

STAFF REPORT



ITEM NO. 13
CITY OF OCEANSIDE

DATE: May 9, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Neighborhood Services Department

SUBJECT: **APPROVAL OF THE FY 2007-2008 ACTION PLAN OF THE 2005-2010 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT, AND AUTHORIZATION TO SUBMIT THE FY 2007-2008 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

SYNOPSIS

Staff recommends that the City Council approve the FY 2007-2008 Action Plan of the Consolidated Plan for Housing and Community Development for submission to the U.S. Department of Housing and Urban Development; authorize the City Manager to submit the FY 2007-2008 Action Plan to the U.S. Department of Housing and Urban Development; and authorize the City Manager to execute required forms and documents for Community Planning and Development block grant funds.

BACKGROUND

The Consolidated Plan for Housing and Community Development is a statutory requirement for Oceanside's three formula Community Planning and Development grant programs: Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), and Emergency Shelter Grants Program (ESG). Funding for these programs is allocated to eligible jurisdictions by the U.S. Department of Housing and Urban Development (HUD), based on an annual appropriation by Congress. The Consolidated Plan identifies a jurisdiction's overall housing and community development needs and outlines a five-year strategy to address those needs. The Consolidated Plan is targeted especially to address the needs of low- and moderate-income persons, households and neighborhoods. Low-income households are defined as households earning less than 80 percent of the area median income (AMI); low-income neighborhoods are defined as census tracts with 51 percent or more households with income less than the AMI.

The Consolidated Plan is a five-year strategic plan that addresses the overall needs of the City for that period. The annual Action Plan sets forth specific objectives and strategies to address community needs in the areas of affordable housing, homeless

individuals and families, public services, community facilities and neighborhood revitalization. The Action Plan describes the City's proposed housing and community development activities for the program year and identifies resources available to fund those activities. The statutory goals of the Consolidated Plan and annual Action Plans are to provide decent housing, a suitable living environment, and enhanced economic opportunity for all residents of the City.

The City Council adopted the 2005-2010 Consolidated Plan on May 4, 2005. The proposed Action Plan is for the period July 1, 2007, through June 30, 2008. The Action Plan, grant applications and certifications must be submitted to HUD by May 14, 2007.

The FY 2007-08 Action Plan includes allocation of Community Planning and Development programs for which the City is eligible to receive funding from HUD:

- The American Dream Downpayment Initiative (ADDI) program was authorized by Congress in December 2003 as part of the President's plan to encourage and increase homeownership across the nation. The program supplements HOME Investment Partnership Program (HOME) funds to provide funds to low- and moderate-income first-time homebuyer families for downpayment and closing costs. The City will receive \$847,860 of HOME funds and \$13,940 of ADDI funds in FY 2007-08 for housing activities. HOME and ADDI programs are managed by HOME program staff in the Neighborhood Services Department.
- The Emergency Shelter Grants (ESG) Program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. The City will receive \$80,638 in ESG funds for FY 2007-08 for operating expenses of transitional housing programs and funding for activities that will prevent homelessness. The City Council approved allocation of ESG funds on March 28, 2007. Neighborhood Services Department staff manage the ESG program in partnership with agencies and organizations that provide services to homeless individuals and families.
- The Community Development Block Grant (CDBG) Program allocations for FY 2007-08 were approved by the City Council on March 28, 2007. The City will receive \$1,858,947 in CDBG funds for FY 2007-08, which is a six percent decrease from FY 2006-07. CDBG funds are allocated for public services, capital improvement projects, neighborhood revitalization programs, and other activities that benefit low- and moderate-income residents of the City.

ANALYSIS

In the Action Plan for 2007-08, the City has identified over \$21 million in federal, state, and local resources available to the City to implement housing and community development activities. This amount includes the City's annual entitlement funding from the federal government, determined by the City's population and the annual appropriation to HUD from Congress; entitlement grants to the City include:

- Section 8 Rental Assistance Program \$13,027,126

- Community Development Block Grant Program (CDBG) \$1,858,947
- HOME Investment Partnership Program (HOME) \$847,860
- American Dream Downpayment Initiative (ADDI) \$13,940
- Emergency Shelter Grants Program (ESG) \$80,638

Activities funded under the CDBG, HOME, and ADDI entitlement programs in the 2007-08 program year are listed in Exhibit C and include:

- Single-family housing rehabilitation loans
- MobileHome Improvement Program (MHIP) grants
- First-time homebuyer assistance
- Health services and nutrition programs for senior citizens and persons with disabilities
- Positive youth development programs for children and youth
- Services and transitional housing for homeless persons and families
- Code enforcement in targeted neighborhoods
- Activities to promote fair housing
- Renovation of community facilities that serve youth, senior citizens and residents of low-income neighborhoods in the City
- Development of child care facilities that serve low-income families
- Programs and projects to improve the health, safety and overall quality of life for persons and families in low- and moderate-income neighborhoods of the City, especially in the Calle Montecito/Libby Lake, Eastside and Crown Heights neighborhoods through neighborhood revitalization activities.

