



First Program Year Action Plan - PY 2010

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

Narrative Responses

GENERAL

Executive Summary

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

Program Year 2010 Action Plan Executive Summary:

Program Year 2010 runs from July 1, 2010 to June 30, 2011 as Year 1 of the 2010-2015 Consolidated Plan cycle. The City has revised and changes local objectives for use of Community Planning and Development (CPD) grant funds allocated to the City of Oceanside from the U.S. Department of Housing and Urban Development (HUD) from those of the previous Consolidated Plan cycle to address changing issues and needs in the community. The priority objectives for this year are as follows:

- programs to address the critical issues facing individuals and families who have been affected by the economic recession of the past two years;
- implementation of 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;
- expanded 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 the North San Diego County Alliance for Regional Solutions and the Homelessness Prevention and Rapid Re-housing Program (HPRP);
- completion of the final five single-family homes at the Habitat for Humanity Libby Lake Village development;
- completion of the 80-unit Lil Jackson Senior Housing Project for very low-income seniors;
- expansion of positive youth development programs to address the issues of youth violence and reduce involvement in youth gangs, and support programs that help seniors and persons with disabilities 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.

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. Due to the decline in housing values and consequent loss of equity, it has become more difficult for homeowners to qualify for the housing rehabilitation loan program. The City will continue a first-time homebuyer program with HOME funds and will complete a 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 75th percentile and above in HOME scoring.

The City will work across all departments to ensure full compliance with 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.

General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

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 179,681 (2009 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. An estimated 50,000 military personnel and their dependents live on the base while others live in neighboring communities; the number fluctuates depending on current deployments.

Oceanside is typical of the demographics of southern California, being 447.9 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 Oceanside a multiple-minority City. Median household income (2009 est.) is \$69,044, approximately \$3,800 less than the region median, with 27.7 percent of the households estimated at below \$30,000. Median age of the residents is 32.9 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 recession of the past two years has affected the City along with all of southern California and the nation, with declining revenue for the City General Fund. The City is not dependent upon one or two primary sources of revenue but still faces a negative outlook for the General Fund budget over 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. Nonprofit agencies provide social and health services at a City 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 expanded recreation and community facilities in the area. The City will begin activities under the Crown Heights and Eastside neighborhoods NRSA beginning with the 2010 program year.
- 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 the development of twenty for-sale homes by Habitat for Humanity that will be affordable to low-income families. Habitat for Humanity will complete construction of the last five homes in PY 2010. This is the final project of the NRSA in this area; the City will continue CDBG-funded public services and other 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) as a result of gang activity in this neighborhood. The OCSP received \$400,000 in federal funding for PYs 2009 - 2011, and the State awarded funds to the Oceanside Police Department through the Gang Resistance, Intervention and Prevention (GRIP) Program 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)) during the next year and the rationale for assigning the priorities.*

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.). Certain CDBG-funded activities are available Citywide but only available to low- and moderate-income persons or households; these include single-family housing rehabilitation loans, the mobilehome improvement program, and Public services support for organizations with programs that serve an eligible population but are not in a CDBG-eligible neighborhood.

CDBG allocations for PY 2010 public services 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 is using 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.

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.

The City will refine allocation of funds throughout the year based on changing circumstances, especially with regard to changes in the City General Fund budget for support of community services. The City will not know the real impact on the General Fund until the State adopts its budget, which may not happen until late in 2010.

3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

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 crisis triggered by failures in the sub-prime mortgage market and the securities market, more stringent restrictions on credit, and the costs of fuel and energy 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.

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, for whom the escalating cost of fuel and energy and the steady increase in food costs have been particularly difficult to meet. 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.

The development of local workforce housing has become a concern for business leaders and for transportation planners. The cost of rental and 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. Even before the current recession, reliable estimates showed that less than 20 percent of San Diego families had income that would qualify them to purchase a home in the area. The collapse of the sub-prime mortgage market and related "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. Speculators with access to money are able to get homes at auctions, further restricting the supply of housing for would-be homeowners. Rental costs at the same time have remained the same or even increased due to the number of families losing their homes and returning to renter status.

The City will address these obstacles in program year 2010 in a variety of ways:

- a. The City will allocate DBG funds for projects and programs that have the highest impact on the greatest number of people. CDBG staff will increase monitoring of subrecipients to ensure that the organization meets objectives and proposed outcomes, that the agency uses HUD performance measurement systems to show the impact and outcomes of CDBG-funded programs and activities, and that the organization can demonstrate the overall community benefit of these programs. The City will work with local agencies to identify and apply for other grants from public and private sources to supplement CDBG funds.
- b. CDBG-R funds will support capital projects that provide employment for residents of the City. The City will seek out projects that are labor-intensive and that offer opportunity for lower-skilled workers to find employment, and, at the same time, improve the environment in low- and moderate-income neighborhoods. The City will complete all CDBG-R projects before the end of PY 2010.
- c. The City will use funds from the Homelessness Prevention and Rapid Re-housing Program (HPRP) under the Recovery Act to prevent homelessness and to help recently homeless households return to stable housing so that individuals and families in greatest need will receive services as quickly as possible. The City will work with its nonprofit partners and other jurisdictions to ensure that subrecipients use the funds in compliance with regulations and that they have instituted “best practices” in all programs. When possible, the City will work on a regional level, as it already does for a regional winter shelter program.
- d. The City will use HOME, inclusionary housing, condominium conversion fees and other local funds toward the acquisition and rehabilitation of rental housing to preserve decent, affordable rental housing for low- and very low-income families. The City has a rental rehabilitation program used in partnership with owners/landlords to preserve low-income housing; a tenant-based rental rehab component allows owners to develop mixed-income apartment buildings. The City has identified and certified four community housing development organizations (CHDO) with which to work on special projects during the next program years.
- e. The City actively participates in regional planning to address housing and transportation needs, and will work with developers to meet the local shared housing goal as developed by the San Diego Association of Governments (SANDAG). The City completed the 2005-2010 Housing Element of the General Plan and received approval in PY 2009 from the State Department of Housing and Community Development (HCD). The City expects that the State will extend approval of this element through 2012.
- f. The City will work with San Diego County SER/Jobs for Progress, Inc. to access a second year of funding from the San Diego Workforce Partnership for the Hire-A-Youth Summer Youth Employment Program. This program funded under the Recovery Act of 2009 will provide 3000 San Diego County low-income youth ages 14 to 24 with 120 to 240 hours of quality, paid work experience this summer. If successful, SER will collaborate with the City and other area public and nonprofit employers to obtain suitable job placements for youth. SER will provide work readiness skills training to participating youth prior to job placements and pay the youth with grant funds.

- g. The City supports a Workforce Development Program at Oceanside High School (the “Working Pirates” after the high school’s mascot) managed by Interfaith Community Services; this program is funded by a Gang Prevention Initiative Project Grant through the San Diego Workforce Partnership and the Workforce Investment Act. The City supports efforts of Interfaith Community Services and New Haven Youth and Family Services to develop vocational training programs and encourage enrollment of young people in building trades apprenticeship programs sponsored by labor unions and the Building Industry Association (BIA). While the construction trades have been particularly hard hit by the current recession and decline in building, labor unions and the BIA anticipate a need for many new workers in years ahead.
 - h. Tri-City Medical Center has funded a nurse practitioner to work for one year on a program to increase diversity in the health professions, and in particular to attract more Hispanic youth into medical careers. The hospital is working with Interfaith Community Services and Oceanside High School to offer summer internships to high school students in various aspects of hospital work.
4. *Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

The City of Oceanside will use a variety of resources to address needs in the community:

- a. The City uses Section 8 Housing Choice Voucher Program funds to provide rental assistance to approximately 1400 qualifying households. The City currently has a four-year waiting list for Section 8 Program applicants.
- b. The City uses HUD Family Self-Sufficiency (FSS) Program funds to help Section 8 families move toward independent, self-sufficient living,
- c. The City established a Mobilehome Rental Assistance Program (M-RAP) in Program Year 2004 to pay a portion of space rent for very low-income senior citizens and persons with disabilities who own their coach and who qualify for Section 8 housing assistance, but have not yet received a voucher due to the length of the Section 8 waiting list. Due to the restricted amount of funding available, the City had to close applications for the M-RAP in 2007 and the City closed the program in PY 2009. It may be possible to assist some of the families through the Homelessness Prevention and Rapid Re-Housing program, depending upon guidelines for the funds.
- d. The City uses local funds to support the San Diego Regional Task Force on the Homeless and the countywide hotel/motel winter shelter voucher program for homeless families. The City participates in the Alliance for Regional Solutions, which was formed in late 2007 as a partnership between homeless-serving agencies and North San Diego County local jurisdictions to address the need for winter emergency shelters. City funds supported both a shelter in Oceanside and – through the Alliance – other shelters in the region.

