressed in this element:

1. Produce opportunities for decent and affordable housing for all citizens;
2. Encourage the development of a variety of housing opportunities;
3. Protect, encourage, and provide housing opportunities for persons of low and moderate income; and,
4. Promote equal opportunity for all residents to reside in housing of their choice.

### **Housing Opportunities and Goals**

#### **Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.**

Policy 1.1: Promote a high quality urban environment with stable residential neighborhoods and healthy business districts.

Policy 1.2: Encourage and assist in neighborhood rehabilitation and beautification activities.

Policy 1.3: Promote a high rate of homeownership in Oceanside.

Policy 1.4: Advocate the rehabilitation of substandard residential properties by homeowners and property owners.

Policy 1.5: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Oceanside.

Policy 1.6: Encourage higher density housing development along transit corridors and smart growth focus areas.

**Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:**

- a. A broad range of housing types, with varied levels of amenities and number of bedrooms;
- b. Sufficient rental stock for all segments of the community, including families with children;
- c. Housing that meets the special needs of the elderly and persons with disabilities; and
- d. Housing that meets the needs of large families.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

Policy 2.2: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.

Policy 2.3: Encourage housing for the elderly and persons with disabilities near public transportation, shopping, medical, and other essential support services and facilities.

Policy 2.4: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

**Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.**

Policy 3.1: Continue to utilize federal and state subsidies fully in order to meet the needs of lower income residents.

Policy 3.2: Use the City's regulatory powers to promote affordable housing.

Policy 3.3: Provide support to nonprofit development corporations for the development of affordable housing.

Policy 3.4: Ensure that the development of lower income housing meets applicable standards of health, safety, and decency.

Policy 3.5: Encourage the development of housing for low and moderate-income households in areas with adequate access to employment opportunities, community facilities, and public services.

Policy 3.6: Attempt to preserve restricted Low-income housing in Oceanside that is at risk of converting to non-low income use by a) identifying financial resources available to preserve these units and b) assisting interested agencies and/or tenant groups in forming partnerships and gaining access to financial and technical resources.

## Jurisdiction

Policy 3.7: Encourage the disbursement of lower and moderate-income housing opportunities throughout all areas of the City.

### **Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.**

Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition.

Policy 4.2: Assist in the enforcement of fair housing laws by receiving and investigating fair housing allegations, monitoring compliance with fair housing laws, and referring possible violations to enforcing agencies.

The City of Oceanside has adopted housing objectives and strategies for this Consolidated Plan and annual Action Plans; these are presented in more detail in the objectives, strategies and activities for each Action Plan. The Consolidated Plan Housing Objectives are:

- a. Assist very low-income renter households to obtain affordable, quality housing through the Section 8 Housing Choice Voucher rental assistance program;
- b. Provide low-interest loans to low-income homeowners to rehabilitate their homes;
- c. Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes;
- d. Assist low-income households to purchase homes through deferred loan and tax credit programs;
- e. Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities;
- f. Assist housing developers to develop affordable housing for very low- and low-income senior citizens;
- g. Assist housing developers to develop for-sale housing that is affordable to low-income households and rental housing affordable to very low- and low-income households, and that enhances neighborhoods;
- h. Assist multi-family property owners to rehabilitate their properties in the Crown Heights NRSA while maintaining affordability;
- i. Facilitate and support the conversion of mobilehome parks to ownership by a nonprofit organization;
- j. Assist growers who are willing to finance and develop housing for farm workers;
- k. Work with neighboring jurisdictions to develop housing for homeless individuals and families, and especially for chronically homeless persons with special needs;
- l. Identify and remove regulatory barriers to development of affordable housing in the Housing Element of the City's General Plan and the City's Zoning Ordinance.

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

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The City of Oceanside anticipates having resources available toward addressing housing needs in the next five years from the programs listed below; the 2005-2010 Housing Element has a section on Housing Goals and Programs that explains each program.

- a. HOME Investment Partnership Program
- b. Community Development Block Grant (CDBG) and CDBG-Recovery Act (CDBG-R available through 2011 only)
- c. Homelessness Prevention and Rapid Re-Housing Program (HPRP) through 2012
- d. CalHOME (State housing funds)
- e. Redevelopment set-aside (tax increment funds): The City's Redevelopment Agency is required to set aside 20 percent of the tax increment revenues that result from the City's redevelopment activities for the development of affordable housing. Currently the redevelopment set-aside fund averages approximately \$600,000 annually. The City plans to utilize the set-aside funds to finance new multi-family and mixed-use construction programs.
- f. Inclusionary Housing fees: The City's inclusionary housing program requires that developers of three or more housing units reserve 10 percent of the units for low- and moderate-income households. For-sale residential projects of three or more units must reserve 10 percent of the units as for-sale units affordable to low- and moderate-income households. Reserved units may be provided on or off site. Rental projects of three or more units must reserve 10 percent of the units for low-income households. Housing developers have the option of paying an in-lieu fee, which is adjusted annually. The fee is calculated using a formula that is based on the difference between what a family of four earning the median income can afford and the median price of resale homes in Oceanside. The City plans to utilize the in-lieu fee funds to finance affordable housing development and homeownership loan programs.
- g. Condominium Conversion fees: The City receives fees from owners when apartment units that were originally planned as condominium units are converted from apartments to for-sale units. Fees cover the costs of relocation of renters and applicable City administrative and program management fees. The City also receives a percentage of the sales price when units are sold; this income will be used to finance the City's rental rehabilitation program and other programs specifically benefiting low-income households in rental units. Such conversion projects have ended under the current recession and decline in the overall housing market, and as owners recognize the continuing demand for rental units by households that have lost for-sale homes.
- h. Mortgage Revenue Bond Fees: The City has collected fees from the financing and refinancing of affordable housing projects developed with mortgage revenue bonds. The City intends to utilize these funds for land acquisition and affordable housing development.
- i. Program Income - Homebuyers: Homebuyer programs sponsored by the City of Oceanside include recapture provisions for the entire subsidy amount regardless of original source of the subsidy funds. Recaptured HOME funds are put back into the program and are used before any new HOME funds are drawn down.
- j. Program Income - Homeowner Rehabilitation: The City provides low-interest loans to low-income homeowners for rehabilitation and repair of owner-occupied homes. The loans must be repaid when the home is sold or the loan refinanced with a commercial lending agency, and the funds returned to the City as program income to the CDBG program. Although not a revolving loan program, this income can be used to expand the homeowner rehabilitation program.
- k. Section 8 Housing Choice Voucher Rental Assistance

## Jurisdiction

- l. Supportive Housing Program (competitive)
- m. Section 202 and 811 Programs (competitive)
- n. California Housing and Community Development Department funds made available through voted-approved housing bonds competitive programs)

The City of Oceanside will use these resources toward the primary objectives set forth in this Strategic Plan and as recommended in the Comprehensive Affordable Housing Strategy. Specific projects for use of the funds include:

