

INTRODUCTION

The Action Plan is an annual update of the five-year Consolidated Plan for Housing and Community Development. This five-year plan sets objectives, strategies and anticipated outcomes with benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works. The Action Plan satisfies the annual submission and application requirements for the Community Planning and Development (CPD) formula programs offered by the U.S. Department of Housing and Urban Development (HUD) to local jurisdictions. CPD programs in the City of Oceanside include the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year to report on how well the City met the goals and objectives of the Action Plan. The City Council must approve the five-year Consolidated Plan, the annual Action Plan, and the annual CAPER before the City can submit the documents to the HUD - Los Angeles Field Office.

The statutes for the Consolidated Plan set forth three basic goals (the "National Objectives"); HUD will evaluate the plan and the jurisdiction's performance under the plan based on how well the City addresses these goals. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. The three program goals are:

DECENT HOUSING - - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retention of affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low- moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, age, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing that includes structural features and services to enable persons with special needs, including persons with HIV/AIDS and persons with mental illness, to live in dignity and independence;
- providing housing for youth aging out of the foster care system, homeless veterans, and other special needs populations, and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of natural resources through energy efficient practices.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses including micro-enterprises;
- the provision of public services concerned with employment;
- the provision of job-training opportunities to low-income persons;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and education for low-income persons to reduce generational poverty and promote independent, self-sufficient living.

The 2011-2012 Action Plan of the 2010-2015 Consolidated Plan for the City of Oceanside addresses these three statutory program goals with local objectives, strategies, activities and anticipated outcomes. The housing and community development objectives in this Action Plan are prioritized in accordance with HUD categories, as follows:

- **High Priority** – The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.
- **Medium Priority** - If funds are available, the City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.
- **Low Priority** - The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide certifications of consistency for applications by local agencies for federal assistance when the application is for funds to address objectives in the Plan.

The following criteria were considered to set priorities:

- The extent to which a particular objective meets needs as identified in the Needs Assessment section of this Consolidated Plan;
- The extent to which the City's resources including federal, state and local funds will be available to address the identified needs and related objectives;
- For housing objectives, the degree to which an objective would assist the City to meet its Fair Share of the Regional Housing Need, and increase both for-sale and rental housing affordable to low- and moderate-income families;
- For homeless objectives, the degree to which an objective would support the regional plan to eliminate chronic homelessness by 2012, and reduce the incidence of homelessness among families with children.

The City of Oceanside will particularly support projects and activities in 2011-2012 that address the national goals with specific local goals:

For Decent Housing, the City will look for projects and activities that address the regional plan for affordable housing and the recommendations of the City of Oceanside Affordable Housing Task Force (2005). The City will seek projects and activities that address the regional plan to eliminate chronic homelessness. The City will work with Community Housing Development Organizations (CHDOs) for housing projects in the City, especially in neighborhood revitalization areas.

For a Suitable Living Environment, the City will look for projects and activities that strengthen family life for low- and moderate-income families, provide assistance to needy senior citizens and other at-risk populations, promote the development of positive personal assets in youth and reduce youth involvement in gangs and delinquent behavior. Promoting positive youth development programs to reduce the level of gang activity will be a primary concern in 2010-2015.

For Expanded Economic Opportunity, the City will look for projects and activities that improve conditions and offer opportunity for the "working poor," especially through job-training activities and expansion of childcare for low-income working families. The City will concentrate on neighborhood revitalization areas for economic development activities including micro-enterprise projects.

The City of Oceanside will also look for projects and activities that support in some way the City's Vision Statement:

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

The City of Oceanside will adopt and utilize outcome performance measurement systems for the CDBG and HOME that meet or exceed HUD requirements, and will fulfill HUD requirements for performance measurement reporting. The City will strive to score in the top 25th percentile in all HUD reports, including the HOME *Snapshot* report, and become an outstanding performer in HUD scoring of the annual Consolidated Annual Performance Evaluation Report (CAPER). The City will meet all submittal and reporting deadlines for Recovery Act programs including projects funded through CDBG-Recovery, the Neighborhood Stabilization Program and the Homelessness Prevention and Rapid Re-Housing (HPRP) Program.



**Summary of Anticipated Resources
for
Housing and Community Development 2011-2012**

	Funds as of 3/31/2011	Anticipated 2011-2012
1. Community Development Block Grant		
a. CDBG entitlement for 2011-2012 (estimated)		\$1,640,000
b. Program income 2011-2012 (estimated)		\$ 40,000
c. CDBG contingency from 2010- 2011	\$ 431,508	
2. Affordable Housing Development		
a. HOME entitlement for 2011-2012 (estimated)		\$ 800,000
b. CalHOME grant carry forward	\$1,220,000	\$ -
c. Redevelopment 20 percent setaside	\$4,200,476	\$ 2,535,137
d. Inclusionary housing fees	\$4,037,061	\$ -
e. Mortgage Revenue Bond fees	\$ -	\$ -
3. Other HUD, federal and State funding		
a. Section 8 Rental Assistance Program	\$ -	\$14,497,757
b. Family Self-sufficiency coordinator grant		\$ 137,364
c. Supportive Housing Program grant - WRC	\$ 85,576	\$ 146,702
d. Carry forward HPRP funding	\$ 17,659	\$ -