The City Council on March 28, 2007, approved allocation of ESG funds to these eligible activities:

- a. \$21,000 to North County Solutions for Change for operation of the Solutions Family Center, which provides transitional housing and supportive services for homeless families to help them become independent and self-sufficient;
- b. \$55,606 to the Women’s Resource Center for transitional housing for homeless women and their children;
- c. \$4,032 for City management of the ESG program.

The City will seek additional funding for housing and community development activities through grant applications to federal and state agencies and to private foundations. The City has applied to the State for \$600,000 of CalHOME funds and \$1.2 million in Mortgage Credit Certificates. The City will seek State funding for housing programs through the Mental Health Services Act of 2004, Proposition 46 Bond Program of 2004, and Proposition 1C Housing Bond Program of 2006. The 2007-08 Action Plan proposes to allocate HOME and ADDI funding to these purposes:

- a. \$649,835 for first-time homebuyer programs together with CalHOME funds and Mortgage Credit Certificates;
- b. \$84,786 (10 percent) for administration and management of the HOME program;

- c. \$127,179 for housing projects and activities of Community Housing Development Organizations (CHDOs) to maintain the required 15 percent CHDO set-aside.

The City Council approved the FY 2007-08 Community Planning and Development budget (exhibit A) and allocation of funds for CDBG and ESG activities on March 28, 2007 (Exhibit C). Use of HOME funds for specific homebuyer loans or affordable housing projects and the allocation of CDBG funds for specific single-family housing rehabilitation projects are presented to the City Council for approval.

The draft 2007-08 Action Plan has been made available for public review at the Oceanside Public Library and Mission Branch Library, the City Clerk's office, and at the Neighborhood Services Department office. Public comment has been requested through an advertisement in the *North County Times*. The City is required to respond to all the written comments as well as those comments made at the public hearing. Summaries of public comments and staff responses to the comments will be included in the final Action Plan document submitted to HUD.

FISCAL IMPACT

The City will have approximately \$22,000,000 in current and anticipated revenues to fund activities described in the 2007-08 Action Plan. This includes federal, state and local grants, and local housing revenue from inclusionary housing fees and redevelopment setaside funds. The funds are restricted for particular activities and are not available for reallocation to different purposes by the City Council. The activities described in the Action Plan are not supported by the City General Fund and have no impact on the General Fund. All administrative and program management costs are paid for out of the grant funds. Federal funds must supplement and not supplant local funding for eligible activities. The Emergency Shelter Grants program provides funds for activities to prevent homelessness and to provide essential services to homeless persons and families; these funds are matched dollar for dollar by subrecipients.

COMMISSION OR COMMITTEE REPORT

The Housing Commission reviewed the draft FY 2007-08 Action Plan at their April 24, 2007, meeting. The recommendation of the Housing Commission is attached.

CITY ATTORNEY'S ANALYSIS

The City Council is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing. After conducting the public hearing, the Council shall approve, modify or reject the plan. The supporting documents have been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

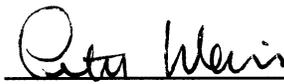
Staff recommends that the City Council approve the FY 2007-2008 Action Plan of the Consolidated Plan for Housing and Community Development for submission to the U.S. Department of Housing and Urban Development; authorize the City Manager to submit the FY 2007-2008 Action Plan to the U.S. Department of Housing and Urban Development; and authorize the City Manager to execute required forms and documents for Community Planning and Development block grant funds.

PREPARED BY:

SUBMITTED BY:



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REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager



Margery Pierce, Neighborhood Services Director



Exhibit A: FY 2007-08 Community Planning and Development Budget

Exhibit B: FY 2007-08 Action Plan Narrative Responses

Exhibit C: FY 2007-08 Action Plan – Section C: Projects and Activities

TO: OCEANSIDE CITY COUNCIL
FROM: HOUSING COMMISSION
DATE: APRIL 24, 2007
RE: 2007-08 ACTION PLAN

THE OCEANSIDE HOUSING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE THE 2007-08 ACTION PLAN.