- e. The City received funds under the Homelessness Prevention and Rapid Re-Housing Program (HPRP) of the Recovery Act. The City works with other jurisdictions and local nonprofit agencies to identify best practices for use of the funds. The current recession and rising unemployment has resulted in a rapidly growing need for emergency assistance of all kinds including short- and medium-term rental assistance and other services to prevent families from becoming homeless and rapid re-housing of individuals and families that become homeless because of the current recession. There is a well-established and positive spirit of cooperation and collaboration among local agencies that provide emergency assistance to individuals and families, and between the agencies and the City. The City anticipates using all HPRP funds by the end of PY 2010.
- f. The City works with local school districts to help families access McKinney-Vento funds available to families with children 0-18 so that children and youth can remain in their school of origin. Remaining in school is one way for children and youth to maintain stability while parents deal with difficult financial situations.
- g. The City manages a HUD Supportive Housing Program grant for the Women's Resource Center transitional housing facility; this housing is especially but not exclusively to assist women who are victims of domestic violence and their children as they move toward independent, self-sufficient living. The City leases facilities for the transitional housing program to the Women's Resource Center for \$1.00 per year in exchange for the services.
- h. The City uses local funds to support a short-term shelter (YMCA Oz North Coast) with supportive services for runaway and homeless youth and for outreach to street youth in the North San Diego County Coastal region. The City leases facilities for the shelter to the YMCA of San Diego for \$1.00 per year in exchange for the services.
- i. The City uses local inclusionary housing funds (in-lieu fees from housing developers in place of constructing affordable housing units) to support development of rental and for-sale housing that is affordable to low- and very low-income households. The City completed acquisition and rehabilitation of the 80-unit County Club Apartments in PY 2009 to preserve these units as safe, affordable rental units. The City supports other acquisition and rehabilitation projects of apartment complexes in order to preserve units as safe, health and affordable housing.
- j. The City uses redevelopment area set-aside fees and Low-Income Housing Tax Credits (LIHTC) to develop rental housing that is affordable to low-income households.
- k. HUD awarded Section 202 funds to the City and a nonprofit partner to develop rental housing for low- and very low-income seniors; the 80-unit Lil Jackson Senior Housing (Lake Boulevard Project) is under development and will be completed in PY 2010. The City allocated HOME funds and redevelopment set-aside fees for this project.
- l. The City receives fees from developers that convert existing apartments to for-sale condominium units; the City deposits the fees into a trust fund for use in developing future low-income housing projects. The City has already allocated some of the funds to a rental rehabilitation program for the very low-income Crown Heights neighborhood. The recession and severe downturn in housing has postponed and further condominium conversion projects. The City has used some of the funds as a source of funds for emergency rental and utility assistance.

A summary of estimated resources available in 2010-11 follows:

Summary of Anticipated Resources 2009-10

1. Community Development Block Grant

a. CDBG Entitlement for 2010-11 (estimated)	\$1,960,622
b. Program Income 2010-11 (estimated)	\$65,000
c. Contingency from 2009-10	
Subtotal	\$2,025,622

2. Affordable Housing Development

a. HOME Entitlement for 2010-11 (estimated)	\$909,119
b. CalHOME Grant 2010-11	\$600,000
c. Redevelopment 20% Set-aside	\$1,179,790
d. Inclusionary Housing Fees	\$2,919,242
e. Mortgage Revenue Bond Fees	\$473,111
f. Rental Rehab Program (Crown Heights)	\$100,000
g. Condominium Conversion Fees (rental projects)	\$0
Subtotal	\$6,181,262

3. Other HUD, Federal & State Funding

a. Section 8 Rental Assistance 2010-11	\$13,848,208
b. Mobile Home Rental Assistance (M-RAP)	TBD
c. Family Self-Sufficiency (FSS) Coordinator grant	\$136,000
e. Supportive Housing Program (SHP) - WRC	\$146,702
f. Other funding	\$0
Subtotal	\$14,130,910

Total Available 2010-11 - new and carry forward (estimated) \$22,337,794

Managing the Process

1. *Identify the lead agency, entity, and 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), HOME Investment Partnership (HOME), and Recovery Act 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 2010-2011 Action Plan along with development of the 2010-2015 Consolidated Plan. This included 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 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 and 2010-2011 Action 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.

City staff spoke to representatives of these agencies for development of the Consolidated Plan and annual Action Plan:

- a. Health Agencies: Vista Community Clinic and North County Health Services
- b. Social Service Agencies: North County Lifeline and Interfaith Community Services
- c. Youth Services: Oceanside Boys and Girls Club, Camp Fire USA, North County Lifeline, Oceanside Community Safety Partnership
- d. Senior Services: Oceanside Senior Citizens Association, Parks & Recreation - Senior Services; Angel's Depot; Oceanside Police Department
- e. Homeless Programs: Brother Benno Foundation, HPRP programs in the region, Alliance for Regional Solutions (winter shelters), Regional Task Force on Homeless
- f. Housing: Housing Division, Community HousingWorks, SANDAG reports

3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG or HOME funds and among all agencies and organizations that serve low- and moderate-income individuals, families and neighborhoods in ways that address the national objectives and local goals. The City will support similar partnerships for the NSP and Homelessness Prevention Fund Program. The City will promote collaboration in PY 2010 in the following ways:

- a. Neighborhood Services Department staff work with CDBG subrecipients on opportunities to partner with other agencies for enhanced services. The City supports grant applications by agencies for additional public and private funds, provided that the applications support goals and objectives of the Consolidated Plan (certificates of consistency).
- b. The City requires all CDBG subrecipients to attend at least one "partnership" session during the year based on three general areas of service: youth, seniors and persons with disabilities, homeless and transitional housing. These sessions promote informal partnerships and sharing of resources, and opportunity for the City to provide technical assistance especially in the area of performance measurement and outcome evaluation.
- c. Collaboration and partnerships will be included as a performance evaluation for CDBG subrecipients, and the City will; review such activity by individual subrecipients during monitoring visits. The level of collaboration and commitment to partnerships is a factor in the allocation of CDBG funding.
- d. The Neighborhood Services Department sponsors annual or biannual collaboration meetings for 1) youth-serving organizations, 2) senior-serving organizations, and 3) organizations providing services to persons and families that are homeless or at risk of becoming homeless. These meetings bring together City staff and staff persons from nonprofit and community-based agencies working in the north coastal San Diego County region to promote cooperation, local and regional partnerships, sharing of resources, and cooperative planning to address needs as they arise. These meetings have brought about improved communication between agencies and a greater understanding of what services each agency can provide. New persons in agencies can quickly make connections with others through the informal networking of these meetings. The meetings are open to all interested agencies.
- e. The City has begun a new quarterly meeting of volunteer coordinators from different local nonprofits to identify ways to promote a spirit of volunteerism and community service in the City and region. This partnership allows the City to direct volunteer groups from churches and other voluntary organizations that want to "do something" to an appropriate agency in need of short- or long-term volunteers. One objective begun in PY 2009 is to identify ways that currently unemployed persons can find volunteer opportunities that enable them to maintain current skills, develop new skills and network with others toward possible new employment. This group will also seek ways to implement the President's call to service on a local level.
- f. City CDBG staff attend quarterly meetings of the CDBG coordinators from throughout San Diego and Imperial Counties, which offers an opportunity to share information and discuss issues. These meetings have become particularly important and valuable to discuss questions around Recovery Act programs and funds.

- g. The Neighborhood Services Department participates in local collaborative efforts through the North Coastal Prevention Coalition for prevention of substance abuse, the San Diego Nutrition Network, regional meetings of the California Parks and Recreation Society (CPRS), the Regional Task Force on the Homeless, the Regional Continuum of Care Committee, and other planning and collaborative bodies. Housing and Code Enforcement staff attend meetings of neighborhood organizations throughout the City including all in CDBG-eligible neighborhoods, and participate in a variety of community forums.
- h. Most recently, the City Council asked Neighborhood Services Department to provide staff support to the Oceanside Community Safety Partnership, which was formed as a response to the shooting death of an Oceanside police officer in December 2006. A staff person from the Department works with a nine-member planning group of this partnership to identify the best ways to use scarce City resources for youth gang prevention, intervention and suppression. The OCSP received a \$400,000 earmark grant for activities in PY 2009 and 2010. The City works with and provides in-kind assistance to North County Lifeline for the implementation of a State-funded Gang Resistance, Intervention and Prevention (GRIP) Program in the North San Luis Rey Valley area of the City. The Oceanside Police Department received a second GRIP Program grant for a comprehensive truancy prevention and gang intervention program in PY 2009 - PY 2011.

Citizen Participation

1. Provide a summary of the citizen participation process.

The City sought and encouraged citizen participation in the development of the 2010-2011 Action 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;
- Two presentations to the Housing Commission: a public hearing in March during development of the Plan and a presentation of the final draft in April for a recommendation to the City Council concerning approval of the Plan;
- Two hearings before the City Council: in April at the beginning of the public review period, and in May 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 draft Consolidated Plan was made 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.*

- 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 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.

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 this final draft.

Institutional Structure

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

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, HOME Investment Partnership and HUD Recovery Act Programs. The Department includes the Parks & Recreation Division and manages four neighborhood resource centers in low- and moderate-income neighborhoods, programs at three recreation centers and summer programs in parks. Department staff support grant-writing activities of other City 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. This Housing Commission reviews the PHA plan; it is available during a 45-day period for public review prior to submission to the City Council. The City Council approved the latest Public Housing Authority Plan in July 2009 and submitted this to HUD for review.

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 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 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 City works with local social service and housing agencies to identify projects that would qualify for State Proposition 46 of 2004 and 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 the Eastside Neighborhood Association in the Eastside neighborhood, *La Corona Limpieza* and the Oceanside Coastal Neighborhood Association (OCNA) 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. 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. 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 for neighborhood-based afterschool programs. The Neighborhood Services Department works with McKinney-Vento staff persons in local school districts on programs for homeless students; this partnership has become more important for implementation of Homelessness Prevention Fund Programs.

d. Planned Improvements:

- a. The City has developed positive working relationships with and will support existing nonprofit housing development organizations for both rental and for-sale housing projects in the City. In the current economic climate and housing crisis the City's primary concern is to maintain the stock of affordable rental housing.
- b. The City is committed to improving its compliance for all allocation and expenditure requirements well in advance of compliance deadlines, and to ensure that information is entered into the IDIS reporting system on a regular basis.
- c. The Neighborhood Services Department will identify transparency and accountability guidelines for Recovery Act programs and will work to be in full compliance with the requirements. The City will submit Recovery Act reports in a timely manner and will make these reports available on a local level in both print form and on the City web site.
- d. The City will remain an active participant in regional and sub-regional planning projects for housing, transportation, economic development and public safety, especially with regard to projects funded under the Recovery Act. HPRP working groups for the entire San Diego Region and for the North San Diego County Region have been active since early March 2009 to enhance collaboration and communication across jurisdictional boundaries and to promote the most effective use of HPRP funds.
- e. The City completed a Comprehensive Affordable Housing Strategy in 2005 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 has already implemented recommendations from the strategy for development of the *La Mision Village* apartment housing for low-income families and for acquisition of properties for future affordable housing projects. The City completed a "visioning" process for the 14-acre Mission Avenue site as a mixed-use and mixed-income housing project, with both rental and for-sale units. The City will continue to seek ways to implement recommendations of the Affordable Housing Strategy, especially with regard to identifying sites for affordable housing, and for the acquisition and rehabilitation of apartment complexes to maintain them as safe, healthy and affordable housing.
- f. The City has worked with SoCal Housing (now National Community Renaissance), Community HousingWorks (formerly Community Housing of North County), SER/Jobs for Progress, Southern California Presbyterian Homes, the Fuller Center

for Housing San Diego, and Habitat for Humanity San Diego for affordable housing projects in Oceanside. The City will continue to seek ways to maintain and improve existing affordable rental units to provide decent, safe and affordable housing especially for very low-income families.