2010-2015 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Local Objectives for use of Block Grant funds from the U.S. Department of Housing and Urban Development
Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and others

A. HOUSING OBJECTIVES (1-12)

National Goal: Provide decent housing for all residents

Local Priorities: Address the regional plan and goals for affordable housing; increase the supply of decent housing for very low-income families

B. HOMELESS OBJECTIVES (13-17)

National Goal: Provide decent housing for all residents

Local Priorities: Address the regional plan to end chronic homelessness; reduce number of families becoming homeless by prevention activities

C. COMMUNITY DEVELOPMENT OBJECTIVES (18-30)

National Goal: Provide a suitable living environment for all residents, especially those in low- and moderate-income neighborhoods

Local Priorities: Support programs that strengthen family life for low- and moderate-income families and households; support positive youth development programs that reduce involvement in gangs and delinquent behavior; provide essential services for needy and underserved persons

D. ECONOMIC DEVELOPMENT OBJECTIVES (31-32)

National Goal: Provide expanded economic opportunity for all residents

Local Priorities: Support programs that provide new job opportunities for all residents, especially for low- and very low-income individuals; identify ways to support economic development in the City

LOCAL OBJECTIVE	STRATEGIES	FUNDING	PRIORITY
1. Assist very low-income renter households to obtain affordable, quality housing through the Section 8 Housing Choice Voucher rental assistance program	a) Provide service and rental assistance to approximately 1,500 individuals or families in the City who hold Section 8 Rental Assistance vouchers or Veterans Affairs Supportive Housing (VASH) vouchers; services include program management, inspections, initial verification, annual recertification, and disbursement of funds to property owners. b) Operate a Family Self-Sufficiency (FSS) program for 75 to 90 households with at least 10 graduating from the program during the year c) Reduce lead-based paint hazards in rental housing through inspection of all units used in rental assistance programs and by community-wide education programs	Section 8 Housing Choice Voucher Program; VASH rental assistance vouchers	High

2. Provide low-interest loans to low-income homeowners to rehabilitate their homes	<ul style="list-style-type: none"> a) Utilize the City web site, community resource centers and local media to inform homeowners of the availability of loans for housing rehabilitation b) Assist low-income homeowners through low-interest (3%) loans to rehabilitate their single-family homes, including compliance with health and safety standards and lead-based paint regulations c) Provide information on funding for rehabilitation programs to all low-income homeowners advised and/or cited by Code Enforcement officers for violations d) Provide information to low-income homeowners on programs to improve energy efficiency and conservation in their homes e) Reduce lead-based paint hazards in the City's pre-1978 housing stock through inspection and mitigation activities f) Service loans in the City's single-family rehabilitation loan portfolio 	CDBG	High
3. Provide grants to low-income mobilehome owners to repair and/or improve their coaches	<ul style="list-style-type: none"> a) Utilize the City web site, community resource centers, mobilehome park association newsletters and other media to inform homeowners of the availability of MHIP grants for rehabilitation of their mobilehomes b) Provide grants of up to \$6,000 to at least 20 very low-income mobilehome owners each year, especially seniors and persons with disabilities, to repair their coaches 	CDBG	High
4. Assist low-income households to purchase homes through deferred loan and tax credit programs	<ul style="list-style-type: none"> a) Do outreach through the City Magazine, community resource centers and other ways to inform homeowners of the availability of loans for first-time homebuyers b) Develop a prospect list of eligible applicants for first-time homebuyer loans c) Sponsor homebuyer and homeownership classes either directly or in partnership with local banks, lending institutions, faith-based organization and other agencies d) Assist first-time low-income households to purchase homes 	HOME, CalHOME, Mortgage Credit Certificates	High
5. Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities or special needs populations	<ul style="list-style-type: none"> a) Provide financial assistance for acquisition, rehabilitation, and/or construction of up to 25 units or more of supportive housing for persons with disabilities by 2015 b) Support the siting of group homes for persons with disabilities and/or special needs in residential areas throughout the City in partnership with T.E.R.I., Inc. and other agencies serving this population 	HOME, HUD competitive grants, Mental Health Services Act	High

	c) Review and respond to agencies that request funds for acquisition and rehabilitation of permanent supportive housing for persons with disabilities and/or special needs		
6. Assist housing developers to develop affordable housing for low-income senior citizens (62+ years of age)	a) Provide assistance for the development of 100 units or more of new senior housing by 2015 b) Complete development by the end of 2011 of the 80-unit Lil Jackson Senior Housing Project for low-income seniors c) Ensure that when federal, state or local funds are used in the development of new senior housing, units are set aside for low-income senior households	HOME, HUD competitive grants	High
7. Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and enhances neighborhoods	a) Complete construction in PY 2011 of Libby Lake Village single-family homes for sale to low-income families (Habitat for Humanity) b) Identify CHDO partner to develop Nelms Street site c) Identify and acquire blighted multi-family housing in Crown Heights and other low-income neighborhoods for rehabilitation and rental to very low-income residents (City and housing partner) d) Allocate and expend CHDO funds for eligible developments to remain compliant with "timeliness-of-use" requirements of HOME program e) Complete predevelopment work for a mixed-use and mixed-income housing project on the 14-acre Mission Avenue property f) Provide technical assistance to developers to acquire and rehabilitate existing rental properties to maintain these units as affordable to low-income individuals and families g) Using recommendations in the Oceanside Comprehensive Affordable Housing Strategy, identify and acquire land to be used for development of new affordable owner-occupied and rental housing h) Explore use of State Proposition 1C of 2006 funds for housing, including the Regional Housing Infill Incentive and the Transit-Oriented Development Programs i) Explore opportunities to use new Low-Income Housing Tax Credits (LIHTC) approved as part of the Recovery Act of 2009	HOME, HUD competitive grant funds, LIHTC, bond funds	High