- a. Development of the Mission Avenue property as a mixed-use and mixed-income development (acquisition and construction)
- b. Acquisition of land for future use (land-banking)
- c. Completion in 2011 of the 80-unit Lil Jackson (Lake Boulevard) Senior Housing Project (new construction) by Southern California Presbyterian Homes with a \$9.9 million HUD 202 loan and \$1.1 million of City HOME funds
- d. Acquisition and rehabilitation of larger apartment buildings or complexes to preserve these as decent, safe housing that is affordable to very low- and low-income households. The City will partner with both nonprofit and for-profit housing developers for these projects. The City's goal for acquisition and rehabilitation projects is 100 units each year.
- e. Acquisition and/or rehabilitation of rental units in the Crown Heights neighborhood, in partnership with a nonprofit housing developer and as part of the Crown Heights Neighborhood Revitalization Strategy. The City Council approved the City's rental rehabilitation program in March 2005. The program includes rehabilitation of entire buildings and a tenant-based rental rehabilitation program that will allow an owner to develop a mixed-income rental project. In both cases, the units that are improved will be under rent restrictions for a fixed number of years to keep the units affordable to low-income families. The City will monitor these projects to ensure compliance with the rent restrictions.
- f. Acquisition and rehabilitation of vacant residential properties in partnership with a nonprofit housing developer using Neighborhood Stabilization Program (NSP) funds from the State of California. These units will be used as "next step" housing for families that have graduated from transitional living programs and are learning to live independent and self-sufficient lives. The City must use its NSP allocation by September 2011.
- g. Rehabilitation and possible expansion of existing transitional housing facilities, especially for victims of domestic violence, homeless or emancipated youth, or other special needs homeless population, in partnership with nonprofit social service agencies. This can include projects to improve energy efficiency and conservation projects at these facilities.
- h. Development of regional facilities for supportive housing for homeless individuals and families, and for persons with mental illness or other special needs.

## **Needs of Public Housing (91.210 (b))**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the*

## Jurisdiction

*optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

Not applicable; the City does not own or manage any public housing units.

### **Public Housing Strategy (91.210)**

*1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*

One of the primary goals of the City of Oceanside and the Public Housing Agency is that all households have access to safe, decent and affordable housing. The City has a Section 8 Housing Choice Voucher Program that serves 1,313 households plus approximately 220 other households with Section 8 voucher that have moved to Oceanside from other jurisdictions. The City has one tenant-based voucher program at the Marisol Apartments, which provides rental housing to very low-income households with at least one person with AIDS or is HIV+. The Neighborhood Services Department provides information on rental units that are affordable to very low- and low-income households, projects that are age- and rent-restricted as senior (55+) housing, and other information to persons and families that are seeking housing. The City does not own or manage any public housing units.

*2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

The Oceanside Public Housing Agency does not own or manage any public housing units. The PHA has a Section 8 residents' advisory board which assists with development and implementation of the PHA Plan. Bylaws of the Housing Commission require that two Section 8 voucher holders serve as members of the commission, which serves as an advisory body to the City Council in matters of housing and community development.

*3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

HUD has not designated the Oceanside Public Housing Agency as a "troubled" agency.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

*1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

## Jurisdiction

*2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The "Constraints to the Provision of Housing" section in the Housing Element (pp 142 - 168) is attached to this section of the Consolidated Plan.

The City supports preservation and development of affordable housing in addition to those mentioned above with three programs:

### 1. Manufactured Home Rental Adjustment Program

The City enacted a mobilehome rent control ordinance that regulates rent increases for mobilehome spaces. The City will consider petitions from mobilehome park residents regarding excessive rent increases. The Mobile Home Fair Practices Commission is empowered by ordinance to review and adjust excessive rent increases. The City currently administers this program for 18 mobile home parks with approximately 3,000 units, with the goal of maintaining affordability.

### 2. Density Bonus

State law requires that a jurisdiction must grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site if a developer agrees or proposes to construct at least 20 percent of the total units of a housing development for low-income households; or at least 10 percent of the total units of a housing development for very low-income households; or at least 50 percent of the total units for elderly households. The City currently has a density bonus ordinance to facilitate developer use of this program.

### 3. Coastal Zone Replacement Housing

The City's existing coastal zone program / Local Coastal Plan requires the replacement of any units occupied by low- and moderate-income households lost through demolition or conversion to a non-residential use. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on unit-by-unit basis when removal cannot be avoided. The City does not anticipate that a significant number of low-income replacement units will be constructed during the five-year Consolidated Plan cycle. Any units that are constructed will replace those lost during coastal zone and redevelopment agency activity.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

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

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The "Needs Assessment" chapter in the Housing Element includes a section on Homelessness (pp 76-80), which is attached to this section of the Consolidated Plan.

The City and the North Coastal San Diego County Region regional generally deal with four groups of homeless individuals or families:

1. The largest group of homeless persons is transient farmworkers for whom there is very limited housing designated for them. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. Very often the workers send a significant portion of their income to families in their home countries. The encampments sometimes serve as stopping points for persons who have crossed the border illegally and are moving north to Los Angeles. The encampments pose a health threat to the community due to the unsanitary conditions, a potential public safety threat due to range fires that come from cooking fires, and an ecological threat to watersheds in which the encampments are located.

This is a transient population, and is expected to decline in numbers as available agricultural land is developed for other uses. The trend toward increased mechanization has also reduced the need for agricultural labor except for labor-intensive crops such as strawberries. The current recession and decline in the need for construction labor and related day labor jobs has also brought about a decline in numbers as many of the men return to their home countries.

The primary need of this population - beyond shelter - is health care and disease prevention; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery, usually by other homeless persons.

2. A second group is homeless youth who are attracted to the coastal / beach environment. While many of the street youth do have homes to which they sometimes return or places where they can spend an occasional night, there are on average 20 to 30 youth ranging from 16 to 21 years old who would be classified as homeless individuals. They maintain themselves by occasional day jobs, prostitution, drug sales and panhandling for spare change. YMCA Oz North Coast and Stand Up For Kids - Oceanside have an outreach program for these youth, and provide a daytime site for the youth to gather with food, laundry facilities, and the opportunity to continue education. The youth receive basic health care through a Teen Clinic operated by Vista Community Clinic. When possible, counselors assist in family reunification. Many of the street youth are reluctant to enter shelters - "too many rules" - and have difficulty setting or completing any goals.
3. A third group are the chronic homeless, including persons with long-term substance abuse issues, persons with mental illnesses, and persons who have long since decided to maintain a homeless lifestyle. Most survive with some sort of regular income such as a disability check. Without a permanent homeless shelter with supportive services, this group will remain on the streets.
4. Homeless families compose the fourth group, with both single-parent and dual-parent families who have become homeless and are constantly at risk of homelessness. A job loss, medical expenses or other unusual costs can be the turning point to homelessness, usually to living out of a car or van, stretches at one of the local beach state parks, or to one of the winter shelters. Many of these families still have income from work, but never enough for the entry costs to an apartment. These are the situational homeless persons and families, the majority of them affected by the recession of the past two years. Credit problems are common, and job opportunities are limited by a lack of education or availability of childcare. The rising cost of living - especially for housing - coupled with level or declining wages will increase the number of families at risk of homelessness.