- g. 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. The Neighborhood Services Department will expand its biannual collaboration and networking meetings with youth-serving, senior-serving, and homeless-serving organizations to include agencies from throughout the North Coastal San Diego Region. The homeless-serving collaborative meeting is an important component for planning and implementing use of HPRP funds.
- h. The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders on first-time homebuyer programs. Guild Mortgage Company in San Diego and the Bank of America provide mortgage funding for the first-time homebuyer program. The City extends CDBG funds for housing rehabilitation loans and manages the loan portfolio in-house.
- i. 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 provides upon request technical assistance for the preparation of grant proposals, letters of support, certificates of consistency with the Consolidated Plan, and support for development of collaborative proposals.
- j. The City will seek new partners for economic development activities, especially job-training programs for older youth and improvements to the jobs housing balance in the City. Economic development is the weakest area in the City's overall CPD performance; as the economy improves the City will look for ways to partner with the business community to expand the number of jobs for low-income workers. Economic development activities will be a central component of the Crown Heights / Eastside neighborhood revitalization program, including support for micro-enterprise activity.
- k. Family financial need is very often the reason why Hispanic youth drop out of high school at age 16 or do not go on to college after high school. The City will seek ways to increase household income with higher-paying jobs for low-income families so that children do not have to choose between the competing values of supporting their family or completing education.
- l. The decline in home values has left many homeowners "upside down" on their mortgages and unable to qualify for the City's homeowner rehabilitation loans. The City will examine its rehabilitation loan and grant program in PY 2010 to see if there is a better way to manage this program, including examining the positive and negative aspects of a revolving funds for the loan program.

Monitoring

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

Monitoring concentrates on program, financial, and regulatory performance of the subrecipients, including subrecipients of Recovery Act funds and subrecipients of capital improvement project funds in the past five years. Primary monitoring objectives are:

- a. 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;
- b. to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and
- c. 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) to provide guidance on managing CDBG, 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. City staff inform all subrecipients 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 the 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 receiving CDBG funds 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.
- 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 usually 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:
 - i. Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year.
 - ii. 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.
 - iii. 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.
 - iv. 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 letters. Subrecipients must clear any findings affecting financial management of CDBG or other CPD grant funds before the agency can receive further allocations.
- 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 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.

Lead-based Paint

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

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 (2008 estimate). Units most likely to house extremely low-, very low- and low-income families and that present a lead hazard are rental units in apartments or other multi-family dwellings. The City inspects units for lead-based paint hazards as part of approving single-family 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 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, whether or not a hazard has been detected.

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, childcare 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. HUD and the City use the term "rehabilitation" to describe all residential renovation work.

- 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.

Certain lead-based paint hazard requirements apply to units occupied by Section 8 and Tenant-Based Rental Assistance (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 the unit was 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. The HQS inspector will review and inspect units for compliance during annual recertification.

HOUSING

Specific Housing Objectives

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

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

The City of Oceanside anticipates achieving these housing priorities and objectives in program year 2010:

- a. Completion of the rehabilitation of the 182-unit Shadow Way Apartments. The City issued multifamily revenue bonds with a housing developer to acquire this complex in PY 2009 and rehabilitate the units as decent, safe, affordable housing for low- and very low-income families.
- b. Continuing construction of the \$5.65 million Libby Lake housing project of twenty for-sale homes with Habitat for Humanity as project developer, providing homeownership opportunities for low-income families. The City has provided \$2,370,000 of local inclusionary housing fees as its contribution to the project. Other funds will come from mortgages, donations to Habitat, and "sweat equity" labor from homeowners. Habitat will manage the project and maintain affordability for 55 years. Habitat completed four homes in PY 2008 and eleven more in PY 2009; the final five homes will be completed in PY 2010. The national economic slowdown and decline in housing value and prices has resulted in delays for this project.
- c. Completion of the 80-unit Lil Jackson Senior Housing project on Lake Boulevard for low-income seniors.
- d. Successful completion of six first-time homebuyer loans using HOME and CalHOME funds.
- e. Completion of three to four homeowner rehabilitation loans and twenty Mobile Home Improvement Program (MHIP) grants (CDBG funds), with construction activity completed within one year of loan or grant approval. Declining home values has reduced equity for many homeowners, which has made it more difficult for homeowners to qualify for rehabilitation loans.
- f. Funding and completion of at least one rental rehabilitation project (local funds), either of a complete building or a tenant-based project, with the commitment that the unit(s) remain affordable for a given number of years after completion of the rehabilitation work.
- g. Acquisition and rehabilitation of rental units in the very low-income Crown Heights neighborhood, in partnership with a nonprofit housing developer or CHDO and as part of the Crown Heights Neighborhood Revitalization Strategy Plan
- h. Identification of a developer and funding for a mixed-use and mixed-income housing project including rental housing for low-income households on the 14-acre Mission Avenue parcel
- i. Allocation of the fifteen percent HOME set-aside funds for housing projects targeting high-need groups, including youth aging out of the foster care system, homeless veterans, homeless persons with mental illness, and other special needs populations

- j. Further implementation of recommendations from the Comprehensive Affordable Housing Strategy, especially with regard to identification and acquisition of sites for affordable housing developments and preservation of existing rental units affordable to very low-income families
 - k. Completion of the acquisition and rehabilitation of four homes with NSP funds from the State for use as "next step" housing for families graduating from transitional housing programs.
 - l. As funds and developers are available, implement recommendations in the 2005-2010 Housing Element that will help the City meet its regional affordable housing goal
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

The City of Oceanside anticipates having resources available toward addressing housing needs in the next five years from the following programs; a table showing anticipated funding from these sources is included above (page 9).

Federal funds:

- a. HOME Investment Partnership Program funds for homeownership programs
- b. CDBG funds allocated for rehabilitation programs of owner-occupied single family homes for qualified low-income homeowners (household income below eighty percent area median income, adjusted for family size) to bring the structure into compliance with current building code requirements
- c. CDBG funds allocated to the Mobile Home Improvement Program for grants of up to \$6,000 for rehabilitation of qualified owner-occupied coaches; households with income between fifty and eighty percent of area median income must match the grants; those with incomes below fifty percent of area median income do not have to provide matching funds.
- d. HUD Supportive Housing Program funds awarded to the City for operation of the Women's Resource Center Transitional Housing facility in Oceanside
- e. HUD Section 8 Housing Choice Voucher Program
- f. HUD Family Self-Sufficiency (FSS) Coordinator grants
- g. HUD Section 202 Program funds awarded to Southern California Presbyterian Homes for development and management of the Lil Jackson (Lake Boulevard) Senior Housing in partnership with the City of Oceanside
- h. HPRP funds to prevent homelessness due to loss of income and for the rapid re-housing of recently homeless individuals and families; these funds will also go toward emergency utility assistance and other services
- i. Low Income Housing Tax Credits (LIHTC) will be used to finance the development of affordable rental housing for low-income households whenever feasible; the City will work with the State Housing and Community Development (HCD) Department toward use of HOME/LIHTC funds awarded to the State under the Recovery Act
- j. Neighborhood Stabilization Program (NSP) funds through the State of California to acquire and rehabilitate foreclosed upon residential properties for use as "next step" rental units for families graduating from transitional housing programs

State of California funds:

- k. The City was awarded \$600,000 of CalHOME funds in program year 2009 which will be used in program year 2010 in the City's first-time homebuyer program
- l. State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds for construction of housing
- m. The Mental Health Services Act of 2004 to provide housing and supportive services for homeless persons with mental illness or co-occurring disorders
- n. The City received \$1.2 million in Mortgage Credit Certificates (MCC) tax credits in program year 2009 for the first-time homebuyer program. MCCs provide IRS tax credits on mortgage payments with funding provided from State bond proceeds, and are used in conjunction with State CalHOME and federal HOME funds for the homeownership program. AHA Housing manages MCC credits for the City.

Local Funds:

- o. 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 accrues approximately \$600,000 each year.
- p. Inclusionary Housing fees: The City's inclusionary housing program requires that developers of three or more housing units reserve 10 percent of the units in the development 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 calculated using a formula based on the difference between what a family of four earning the area median income can afford and the median price of resale homes in Oceanside. The City utilized in-lieu Inclusionary Housing fees to finance new multi-family construction including the 80-unit *La Mision Village* mixed-use development, completed in mid-2008, and for the acquisition and rehabilitation of the 90-unit Country Club Apartments, which was completed in PY 2009. The City utilizes in-lieu fee funds to finance development of for-sale housing for low-income families and rental housing for very low-income families.
- q. Condominium Conversion fees: The City receives fees from owners when apartment units that were originally planned as condominium developments are converted from apartments to for-sale units. Fees cover the costs of relocation for renters and applicable City administrative and program management fees. The City also receives a percentage of the sales price when converted units are first 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. The recent downturn in the housing market substantially reduced the sale of converted condominium units.
- r. 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. Bond fees will also support the City's contribution to the Alliance for Regional Solutions for winter shelter programs for homeless persons and families in North San Diego County, and support emergency housing programs and battered women, abused and neglected children, homeless and runaway youth, and very low-income persons with AIDS or HIV+.

- s. Multifamily Revenue Bonds: The City will issue Multifamily Housing Program (MHP) revenue bonds to finance acquisition and rehabilitation of low-income rental housing in partnership with a housing developer.