8. Assist multi-family property owners to rehabilitate their properties and maintain affordability for tenants	<ul style="list-style-type: none"> a) Provide loans to property owners in targeted neighborhoods to rehabilitate rental units for low-income families either as complete building rehabilitation or tenant-based rental rehabilitation (TBRR) b) Provide information on funding for rental rehabilitation to all owners advised and/or cited by Code Enforcement officers for violations c) Ensure that rehabilitation efforts of rental units include compliance with health and safety standards and lead hazard regulations d) Provide information to property owners on programs on ways to improve energy efficiency and conservation in rental units for low-income households e) Identify CHDOs or other developers for acquisition and rehabilitation of rental housing for low-income households in NRSA areas 	Condominium conversion fees	High
9. Facilitate and support the conversion of mobilehome parks to ownership by a nonprofit organization	<ul style="list-style-type: none"> a) Assist residents of mobilehome parks to convert park ownership to a nonprofit organization, upon request from park residents and completion of a feasibility analysis 	Limited State funding; local funds	Low
10. Construct or modify assisted housing units to comply with the Americans with Disabilities Act	<ul style="list-style-type: none"> a) Assist developers of rental housing to construct new housing or , when feasible, renovate existing housing that complies with ADA requirements and provides fully accessible units for persons with disabilities 	HOME, HUD competitive grants, bond funds, LIHTC	Medium
11. Assist growers who are willing to finance and develop housing for farm workers	<ul style="list-style-type: none"> a) Assist developers to construct healthy, sanitary housing for migrant workers and their families 	HOME, HUD grant s, bond funds, LIHTC	Low
12. Remove regulatory barriers to affordable housing	<ul style="list-style-type: none"> a) Implement recommendations and initiatives of the 2005-2010 Housing Element of the City General Plan b) Implement recommendations of the <i>Comprehensive Affordable Housing Strategy</i> as applicable to the development of affordable housing c) Implement recommendations in the 2010-2015 <i>Analysis of Impediments to Fair Housing</i> d) Identify regulations in the Oceanside Zoning Ordinance that block development of affordable housing e) Support review of the City's General Plan to identify and where possible remove any barriers to affordable housing 	Staff time only	High

13. Prevent homelessness through short-term rent and utility assistance, re-housing assistance and other services for persons and families that are homeless or at risk of becoming homeless	<ul style="list-style-type: none"> a) Support emergency rental, and other assistance programs managed by local non-profit social service agencies that prevent families from becoming homeless or help families to become re-housed b) Assist organizations that provide case management services to low-income families and households that are at risk of becoming homeless c) Assist organizations that provide personal and family financial management education for low-income families and households d) Manage Homelessness Prevention and Rapid Re-Housing Program (HPRP) while funds are available 	CDBG Public Service funds, HPRP	High
14. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence	<ul style="list-style-type: none"> a) Provide operating support that will enable the YMCA Oz North Coast Shelter to serve 50 youth from Oceanside b) Provide operating support that will enable the WRC Alternatives to Abuse Shelter to serve 50 women from Oceanside and their children each year c) Provide operating support to Casa de Amparo that will enable them to serve 100 abused and/or neglected children 	CDBG Public Service funds, Mortgage Revenue Bond Funds	High
15. Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families	<ul style="list-style-type: none"> a) Provide financial support to local nonprofit social service and faith-based organizations that will enable them to serve homeless persons and families b) Seek funding to operate existing transitional housing facilities at full capacity, including the Women's Resource Center transitional housing facility, the Brother Benno small group homes for men and women, the North County Solutions for Change Family Center (transitional) and the Solutions Intake Center (short-term housing) c) Support the expansion of transitional housing, supportive services, and educational or job-training programs for homeless youth, including emancipated youth and youth "aging out" of the foster care system, homeless veterans, and other special needs populations d) Support the efforts and activities of the San Diego Regional Task Force on the Homeless and the San Diego Leadership Council of the Plan to End Chronic Homelessness e) Host two meetings of homeless service providers during the year to encourage collaboration and sharing of resources 	CDBG Public Service funds, Federal competitive funds (HUD Super NOFA), State Emergency Shelter Grants	High

16. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS	<ul style="list-style-type: none"> a) Support the siting of group homes and transitional housing for persons with disabilities and/or special needs in residential areas throughout the City b) Support Fraternity House, Inc. to provide housing and supportive services for persons with AIDS/HIV+ using the Residential Care Facilities for the Chronically Ill best practices model c) Support the San Diego Corporation for Supportive Housing and local partners to use State funds to develop housing with supportive services for persons with mental illness or co-occurring disorders 	CDBG Public Services funds, Mortgage Revenue Bond funds, MHSA funds	High
17. Support the development and operation of a regional homeless shelter for chronically homeless persons	<ul style="list-style-type: none"> a) Participate in and support the efforts and activities of the San Diego Regional Task Force on the Homeless and the Leadership Council of the Plan to End Chronic Homelessness toward the goal of eliminating chronic homelessness by 2012 b) Support the <i>Alliance for Regional Solutions</i> and regional winter homeless shelters for individuals and families in San Diego North County c) Support the development of additional regional homeless shelters and transitional and permanent living facilities for the chronically homeless, especially those who are veterans, persons with mental illnesses and persons with disabilities 	CDBG Public Service funds, Mortgage Revenue bond funds, MHSA funds, State bonds	High
18. Prevent blight and deterioration in low-income neighborhoods through targeted code enforcement programs in coordination with housing rehabilitation incentives	<ul style="list-style-type: none"> a) Maintain full-time code enforcement activity in targeted low-income neighborhoods and especially in the Neighborhood Revitalization Strategy Areas as part of overall neighborhood revitalization efforts b) Provide information about the City's rehabilitation loan program to homeowners and owners of rental properties as an incentive to improve their properties c) Support and assist neighborhood associations to plan and carry out volunteer-based neighborhood clean-up events d) Work with banks and mortgage lenders that are responsible for maintaining abandoned properties and/or in foreclosure to reduce the incidence of spot blight and deterioration in neighborhoods e) Maintain an active anti-graffiti program to deal rapidly and effectively with graffiti throughout the City including prosecution of taggers 	CDBG	High

	f) Plan and implement the annual Supporting Urban Neighborhoods (S.U.N.) Program as one-day volunteer-based neighborhood improvement projects		
19. Assist organizations that provide programs and services for youth ages 12-17 from low- and moderate-income families that develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency and participation in youth gangs	a) Provide operating support to organizations that will enable them to provide physical fitness activities, academic achievement programs, health education, violence prevention and life skills training to 350 youth each year b) Collaborate with law enforcement agencies, local education agencies, and non-profit youth-serving organizations to reduce truancy, juvenile delinquency and youth gang activity c) Promote collaboration among local organizations that offer recreation, healthy living programs, social services and academic assistance for youth ages 12 to 17 during afterschool "critical hours" and vacation periods d) Sponsor and/or participate in meetings of youth-serving organizations e) Support parenting programs and other activities that strengthen family life and that increase parental involvement in programs in which their children are involved f) Support programs and activities of the Oceanside Community Safety Partnership g) Support health education activities to increase "healthy living" attitudes as a component of youth programs, with special attention to activities that will reduce the incidence of teen pregnancy, childhood obesity and early substance abuse	CDBG Public Service funds, federal and state grants, local funds	High
20. Assist organizations that provide programs and services to senior citizens that enable them to live independently	a) Provide operating support to organizations that will enable them to provide nutritional, recreational and supportive services to 1,000 senior citizens each year b) Support a collaborative effort of safety net services that ensures that senior citizens, especially those who live alone, have access to food, transportation, and other services that they need to live independently c) Identify a home repair program for senior citizens to maintain their housing in a healthy, safe and secure condition d) Encourage collaboration and partnerships among organizations that provide services to seniors through annual meetings of organizations	CDBG Public Service funds, County HHSA funds	High

21. Assist organizations that provide programs and services to adults with disabilities that enable them to live independent lives	<ul style="list-style-type: none"> a) Provide operating support to organizations that enables them to provide social, recreational and education services to 100 adults with disabilities each year b) Support a collaborative effort of safety net services that ensures that adults with disabilities, especially those who live alone, have access to transportation, food and other services that enable them to live independently with dignity c) Identify and support a home repair program that enables persons with disabilities to maintain their homes or mobilehomes in a healthy, safe and secure condition d) Support organizations that offer job-training and employment development opportunities for adults with disabilities who desire to become employed or to change their occupation due to a disability 	CDBG Public Service funds	High
22. Assist organizations that provide health services, health education and chronic disease prevention programs to low-income individuals, families and households	<ul style="list-style-type: none"> a) Provide operating support to several organizations that will enable them to provide health programs and services to 2,000 children and seniors, and to families with limited or no health insurance b) Provide support for health education, disease prevention, healthy nutrition programs and other outreach activities that provide information on access to health resources for low- and moderate-income individuals and families c) Provide support for outreach to families with no health insurance on how to sign up for available insurance and wellness programs d) Encourage implementation of the "Healthy Cities / Healthy Communities" philosophy in community outreach programs of the City e) Encourage implementation of recommendations in the San Diego County Health Needs Assessment f) Support health programs of community clinics and San Diego Health and Human Services Agency that reach underserved populations with special attention to homeless individuals and families, farmworkers, and recent immigrants with limited or no English skills, including programs 	CDBG Public Service funds	High
23. Assist organizations that provide substance abuse education, prevention and treatment services, with special emphasis on programs targeting youth	<ul style="list-style-type: none"> a) Provide support to youth-serving organizations that offer substance abuse education and prevention programs b) Provide support to organizations providing out-patient substance abuse treatment programs for low-income residents, youth and homeless persons 	CDBG Public Service funds, State and federal grants	Medium