This group - whether homeless or at risk of becoming homeless - is a priority group for transitional housing in the region. The City will use its ARRA Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds for this population with a priority to keep families at risk of homelessness in their rental units and second, to re-house families who have become homeless in the current recession but who can demonstrate the ability normally to pay their rent. HPRP funds are limited in scope and cannot help the chronic homeless nor help families with mortgage difficulties. HPRP staff in the City work closely with McKinney-Vento persons in local school districts to ensure that children 0-18 receive benefits to which they are entitled and can remain in their school of origin.

## **Priority Homeless Needs**

*Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

## Jurisdiction

*A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

The City of Oceanside cooperates with the Regional Task Force on the Homeless, the San Diego Leadership Council to End Chronic Homelessness managed by United Way of San Diego, the Continuum of Care Council and the Emergency Food and Shelter Task Force to develop strategies and facilities to end chronic homelessness and to allocate scarce funds to agencies that serve homeless individuals and families. As funds are available, the City will support regional housing and supportive services for chronically homeless persons, especially homeless veterans and homeless individuals with disabilities and/or mental illnesses. The Leadership Council has published a preliminary plan to end chronic homelessness in the San Diego region; the plan summary is included as an appendix.

The City is a partner with other North San Diego County jurisdictions in the Alliance for Regional Solutions, which was formed in 2008 to prepare a coordinated emergency winter shelter program. The Alliance is formed of social service agencies that sponsor or assist with winter shelters and the cities and counties that provide pro-rated amounts to a common budget; North County Community Services acts as the fiscal agent for the Alliance. The winter shelters work with a case management strategy to assist individuals and families move out of homelessness and toward independent, self-sufficient living. At the same time, there is local interest in the "Housing First" concept of placing people, especially the chronically homeless persons and persons with mental illness or other disabilities, directly into housing that provides supportive services. As yet there is no "Housing First" facility in Oceanside or the North County region.

The City has limited funds for homeless services. The City designated Homelessness Prevention and Rapid Re-Housing Program funds primarily to prevent families with children from becoming homeless through rental assistance, and then to re-house families that can prove the ability normally to pay rent. HPRP funds cannot be used for chronic homeless persons or families, and CDBG public services funds are caught between the competing interests of youth, seniors, health care and other needy populations. In the current economic recession and with budget-cutting in the City, there are no local financial resources for homeless programs, especially for programs that deal with chronically homeless individuals.

Staff of the Neighborhood Services Department meet every six months with representatives of agencies that provide services to homeless individuals and families, and agencies that provide transitional housing for individuals and families to help them return to independent, self-sufficient living. This group makes recommendations for allocation of funds available to the City. The representatives seek ways to improve collaboration and share scarce resources.

CDBG staff met with directors of agencies providing services to homeless individuals and families to gain input on priorities for the use of resources during the five-year period of the Consolidated Plan. The consensus from service providers is to emphasize prevention of homelessness first, then transitional housing and support services for individuals and families, and finally support for chronically homeless individuals. These priorities guide use of CDBG and other funds that are awarded to the City. At the same time, the City seeks to serve all individuals and families who are homeless and find ways to provide housing, food and supportive services for them.

The City recognizes the unique problems of homeless youth, including teenagers who cannot be placed in foster homes, emancipated youth, and youth who, at age eighteen,

## Jurisdiction

"age out" of the foster care system. The City supports programs that provide transitional housing for such youth in conjunction with education programs, life-skills training, and employment development opportunities.

The City recognizes a significant gap in both services and housing for homeless persons with long-term substance abuse problems, persons with mental illnesses and persons with co-occurring disorders. Another gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The City will address this particular gap with its Neighborhood Stabilization Program (NSP) funds from the State of California. The City will work with a nonprofit housing development organization to acquire and rehabilitate vacant and/or foreclosed-upon homes to use as "next step" rental units for low-income families moving out of transitional housing and into independent, self-sufficient living.

### **Homeless Inventory (91.210 (c))**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

The City of Oceanside completed and received approval from the California Department of Housing and Community Development in 2009 for the 2005-2010 Housing Element of the General Plan. The 2005-2010 Housing Element is a component of the 2010-2015 Consolidated Plan for Housing and Community Development. The "Needs Assessment" chapter in the Housing Element, which is attached to this section of the Consolidated Plan, includes information (pp 77-80) on organizations that provide services to homeless persons and families.

The City of Oceanside works with a number of local and regional organizations and agencies to provide supportive services to homeless individuals and families, to prevent homelessness, and to assist formerly homeless persons and families return to independent, self-sufficient lives. Most of the agencies have received CDBG or local funds from the City. Agencies and organizations in Oceanside or that serve Oceanside residents are:

- The County of San Diego Health and Human Services Agency - North Coastal Center provides mental health services and case management services to homeless persons and families in partnership with local nonprofit agencies. The County Board of Supervisors voted in April 2005 to "privatize" mental health services in the north county region through a contract with Mental Health Services, Inc.
- Bread of Life Ministries is a faith-based organization that provides a volunteer based emergency winter shelter program for single adults, men and women, and families with children, including an evening meal and breakfast, referral services, and counseling. The shelter is limited to 50 persons per night from December 1 through April 15, and is open three to four nights per week. During the rest of

## Jurisdiction

- the year volunteers provide an evening meal and other assistance, serving especially the chronic homeless population. Bread of Life is part of the Winter Shelter System managed by the Alliance for Regional Solutions.
- Brother Benno Foundation provides breakfast and sack lunch, clothing, hygiene packs, shower and laundry facilities, assistance with prescriptions, and an address for mail and identification documents for homeless persons. Brother Benno's also manages three small group homes for men in recovery from substance abuse and one home for homeless women.
  - Casa de Amparo provides residential care and counseling for children and youth removed from their homes by Child Protective Services. Casa has 24 beds for children ages 6-18; the County provides all such services for children 0-5.
  - Catholic Charities of San Diego manages the County's hotel/motel voucher program, to which the City contributes funds. North County Lifeline and the Interfaith Coastal Service Center distribute vouchers to eligible households.
  - Episcopal Community Services provides the Safe Haven small group homes for homeless men with significant mental illness.
  - Fraternity House provides 20 beds at two sites (outside Oceanside) for residential care, supportive services, individual and/or family counseling, and access to medical care for persons with AIDS who would otherwise have no place to live.
  - The City collaborated with State, County and federal agencies to develop the Marisol Apartments in Oceanside, a twelve-unit apartment building for low- and very low-income individuals or families, when the individual or one person in the family is HIV+ or has AIDS and can no longer work.
  - Two apartments are available for persons with AIDS or HIV+ at the Old Grove Apartments for very low-income families.
  - Interfaith Community Services - Coastal Service Center provides supportive services to homeless individuals, counseling and referral services, and emergency rental assistance for working families to prevent homelessness. Interfaith partners with the Faith Based Credit Union to offer family financial literacy and budget planning to help families better manage their money.
  - Interfaith Community Services manages two apartment buildings in the Crown Heights neighborhood with 36 two-bedroom units for homeless veterans who have served in Iraq or Afghanistan, both men and women and including veterans with physical disabilities or PTSD symptoms.
  - North County Solutions for Change manages a 32-unit/101 bed transitional living facility in the City of Vista adjacent to Oceanside to assist families, including some from Oceanside, return to independent, self-sufficient living after a period of homelessness.
  - The Women's Resource Center manages a 23-unit/51-bed transitional living facility for single women and women with children, focusing primarily on victims of domestic violence; the City manages a Supportive Housing Program (SHP) grant for the Center, which is part of the County Continuum of Care program.
  - YMCA Youth and Family Services manages YMCA Oz North Coast, a short-term residential facility with ten beds for runaway and/or at-risk youth, with individual, group and family counseling. Oz North Coast partners with San Diego Youth and Community Services, Stand Up for Kids - San Diego, and the Vista Community Clinic for an outreach program to homeless and street youth in Oceanside.
  - The Oceanside Police Department works with many of the above agencies when responding to calls for service involving homeless persons