CAMP	YES
COOPER	YES
FARMER	YES
HUSKEY	YES
MEYER	YES
OLINSKI	YES
PARKER	YES
SORENSEN	YES

ALTERNATES

SAIZ	ABSENT
DAVIS	ABSENT

Community Planning and Development
Program Year 2007 Budget

Exhibit A

1. Revenue	CDBG	HOME	ESG	Document
a. CDBG Entitlement 2007-08	\$1,858,947			
b. CDBG Program Income 2007-08 (estimated)	\$50,000			
c. Total CDBG Revenue a + b	\$1,908,947			
d. Contingency/ Carryover from prior years (est.)	\$200,000			
e. Emergency Shelter Grants Program 2007-08			\$80,638	
f. HOME Investment Program 2007-08		\$847,860		
g. ADDI Program 2007-08		\$13,940		
h. Other (including Department budget funds)				
Total Revenue	\$2,108,947	\$861,800	\$80,638	
2. Expenditures	CDBG	HOME	ESG	
Admin/Planning: CDBG 20% 1.c.; HOME 10% 1.f.; ESG 5% 1.e.	\$381,789			
1) Program Administration	\$150,000	\$84,786	\$4,032	
2) Housing Program Development	\$140,000			
3) Neighborhood Services Coordination	\$25,000			
4) Neighborhood Revitalization Activities	\$40,000			
5) Fair Housing Activities	\$10,000			
6) Crown Heights Programs - Community HousingWorks	\$15,000			
7) CHDO Setaside (15% HOME)		\$127,179		
Total Administration and Planning	\$380,000	\$211,965	\$4,032	
b. CDBG Public Services				
1) 15 % cap on CDBG funds (1.c)	\$286,342			
c. Housing Rehabilitation				
1) Single Family Rehabilitation Loans	\$275,000			
2) Mobilehome Rehab Grants	\$95,000			
3) Loan Services & Administration - CDBG	\$120,000			
5) Acquisition and Rehab - HOME				
Total Housing Rehabilitation	\$490,000			
d. Code Enforcement	\$125,000			
f. Homeless Programs (other than ESG)				
1) Winter Shelter				
2) Homeless Prevention				
3) Essential Services				
4) Rotational Shelter				
5) Hotel / Motel Voucher Program				
Total Homeless Programs (Department Budget)				
g. Transitional Housing - ESG				
1) North County Solutions - Solutions Family Center			\$21,000	
2) Women's Resource Center Transitional Housing			\$55,606	
Total Transitional Housing			\$76,606	
h. Section 108 Loan Payment				
1) Libby Lake	\$237,332			
2) Fire Station No. 7				
Total Loan Payments	\$237,332			
i. Capital Projects	\$539,810			
Totals	\$2,058,484	\$211,965	\$80,638	



Third Program Year Action Plan

The CPMP Third 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.

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 3 Action Plan Executive Summary:

Program year 2007-08 is Year 3 of the 2005-2010 Consolidated Plan cycle, and objectives for the use of Community Planning and Development grant funds from the U.S. Department of Housing and Urban Development have been revised and changed to address changing issues and needs in the community. Priority concerns for the year include completion of the 80-unit mixed-use La Mission Village apartments, beginning of construction of 18 for-sale homes in the Libby Lake project (delayed from 2006-07), and planning for acquisition and rehabilitation of a small apartment building to provide housing for youth aging out of the foster care system (housing objectives); expanded services to prevent homelessness (homeless objectives); expansion of positive youth development programs to address the issues of youth violence and reduce involvement in youth gangs, support programs that help seniors and persons with disabilities maintain independent living (community development); and identify new ways to promote job training and vocational training opportunities for the "working poor" to enable them to obtain living wage employment (economic development objectives).

The City will support a rehabilitation loan program for single-family owner-occupied homes and a grant program for owner-occupied mobilehomes to improve the quality of housing stock occupied by low/very low-income families. The City will continue a first-time homebuyer program including outreach to Section 8 Rental Assistance Program families participating in the Family Self-Sufficiency program. Construction will continue on a new senior center during the year and on a new Fire Station to expand services to low-income neighborhoods on the north side of the City; the City has applied for a \$3.5 million Section 108 loan for this fire station project.

The City will apply to establish a five-year NRSA program in the Crown Heights and Eastside neighborhoods. This project will include acquisition and rehab of rental units to maintain decent affordable housing for very low-income families, and initial planning for new and/or expanded recreational facilities for the area. The Calle Montecito NRSA project is complete except for the Libby Lake housing project, and the 2007 program year will include evaluation of outcomes and accomplishments.

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, improved job opportunities at businesses and commercial enterprises for the current low-income workforce, overall visible improvements and demonstrable public safety improvements in the Libby Lake, Eastside and Crown Heights neighborhood. The City has adopted and will continue for itself and all subrecipients the new outcome performance measurement system, and will seek to achieve highest rankings of its CDBG programs and to score above in the 75th percentile and above in all HOME scoring. A particular goal for 2007-08 will be to achieve a "good" rating in HUD's review of continuum of care programs in the City.

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

Program Year 3 Action Plan General Questions response:

1. 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 175,085 (2005 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. A total of 50,000 military personnel and their dependents live on the base while others live in neighboring communities.

Oceanside is typical of the demographics of southern California, being 50 percent white/Anglo, 30 percent Hispanic/Latino, 6.3 percent African-American and 6.8 percent Asian/Pacific Islander, including the largest Samoan population outside of the islands. Median household income (2004 est.) is \$46,301, approximately \$1,000 less than the region median, with 27 percent of the households reporting below \$25,000 and 40 percent reporting over \$40,000. Median age of the residents is 33.5 years, the same as 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.