	<ul style="list-style-type: none"> c) Support collaboration of organizations dealing with substance abuse education, prevention and treatment through the North Coastal Prevention Coalition d) Search for ways to fund a permanent sobering center in the North Coastal Region 		
24. Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families (the “working poor”)	<ul style="list-style-type: none"> a) Provide operating support to the Brother Benno Foundation, Interfaith Community Services and other groups that provide emergency assistance and case management for very low- and low-income individuals and families b) Support organizations that assist individuals and families to sign up for government assistance for which they are eligible, including veterans benefits, Social Security, Supplemental Nutrition Assistance and other programs c) Support collaboration and sharing of resources among local agencies through a biannual meeting of agencies providing services to homeless persons and families and/or emergency services to very low-income households 	CDBG Public Service funds	High
25. Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens and youth; neighborhood resource centers; and recreation facilities	<ul style="list-style-type: none"> a) Identify and implement energy efficiency improvements at City facilities including pools, recreation centers and resource centers b) Explore using the Section 108 Loan Guarantee program to construct public facilities or infrastructure in low- and moderate-income neighborhoods c) Monitor City facilities at which CDBG-funded programs are provided to ensure compliance with HUD Section 504 (ADA) requirements 	CDBG, City CIP funds, State and federal grants, State bond funds	Medium
26. Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings	<ul style="list-style-type: none"> a) Allocate loans and grants to established non-profit organizations for the acquisition, rehabilitation, and/or start-up costs associated with permanent, year-round community facilities that benefit low-income families and neighborhoods b) Provide technical assistance to nonprofit organizations seeking to acquire and/or rehabilitate facilities to provide services to low-income individuals or families. c) Assist organizations to identify and implement energy efficiency and conservation and water conservation improvements at their facilities d) Monitor subrecipient facilities for compliance with HUD Section 504 (ADA) requirements 	CDBG, State and federal grants, State bond funds	Medium

27. Assist organizations that provide quality, affordable programs for children from low-income families, including preschool programs and programs for children ages 6-12	<ul style="list-style-type: none"> a) Support after school and summer programs that offer academic enrichment, personal fitness, health education, violence prevention and creative arts activities for 400 children ages 6 to 12 b) Support to nonprofit childcare agencies that offer affordable childcare and preschool programs to low- and moderate-income families c) Provide assistance to childcare providers to improve the quality of their services and to ensure that providers help children are "ready to learn" when entering kindergarten d) Provide support for Oceanside Public Library outreach services to children in low-income neighborhoods of the City 	CDBG Public Service funds, State and federal grants, local funds	High
28. Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate child development centers	<ul style="list-style-type: none"> a) Provide assistance to non-profit providers to develop new child development centers with up to 100 new spaces for infants, toddlers, and pre-school age children by 2015 b) Explore ways to increase availability of childcare and preschool programs for very low-income families living in the Crown Heights / Eastside NRSA 	CDBG, State and federal grants	Medium
29. Construct or renovate public infrastructure in low-income neighborhoods, including streets, sidewalks, lighting and other improvements	<ul style="list-style-type: none"> a) Identify and address public infrastructure needs in the Eastside, Crown Heights and other low-income neighborhoods b) Promote Safe Streets and Safe Routes to School (SR2S) planning for infrastructure improvements in all neighborhood revitalization program areas c) Promote Crime Prevention Through Environmental Design (CPTED) philosophy and practices in infrastructure design and construction 	CDBG, City CIP	Medium
30. Develop and implement Neighborhood Revitalization Strategy Area (NRSA) plans for Crown Heights and Eastside area and Libby Lake / Calle Montecito	<ul style="list-style-type: none"> a) Implement the Neighborhood Revitalization Strategy Area (NRSA) plan for the Crown Heights / Eastside neighborhoods with the participation and support of residents, community-based organizations and City departments b) Support operation of community resource centers serving low- and moderate-income neighborhoods of the City c) Apply for grants to fund implementation of NRSA Plans d) Acquire property for the development of public facilities to meet the needs and goals identified in NRSA plans e) Support local organizations that provide leadership development and other programs for neighborhood residents 	CDBG, local funds, State and federal grants	High

<p>31. Assist organizations that provide services leading to employment, including literacy, job training and employment placement services, with special emphasis on programs targeting youth, senior citizens, persons with disabilities and persons made unemployed by the current recession</p>	<ul style="list-style-type: none"> a) Assist organizations that provide education and job-training for low-income individuals that will enable them to obtain living wage jobs b) Support efforts to educate employers on regulations concerning age discrimination, ADA compliance and reasonable accommodation, and equal employment opportunity (EEO) c) Encourage development of vocational education and pre-apprenticeship programs for young men and women, including construction trades, health professions, and other jobs that provide living wage employment d) Explore opportunities to develop micro-enterprises in the neighborhood revitalization areas of the City e) Support organizations that offer summer jobs-for-youth programs funded by the San Diego WorkForce Partnership or other programs f) Support organizations that provide education and life skills training for low-income persons to reduce generational poverty and promote independent, self-sufficient living 	<p>CDBG Economic Development funds; Workforce Partnership; JTPA</p>	<p>Medium</p>
<p>32. Explore economic development opportunities that positively affect the local jobs/housing balance and that reduce transportation impacts</p>	<ul style="list-style-type: none"> a) Collaborate with public educational institutions, labor and job-training organizations and the business community to support development of a qualified workforce for the local economy b) Identify ways and partners to assist businesses to carry out economic development and job creation/retention activities in the City c) Implement a revolving loan program for small businesses and/or microenterprises d) Support activities of organizations that follow best practices in job training and employment development when working with youth, senior citizens, and persons with disabilities e) Collaborate with SANDAG and its member agencies on strategies to improve the jobs / housing balance. 	<p>CDBG Economic Development; local funds; JTPA</p>	<p>Medium</p>