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The City has collaborated with several organizations to develop supportive housing for persons with disabilities and persons with special needs, and provides support for the operation of these programs. Facilities in Oceanside serving this population include

- Mental Health Services Family Recovery Center, a residential treatment facility and transitional housing for women in recovery from substance abuse, including women who have custody of their children (90 beds with 75 active);
- North County Safe Havens, a residential facility for homeless persons with chronic mental illness (12 beds);
- Fraternity House and the Marisol Apartments providing permanent supportive housing for persons with HIV/AIDS; and
- Brother Benno Foundation providing transitional housing for men in recovery from substance abuse.

The City supports the Women's Resource Center, which provides emergency safe shelter for victims of domestic violence, and Casa de Amparo for children and youth removed from their homes by Child Protective Services.

### **Homeless Strategic Plan (91.215 (c))**

*Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*

1. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

The City of Oceanside cooperates with the regional Task Force on the Homeless and the San Diego Leadership Council to End Chronic Homelessness by 2012 to develop strategies and facilities to end chronic homelessness. As funds are available, the City will support the development of a regional shelter for the chronically homeless, with special attention to homeless veterans and homeless individuals with disabilities and/or mental illnesses. During the five-year period of the Consolidated Plan the City intends to work with the cities of Vista, Carlsbad and San Marcos to identify and develop additional sites for housing and services to chronically homeless individuals. The City is an active participant in the Regional Task Force on the Homeless and the Regional Continuum of Care Committee (RCCC).

The City is a partner with other North San Diego County jurisdictions in the Alliance for Regional Solutions, which was formed in 2008 to prepare a coordinated emergency winter shelter program. The Alliance is composed of social service agencies that sponsor or assist with winter shelters and the cities and counties provide pro-rated amounts to a common budget; North County Community Services

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acts as the fiscal agent for the Alliance. The winter shelters work with a case management strategy to assist individuals and families move out of homelessness and toward independent, self-sufficient living. The shelters provide opportunity for contact with chronically homeless persons and an opportunity to assist them in moving out of homelessness. At the same time, there is local interest in the "Housing First" concept of placing people, especially the chronically homeless persons and persons with mental illness or other disabilities, directly into housing that provides supportive services. There is no "Housing First" facility in Oceanside or the North County region.

All programs to serve homeless individuals and families and all recommendations for funding such programs are located in the Neighborhood Services Department of the City, which promotes coordination and sharing of information about the different programs for homelessness and especially chronic homelessness. The Department provides a representative to the regional Continuum of Care Committee, FEMA Board and other regional bodies that deal with homelessness. The City uses information from meetings of these organizations for development of the Consolidated Plan and annual Action Plans.

### 2. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

The City provides CDBG funds to local nonprofit agencies specifically to prevent individuals and/or families from becoming homeless.

- The City will use its Homelessness Prevention and Rapid Re-housing Program (HPRP) funds to assist families at risk of becoming homeless to remain in their homes. Families must be at imminent risk, i.e., having received a three-day notice to pay or quit and must demonstrate that they can normally pay the rent. The City makes payments directly to property owners or managers. The HPRP staff persons work with McKinney-Vento persons in the local school districts to ensure that children aged 0-18 receive school-based benefits to which they are entitled, and to ensure that students can remain in their school of origin. These funds will be available until no later than September 2012 and cannot be used for chronically homeless individuals.
- Local nonprofit social service and faith-based organizations provide emergency assistance, including food, clothing, infant supplies, prescriptions, utility payments and other assistance for low-, very low- and extremely low-income individuals and families so that rent will not be diverted to immediate family needs. Individuals and families that seek such assistance are enrolled in case management so that use of such "emergency assistance" does not become a normal end-of-month request.
- Low-income families with children who experience an unexpected, significant drain on monthly income - medical expenses, automobile repair, etc. - may receive one-time rental assistance if the family can demonstrate that they are normally able to make rental payments in full. This has been shown to be the most effective way of preventing homelessness, making it possible for a family to stay in their home. Low-income families that can demonstrate the ability to make monthly payments but lack funds for rental deposit or security deposit can request that such funds be advanced on a one-time basis. The City provides any rental emergency assistance and deposit assistance directly to the property owner or manager. Case managers follow up with families receiving emergency assistance with other services and family financial management classes. The City

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provides CDBG and FESG funds to support the emergency rental assistance program.

The City encourages informal partnerships and sharing of resources between the various organizations providing services to very low- and low-income families, and to homeless persons and families. The City provides notice of grant opportunities, local in-kind resources, and ways to expand awareness in the community of the needs of the homeless and the services provided by local community-based and faith-based organizations. The City provides technical assistance to agencies seeking to develop services to homeless individuals and families to ensure that new services do not duplicate existing programs.

3. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless activities, and with the regional Task Force on the Homeless and Regional Continuum of Care Committee. The City uses a portion of CDBG public services funds together with local housing funds to support agencies that serve homeless persons and families, and to prevent homelessness. Local agencies include:

- Brother Benno Foundation provides services to homeless individuals and emergency services to individuals and families at risk of homelessness;
- Casa de Amparo provides shelter and services for abused and neglected children;
- Episcopal Community Services provides shelter and services to homeless men who present signs of mental illness;
- Fraternity House provides shelter and services to persons with AIDS who would otherwise be homeless;
- Interfaith Community Services and the Interfaith Coastal Service Center in Oceanside provide services to homeless individuals, emergency services to very low- and low-income individuals and families, and emergency rental assistance for working families at risk of becoming homeless;
- North County Solutions for Change manages a transitional living facility and provides supportive services for families moving from homelessness to independent, self-sufficient living;
- Women's Resource Center manages an emergency shelter and provides services for women and children who are victims of domestic violence, and manages a transitional living facility and supportive services for families moving from homelessness to independent, self-sufficient living;
- YMCA Shelter Services provides a short-term transitional living facility for runaway/homeless youth, and works with Stand Up For Kids in an outreach program to street youth and youth at risk of becoming chronically homeless.