The City has three neighborhood areas that meet CDBG eligibility requirements:

- Crown Heights is the most densely populated neighborhood in the City and has a significant population of immigrant families from Mexico, Central and South America. Adults are primarily Spanish-speaking with limited education, although employment is high. High rents have led to two and even three families living in one apartment. There is one small park in the neighborhood. Social and health services are provided at a City-sponsored community resource center; the City and nonprofit agencies sponsor programs for children and youth.
- The Eastside neighborhood is a more settled area with a mix of rental and owner-occupied housing, and a generally higher average family income. Some families have lived in the Eastside for multiple generations. The area has long had a problem with youth gangs, and 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 will initiate planning for new or expanded community facilities in the area. The City will submit an application to have the Crown Heights and part of the Eastside neighborhood recognized by HUD as a Neighborhood Revitalizations Strategy Area during the 2007-08 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 completion of eighteen for-sale homes being developed by Habitat for Humanity on City-owned land; the homes will be affordable to low-income families
- Another part of the North San Luis Rey Valley area – the Mesa Margarita and Back Gate neighborhoods – will be a new focus for activity in the 2007-08 program year. 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 three years. The City is working with a consultant to develop a resource map of the area which will identify resources as well as gaps in services, especially with regard to positive youth development programs and support for healthy families. The City Council has directed that this mapping project lead to new programs in the neighborhoods that will reduce youth violence and gang activity.

2. 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 City-wide 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 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.). The recent shooting of OPD Officer Bessant has made the issue of youth violence and gang activity a primary concern for the City Council; CDBG allocations for 2007-08 reflect the two primary concerns of positive youth development and services for needy seniors and other special needs populations in the City.

3. The primary obstacle to meeting underserved needs is the limited amount of resources available that can be used for particular needs. The ongoing budget crisis in California resulting in reductions in current funding and insecurity about future funding for health and social services, and the reduction in funding by Congress for federal grants have stretched providers. 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. CDBG funds have become for the primary means by which the City of Oceanside supports public services beyond programs of the Public Library and the Parks and Recreation Division. The continuing reduction of funding for the CDBG program by Congress further limits the City in its ability to respond to the needs of very low- and low-income families in the City.

Wages have not kept pace with the rising cost of living in the region, leading to an increasing disparity between wages and the cost of housing, fuel and family necessities. This is especially true for low-income families, who have been particularly hit by the continuing and escalating high cost of fuel and energy, and consequent increases in food costs. The lack of health insurance for many working families has brought increasing demand on the local nonprofit community clinics; rising housing costs (rental) in relation to household income has brought a greater demand for emergency food distribution programs serving the working poor.

Rising housing costs impact nonprofit agencies as employees leave to work elsewhere due to the inability of most moderate-income families to purchase homes in the region. High housing costs may impact the ability of nonprofit organizations to attract and keep trained and experienced staff. 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. Current estimates show that less than 20 percent of San Diego families have income that would qualify them to purchase a home in the area; this means that many families could not at current prices and income qualify to buy the homes in which they live.

The City will address these obstacles in program year 2007 in a variety of ways:

- a. CDBG funds will be used for projects and programs having the highest impact on the greatest number of people. CDBG staff will increase monitoring of subrecipients to ensure that objectives and proposed outcomes will be met, and that new performance measurement systems are used to show the impact and outcomes of CDBG-funded programs and activities. The City will also work with local agencies to identify and apply for other grants from public and private sources to supplement CDBG funds.
 - b. The City will use HOME, inclusionary housing, 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 also 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 will identify and certify community housing development organizations (CHDOs) with which to work on special projects during the next two program years.
 - c. The City actively participates in regional planning for housing and transportation, and will work with developers to meet the local shared housing goal as developed by the San Diego Association of Governments (SANDAG). The City has completed the 2005-2010 Housing Element of the General Plan and submitted this to the State Department of Housing and Community Development for review and approval. The revised Housing Element will be presented to the Housing Commission and then to the City Council for final approval in 2007.
 - d. The City worked with SER/Jobs for Progress to complete a new job-training facility in the Libby Lake Community Center to provide employment development for low-income individuals and families; this facility opened in April, 2006 as one of the final components of the Calle Montecito Neighborhood Revitalization Plan. The City is also working with Interfaith Community Services and New Haven Youth and Family Services to develop vocational training programs and encourage enrollment of young people in labor union apprenticeship programs, especially in the building trades. One CDBG capital project begun in 2006 involves youth from these pre-apprenticeship programs under the direction of qualified instructors to do remodelling on a local emergency shelter for victims of domestic violence.
4. The City will use a variety of resources to address needs in the community:
- a. The City uses Section 8 Rental Assistance Program funds to provide housing assistance to provide assistance to approximately 1500 qualifying households. The City currently has a four- to five-year waiting list of Section 8 applicants.
 - b. The City uses HUD Family Self-Sufficiency (FSS) Program funds to help Section 8 families move toward independent, self-sufficient living, including an FSS First-time Homebuyer program supported by HOME program funds.
 - c. The City uses local funds for a Mobilehome Rental Assistance Program (M-RAP) 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.
 - d. The City uses Emergency Shelter Grant Program and local funds to support an emergency winter shelter, transitional housing to help families move to independent, self-sufficient living, and emergency rental assistance to prevent low-income families from becoming homeless.