The City of Oceanside will use these resources toward the primary objectives set forth in the five-year Strategic Plan and as recommended in the Comprehensive Affordable Housing Strategy. The City's primary emphasis will be toward the development of rental housing that is affordable for very low-income families (less than 50 percent of area median income adjusted for family size). The City will further work to fulfill goals and objectives in the 2005-2010 Housing Element of the General Plan.

Needs of Public Housing

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

The City of Oceanside does not own or manage any public housing.

Barriers to Affordable Housing

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

BARRIER: The primary barrier to affordable housing in the City of Oceanside and throughout the San Diego region is the overall cost of housing, combined with a rise in the cost of living that outpaces the rise in wages. Consumer prices in the San Diego region have increased more than the national average each year for the past five years, while wages have remained relatively close to the national average. In previous years the major barrier to homeownership was the cost of housing, with a median price in 2007 of over \$400,000 for a single-family home. The economic crisis resulting from the collapse of the sub-prime mortgage market has led to the first decline in median housing prices since the mid-1990s. This could have made some homes affordable to moderate-income families who had been priced out of the market, but the economic recession beginning in late 2007 has radically reduced all opportunity for homeownership. While foreclosures remain at an all-time high, speculators are often able to obtain these homes at auction before first-time homebuyers have opportunity to purchase.

RESPONSE: The City will work with first-time homebuyers with stable employment to enable them to acquire a home. The homebuyer tax credit programs adopted by Congress in 2009 and historic low interest rates will also assist new homeowners.

BARRIER: Families who bought homes with Adjustable Rate Mortgages (ARM) or through the sub-prime mortgage market or through "zero-down" programs are going into default and foreclosure, with an increasing number of abandoned homes in the City, especially though not exclusively in low-income neighborhoods. Families who bought homes in the past three years are learning that they now owe more than their home is now worth on the market.

RESPONSE: The City encourages all such families to discuss the HERA Homeowner Affordability and Stability Plan and other federal and state programs for "under water" borrowers with lenders so that they can remain in their homes.

BARRIER: The increase in foreclosures has increased demand for rental housing, as former homeowners become renters once again; while housing prices dropped to their lowest level in years, the cost of rental units has remained stable. The decline in family income due to the current economic situation, especially among low and very low-income households, has resulted in overcrowding as families share housing or move to units with fewer rooms.

RESPONSE: The City will concentrate its housing programs on development of rental housing for very low-income families, with both new constructions and the acquisition and rehabilitation of existing apartment complexes, to provide decent, safe affordable housing.

The City of Oceanside is addressing ALL these constraints to the development of affordable housing by exploring transit-oriented development, increased housing density and mixed-use developments in formerly all-commercial areas. The City completed a Comprehensive Affordable Housing Strategy in 2004, with the recommendation (among others) that the City acquire land for development of affordable housing or for housing targeted groups (seniors, etc.). The Strategy identified parcels for consideration for land-banking or development for affordable housing. The City's 2005-2010 Housing Element of the General Plan further identifies both constraints to development of housing and land that is available for new housing.

The City actively works to increase the supply of affordable for-sale and rental housing.

- ◆ In PY 2006, the City used Inclusionary Housing funds for initial development of twenty for-sale homes by Habitat for Humanity - the Libby Lake project - to be made available to low-income families. The decline in the housing market and economic recession with consequent unemployment has restricted the number of families who can qualify to purchase one of the homes, and the timeline for development has been stretched out. The first homes were occupied in June 2009; the final five homes will be completed in PY 2010.
- ◆ The City used redevelopment set-aside and inclusionary housing fees for acquisition of the 14-acre Mission Avenue property and completed in PY 2009 an initial visioning process for a mixed-use, mixed-income development on the site. The City will seek a developer for the site in PY 2010.
- ◆ The City used inclusionary fees and multifamily revenue bonds for acquisition and rehabilitation of the 90-unit Country Club Apartments and the 142-unit Shadow Way Apartments to maintain these as affordable to low-income families. These projects were completed in PY 2009; The City will seek additional acquisition / rehabilitation projects for PY 2010 and 2011.
- ◆ The City's rental rehabilitation program will improve the quality of low-income rental units while maintaining the units as affordable housing. The rental rehabilitation program is particularly targeted at buildings in the very low-income Crown Heights neighborhood. Funding for the program comes from condominium conversion fees.
- ◆ The City allocates the fifteen percent CHDO set-aside of HOME funds to develop special housing projects.

The City supports preservation and development of affordable housing with four programs:

- a. Manufactured Home Rental Adjustment Program: The City enacted a mobilehome rent control ordinance that regulates rent increases for all mobilehome park 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. There are twenty mobilehome parks in the City with 3,400 spaces. The rental adjustment program covers nineteen parks with the goal of maintaining affordability, especially for very low-income seniors on fixed incomes. One mobilehome park owned by the residents is exempt from the program. Residents and owners pay a fee to cover the City's cost to manage the program.
- b. 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 (20%) of the total units of a housing development for low-income household; or
 - ◆ at least 10 percent (10%) of the total units of a housing development for very low-income households; or
 - ◆ at least 50 percent (50%) of the total units for elderly households.

The City currently has a density bonus ordinance to facilitate developer use of this program, and will use this in transit-oriented development housing.

- c. Senior Housing Areas: The City works with senior communities and with owners of senior mobilehome parks to preserve such housing as affordable housing for seniors, within the limits of federal and state fair housing regulations. At the same time, the City actively works to ensure that fair housing law protects all individuals, families and households, and that persons who experience discrimination in housing have access to grievance procedures. The City allocated HOME funds to Southern California Presbyterian Homes to develop the 80-unit Lil Jackson Senior Housing Project, with groundbreaking in PY 2009 and completion planned for late PY 2010.
- d. Coastal Zone Replacement Housing: The City's coastal zone program and Local Coastal Plan (LCP) requires the one-to-one replacement of housing units in the coastal zone occupied by low- and moderate-income households when the units are lost through demolition or conversion to a non-residential use. The emphasis of this program is on retention of affordable units in the coastal zone with replacement on a unit-by-unit basis when removal cannot be avoided. The City anticipates that approximately 20 low-income replacement units will be constructed during the five-year Consolidated Plan cycle to replace units lost in the coastal or redevelopment zone. The Economic Development and Redevelopment Department has prepared a visioning plan for Coast Highway that could result in some new mixed-use development through rehabilitation of existing unused or under-used buildings in the corridor. This could include some transit-oriented development housing

The Neighborhood Services Department provides technical assistance to developers of affordable housing and has contracted with a consulting firm to provide information and expertise about affordable housing that is beyond what City staff can provide to developers. The consultant assists the Department with development of affordable housing projects and review of acquisition and management documents.

The City contracted with consultants from the San Diego Association of Governments (SANDAG) to prepare the 2005-2010 Housing Element of the City's General Plan, which was submitted in 2006 for review and approval by the State Housing and Community

Development Department. The final draft of the Housing Element was revised to meet state requirements; the final draft was submitted to the City Council for approval in PY 2008 and to the State in PY 2009. Due to the lateness of approval, the State is considering extending the life of the Housing Element through PY 2012.

The Housing Element includes the City's strategy to address SANDAG's Regional Comprehensive Plan and the regional housing goals for 2005-2010. Under the regional goals, the City of Oceanside is to develop 6,423 new housing units by 2010, 2,543 of which are needed for low- and very low-income families. At 30 units per acre, the City will have to identify at least 85 acres for new housing. The approved Housing Element is part of the 2010-2015 Consolidated Plan for Housing and Community Development.

The 2005-2010 Strategic Plan includes an objective to identify and address any regulatory barriers to affordable housing in the City's General Plan and the Zoning Ordinance. The Neighborhood Services Department will work with the Planning Division on this objective. The 2005-2010 Housing Element also addresses issues raised in the San Diego Regional Analysis of Impediments to Fair Housing.

~~HOME/ American Dream Down payment Initiative (ADDI)~~

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

The City uses no other forms of investment in the HOME program

2. *If the participating jurisdiction (PJ) will use HOME funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*

The City uses HOME funds for a first-time homebuyer program. Loans can only be made to first-time homebuyers for mortgage assistance for permanent financing. The City provides a loan to the buyer behind the primary mortgage held by a financial institution; the loan is at three percent simple interest. The City holds a promissory note secured by a deed of trust on the property; the deed requires that the borrower use this property as primary residence and not as rental property. Loan principal and interest payments are deferred for the term of the loan. Accrued interest will be forgiven after fifteen years; loan principal will not be forgiven. Loans are repayable upon sale or transfer of the property, when the property ceases to be owner-occupied, upon a loan maturity date, or upon repayment or refinancing of the first mortgage.

Repaid loans are returned (recaptured) as program income to the City's HOME program. The City has chosen the "Recapture entire amount" option for recapture requirements on HOME loans (CFR §92.254a.5.ii.A.1.), which states, "The participating jurisdictions may recapture the entire amount of the HOME investment from the homeowner." When recapture provisions are triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are insufficient to repay the HOME investment due, the City can only recapture the net proceeds available from the sale of the property and not from the homeowner's non-housing assets.

3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt.*

The City does not use HOME funds to refinance existing debt on properties being rehabilitated with HOME funds.

HOMELESS**Specific Homeless Prevention Elements**

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

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*

The City anticipates having funds available for homeless services during PY 2010, including funding through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) under the Recovery Act of 2009; a complete list of anticipated resources and allocation of funds is included in the appendices.