The City encourages cooperation and resource sharing among the various agencies and organizations through periodic meetings and sharing of information on possible cooperative activities.

4. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly*

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*funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

The City of Oceanside does not have a Discharge Coordination Policy. The City does work with Casa de Amparo and YMCA Youth and Families Services that serve youth aging out of the foster care system. The City will explore expanding this policy to serve other populations during the five-year period of this plan, especially in partnership with other local jurisdictions.

## **Emergency Shelter Grants (ESG)**

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

Not applicable to the City of Oceanside.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*

The City has identified the following non-housing community development objectives as priority concerns for assistance with CDBG funds:

- a. Activities that will develop positive personal assets in youth and reduce involvement in youth gangs, especially through academic assistance and job-training programs
- b. Activities that will strengthen family life in low- and moderate-income households
- c. Activities that will improve living conditions and enhance employment opportunities for the "working poor" and persons most seriously affected by the current recession
- d. Activities that will enable seniors and persons with disabilities to remain independent

Priority needs specified in the Community Development Needs Table are as follows:

- a. Public facilities:
  - complete the master plan for and construct the Joe Balderrama Park and Community Center;
  - complete a new Master Plan for Parks and Recreation for the entire City;
  - complete improvements to the Country Club Senior Center
- b. Public improvements:
  - complete street, lighting, and other infrastructure improvements proposed under the Crown Heights Neighborhood Revitalization Strategy Area (NRSA) Plan
- c. Public services:
  - address problems of youth violence and the impact of youth gangs in low-income neighborhoods;
  - provide supportive services to seniors on fixed incomes and persons with disabilities;
  - provide social, health and emergency services, especially food and items for infants and young children, to very low- and low-income families
- d. Economic development:
  - implement NRSA strategies for economic development along San Diego Street;
  - explore development of a micro-enterprise program for low-income neighborhoods;
  - identify and initiate job-training programs for youth and under-employed adults, especially for careers in health care, construction and the hospitality industry.

2. *Describe the basis for assigning the priority given to each category of priority needs.*

The 2010-2015 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the objectives based on established need, availability of funds to address the need, anticipated positive outcomes, and the most effective use of limited funds and human resources.

The City reviewed the priorities for specific objectives during the Consolidated Plan process and revised them based on public response and information on availability of federal, state and local funds. The current recession is a primary factor regarding the most effective use of CDBG and other funds available to the City. The Oceanside City Council makes the final decision on priority needs and the allocation of CDBG and other HUD funds. The City prioritized community development objectives in the Strategic Plan in accordance with HUD categories, as follows:

- a. High Priority Objectives – The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the plan.
  - b. Medium Priority Objectives - If federal funds are available, the City will use such funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds.
  - c. Low Priority Objectives - The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide letters certifying consistency with the consolidated plan for applications by local agencies for federal assistance, when the application is for funds for a project or activity that is directly related to one of the objectives in the Strategic Plan.
3. *Identify any obstacles to meeting underserved needs.*

The primary obstacle toward meeting underserved or unmet needs is the lack of available funds for community development and public services. The current budget crisis in the State has led to restricted funding for social service and health programs, while also reducing the amount of funds returned to local governments by the State. Local governments across the State have to deal with successive rounds of budget-cutting, which affects how the City allocates CDBG funds. Local nonprofit agencies have experienced a steady drop in donations from the public and reduced contributions from businesses and corporations that have been affected by the recession. Agencies have had to reduce staff while the current recession with rising unemployment and underemployment has significantly increased demand for services from nonprofit social service and health agencies.

A new obstacle has been the experience of many individuals and families who have never had to request public assistance of any kind but whose income has been severely reduced by the recession. Many of these individuals and families have difficulty working through the welfare and unemployment benefits system, and may not be receiving all the benefits to which they are entitled. This is especially true with access to food stamps.

4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in*

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*accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

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

Details on Community Development objectives with strategies and anticipated outcomes are included in the appendices, listed both by statutory goals and by local projects. The annual Action Plan lists specific strategies, activities and projected outcomes based on allocation by the City Council of available funds for community development programs. Table 3 listings in the appendices of each Action Plan describe the objective, strategy, target audience and outcome measurement statement for each activity.

### **Antipoverty Strategy (91.215 (h))**

*Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*

*Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

In order to alleviate poverty, a number of quality of life issues must be addressed. These include the availability and quality of:

- affordable housing;
- public facilities (including parks, community centers, libraries);
- public services (police, fire, code enforcement, social services);
- affordable childcare for working families;
- access to healthcare, both preventive and emergency;
- education, literacy programs and job training opportunities; and
- public transportation.

The City has undertaken a number of initiatives to improve the quality of life and in turn reduce poverty.

1. In this Consolidated Plan, the City outlines housing, homeless, and community development objectives that are designed to improve the quality of life for low-income persons. Most of these objectives target the neediest communities and populations, and all of the City's federal resources are allocated in accordance with the plan. In addition, the City effectively utilizes its federal funding to leverage other public and private monies, especially in the area of affordable housing development.
2. The City's largest federally-funded program is the Section 8 Housing Choice Voucher rental assistance program. Section 8 not only provides stable housing for lower-income households but also provides choice in housing, with assisted households spread over neighborhoods throughout the city. The City's PHA plan outlines a

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strategy to maintain the "high performer" standing of the program and maximize the use of the declining resources. The amount of funding appropriated by Congress each year means that while the City manages 1,313 households with vouchers and approximately 220 families that have moved (ported) to Oceanside with vouchers, more than 4,000 eligible households remain on the four- to five-year waiting list.