- e. The City uses local funds to support the San Diego Regional Task Force on the Homeless, and to support the countywide hotel/motel winter shelter voucher program for homeless families.
- f. 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.
- g. The City manages a Basic Center grant from the U.S. Department of Health and Human Services for a short-term shelter for runaway and homeless youth, and outreach to street youth in the community and North San Diego County region. This shelter is operated by San Diego YMCA – Youth and Family Services.
- h. 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-income households.
- i. The City uses redevelopment area setaside fees for development of rental housing that is affordable to low-income households.
- j. The City has assisted a local nonprofit agency to receive HUD Section 811 funds for a group home for developmentally-disabled adults. HUD awarded Section 202 funds to the City and a nonprofit partner to develop new rental housing for low- and very low-income seniors; the “Lil Jackson Senior Housing” is under development and will be completed and opened in 2008.
- k. The City receives fees from developers when existing apartments are converted to for-sale condominium units; the fees are deposited into a trust fund for use in developing future low-income housing projects. Some of the funds have already been allocated to a rental rehabilitation program for the very low-income Crown Heights neighborhood. The City plans to work with a nonprofit agency to use some of the funds for acquisition and rehabilitation of a small apartment building for use as rental housing for former foster youth.

A summary of estimated resources available in 207-08 follows:

1. Community Development Block Grant

a. CDBG Entitlement for 2007-08	\$1,858,947	
b. Program Income 2007-08 (estimated)	\$50,000	
c. Contingency from 2006-07 (estimated)	\$200,000	
Subtotal		\$2,108,947

2. Affordable Housing Development

a. HOME Entitlement for 2007-08	\$847,860	
b. ADDI entitlement for 2007-08	\$13,940	
d. CalHOME Grant 2007-08	\$600,000	
f. Redevelopment 20% Set-aside	\$4,486,237	
g. Inclusionary Housing Fees	\$1,627,041	
h. Mortgage Revenue Bond Fees	\$106,130	
i. Rental Rehab Program (Crown Heights)	\$100,000	
j. Condominium Conversion Fees (future projects)	\$490,045	
Subtotal		\$8,271,253

3. Other HUD, Federal & State Funding

a. Section 8 Rental Assistance 2007-08	\$13,027,126	
b. Mobile Home Rental Assistance (M-RAP)	\$141,209	
c. Family Self-Sufficiency (FSS) Coordinator grant	\$127,260	
d. Emergency Shelter Grant (ESG) Program	\$80,638	
e. Supportive Housing Program (SHP) - WRC	\$146,703	
f. Runaway and Homeless Youth Program - YMCA	\$100,000	
Subtotal		\$13,622,936
Total Available 2007-08 - new and carry forward (estimated)		\$21,894,189

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
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.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 3 Action Plan Managing the Process response:

1. The Neighborhood Services Department – Housing Division of the City of Oceanside is responsible for managing the Section 8 Rental Assistance, Family Self-Sufficiency, Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), the American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grants Program (ESG). City staff also oversee the HUD Supportive Housing Program (SHP) grant and a Health and Human Services - Administration for Children and Families Basic Center grant. 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 the annual Consolidated Annual Performance Evaluation Report (CAPER). The Department works with other City units - Parks and Recreation Division, Public Works Department, Economic Development Department, and the City Manager’s office - and with local and regional nonprofit housing, social service and health agencies to manage existing and develop new programs covered by the Consolidated Plan.

2. The 2007-08 Action Plan was developed with the participation of public, private, nonprofit and community-based organizations and the collaborative effort of City staff of various departments. Presentations and requests for comment were made to City advisory commissions composed of residents, including the Housing, Parks and Recreation, Public Safety, Youth, Senior, and Community Relations Commissions. Information from surveys taken in 2005 of residents in the three CDBG target neighborhoods - Crown Heights, Eastside and Libby Lake/Calle Montecito - for development of the five-year Consolidated Plan was reviewed and used. Current CDBG subrecipients were invited to provide comments and suggestions for the Action Plan, especially with regard to performance measurement systems. Six-month reports from current subrecipients were reviewed to identify more effective ways to use limited funds.

Two public hearings were held before the City Council. The draft of the Action Plan was released for a thirty-day comment period in April 2007 and was presented to the Council for approval in May 2007.