PROJECTS, OBJECTIVES, OUTCOMES AND ACTIVITIES

as reported to

U.S. DEPARTMENT of HOUSING and URBAN DEVELOPMENT

The City reports to the U.S. Department of Housing and Urban Development (HUD) as to how the City uses CDBG, HOME and other federal, State and local funds to address the local objectives listed in the 2010-2015 Consolidated Plan and annual Action Plan. The HUD online reporting system (IDIS) uses a combination of projects and activities for reporting. The listing below of the City's projects for Program Year 2011 (FY 2011-2012) includes the regulation citation and HUD code, related objective(s), the specific activities that will receive PY 2011 funds, the source of funds (CDBG, HOME or other) for the activities, and the outcome statement and performance measurement for individual activities. The next section has details on specific activities.

The City will submit to HUD the PY 2011 Action Plan and any substantial amendments to the Consolidated Plan after approval by the City Council. This will include any changes to the use of HOME, CDBG, CDBG-Recovery Act, or Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds as shown in this Action Plan.

Congress did not appropriate funds for the 2011-2012 CDBG program until mid-April; all 2011-2012 allocations shown below are estimates only and may be revised.

1. Single-family Housing Rehabilitation Loans 570.202 14A
 - a. Objective: Provide low-interest loans to low-income homeowners to rehabilitate their homes
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: 8 rehab loans made and projects completed
 - d. **CDBG funding** (\$325,000 in PY 2010) **\$0**
(Carry forward CDBG funds will be used for loans)
2. Manufactured Housing Rehabilitation Grants 570.202 14A
 - a. Objective: Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes, including minor home repair projects
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: 20 Mobile Home Improvement Program (MHIP) grants made and projects completed
 - d. **CDBG Funding** (\$95,000 in PY 2010) **\$0**
(Carry forward CDBG funds will be used)
3. Rental Rehabilitation Program 570.202 14A, 14B
 - a. Objective: Assist multi-family property owners to rehabilitate their properties and maintain affordability
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: Number of rental rehab units completed
 - d. **Funding: Condominium Conversion fees** **\$0**

4. Housing Rehabilitation Administration and Loan Services 570.202 14H
 - a. Objective: Planning and administration of housing rehab loan program
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: n/a
 - d. CDBG Funding for Activities

• Rehabilitation Program Administration	\$80,000	IDIS
• Loan Portfolio Management	\$60,000	IDIS
Total CDBG Funding (\$130,000 in PY 2010)		\$140,000

5. First-time Homebuyers Program 570.201(n) 13
 - a. Objective: Assist low-income households to purchase homes through deferred loan and tax credit programs
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: 15 low- or moderate-income households become successful homeowners
 - d. Funding for first-time homebuyers program

• HOME PY 2011 (est)	\$400,000	
• CalHOME allocation carry forward	1,220,000	
• Mortgage Credit Certificates	\$1,200,000	
Total Funding		\$2,820,000

6. Housing Program Development, Planning and Administration 570.205 20;
570.206 21D
 - a. Objectives:
 - Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and that enhances neighborhoods
 - Remove regulatory barriers to affordable housing
 - Planning and administration of housing programs
 - Fair Housing activities including implementation of 2010-2015 AI
 - b. Outcome Statement: n/a
 - c. Outcome Measurement: n/a
 - d. CDBG Funding for activities (part of 20% cap on admin and planning)

• Housing Program Development	\$170,000	IDIS
• Fair Housing program	\$15,000	IDIS
Total CDBG Funding (\$177,000 in PY 2010)		\$185,000

7. CHDO and CBDO Housing Development Activities 570.201(m) 12
 - a. Objectives:
 - Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
 - Identify opportunities for acquisition / rehabilitation of rental units
 - b. Outcome Statement: Create decent housing with improved / new affordability
 - c. Outcome Measurement: Projects or units completed
 - d. **HOME funding(15% CHDO Setaside funds)** **\$120,000**