3. The City coordinates a Family Self-sufficiency (FSS) program with 75 participating families. The FSS Coordinator works with these families to develop short and long-term objectives to improve their quality of life by becoming free of all forms of welfare and increasing household income. As an incentive, the City maintains an escrow account for each family; the City deposits a portion of their housing assistance payment into this account. When a family completes the objectives in their plan, they receive the savings in their escrow account. As families graduate from the FSS program, they take another step toward moving out poverty or a welfare-based life.
4. The City works with local school districts to promote academic achievement for all students as a basic component for advancement in life and a way for students of very low- and low-income families to move out of poverty. Youth programs at recreation centers and youth programs supported with CDBG funds must include homework assistance as a component. The Oceanside Police Department received a grant for truancy prevention from the State Gang Resistance, Intervention and Prevention Program (CalGRIP). The program includes truancy sweeps, home visits by police officers on students who are regularly truant, and family counseling services provided by North County Lifeline.
5. The City completed in 2008 a neighborhood revitalization program in the Libby Lake/Calle Montecito neighborhood with significant improvements in public safety, access to health care, rental and for-sale housing and the overall neighborhood environment. The City developed the revitalization plan in collaboration with neighborhood residents, community-based organizations, nonprofit social service and health providers, and various City departments.
6. A second revitalization program plan began in 2004 in the Crown Heights neighborhood, which is the most densely populated and has the lowest median income in the City. The Oceanside City Council approved a revised and expanded plan in 2010; the implementation of this plan with significant goals for improved housing and expanded economic opportunity for residents will be implemented as a major component of the 2010-2015 Consolidated Plan. A copy of the goals, objectives and strategies of the Crown Heights / Eastside NRSA Plan is in the appendices.
7. The City maintains four community resource centers to serve residents in low-income neighborhoods. These resource centers, supported by CDBG public services allocations and the City's general fund, provide access for residents to a range of public services and resources, youth programs and neighborhood events. The centers provide a site and support for neighborhood resident associations and a base for the Police Department's Neighborhood Policing Teams.
8. The City has used CDBG funds to establish child development centers to serve low- and moderate-income households with affordable, quality childcare. The City views the development of such childcare as a key support for working families and neighborhood improvement, as well as an important way for children to become "ready to learn" when they enter kindergarten.
9. The City through the Oceanside Public Library has established an English language literacy program for adults. The program trains volunteer tutors and matches them

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with learners. For a working adult, the ability to read and write is critical to take advantage of better job opportunities; the literacy program works to develop such reading, writing and comprehension skills as well as computer literacy. The Library discontinued the literacy program for children and youth due to a lack of funds.

10. The Oceanside Public Library provides computer centers at its two locations; the four community resource centers and one recreation center have small computer centers, primarily for youth. Free public access to computers and the Internet enable low-income persons to learn computer skills, compose resumes, and search for employment opportunities. The computer centers are important for youth from low-income families who do not have current computer technology or Internet access in their homes but need such technology for homework and school-related research.
11. The City's Economic Development Workplan is designed to attract new businesses in targeted industries, foster job creation, prepare the local workforce for jobs in the new economy, and to provide facilities and services that support commerce and improve business retention. The current recession has made development of new businesses very difficult. The City supports efforts of the local hospital and clinics to attract minority youth to careers in health care, and of the local power company to attract youth to careers in energy, including the new "green" energy workforce.
12. The City works with CDBG subrecipients to assist the working poor, while also supporting programs to train such workers for living wage jobs. The City Economic Development Department works with MiraCosta Community College and local business and industrial firms to plan employment development programs for the local workforce, and to ensure that firms in the City can access a local trained workforce for employment. This initiative will also improve the City's jobs-housing balance and positively impact transportation and traffic issues in the region.

## **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

Not applicable to the City of Oceanside.

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

The City of Oceanside has two Strategic Plan objectives to assist the special needs population in the City:

- a. Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities

The City supported development of housing for persons with disabilities,

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including the 22-unit Marisol apartment complex for persons with AIDS or are HIV+, two designated units in the Old Grove Apartments for very low- and low-income families with at least one person with AIDS, and six-bed group homes in residential neighborhoods for adults with developmental disabilities. The City will support the development of permanent supportive housing for persons with disabilities and special needs. Strategies to complete this objective include

- i. Provide financial assistance for acquisition, rehabilitation, and/or construction of up to 25 units or more of supportive housing for persons with disabilities by 2015
  - ii. Support the siting of group homes for persons with disabilities and/or special needs in residential areas throughout the City
  - iii. To the extent feasible, modify housing units that are acquired for rehabilitation with City housing funds to comply with the Americans with Disabilities Act
  - iv. In all new construction and rehabilitation projects of 11 or more units assisted with state or federal funds, the City will incorporate requirements for 5 percent of the units be made accessible for persons with physical disabilities. Strategies include
- b. Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives

The City recognizes the need to provide a range of services to meet the needs of persons with disabilities, including transportation, employment opportunities, supportive services, social and recreational activities, and low-cost fully accessible housing opportunities. Strategies to complete this objective include

- i. Provide operating support to organizations that can provide health, referral, social, recreational, and education services to at least 100 persons with disabilities each year
- ii. Support a collaborative effort of safety net services that ensures that persons with disabilities, especially those who live alone, have access to food, transportation, and other services that they need to live independently with dignity
- iii. Provide a mobilehome rehabilitation program with grants up to \$6,000 to assist persons with disabilities to maintain their coaches in a healthy, safe and secure condition or to improve access with new ramp entrances.
- iv. Identify and support organizations that offer job-training and employment development opportunities for persons with disabilities who desire to become employed or to change their occupation due to disability or special need.

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

The City will use CDBG, HOME and available state and local funds to complete these objectives, working with public agencies and local nonprofit organizations. With very restricted local budgets during this economic recession, CDBG public services allocations will be the primary source of funds to support services to special needs populations. The City will assist local nonprofit organizations and agencies in the search for other funding sources, and will support such grant applications. Given the limited availability of funds, the City will use its funds primarily for supportive services to special needs populations and will work to coordinate activities among

local organizations. As housing funds become available, the City will assist in the acquisition and development of supportive housing for persons with disabilities and/or other special needs.

## **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

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

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*
2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
  - a. A primary non-homeless special needs population in the City of Oceanside is the growing number of elderly persons, especially those living alone. Census 2000 showed that over 15 percent of the City's residents were 62 years of age or older, and this percentage is expected to increase to 20 percent by 2010. This population will require an increasing number of senior housing units, including units that are fully accessible to seniors with disabilities. An important need already identified for the Oceanside senior population - indeed, for the entire North County region - is easily available public transportation. As more seniors stop driving, their demand for transportation for medical appointments, shopping, and other purposes is increasing. A lack of easily available transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems. The need for easy access to good nutrition is also growing, especially as local meal delivery services face declining support from state and local agencies; some are already moving to weekly delivery of frozen meals, further reducing the level of human contact for persons living along.
  - b. A second primary need in the City is for housing and supportive services for persons with developmental disabilities and for those with mental illnesses. Again, the increasing cost of housing makes it difficult to identify and acquire small group homes for this population. Declining support from state and county agencies results in a lack of well-trained staff to serve these persons; agencies find it difficult to hire and keep trained staff with wages that cannot keep up with the area cost of living.
  - c. A third local special needs population are military veterans who move in and out of homelessness, often due to substance abuse or long-term mental illness. The proximity of the Naval Hospital at Camp Pendleton and a Veterans Administration hospital in San Diego makes this area attractive to veterans, especially older, single men. The City supports the efforts of Interfaith Community Services in outreach to this population; Interfaith recently acquired and rehabilitated two apartment buildings in Crown Heights to provide 72 beds for veterans of the Iraq

and Afghanistan conflicts, with an emphasis on homeless veterans and veterans with disabilities, including PTSD. The Interfaith Coastal Community Services office assists all homeless veterans to apply for assistance for which they are entitled, and then direct them toward positive use of this assistance, i.e., shelter and medical services. The U.S. Veterans Administration provided funds to Interfaith for the acquisition of the apartment buildings in Crown Heights, and will open a new clinic in Oceanside in late 2010 for all veterans and their families; this clinic will offer increased counseling and supportive services for veterans with PTSD or other mental or emotional difficulties.