Applications for CDBG public services funds were made available to all requesting agencies and organizations, and three orientation sessions were held to present CDBG guidelines and the national and local objectives. Fifty-two applications from thirty-nine agencies (including the City) were received for public services and capital projects, and these were reviewed by staff for completeness. Requests for capital funds were reviewed by a committee of City staff from various departments and divisions; this committee recommended funding for five programs of community-based organizations and three City projects. Applications for public services funds were reviewed by members of the Senior, Youth, Housing and Community Relations Commissions. Commission members read the applications and agencies made brief presentations to the commissions about the programs. Commission members scored the applications with results going to a six-member ad hoc Application Review Committee. The committee members read all applications and prepared a list of funding recommendations to the City Council. Following a public hearing, the City Council allocated funding for 24 CDBG and ESG public services activities managed by 19 agencies; the Council also approved the capital project funding recommendation as presented. The Council approved the overall CPD budget including administration and planning, housing rehabilitation programs, and distribution of 2006-07 HOME and ADDI funds for the City's first-time homebuyer programs. All public hearings were advertised in the local newspaper of general circulation.

3. The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG, ESG and/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 promote such collaboration in the 2007-08 program year in the following ways:
 - a. Neighborhood Services Department staff will work with CDBG and ESG subrecipients on opportunities and ways to partner with other agencies for enhanced services, and support 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 will require all CDBG and ESG 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 will provide technical assistance especially in the area of performance measurement and outcome evaluation.
- a. Collaboration and partnerships will be included as a performance evaluation for CDBG and ESG subrecipients, and such activity by individual subrecipients will be reviewed during monitoring visits. The level of collaboration and commitment to partnerships is a factor in the allocation of CDBG funding.
- b. The Neighborhood Services Department sponsors biannual collaboration meetings for 1) youth-serving organizations, 2) senior-serving organizations, and 3) organizations providing services to homeless persons and families. These meetings bring together City staff and staff 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 already resulted in more communication between agencies and a greater understanding of what services each agency can provide. Participation is not limited to CDBG or ESG subrecipients.
- c. The Neighborhood Services Department participates in local collaborative efforts to address substance abuse issues on a regional level through the North Coastal Prevention Coalition. The City also provides staff support for Partners for Healthy Neighborhoods (PHN), a collaborative of agencies and residents working to improve conditions in the City's three CDBG-eligible neighborhoods. The City Council asked the PHN members especially to address the involvement of youth in gangs and delinquent behavior through expansion of positive youth development programs. City staff participate in the San Diego Nutrition Network, regional meetings of the California Parks and Recreation Services organization, the Regional Task Force on the Homeless, the Regional Continuum of Care Committee, and other planning and collaborative bodies.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
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.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 3 Action Plan Citizen Participation response:

1. The City sought and encouraged citizen participation in the development of the 2007-08 Action Plan through a number of activities:
 - a. City CDBG staff made presentations to City advisory commissions composed of residents appointed by the City Council, including the Housing, Public Safety, Parks and Recreation, Youth, Senior, and Community Relations Commissions. Applications for public services activities were reviewed and ranked by the appropriate commissions; the Youth Commission reread and scored applications for youth activities, the Senior Commission did the same for senior-serving activities, the Housing Commission for all homeless activities, and the Community Relations Commission for all other applications.
 - b. The City Council held a public hearing in March when the recommendations of the ad hoc Application Review Committee were released. All applicant agencies as well as the general public were able to express opinions to the City Council concerning allocation of 2007-08 CDBG funds.
 - c. The 2007-08 Action Plan was available for a thirty-day public comment period in April 2007, with notice of the availability of the plan at various public sites and on the City web site.
 - d. The City Council held a final public hearing on May 2, 2007 for adoption of the 2007-08 Action Plan, and approval to submit the documents and application forms to HUD – Los Angeles Field Office for review and comment.
3. The draft plan was made available to the public for a thirty-day comment period with paper copies available at the Oceanside Public Library, the City Clerk's office, and the Neighborhood Services Department. The draft plan was placed on the City website during the thirty-day period with information on how to submit comments. A display ad announcing the availability of the draft Action Plan and requesting public comment was published in the local newspaper one day prior to release of the plan for the thirty-day comment period. Public hearings were announced with display ads in the local newspaper no less than ten days in advance, and the availability of assistance for persons with disabilities was included in the public hearing announcement. Public hearings were held in the evening at City Hall, a location generally accessible to residents of the CDBG-eligible neighborhoods.
2. No comments were received from the public during the 30-day review of the draft Action Plan, or at the public hearings on the draft Plan. Comments and suggestions received prior to the release of the Action Plan for public review were included in the draft document. The City's Public Participation Plan and guidelines for any Substantial Amendment to the Plan are included in the appendices.
4. Not applicable

Institutional Structure

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

Program Year 3 Action Plan Institutional Structure response:

Following is a description of the institutional structure through which the City of Oceanside, other public institutions, business, and non-profit organizations carry out the Action Plan. All of these organizations play a part in the provision of affordable housing, public facilities, and services.