- a. The City will allocate CDBG entitlement funds to agencies that serve homeless individuals and families; these are public services allocations subject to the 15 percent cap on spending and limited by allocation of funds to other services. The City anticipates using \$21,952 of PY 2010 CDBG funds for homeless services and emergency assistance, and will allocate \$44,720 of local funds (Mortgage Revenue Bond funds) to provide shelter and supportive services for battered spouses, abused and neglected children, homeless or runaway youth, and persons with AIDS.
- b. The City will use \$40,000 of local funds for winter shelter programs locally and the North San Diego County region; shelters provide case management to help persons and families move out of homelessness. North San Diego County jurisdictions collaborated with shelter providers for the 2008-09 and 2009-10 winter shelter season through the *Alliance for Regional Solutions*, with all jurisdictions contributing funds based on population. North County Community Services acted as fiscal agent on behalf of all shelter and social service providers. The Alliance anticipates expanding the winter shelter program in PY 2010.
- c. The City receives and manages a HUD Supportive Housing Program (SHP) grant of \$146,702 annually and contracts with the Women's Resource Center for transitional housing and supportive services for homeless women, especially women with children and women who have been victims of domestic violence.
- d. The Recovery Act of 2009 provided \$742,791 to the City through the Homelessness Prevention Fund. The City will use these funds primarily to prevent homelessness and secondarily for the rapid re-housing of individuals and families that have become homeless due to the current economic recession. The City works with local social service and health agencies that serve families at risk of homelessness, McKinney-Vento persons at the local school districts, and other jurisdictions for the most effective use of these funds. City HPRP staff persons work closely with agencies managing the program elsewhere in the North Coastal San Diego County Region to ensure that eligible needy families have access to HPRP assistance regardless of where they live. The City anticipates using all HPRP funds during PY 2010 and does not anticipate any local funds becoming available to continue the program.

2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*

The City deals with four groups of homeless individuals or families:

- a. First are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. The primary need of this population beyond shelter is health care; 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 by other homeless persons. The current economic recession has resulted in many workers returning to their home countries.
- b. Homeless youth are a second group, 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 can be classified as homeless individuals. The youth receive basic health care through a Teen Clinic operated by Vista Community Clinic and by referral from *Stand Up for Kids - Oceanside*. Counselors and outreach workers from the YMCA Oz North Coast assist in family reunification when possible. Code Enforcement officers refer homeless youth to Oz North Coast and to *Stand Up for Kids* if they come across youth during sweeps of the San Luis Rey River area or other sites of homeless encampments.
- c. A third and rapidly growing group is made up of homeless individuals and families, both single-parent and dual-parent families, who have become temporarily homeless or are constantly at risk of homelessness due to the current recession. A job loss, medical expenses or other unusual and unexpected costs can be the turning point to homelessness; families then move to living out of a car or van, camping at one of the local beach state parks, or staying in one of the winter shelters. Many of these families still have income from work, but seldom enough to cover the entry costs to an apartment. This group - whether homeless or at risk of becoming homeless - is a priority group in the region for transitional housing and support to return them to independent, self-sufficient living. The City will target HPRP funds to this group.
- d. A fourth group are chronically homeless persons, 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 an SSI disability check or funds from the Veterans Administration. Without a permanent homeless shelter with supportive services, this group will remain on the streets. Interfaith Community Services manages a 44-bed transitional housing facility in Escondido for homeless (men only) veterans, seniors or persons with disabilities. Interfaith opened an 18-unit rental and transitional housing facility in 2008 for up to 70 veterans who served in Iraq or Afghanistan. The City notes a growing number of homeless seniors, both men and women, and other very low-income seniors without extended family who are at risk of becoming chronically homeless.

Staff of the Neighborhood Services Department meet at least every six months and in PY 2009 every three months with representatives of agencies that provide services to homeless individuals and families, and agencies that provide transitional housing for individuals and families. The representatives seek ways to improve agency collaboration and to share scarce resources. 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 State and federal funds available to the City for homeless services.

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 local providers cooperate with the San Diego Regional Task Force on the Homeless to plan Project Connect events in the region; these are one-day outreach events to provide homeless persons and families with information on and access to health and social services, housing, and other programs of benefit to them.

The City recognizes the unique problems of homeless youth, including teenagers who cannot be placed in foster homes, emancipated youth and youth who "age out" of the foster care system when they become eighteen. The City will support programs that provide transitional housing for homeless and runaway youth in conjunction with education programs, life-skills training, employment development and job-training opportunities, and, whenever possible, family reunification.

North San Diego County jurisdictions and nonprofit service providers came together during program year 2007 to form the *Alliance for Regional Solutions*, dedicated to a regional response to homelessness. The Alliance targeted planning and support for winter emergency shelters, with all jurisdictions contributing funds based on population to a common pool for support of three winter shelters. The Alliance continued this work in PY 2009 and will expand services in PY 2010.

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless programs and with the regional Task Force on the Homeless, which manages the region's Homeless Management Information System (HMIS), and the Regional Continuum of Care Committee. Local agencies include:

- Brother Benno Foundation provides services to homeless individuals and emergency services to very low-income individuals and families at risk of homelessness or whose household income no longer suffices for necessities of food, clothing and utilities. In recent years the Brother Benno Foundation has shifted more of its services to the "working poor."
- Casa de Amparo provides shelter and services for abused and neglected children ages 5-18 who have been removed from their homes by police or Child Protective services; Casa also provides counseling services toward family reunification.
- Casa de Amparo provides up to two years of transitional housing and supportive services for twenty-four youth aging out of the foster care system, using a master lease project of twelve rental units, with funds from the County of San Diego.
- Fraternity House provides shelter and services to persons with AIDS who would otherwise be homeless.
- Interfaith Community Services provides services to homeless individuals, emergency services including food and hygiene supplies to very low- and low-income individuals and families, and emergency rental assistance or deposit assistance for working families at risk of becoming homeless.

- North County Solutions for Change manages a transitional living facility with supportive services for families moving from homelessness to independent, self-sufficient living, and a short-term (ninety days) shelter for families that recently became homeless. Solutions will also use homes acquired with NSP funds as "next step" housing for families that successfully complete and graduate from the transitional housing program.
- Women's Resource Center manages an emergency shelter to provide services for women and children who are victims of domestic violence, and a transitional living facility with supportive services for female-headed families moving from homelessness to independent, self-sufficient living.
- YMCA Shelter Services provides a short-term transitional living facility at Oz North Coast for runaway and homeless youth ages 12-17, and partners with *Stand Up For Kids* in an outreach program to street youth and youth at risk of becoming homeless.
- Bread of Life Ministries manages a winter emergency shelter December 1 to April 15 each year for homeless individuals. Homeless families are placed whenever possible with the Interfaith Shelter Network, a rotational shelter program sponsored by faith-based organizations, and Project Hope in Vista, a winter emergency shelter limited to families. Winter shelters cooperate with the 2-1-1 Infoline system in San Diego to ensure that persons in need of overnight shelter are directed to the closest and most appropriate facility. Both Bread of Life and Project Hope are part of the *Alliance for Regional Solutions* formed in PY 2007 for regional shelter planning.

The City has collaborated with other organizations to develop supportive housing for persons with disabilities and persons with special needs. The City provides CDBG and other federal and State funds as available for the operation of these programs. Facilities in Oceanside serving persons and families in need from throughout the region include:

- The 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 at present);
- North County Safe Havens, a residential facility for homeless persons with chronic mental illness (12 beds);
- Fraternity House and the Marisol Apartments provide permanent supportive housing for persons with HIV/AIDS;
- T.E.R.I., Inc., which operates ten group homes for adults with developmental disabilities; eight of these homes are in Oceanside;
- Brother Benno Foundation, which manages three group homes of transitional housing for men in recovery from substance abuse (18 beds) and one group home (six beds) for homeless women;

The City recognizes a significant gap in both services and housing for homeless persons with mental illnesses and persons with co-occurring disorders; this will be a central issue in dealing with chronic homelessness in the City and the region. Another growing gap in services is for veterans of recent wars and conflicts. The 2007 San Diego County Health Needs Assessment identifies services for veterans as one of the emerging healthcare needs in the region with significant numbers of men and women having mental health problems that could lead to homelessness.

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 of transitional housing, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The high cost of rental units has also meant that some very low-income families share housing to prevent homelessness, sometimes to the point of serious overcrowding.

A new and growing group of individuals and families are those who are renting and learn through an eviction notice that although they have paid their rent in full and on time, the property owner has not paid the holder of the mortgage, who forecloses on the house and tries to evict the tenants. While recent federal law protects the renters from such immediate eviction, they often lose their security or other deposits paid to the property owner, or need to go to a Small claims Court to recoup their losses. These individuals and families can become homeless and may need assistance for rapid re-housing in a rental unit.

The City's primary objectives for dealing with the issues of homelessness are to:

- a. Use HPRP funds to prevent homelessness through short- and medium-term term rental assistance, utility payments or deposits, and other eligible services;
- b. Work with McKinney-Vento staff persons in the local school districts to identify homeless families with school-age children that can be re-housed using HPRP funds, with case management services provided by the school district and/or nonprofit social service agencies;
- c. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence;
- d. Assist organizations that provide transitional housing, case management and other supportive services for homeless persons and families that will enable these individuals and families to become independent and self-sufficient;
- e. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse and/or HIV/AIDS, including persons with co-occurring disorders; the City will explore using NSP funds to acquire and rehabilitate foreclosed-upon housing for permanent supportive housing;
- f. Support the *Alliance for Regional Solutions* for operation and management of winter emergency shelters that assist persons and families to move out of homelessness into independent, self-sufficient living;
- g. Support development of a regional shelter for chronically homeless persons, especially those with mental and/or co-occurring disabilities;
- h. Support acquisition of small group homes or scattered site apartments for chronically homeless individuals with disabling conditions, provided that adequate long-term funding is identified for operations and supportive services.

Again, the primary barriers to meeting or even addressing these objectives are these:

- a. The lack of funds for acquisition of suitable housing for homeless individuals and families, especially for long-term housing for persons with disabilities;
- b. The lack of long-term guaranteed funding for supportive services for homeless individuals with disabilities, especially those with mental illness;

- c. Local resistance to the siting of small group homes, care facilities or other housing for special needs populations in existing neighborhoods, and the lack of political will to address this resistance;
 - d. The lack of political entities empowered to implement regional solutions, and the unwillingness of local jurisdictions to cede control to outside entities for such solutions that may have direct impact on local jurisdictions.
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The City of Oceanside cooperates with the Regional Task Force on the Homeless, the Regional Continuum of Care Committee (RCCC) and the San Diego Leadership Council to End Chronic Homelessness by 2012 to develop strategies and facilities to end chronic homelessness. The Strategic Plan includes an objective toward this goal. 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. The City works with community-based and faith-based organizations for services to chronically homeless persons.