8. Housing Development Activities other than CHDOs 570.201(m) 12
- Objectives:
 - Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
 - Identify opportunities for acquisition / rehabilitation and rental rehabilitation
 - Outcome Statement: Create decent housing with improved/new affordability
 - Outcome Measurement: Projects or units completed
 - Funding source and amount to be determined based on project
9. HOME Program Administration CFR n/a 19A
- Objective: Planning and Administration of HOME Program
 - Outcome Statement: n/a
 - Outcome Measurement: n/a
 - Funding: HOME (10% cap on administration) \$80,000 IDIS**
10. Acquisition and/or Rehabilitation of Transitional Housing 570.202 14G
- Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings for transitional housing programs
 - Outcome Statement: Create decent housing with improved/new affordability
 - Outcome Measurement: to be determined by specific projects
 - Funding source and amount to be determined based on project
11. Homeless Services and Shelter CFR n/a 03T
- Objectives:
 - Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
 - Assist organizations that provide emergency housing and supportive services for ... homeless and runaway youth
 - Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS
 - Support the development and operation of a regional homeless shelter for the chronically homeless
 - Explore using NSP funds to acquire homes for permanent supportive housing in partnership with a service provider
 - Outcome Statement: Enhance suitable living environment through improved / new accessibility
 - Outcome Measurement: 500 persons and 50 households receive services
 - Funding from local housing programs
 - Fraternity House (persons with AIDS) \$7,500
 - YMCA Oz North Coast (runaway/homeless youth) \$7,500
 - Total Local Funding (\$25,400 in PY 2010) \$15,000**
 - Supportive Housing Program grant for WRC \$146,702

12. Rental Assistance Program and Prevention of Homelessness 570.204 05Q

- a. Objectives:
 - Assist very low-income renter families to have safe, healthy, affordable housing
 - Prevent homelessness through short-term rent and utility assistance programs and other services
 - Assist organizations that provide essential services to homeless persons and families, and assist families to remain in housing
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Funding for activities: no new funding after HPRP funding ends

13. Battered and Abused Women 570.201(e) 05G

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... victims of domestic violence
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 100 victims of domestic violence receive services; complete improvements to emergency shelter
- d. Funding from local housing programs
 - Women's Resource Center Emergency Shelter \$7,500
 - Total Local Funding** (\$11,820 in PY 2010) **\$7,500**

14. Abused and Neglected Children 570.201(e) 05N

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... abused and neglected children
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 100 abused or neglected children receive services
- d. Funding from local housing programs
 - Casa de Amparo \$7,500
 - Total Local Funding** (\$7,500 in PY 2010) **\$7,500**

15. Senior and Disabled Services 570.201(e) 05A

- a. Objectives:
 - Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities
 - Assist housing developers to develop affordable housing for low-income senior citizens
 - To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act
 - Assist organizations that provide programs and services to senior citizens that enable them to live independent lives
 - Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility

- c. Outcome Measurement: 1,000 persons and 20 households receive services
- d. CDBG funding for activities:

• Angel's Depot Senior Nutrition Program	\$7,500	IDIS
• Senior Citizens Association Senior Nutrition	\$25,800	IDIS
Total CDBG Funding (\$52,116 in PY 2010)		\$33,300

16. Youth Services

570.201(e) 05D

- a. Objective: Assist organizations that provide programs and services for youth ages 12-17 from low- and moderate-income families to develop positive personal assets, encourage academic achievement and reduce the risk of gang involvement and juvenile delinquency
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 350 youth involved in programs
- d. CDBG Funding for Activities:

• Boys and Girls Club <i>Gangbusters</i> Program	\$16,731	IDIS
• North County Lifeline Youth Programs	\$7,800	IDIS
• Parks & Recreation Teen START	\$18,600	IDIS
• Vista Community Clinic Teen REACH	\$17,700	IDIS
Total CDBG Funding (\$74,908 in PY 2010)		\$60,831

17. Childcare Services

570.201(e) 05L

- a. Objectives
 - Assist organizations that provide quality, affordable preschool and childcare programs for children from low-income families
 - Assist organizations that provide afterschool and summer programs for children ages 6-11 to develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: number of children from low-income families served
- d. CDBG funding for activities

• Boys and Girls Club Libby Lake Program	\$9,000	IDIS
• Parks & Recreation <i>For Kids Sake</i> afterschool	\$18,200	IDIS
• Ivey Ranch Park Association <i>Camp Ivey</i>	\$7,500	IDIS
Total CDBG Funding (\$47,742 in PY 2010)		\$34,700

18. Health Services

570.201(e) 05M

- a. Objectives:
 - Assist organizations that provide health services, health education and chronic disease prevention programs to low-income individuals, families and households
 - Assist organizations that provide substance abuse education, prevention and treatment services, with special emphasis on programs targeting youth and young adults
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 1,000 persons receive services

- d. CDBG funding for activities:
 - North County Health Services (NCHS) \$11,250 IDIS
 - Total CDBG Funding (\$15,000 in PY 2010) \$11,250**

19. Emergency Services

570.201(e) 05

- a. Objective: Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 1,000 persons and 100 households receive services
- d. CDBG funding for activities:
 - Brother Benno Foundation *Food Basics* \$10,611 IDIS
 - Interfaith Community Services *Safety Net* \$7,500 IDIS
 - Total CDBG Funding (\$21,952 in PY 2010) \$18,111**

20. CDBG Program Administration and Planning

570.206 21A

- a. Objective: Planning and Administration of CDBG Program
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: n/a
- d. CDBG funding for activities (part of 20% cap on admin and planning):
 - CDBG Administration \$150,000 IDIS
 - Total CDBG Funding (\$150,000 in PY 2010) \$150,000**