3. *Describe the basis for assigning the priority given to each category of priority needs.*

The 2010-2015 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the objectives based on established need, availability of funds to address the need, anticipated positive outcomes, and the most effective use of limited funds and human resources. The City reviewed priorities for specific objectives during the Consolidated Plan process and revised them based on public response and information on availability of federal, state and local funds. The current recession is a primary factor regarding the most effective use of CDBG and other funds available to the City. The Oceanside City Council makes the final decision on priority needs and the allocation of CDBG and other HUD funds. The City prioritized community development objectives in the Strategic Plan in accordance with HUD categories, as follows:

- a. High Priority Objectives – The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the plan.
- b. Medium Priority Objectives - If federal funds are available, the City will use such funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds.
- c. Low Priority Objectives - The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide letters certifying consistency with the consolidated plan for applications by local agencies for federal assistance, when the application is for funds for a project or activity that is directly related to one of the objectives in the Strategic Plan.

4. *Identify any obstacles to meeting underserved needs.*

- a. The primary obstacle toward meeting underserved or unmet needs is the lack of available funds for community development and public services. The current budget crisis in the State has led to restricted funding for social service and health programs, while also reducing the amount of funds returned to local governments by the State. Local governments across the State have to deal with successive rounds of budget-cutting, which affects how the City allocates CDBG funds. Local nonprofit agencies have experienced a steady drop in donations from the public, and reduced contributions from businesses and corporations that have been affected by the recession. Agencies have had to reduce staff while the current recession with rising unemployment and underemployment has

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- significantly increased demand for services from nonprofit social service and health agencies.
- b. Another obstacle is the difficulty in obtaining information on the number of persons with disabilities and/or special needs, and identifying the best ways to make information available to them that will help them to access services for which they are eligible and/or entitled. With limited staff in both the City and nonprofit organizations that provide services, volunteers have become a primary means of "getting the word out" to persons with special needs.
  - c. Other obstacles are ones that are known to many if not all communities:
    - The lack of public awareness of or support for particular problems, such as the unique problems of housing and supportive services for homeless persons with mental illnesses, or the long-term housing needs for developmentally disabled persons.
    - Local resistance to small (6-bed) residential facilities for persons in recovery, persons with developmental disabilities, or youth with special needs.
    - The increasingly limited funding to support residential and treatment care for special needs populations who have been "de-institutionalized," leading to a low-paid workforce and high turnover among such workers. The State of California has proposed severely reducing the number of persons eligible for In-Home Support Services (IHSS), which could leave many elderly persons with dementia without such care.
    - The increasing number of families without health insurance, leading to a lack of access for such families to the early diagnosis and treatment of mental illness, learning difficulties, developmental disorders and other special needs. The trend toward reduced funding for these programs will only exacerbate the problem in coming years. At the same time, many families are unaware of health programs and services for which they are eligible, leading to a gap between providers and eligible recipients.
    - A new obstacle is the experience of many individuals and families who have never had a need for public assistance of any kind but whose income has been severely reduced by the recession. Many of these individuals and families have difficulty working through the welfare and unemployment benefits system, and may not be receiving all the benefits to which they are entitled.
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

The City works with a number of local agencies that provide housing and/or supportive services to persons with special needs and their families:

- T.E.R.I., Inc. provides small group home residential facilities for adults with developmental disorders, and opportunities for work and therapy as appropriate to the individual. T.E.R.I. also manages a Learning Academy to provide education as appropriate to developmentally disabled children and youth on behalf of local school districts across the North County region.
- Brother Benno Foundation manages small group homes and treatment for persons in recovery from alcoholism, and referral services for individuals returning from institutions or incarceration who are at risk of becoming homeless.

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- Ivey Ranch Park Association (IRPA) provides daycare, recreation and treatment for children with disabilities, both physical and developmental, including an equestrian program designed for children with significant developmental disabilities. Ivey Ranch also provides a summer weeklong daycamp for both able-bodied and disabled children; the City provides CDBG funds for this daycamp.
- The McAlister Institute (MITE) and Mental Health Systems, Inc. (MHS) both provide residential and outpatient treatment programs for persons in recovery from substance abuse, including adolescents, women with children, and persons with co-occurring disorders. A recent monitoring by the Substance Abuse and Mental Health Services Administration (SAMHSA) of the MHS Family Recovery Center in Oceanside rated it an outstanding example of programs for women in recovery from substance abuse.
- Welcome Home Ministries works with persons - primarily women, but including some men - recently released from prison who are at risk of becoming homeless or reverting to substance abuse.
- The Oceanside Senior Citizens Association and Meals with Love - Oceanside and Vista provide home delivery of meals five days a week to seniors who are homebound, and to persons with disabilities that make it difficult for the person to get out. The Association also provides a daily "check the welfare" telephone call to seniors and persons with disabilities who are living alone.
- Tri-City Medical Center provides social services to persons who will be leaving the hospital after illness or surgery and seeks to ensure that all persons will return to a safe and appropriate living situation. The hospital refers homeless persons who are discharged to the local social services agencies and community clinics that can assist with housing and ongoing medical care as needed.
- Fraternity House provides 24/7 housing, meals, supportive services and access to health care for persons with AIDS or HIV+ who would otherwise be homeless.

The City and North San Diego County region generally lack supportive housing and services for persons who are released from incarceration, "de-institutionalized" or otherwise returned to the area after a period of time in institutions. The City understands that these persons can easily become part of the homeless population in the City, and will work with neighboring jurisdictions to address the issue of additional supportive housing.

6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

The City does use HOME funds for the acquisition and/or rehabilitation of facilities to serve special needs population, and uses CDBG funds to support activities and services provided by nonprofit organizations for persons with special needs. The City will allocate HOME funds only when the organization can show available funds for operation and management of the program, and can demonstrate that there is an unmet need for the specific kind of services. The City has not used HOME funds for tenant-based rental assistance (TBRA) in the past, and would only do so with a substantial amendment to the Consolidated Plan.

## Housing Opportunities for People with AIDS (HOPWA)

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

*The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

*The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*

*For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

*The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*

*The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

The City of Oceanside does not receive HOPWA funds. The City does allocate CDBG and/or local housing funds to Fraternity House in San Marcos, a supportive housing program that receives San Diego County HOPWA funds to provide services for persons with AIDS. Fraternity House is the only licensed provider of Residential Care Facilities for the chronically ill (RCF-CI). The City supports Fraternity House for housing and supportive services for Oceanside residents at the facility.