The *Alliance for Regional Solutions* has been a very positive force for common planning for winter emergency shelters in North San Diego County. The Alliance has moved away from the “warehousing” concept for winter shelters and uses a “responsibility-based” program to help individuals and families move out of homelessness.

The City participates in the regional Plan to End Chronic Homelessness (P-TECH) led by the United Way of San Diego. This group with assistance from the Corporation for Supportive Housing (CSH) of San Diego has prepared a draft three-year plan to create new permanent supportive housing for chronically homeless persons using federal, State and local funds, including the possible use of NSP funds.

The Oceanside Police Department and Neighborhood Services – Housing and Code Enforcement Division work with nonprofit organizations serving homeless individuals to find ways to prevent chronically homeless persons from becoming a problem to businesses in the downtown area. Oceanside Police and Code Enforcement officers do regular “sweeps” of the San Luis Rey River area and other known sites of homeless encampments to prevent establishment of permanent encampments with consequent threats to public health and safety.

The barriers to eliminating chronic homelessness in the City and region are common ones:

- a. Lack of funding for long-term shelters, both for initial development and for the long-term operation and management;
- b. Lack of political will on the local and regional level, although development of the Alliance for Regional Solutions is a very positive step toward a common approach to the issue across North San Diego County;
- c. Competing claims for ever-diminishing funds, forcing jurisdictions to decide priorities of needs, especially when the current economic recession is placing greater demand on nonprofit and government service providers alike;
- d. The emphasis in the Recovery Act on preventing homelessness and rapid re-housing of individuals and families recently made homeless due to loss of household income;

- e. The challenge of identifying long-term funding for permanent supportive housing for homeless persons with mental illness or other severe disabilities.

The economic recession of the past two years and the expectation that hard times will continue into 2011 and 2012 have caused local governments to focus much more on immediate fiscal difficulties; solving homelessness and addressing the issue of chronic homelessness have receded while elected officials grapple with budget deficits.

- 4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

The City provides CDBG and local funds to local nonprofit agencies specifically to prevent individuals and/or families from becoming homeless. The City's primary emphasis is to assist families to remain in their present housing and resolve financial problems before becoming homeless. The City expanded these services significantly in PY 2009 with access to Homelessness Prevention Fund resources, and anticipates using these funds completely by the end of PY 2010. The City does not foresee any funds becoming available to continue this program after the Recovery Act funds are exhausted. Activities that the City supports for homelessness prevention include:

- a. Emergency assistance: Local nonprofit and faith-based organizations provide food, clothing, infant supplies, prescriptions, utility payments and other essential services 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 regular end-of-month request.
- b. HPRP assistance: The City uses Homeless Prevention Program funds under the Recovery Act for short- and medium-term rental assistance, security and other rental deposits, utility deposits and payments in critical situations for the family. City staff provide case management for families that receive HPRP assistance. The City works with its nonprofit partners in making the funds available to needy individuals and families in the community. The City recognizes the transparency and accountability requirements for Recovery Act programs and will submit all reports in a timely manner to FederalReporting.Gov and for local distribution.
- c. The City made local funds available in PY 2009 for an emergency rental assistance program managed by the Brother Benno Foundation. Low-income families that experience an unexpected, significant drain on monthly income - medical expenses, automobile repair, etc. - could receive one-time rental assistance, provided that the family can demonstrate that they are normally able to make rental payments in full and on time. This has been shown to be the most effective way of preventing homelessness, making it possible for a family to stay in their home. It is not likely that the City will be able to continue a rental assistance program in PY 2010 with local funds after HPRP funds are exhausted.
- d. The City encourages informal partnerships and sharing of resources between the various organizations that provide 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 homeless persons and families, 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.

Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

The City will work with the County of San Diego and other governmental agencies to develop and implement a Discharge Coordination Policy by the end of the 2010-2015 Consolidated Plan period; no such policy exists in the region at this time.

The City is particularly concerned about youth who "age out" of the foster care system and persons released from the regional Veterans Administration Hospital with no local family support. There are limited independent living / transitional living facilities in the north coastal San Diego County region for youth moving out of foster care. Casa de Amparo manages twelve two-bedroom units as transitional housing for youth ages 18-22, using a master lease agreement for the units.

As noted above, many veterans of the Iraq and Afghanistan conflicts are returning with significant mental problems that impact successful re-entry to civilian life. Interfaith Community Services acquired, renovated and opened an 18-unit apartment building in Oceanside as housing for up to 70 veterans, male and female, who have served in Iraq or Afghanistan, with supportive services provided offsite.

The State is considering early release of non-violent prisoners as one way to address the budget crisis; while this would reduce the cost of prisons, local communities would have to bear the cost of re-entry of felons who often lack family support. Prisoner re-entry programs have very limited support in the community.

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.

Does not apply to the City of Oceanside

COMMUNITY DEVELOPMENT

Community Development

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

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), public facilities, public improvements, public services and economic development.*

The City of Oceanside has identified the following non-housing community development objectives for priority consideration for assistance with PY 2010 CDBG funds:

- a. Implementation of strategies in the Crown Heights / Eastside Neighborhood Revitalization Strategy Area
- b. Positive youth development programs and activities for children and youth that will reduce involvement in youth gangs and related delinquent behavior
- c. Activities that will strengthen family life in low- and moderate-income households
- d. Activities that will provide emergency assistance to families, especially families with children, who have lost household income in the current economic recession and who need assistance to remain stable and secure
- e. Activities that will improve living conditions and enhance employment opportunities for the "working poor"
- f. Activities that will enable seniors and persons with disabilities to remain healthy and to live independently as long as possible

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

- a. Public facilities in Program Year 2010: complete CDBG-R capital projects including improvements to the existing Oceanside Senior Citizens Center, kitchen renovation and expansion at the Family Recovery Center for women in recovery from substance abuse, a new roof for the Women's Resource Center Transitional Housing facility, and energy efficiency improvements at YMCA Oz North Coast, the North County Alano Club, and at community resource centers.
- b. Public improvements in Program Year 2010: Use CDBG, EDI and NI funding to complete infrastructure improvements in the Crown Heights NRSA neighborhood with new street lighting and improvements to alleyways; complete improvements to the Brooks Street Swim Center.
- c. Public services in Program Year 2010: Address problems of youth violence and the impact of youth gangs in low-income neighborhoods with positive youth development programs and gang prevention activities; provide social, recreational and literacy programs for children and youth in CDBG-eligible neighborhoods; provide health and 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 and to families who have lost household income in the economic recession; provide supportive services to special needs populations, including abused and neglected children, battered spouses, persons with AIDS and homeless and runaway youth.

- d. Economic development in Program Year 2010: Implement strategies for economic development on San Diego Street and development of micro-enterprises as identified in the Crown Heights / Eastside NRSA Plan; identify ways to expand job-training programs for youth through Interfaith Community Services Transitional Youth Academy and SER Jobs for Progress; support the workforce development program at Oceanside High School managed by Interfaith Community Services; support development of a food service training program at the Mental Health Systems Family Recovery Program; support outreach activities of Tri-City Medical Center to increase enrollment by Hispanic and other minority youth in health careers; support local industries in workforce development programs as they face the retirement of the "Baby Boomer" generation.
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

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

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 community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. These priorities and related objectives are reviewed annually during development of the Action Plan to respond to changing needs in the community, especially with the current economic recession and housing problems for many households.

Local objectives and strategies for community development in the City of Oceanside as listed in the 2010-2015 Consolidated Plan and proposed activities and allocation of CDBG funds for PY 2010 are attached. The appended document lists specific strategies, activities and projected outcomes based on allocation by the City Council of available funds. See also the Community Development Needs Table and listing of PY 2010 activities (Table 3 listings).

Antipoverty Strategy

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

The City has undertaken and will continue to work on a number of initiatives to improve the quality of life in the City and develop economic opportunity, which in turn will reduce poverty. The current economic recession and loss of employment income for many families makes these initiatives especially important for PY 2010 and 2011.

- a. In the 2010-2015 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 neighborhoods

and populations in the City, and 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 housing development that is affordable to very low-income families. The City will seek any new opportunities available to the City through Recovery Act programs including CDBG-R and the Homelessness Prevention Fund, new job creation bills under consideration in Congress, and other federal or State programs that will contribute to a healthier community.

- b. The City's largest federally-funded program is the Section 8 Housing Choice Voucher housing assistance program. Section 8 vouchers provide stable housing for lower-income households and choice in housing, with assisted households spread throughout the city. The City's PHA plan outlines a strategy to maintain the "high performer" standing of the program and maximize the use of the limited resources, with a goal of remaining at a 95% lease-up rate or higher for the Section 8 Program. The City will seek ways to reduce the current four- to five-year wait for persons on the Section 8 waiting list.
- c. The City coordinates the Family Self-Sufficiency (FSS) program with up to 75 to 90 participating families. The FSS Coordinator works with these families to develop short and long-term objectives to improve their quality of life, become free of all forms of welfare, increase household income and gain independence and self-sufficiency. As an incentive, the City maintains an escrow account for each FSS-enrolled family in which a portion of their housing assistance payment is deposited. When a family completes the objectives in their plan, they receive the savings that have accumulated in their escrow account.
- d. The City has used the Neighborhood Revitalization Strategy Area (NRSA) program effectively in the Libby Lake/Calle Montecito neighborhoods, which was completed in 2006-07 with the opening of the Libby Lake Child Development Center and first classes in the SER/Jobs for Progress job-training center. The City has completed planning work and submitted to HUD a NRSA Plan for the Crown Heights and a portion of the Eastside neighborhood in PY 2010. The NRSA neighborhoods, which include the most densely populated and lowest average median family income areas of the City, will be a primary focus for attention in the 2010-2015 Consolidated Plan. The City developed the goals, objectives and benchmarks for the NRSA Plan in collaboration with residents of the neighborhood, community-based organizations, nonprofit social service and health providers, and various City departments. Community HousingWorks, a local nonprofit housing and community development organization, will act as the community-based development organization (CBDO) for neighborhood revitalization activities.
- e. The City has established community resource centers to serve residents in low-income neighborhoods. These resource centers, supported by CDBG allocations and the City's general fund, provide access for residents to a range of public services and public space for youth programs and neighborhood events. The resource centers are particularly important to new immigrant Spanish-speaking residents.
- f. The City has used CDBG funds to establish childcare centers to serve low-income households with affordable, quality childcare. The City views the development of affordable, accessible childcare as a key support for working families and neighborhood improvement. Childcare programs supported by the City emphasize activities that meet "ready-to-learn" guidelines of the Oceanside Unified School District for children entering kindergarten. The NRSA Plan has one objective to increase access to childcare programs in the Crown Heights neighborhood.