Public Agencies:

The City of Oceanside has a five-member City Council, which also serves as the Community Development Commission, 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, 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 Division manages the Section 8 Rental Assistance, Community Development Block Grant, Emergency Shelter Grants, and HOME Investment Partnership Programs. Under a reorganization plan implemented in early 2006, the Department now includes the City's Code Enforcement Division and the Parks and Recreation Division. The Department manages four neighborhood resource centers in low- and moderate-income neighborhoods, manages the City's recreation programs at four recreation centers as well as summer programs in various parks, and supports grantwriting activities of other departments when related to community development activities. Other City departments directly involved in HUD-funded projects include the Community Development (Building and Planning Divisions), Public Works, and Police Departments, the Oceanside Public Library, the City Manager and City Attorney.

The Neighborhood Services Department – Housing Division prepares the five-year Housing Authority Plan and annual plans for consideration and adoption by the City Council. This plan is reviewed by the Housing Commission and is available during a 45-day period for public review prior to submission to the City Council. The latest Housing Authority Plan was approved in April, 2007, and submitted 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 in developing and funding local housing projects, including the North County Solutions for Change Family Center for homeless families and HOPWA funds for four units in the Old Grove Apartments. 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 large number of Section 8 portable vouchers from the County. The County of San Diego Health and Human Services Agency manages the CalWORKs program, with a north coastal regional office located in Oceanside. The City participates in the regional Task Force on the Homeless, the Continuum of Care Committee, the local FEMA committee and other groups. City CDBG staff participate in the regional quarterly meetings of CDBG coordinators, and work together for monitoring of subrecipients.

The San Diego Association of Governments (SANDAG) is the regional planning agency for housing, transportation and land use. SANDAG prepares the regional

housing needs determination and in 2004 issued a Regional Comprehensive Plan (RCP) as a planning blueprint for the County. The City's five-year Consolidated Plan and annual action plans draw on the RCP for information and direction. The City used the consulting arm of SANDAG for preparation of the City's 2005-2010 Housing Element of the General Plan.

The City of Oceanside seeks funds from the State of California Department of Housing and Community Development for housing projects and for programs to assist homeless individuals and families. The State has awarded funds to the City for development of *La Mision* Village, a mixed-use project with 80 rental units for low- and very low-income households and 6,000 square feet of retail or commercial space. This project will be completely tobacco-free. 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

Citizen Advisory Commissions:

The Housing Commission is a seven-member citizen advisory board appointed by the Mayor and City Council to 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 is also involved in discussion of current community issues, and makes recommendations to the City Council on ways to improve the community for all residents.

Collaboratives and Neighborhood Groups:

The City works with neighborhood associations in the low- and moderate-income neighborhoods of the City, including United Citizens Action (UCAN) and Eastside Neighborhood Association in the Eastside neighborhood, *La Corona Limpieza* in the Crown Heights neighborhood, and the Libby Lake Residents Association. These associations have participated in identifying needs and setting 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.

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 discussion by the City Council concerning youth gang prevention programs, the City assisted with revitalization of the Partners collaborative and provided staff support to re-institute regular meetings to address needs in the neighborhoods. The City partners with the Oceanside and Vista Unified School Districts, both of which serve students in Oceanside, for joint-use of recreation facilities and to develop neighborhood-based afterschool programs.

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. During program year 2007 the City will certify and allocate funding to CHDO's for housing projects. The City has not allocated CHDO funding for five years and needs to do so in 2007 to meet HOME program requirements.
- b. The City is an active participant in regional and sub-regional planning projects for housing, transportation, economic development, and public safety.
- c. 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. Recommendations from the strategy have already been implemented 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 will identify a developer in 2007 for the 14-acre Josepho site as another mixed-use rental housing project for very low-income families.
- d. The City has worked with SoCal Housing (now National Community Renaissance), Community HousingWorks, SER/Jobs for Progress, Southern California Presbyterian Homes, the Faith Based Community Development Organization, and Local Initiative Support Corporation (LISC) for affordable housing projects in Oceanside. Community HousingWorks is a primary partner for neighborhood revitalization programs in the Libby Lake / Calle Montecito and Crown Heights neighborhoods.
- e. 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.
- f. The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders on first-time homebuyer programs and homeowner rehabilitation programs. Bank of America, CitiBank, Wells Fargo and Washington Mutual have community development banks that make construction loans for affordable housing developments.
- g. 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 development of grant proposals, letters of support and certificates of consistency with the Consolidated.
- h. 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.

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.