21. Code Enforcement

570.202(c) 15

- a. Objective: Prevent blight in low-income neighborhoods and address signs of deterioration throughout the City through targeted code enforcement programs in coordination with affordable housing rehabilitation incentives and neighborhood improvement / clean-up activities
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
- c. Outcome Measurement: 125 properties improved with all owners of cited properties referred to the City for homeowner or rental rehab loans
- d. CDBG Funding for activities
 - Code Enforcement officers for targeted areas \$240,000 IDIS
 - Proactive Code Enforcement officer in NRSAs \$122,963 IDIS
 - Total CDBG Funding (\$198,000 in PY 2010) \$362,963**

22. Neighborhood Improvement Projects

570.202 14A

- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs and annual one-day volunteer-based Supporting Urban Neighborhoods (S.U.N.) project
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
- c. Outcome Measurement: 25 properties improved
- d. Funding for activities:
 - CDBG allocation for annual S.U.N. project \$0

- City funding sources, donations, in-kind support TBD
- Total CDBG Funding** (\$100,000 in PY 2010) **\$0**
- S.U.N. 2011 will use remaining previously allocated CDBG funds

23. Capital Projects by Community-based Organizations 570.202 14G

- Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings
- Outcome Statement: Enhance suitable living environment through improved / new accessibility
- Outcome Measurement: Projects complete
- CDBG funding for activities: (None in PY 2010) **\$0**
Depending upon the availability of funds, the City will issue a Request for proposals for capital projects and bring eligible projects forward for approval

24. Development of Childcare Facilities 570.201(c) 03M

- Objective: Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers
- Outcome Statement: Enhance suitable living environment through improved / new accessibility
- Outcome Measurement: Complete and open second and third of four proposed and funded childcare / child development centers
- CDBG funding for activities: (None in PY 2010) **\$0**

25. City Capital Improvement Projects 570.201(c) 03

- Objectives:
 - Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens, youth, and families; neighborhood resource centers; and recreation facilities.
 - Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods
- Outcome Statement: Enhance suitable living environment through improved / new accessibility
- Outcome Measurement: Projects completed
- CDBG funding for activities: (none in PY 2010) **\$0**
Depending upon the availability of funds, the City will issue a Request for proposals for capital projects and bring eligible projects forward for approval

26. Neighborhood Revitalization Program Planning 570.205 20

- Objective: Planning and Administration of NRSA Programs
- Outcome Statement: Enhance suitable living environment through improved / new sustainability
- Outcome Measurement: n/a
- CDBG funding for activities (subject to 20% cap on planning and admin)
 - Neighborhood Revitalization Planning \$0 IDIS
- Total CDBG Funding** (\$30,000 in PY 2010) **\$0**

27. Crown Heights Neighborhood Revitalization Program 570.205 20; 05
- Revitalize the Crown Heights neighborhood through the implementation of a comprehensive Neighborhood Revitalization Strategy Area (NRSA) Plan
 - Outcome Statement: Enhance suitable living environment through improved / new sustainability
 - Outcome Measurement: Implementation of Heights NRSA Plan objectives
 - CDBG funding for activities
 - Community HousingWorks* NRSA Implementation \$25,000 IDIS
 - Community Resource Centers (public services) \$93,000 IDIS
- Total (\$137,669 in PY 2010) \$118,000**

28. Economic Development - Job Training 570.201(e) 05H
- Objectives:
 - Assist organizations that provide services leading to employment, including literacy, job training and employment placement services, with special emphasis on programs targeting youth, senior citizens, and persons with disabilities
 - In collaboration with public educational institutions, explore economic development opportunities that positively affect the jobs/housing balance and reduce transportation impacts
 - Outcome Statement: Provide economic opportunity through improved / new accessibility
 - Outcome Measurement: n/a
 - CDBG funding for activities (none in PY 2010) **\$0**
The City will work with NRSA partners for a job-training and development program for residents of the NRSA neighborhoods and bring a proposal forward during PY 2011.

29. Economic Development - Financial Assistance 570.203(b)18A, 18B
- Objectives: Implement loan program for microenterprises and/or small business economic development
 - Outcome Statement: Provide economic opportunity through improved / new accessibility
 - Outcome Measurement: Number of new jobs created
 - CDBG funding for activities (none in PY 2010) **\$0**

30. Section 108 Loan Payment CFR n/a 19F
- Objective: Improve access to public services and facilities
 - Outcome Statement: n/a
 - Outcome Measurement: Payment of principal and interest on loan
 - CDBG Funding for payment (P&I)
 - Section 108 Loan for Fire Station 7 \$270,161 IDIS
- Total CDBG Funding: (\$267,793 in PY 2010) \$270,161**

DESCRIPTION OF ACTIVITIES (HUD Table 3)

The pages following detail the specific activities planned for program year 2011 with CDBG, HOME and other federal, State and local funds. The activities are arranged in order of the Project Number as reported to the U.S. Department of Housing and Urban Development to correlate with the previous listing of projects and resources and the listing of projects in the Consolidated Plan Management Process (CPMP) tool. Each activity description also shows the National Objective and specific local objective that the activity addresses, and the related performance measurement and outcome statement.