- g. The Oceanside Public Library has established an English language literacy program (Oceanside READS) for adults. The program trains volunteer tutors and matches them with learners. For working adults, the ability to read and write is critical to better job opportunities; the literacy program works to develop such reading, writing and comprehension skills as well as computer literacy. The Library bookmobile increases access to library resources for residents who might otherwise be unable to visit the library or branch library. Reductions in income for the City General Fund in PY 2009 caused closure of the youth literacy portion of Oceanside READS and elimination of the *Adelante* Bookmobile, which the Library used for outreach to neighborhoods with a substantial Spanish-speaking population.
- h. The Oceanside Public Library has developed a community computer center with public access computers at the main library and Mission Branch; use of the computers is free to residents. There are computer labs at each of the four resource centers in low-income neighborhoods. Public access to computers and the Internet enable low-income persons to learn computer skills, compose resumes, and search for employment opportunities. Access to the computers is important for youth from low-income families who do not have current computer technology or Internet access in their homes but who need computer technology for homework assignments.
- i. 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. Development of new beach hotels and resorts will offer new job opportunities, although most of these will be in the lower-paying service sector. Development of these larger projects has substantially slowed if not stopped in the current recession; the City hopes to see renewed activity after PY 2010. With many biotechnology firms locating in San Diego County, local colleges are increasing offerings in biotechnology research and manufacturing classes; the budget crisis in the State, however, has caused colleges and universities to reduce the number of new entering students.
- j. 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 can access a local trained workforce for employment, especially with the wave of anticipated retirements in the next ten years. The current recession has resulted in significant job losses across the economic spectrum, and the decline in consumer discretionary spending together with store closings has cut significantly into jobs for the lower-income workforce.
- k. The City worked with SER / Jobs for Progress to access WorkForce Investment Act (WIA) funds for a summer job program in PY 2009, and plan to continue this partnership in PY 2010. The Central Valley SER organization with activities in ten counties in the State has taken over management of the San Diego SER Program, and will bring increased organizational and financial resources to the program in Oceanside. The new leadership plans to expand employment development programs out of the Oceanside center in PY 2010 and 2011. The City works with local nonprofits to develop partnership programs with the Building Industry Association, trade unions and vocational training schools to introduce young people to building and construction trades. The City participates in the Interfaith Community Services job-training program funded by the San Diego WorkForce Partnership; this program is specifically for students at Oceanside High School.

- I. The City determined that keeping families in their homes is the priority concern for use of Homelessness Prevention and Rapid Re-housing Program funds; keeping families in their rental units is much more cost-effective than helping homeless families become re-housed. At the same time, The City understands that using HPRP funds for households that cannot show the ability to pay their rent when HPRP funds are exhausted is only to delay homelessness. In such situations the City will work with individuals or households to identify other options for housing.

NON-HOMELESS SPECIAL NEEDS HOUSING

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

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

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

NEED: A primary non-homeless special needs population in the City of Oceanside is the growing number of elderly persons, especially those living alone. Recent population estimates are that nearly 20 percent of the City's residents are 62 years of age or older; this percentage is expected to increase to over 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, the need for transportation for medical appointments, shopping and other purposes is increasing. A lack of easily accessible transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems.

RESPONSE: The City has developed a low-cost taxi voucher program that provides door-to-door services. The City will continue to explore options for effective, efficient and accessible senior transportation services.

NEED: The need for access to good nutrition for seniors is also growing, especially as local meal delivery services face declining support from state and local sources; some services are already moving to weekly delivery of frozen meals. The number of seniors with only Social Security as income come ever more close to the poverty level, and face the choice of paying for food or for medicine.

RESPONSE: The City will continue its support of the nutrition program at the senior center and other local meal delivery programs, and access to low-cost food supplies for seniors who are able to prepare their own meals. The City notes the often competing and overlapping services of various meal delivery programs and will encourage greater partnerships for more efficient operation.

NEED: The City notes the growing number of seniors who live alone and without family members living nearby, and who present the early signs of dementia or Alzheimer's Disease. This can lead to health and safety problems in the home, and potential financial problems as the persons loses track of paying bills or managing personal finances.

RESPONSE: The City will work with local nonprofit organizations and specifically with those that provide case management for seniors to develop resources that distant family members can access for care of seniors presenting early signs of dementia.

NEED: Another 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. Development of permanent supportive housing for persons requires access to long-term funding, which is seldom available. 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 cost of living in the area.

RESPONSE: The City will work with the local T.E.R.I., Inc. organization to expand housing and services for adults with developmental disabilities. The City will especially support efforts to integrate these adults whenever possible into ordinary City activities. The City will also work with housing developers to use State Mental Health Services Act (MHSA) Housing funds to develop rental units for persons with mental illness but who can live independently with minimal supervision. Developers can use MHSA funds for a portion of acquisition and rehabilitation costs of an apartment complex so long as some units are set aside for such persons

NEED: Military veterans are a third local special needs population who move in and out of homelessness, often due to substance abuse or long-term mental illness. The 2007 San Diego County Health Needs Assessment identified veterans of the Iraq and Afghanistan conflicts as an emerging health concern, with many veterans returning to civilian life with mental health issues (post-traumatic stress disorders - PTSD) as well as those with traumatic brain injuries (TBI) and/or amputations. The proximity of Naval Hospital at Camp Pendleton and a Veterans Administration hospital in San Diego makes this area attractive to veterans, especially older, single men.

RESPONSE: The City supports the efforts of Interfaith Community Services and its outreach to veterans in the San Diego North County region. Interfaith acquired and rehabilitated an 18-unit housing facility in Oceanside for up to 70 homeless or at-risk veterans including veterans with disabilities who served in Iraq or Afghanistan, both men and women, with supportive services provided offsite. This facility became fully occupied in early PY 2009. The objective for this housing is to enable the veterans to become stabilized and to whatever extent possible live independent and self-sufficient lives. A new VA clinic will open in Oceanside in PY 2010; this new clinic will greatly increase access for younger veterans to mental health services.

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

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 community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. The community development objectives in the PY 2010 Action Plan, including those addressing needs of the non-homeless special needs populations in the Strategic Plan, are prioritized in accordance with HUD categories. The objectives and priorities are reviewed for each Action Plan to address current needs, such as the expanded need for emergency services due to the current economic recession.

The City works with and supports local agencies that provide housing and/or supportive services to persons with special needs and their families.

- ◆ The City has worked with Southern California Presbyterian Homes (SCPH) for the past four years toward development of 80 new rental units for low- and very low-income seniors (the Lake Boulevard project) on a City-owned parcel. HUD awarded a \$9.9 million Section 202 grant to SCPH in 2006 for this project; construction is underway with first occupancy planned for early PY 2011
- ◆ 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. The City allocated CDBG funds to TERI, Inc. in PYs 2006, 2007 and 2009 for fitness center improvements and an outdoor "enrichment center." These facilities are used by children and youth in the schools managed by TERI, Inc. by adults in group homes and by staff in a health and wellness program. The City allocated additional capital funds in PY 2009 for energy efficiency improvements to the Learning Academy operated by TERI, Inc. for special needs children and youth from school districts that cannot offer specialized assistance.
- ◆ The Brother Benno Foundation manages small group homes for persons in recovery from alcoholism and referral services for individuals returning from institutions who are at risk of becoming homeless.
- ◆ Ivey Ranch Park Association provides daycare and recreation programs for children with disabilities, both physical and developmental, including an equestrian program designed for children with significant developmental disabilities. The City awards CDBG funds to Ivey Ranch Association for a summer daycamp program for both able-bodied and disabled children.
- ◆ The McAlister Institute, Mental Health Systems, Inc. and Phoenix House provide residential and outpatient treatment programs for persons in recovery from substance abuse, including adolescents, women with children and persons with co-occurring disorders.
- ◆ Welcome Home Ministries works with persons - primarily women, but including some men - who have been released from incarceration and are at risk of becoming homeless or reverting to former patterns of substance abuse or criminal activity.
- ◆ The Oceanside Senior Citizens Association senior nutrition program at the Oceanside Senior Center provides meals at the Senior Citizens' Center and home delivery of meals five days a week to seniors who are homebound and to persons with disabilities who have difficulty getting out of their homes. The Angel's Depot program provides canned and dry goods to very low-income seniors who are able to cook, and the Meals with Love program provides diet-specific meals to seniors with health or medical conditions.
- ◆ The Senior Citizens' Association Project Care provides a daily "check the welfare" phone call to seniors and persons with disabilities who live alone.
- ◆ Fraternity House provides housing, meals, supportive services and access to health care for persons with AIDS who would otherwise be homeless.
- ◆ The Trauma Intervention Program (TIP) provides volunteers to assist seniors when there is an emergency in the family, such as a serious auto accident, a critical injury, or the death of a spouse or family member.