The City partnered with the County to use HOPWA funds to develop the Marisol Apartments and the Old Grove Apartments in Oceanside. Community HousingWorks developed and now manages the Marisol Apartments and receives HOPWA funds for a resident manager and supportive services for residents; The Marisol Apartments

## Jurisdiction

provides rental housing that is affordable to very low-income families in which at least one person has AIDS or is HIV+ and can no longer work. The Old Grove Apartments development has two units set aside for the same purpose. The City will continue to seek opportunities to provide housing and supportive services for persons with AIDS, and to seek HOPWA funds for housing developments with supportive services for persons with AIDS/HIV+.

The County of San Diego receives HOPWA funds for disbursement throughout the county apart from the City of San Diego, which receives HOPWA funds directly. The City of Oceanside participates in the annual application for and determination of disbursement of HOPWA funds.

### **Specific HOPWA Objectives**

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

The City of Oceanside does not receive HOPWA funds.

## OTHER NARRATIVE

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

### 1. FAIR HOUSING

The City of Oceanside operates its own fair housing program through the Neighborhood Services Department and an annual contract with North County Lifeline. The City participated in the development of the 2010-2015 regional Analysis of Impediments (AI) to Fair Housing Choice, which was completed in June 2010. The Executive Summary of the AI is included in the appendices. The Regional AI identified potential impediments for individual jurisdictions in the San Diego region; impediments listed for the City of Oceanside included:

- Farm workers often receive the least hospitable housing, and are least likely to raise complaints about substandard housing.
- The presence of a substantial military population creates increased demand for housing, especially rental housing.
- Renters are more likely to overpay in rents than owners are, which operates as a barrier to housing choice.

The 2010 Regional AI included a recommendation that the City of Oceanside consider amending its policies and regulations to address the potential impediments identified. The AI Summary Matrix with identified impediments, goals, planned activities and funding for the five-year period of the Consolidated Plan is attached as an appendix. This will be updated with each year's Action Plan.

The City will affirmatively further fair housing through the following approaches:

- a. In the 2005-2010 Housing Element, the City evaluates impediments to fair housing and will mitigate if necessary and feasible in order to comply with the State Housing Element law. The City addresses in the 2005-2010 Housing Element constraints to housing development, housing needs of special needs populations, and providing for a variety of housing for all income groups.
- b. The City will sponsor public awareness and education programs, including Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and community resource centers, and reports to the Housing Commission.
- c. The City will educate property owners and managers, especially those that accept tenants with Section 8 vouchers, through workshops as to the requirements of state and federal fair housing laws.
- d. The City will distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the 19 mobilehome parks in the City that are covered by the City's space rent control ordinance.
- e. The City will contract with North County Lifeline to receive tenant / landlord and fair housing complaints. Lifeline identifies fair housing issues as a component of this process and provides support and technical assistance to complainant families to mitigate the issue and if necessary file formal complaints to DFEH or to HUD Fair Housing.

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- f. The City will require all residential developers to sign a Voluntary Affirmative Marketing Agreement (VAMA).

The City has identified low- and moderate-income areas of the City - by Census tract or block group - with disproportionate numbers of minority populations. The City is already working in these neighborhoods to ensure that fair housing regulations are enforced. Two of the neighborhoods - Crown Heights and Libby Lake - are Neighborhood Revitalization Strategy Areas. The City's goal is to improve living conditions and economic opportunities so that families can move out of low-income status.

Baseline (2008 estimates): The City of Oceanside is 48 percent white/Anglo, 34 percent Hispanic or Latino, 6.0 percent African-American and 7.0 percent Asian/Pacific Islander. Census tracts showing minority populations that are significantly higher than the baseline numbers (based on Census 2000) are:

- Tract 0182.00 62.4% Hispanic or Latino
- Tract 0184.00 56.2% Hispanic or Latino
- Tract 0185.09 58.0% Hispanic or Latino
- Tract 0185.18 49.9% Hispanic or Latino
- Tract 0185.19 49.7% Hispanic or Latino
- Tract 0186.03 66.0% Hispanic or Latino
- Tract 0186.10 45.5% Hispanic or Latino
- Tract 0194.04 64.2% Hispanic or Latino
- Tract 0186.11 shows a significant percentage (3.6%) of Pacific Islander residents, primarily Samoan, against a Citywide 1.3% Pacific Islander.
- The Hispanic or Latino population is predominantly (80% of total Hispanic population) persons of Mexican heritage.

This information will be revised as soon as Census 2010 results are made available, most likely in 2012.

## 2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

This is attached as an appendix.

## 3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN

This is attached as an appendix.

## 4. RELOCATION ASSISTANCE PLAN

This is attached as an appendix.

## 5. PROGRAM INCOME

*Describe how the grantee manages CDBG and HOME program income.*

First-time homebuyer programs sponsored by the City of Oceanside include recapture provisions for the entire subsidy amount regardless of original source of the subsidy funds. The City reports any recaptured HOME funds when making a drawdown of funds and applies this program income to HOME expenditures before drawing down any new funds.

The sole source for CDBG program income is from the repayment of rehabilitation loans made to homeowners; repayment happens when the owner refinances the mortgage on the home or when the home is sold. The City reports CDBG program income at drawdowns of CDBG funds and applies program income to expenditures prior to requesting new funds.

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The City has used CDBG funds to construct or rehabilitate City facilities, including the Libby Lake Community Center, the Beach Community Center, Joe Balderrama Recreation Center, the Oceanside Senior Center and other facilities. The City will sometimes lease space in these facilities to other agencies upon approval by the City Council, such as Vista Community Clinic operating a clinic at the Libby Lake Community Center. The facilities are available for short-time use by private organizations or groups, such as church groups that use recreation center space on Sunday mornings. The lease/rental costs charged to agencies, organizations or private parties are calculated based on the actual cost for use, including necessary City staffing, maintenance, utilities, etc. As there is no income to the City from such leases and rentals above the cost of providing the space, these facilities do not generate program income for reporting as part of CDBG or HOME programs.

6. *Describe the grantee's practices for making payments to subrecipients and drawing down funds in IDIS, including how the grantee verifies payment requests from subrecipients and what checks and balances are in place.*

The City provides reimbursement payments to sub-recipients based on verification of their expenditures by submission of a request for payment form with all required back-up documentation. Upon submission of the payment request it is reviewed and approved by CDBG Coordinator who will then forward this submission to the accounting staff for payment. Accounting personnel will verify that there are enough available funds budgeted for such payment and will do the formal payment request to finance along with obtaining the appropriate authorized signature. This payment request is then forwarded to City Finance Department to who will issue and mail the check to the sub-recipients.

On a quarterly basis CDBG expenditures in the City's accounting system are reviewed by the Accounting Manager who then initiates the paperwork for the drawdown based on actual expenses. The drawdown request is forwarded to the department's accounting technicians whose duties are split between drawing down and approving these draw-downs; one technician will draw down the funds and the other will approve. Upon the approval of the draw-down all records are forwarded back to the Accounting Manager for entry into the City's accounting system reflecting receipt of funds from HUD.