The City has used HOME funds for the acquisition and/or rehab 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. HOME funds are used for development of special needs housing only when the organization can demonstrate that there is an unmet need for the specific kind of services, and can show sufficient available funds for operation and management of the program. The City used NSP funds in PY 2009 to acquire three vacant, foreclosed-upon houses and will rehabilitate these in PY 2010 for use as "next step" housing for families graduating from transitional housing programs.

The City will use CDBG, HOME and available state and local funds to complete these objectives, working with local nonprofit organizations and agencies. The City will assist these local agencies in the search for other funding sources and will support grant applications for such funds. 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 funds are available, however, the City will assist in the acquisition and/or rehabilitation of residential facilities for special needs populations. The City will explore the possible use of NSP funds to acquire and rehabilitate foreclosed-upon homes for use as permanent supportive housing for persons with disabilities.

The City holds biannual meetings of representatives from senior-serving organizations and organizations providing services to special needs populations. These meetings are designed to promote collaboration and partnerships among the organizations, and to reduce overlap in services. Of special concern in PY 2010 is the issue of seniors who have to move in with adult children due to reduced income, and the reverse with grown children who have lost jobs and homes and now move in with aging parents.

Housing Opportunities for People with AIDS

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

- 1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
- 2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
- 4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
- 5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*

6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 2010 Action Plan HOPWA response:

The City of Oceanside does not receive HOPWA funds. The City allocates local funds to Fraternity House, a supportive housing program for persons with AIDS; Fraternity House receives HOPWA funds from San Diego County. The City partnered with San Diego County to use HOPWA and HOME funds to develop the Marisol Apartments and the Old Grove Apartments. Marisol Apartments provide affordable housing for low- and very low-income households with at least one person who has AIDS or is HIV symptomatic and can no longer work. The Old Grove Apartments has two units set aside for persons with AIDS. Community HousingWorks, developer of the Marisol Apartments and the Old Grove Apartments, receives HOPWA funds for a resident manager and supportive services at the Marisol Apartments. The City has received approval for the Marisol Apartments for Section 8 Project-Based vouchers. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

Specific HOPWA Objectives

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

Program Year 2010 Specific HOPWA Objectives response:

Does not apply to the City of Oceanside

Other Narrative

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

1. FAIR HOUSING

The Neighborhood Services Department manages the City of Oceanside's fair housing program through a contract with North County Lifeline as the City's fair housing services provider. The Lifeline staff person can also respond to landlord-tenant issues that are not specifically fair housing issues, as these complaints outnumber fair housing ones. A Housing Program Manager provides in-house response to fair housing inquiries and complaints, and responds to questions from elected leaders concerning fair housing laws and regulations. The Housing Manager supervises all City fair housing activities and represents the City at regional boards and committees that deal with fair housing.

The City participates in the San Diego Regional "Fair Housing Resource Board" (FHRB), which sponsored development of the regional 2010-2015 Analysis of Impediments (AI) to Fair Housing Choice. A consultant completed the draft AI in early 2010 for review and comment, and will present a final draft to participating jurisdictions in early PY 2010 for acceptance and approval. The introduction to the draft Regional AI, the section regarding progress since 2005 in Oceanside, and the listing of impediments and recommendations for the City of Oceanside are included as part of the 2010-2015 Consolidated Plan. The City will address these impediments and recommendations in a local Fair Housing Action Plan, which will become part of the Consolidated Plan.

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

- a. The City will evaluate potential impediments to fair housing and mitigate if necessary and feasible in order to comply with the State Housing Element law. In the 2005-2010 Housing Element (approved in 2009), the City addresses constraints to housing development, the housing needs of special needs populations, and providing for a variety of housing for all income groups. Relevant sections are attached to the 2010-2015 Consolidated Plan; the entire Housing Element is considered as part of the five-year Consolidated Plan and annual Action Plans.
- b. The City will use CDBG funds to contract with a competent provider to offer fair housing program services and mediation services to residents.
- c. The City will provide outreach and educational services for residents, property owners and property managers, and information on the City website on fair housing.
- d. As funds are available or in case of significant complaints, the City in partnership with its fair housing contractor will conduct audits to test for discrimination based on family status and disabilities.
- e. The City will assist residents to complete and submit fair housing complaint forms.
- f. The City will sponsor public awareness and education programs, including observance of Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and resource centers, and reports to the Housing Commission.
- g. The City will educate property owners and managers through public workshops including a biennial workshop for property owners and managers of rental units that accept tenants with Section 8 vouchers.

- h. The City will distribute fair housing pamphlets in Spanish and English to tenants and property managers, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the nineteen mobilehome parks in the City that are covered by the City's space rent control ordinance.
- i. The City will require all residential developers to sign a Voluntary Affirmative Marketing Agreement (VAMA).

The City has identified low-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. Ensuring fair housing and access to safe, healthy and affordable housing are key components of the City's neighborhood revitalization programs. Although the cost of for-sale housing has dropped, the current economic recession and job insecurity has limited the ability of households to take advantage of the lower costs. The City's goal is to improve neighborhood living conditions and economic opportunities so that families can move out of low-income status.

2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

The City's policy and practice for allocating CDBG funds is attached as an appendix. The City Council in March 2010 approved allocation PY 2010 CDBG public services funds only for programs operating out of the City's recreation centers, community resource centers or other City facilities; the Council also directed the Neighborhood Services Department not to seek or accept new applications for public services grants. The Neighborhood Services Department will seek City Council direction for allocation of CDBG public services funds for PY 2011 and beyond.

3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN

The City's plan for public/citizen participation and guidelines for substantial amendment of the Action Plan are attached as appendices.

4. RELOCATION ASSISTANCE PLAN

The City's Relocation Assistance Plan is attached as an appendix.

5. RECOVERY ACT PROGRAMS

The City received funds under the American Recovery and Reinvestment Act (ARRA) of 2009 including the CDBG-Recovery Act, Neighborhood Stabilization (NSP), and Homelessness Prevention and Rapid Re-Housing (HPRP) Programs. The Neighborhood Services Department manages these programs. The City obligated all ARRA funds by the end of 2009 and anticipates expending all funds by the end of PY 2010. The City is current on all reporting of ARRA funds through FederalReporting.Gov.

6. 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 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.

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.

7. FINANCIAL MANAGEMENT:

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 expenditures by submission of a request for payment form with all required back-up documentation. The payment request is reviewed upon submission and approved by CDBG Coordinator who forwards this submission to the accounting staff for payment. Accounting personnel verifies that there are enough available funds budgeted for such payment and prepares the formal payment request and obtains the appropriate authorized signature. This payment request is then forwarded to City Finance Department to issue and mail the check to the subrecipients.

CDBG expenditures as shown in the City's accounting system are reviewed on a quarterly basis by the Accounting Manager who 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 drawdowns; one technician draws down the funds and the other approves the drawdown. Upon the approval of the drawdown all records are forwarded back to the Accounting Manager for entry into the City's accounting system after acknowledgement in IDIS of receipt of funds from the U.S. Treasury.

8. 2010-2011 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET

The Oceanside City Council on May 5, 2010, approved the 2010-2011 Community Development Block Grant Program budget and allocations for public services (subject to fifteen percent cap), administration and planning (subject to twenty percent cap), code enforcement, housing rehabilitation, neighborhood revitalization activities and payments on the Section 108 Loan Guarantee for Fire Station 7. The approved budget is on the following page. The City Council further approved the expenditure of \$44,720 from the Mortgage Revenue Bond Fund to support housing and homeless programs at Casa de Amparo (abused and neglected children), Fraternity House (very low-income persons with AIDS/HIV+), Women's Resource Center (battered spouses) and YMCA Oz North Coast (homeless and runaway youth ages 12-17).

Revenue		CDBG	
a. CDBG Entitlement 2010-2011	\$	1,960,622	
b. CDBG Program Income 2010-11 (estimated)	\$	65,000	
c. Contingency available for allocation	\$	-	
Total Revenue (est.)			\$ 2,025,622
Expenditures		CDBG	
a. Admin/Planning: CDBG 20% = \$405,000			
1. Housing Program Development	\$	185,000	
2. Fair Housing Programs	\$	10,000	
3. Grants Administration	\$	150,000	
4. Neighborhood Revitalization	\$	30,000	
Total Administration and Planning			\$ 375,000
b. CDBG Public Services: CDBG 15% = \$304,000			
1. Parks & Recreation Teens	\$	18,600	
2. Parks & Recreation 4 Kids Sake	\$	18,200	
3. Angel's Depot Food for a Week	\$	8,540	
4. Brother Benno Foundation	\$	14,148	
5. Boys & Girls Club Gangbusters	\$	22,308	
6. Boys and Girls Club Senior Fitness	\$	9,176	
7. Boys & Girls Club Libby Lake	\$	12,000	
8. Interfaith Community Services	\$	7,804	
9. Ivey Ranch Park Association	\$	7,542	
10. North County Health Services	\$	15,000	
11. Senior Citizens Association Senior Nutrition	\$	34,400	
12. VCC Teen REACH	\$	23,600	
13. Community Resource Centers	\$	112,669	
Total Public Services			\$ 303,987
c. Neighborhood Revitalization Programs			
1. Community HousingWorks NRSA Implementation	\$	25,000	
2. Youth programs in NRSA through CHW*	\$	25,000	
*includes CampFire USA and North County Lifeline			
Total NRSA projects and activities			\$ 50,000
d. Housing Rehabilitation			
1. Single Family Rehabilitation Loans	\$	320,000	
2. Mobilehome Rehabilitation Grants	\$	100,000	
3. Project Management	\$	70,000	
4. Loan Services	\$	60,000	
Total Housing Rehabilitation			\$ 550,000
e. Code Enforcement Programs	\$	255,136	\$ 255,136
f. S.U.N. 2010	\$	100,000	\$ 100,000
g. Section 108 Loan Payment			
1. Fire Station No. 7	\$	267,703	
Total Loan Payments			\$ 267,703
h. Unallocated funds			\$ 123,796
Total 2010-2011 CDBG Budget			\$ 2,025,622

See Table 3c for details on all activities included in this Action Plan.