Program Year 3 Action Plan Monitoring response:

Monitoring during program year 2007 will be directed toward program, financial, and regulatory performance of CDBG and ESG subrecipients. Primary objectives are (1) to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars, including Davis-Bacon prevailing wage requirements; (2) to make sure subrecipients achieve their performance objectives within the approved schedule and budget, and (3) to provide technical assistance to subrecipients as needed or requested.

Subrecipients are provided copies of HUD documents and Office of Management and Budget (OMB) circulars that provide guidance on managing CDBG, ESG, HOME and other federal grant programs. All subrecipients have received the latest edition of *Playing by the Rules: A Handbook for CDBG subrecipients*. Copies are provided to new subrecipients at the beginning of the program year together with instruction of reporting requirements and obligations under the agency's contract with the City. All subrecipients are informed about new performance measurement requirements and outcome statements.

Specific steps in monitoring include the following:

- a. CDBG 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. CDBG staff prepare an environmental review document as part of contract preparation for each activity funded under CDBG and ESG programs to ensure compliance with federal and State requirements.
- c. CDBG staff from North San Diego County participating jurisdictions conduct an orientation training at the beginning of the program year for all new subrecipients and new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program, including reporting, financial management, and monitoring expectations. The training for program year 2007 will focus on outcome performance measurement and related reporting requirements, including outcome statements.
- d. Subrecipients are required to provide reports at six and nine months that are evaluated by CDBG staff for compliance with program objectives and finance requirements. The reports are used to identify potential problem areas that staff may want to explore in greater detail. A final/annual report from each subrecipient is used for completing activities in IDIS and for the CAPER.
- e. 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.
- f. CDBG staff will establish an annual monitoring plan, including these components:
 - 1) Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year
 - 2) Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities that also fund particular subrecipients. City Parks & Recreation staff persons accompany CDBG staff on monitoring visits when the subrecipient provides services to youth or seniors in the City, or provides programming at City recreation centers.

- 3) Annual on-site monitoring of all subrecipients, usually during April and May of the program year. The subrecipient is notified in advance of the visit, told the purpose, and advised as to questions that will be raised for discussion.
 - 4) Notification of the subrecipient with any findings from the monitoring visit, with comments on positive findings and deadlines for compliance and/or correction of deficiencies.
- g. 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 further allocations can be awarded.
 - h. HOME staff in the Neighborhood Services Department conduct biennial monitoring and inspection of projects developed with HOME funds (with the exception of the first-time homebuyer program) to ensure that HOME-funded units are occupied by households that meet the specific income limitations and to ensure that units are maintained in a healthy and safe condition.
 - i. City staff inspect rehabilitation/renovation projects, 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 funds. Final payments are not made to contractors until both City building inspectors and housing staff have approved the rehabilitation/renovation project. All payments are made directly to contractors.

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.

Program Year 3 Action Plan Lead-based Paint response:

The City places a high priority on addressing lead-based paint hazards. Inspections for the presence of lead-based paint are a required step for rehabilitation loans for single-family homes, mobilehome rehab grants, and the rental rehab program funded from local sources. Completion of rehab work with City loans or grants must include mitigation of any identified hazards. Senior housing is exempt from these requirements. Code Enforcement officers will look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Division inspectors will be alert to rental units that may contain lead-based paint, and as part of their inspections will inform tenants and landlords of the dangers of lead-based paint. The City distributes the brochures, "Lead Based Paint, a Threat" and "Protect Your Family From Lead in Your Home" with both English and Spanish-language versions. The City shares and compares 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) inspectors, the Rehabilitation Specialists, and Section 8 Housing Specialists have all attended training on lead-based paint hazards.

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 for its housing and community development programs:

- a. For rehabilitation projects financed with CDBG, HOME or ESG funds that are for less than \$5,000, the City will require paint testing of disturbed surfaces and risk assessment of any properties constructed before 1978. Depending upon the results of testing, the City may require lead hazard reduction activities through interim controls, standard treatments or complete abatement. 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. "Clearing the work site" determines that all hazard reduction or abatement activities are complete and that no hazards remain in the unit.
- b. For rehabilitation projects financed with CDBG, HOME or ESG funds that are between \$5,000 and \$25,000, the City will require paint testing of disturbed surfaces and risk assessment of any properties constructed before 1978. Depending upon the results of testing, the City will require lead hazard reduction activities through interim controls, standard treatments or complete abatement. 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, HOME or ESG funds that are in excess of \$25,000, the City will require paint testing of disturbed surfaces, and risk assessment of any properties built before 1978. All lead hazards detected in these rehab projects shall be abated. 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 and Tenant-Based Rental Assistance (TBRA): TBRA requirements apply to dwelling units occupied or to be occupied by families or 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 following steps must be followed for TBRA when there is a risk of lead-based paint contamination:

- a. Notification to tenants
 1. Pamphlet and disclosure
 2. Notice of Lead Hazard Evaluation or Presumption, if applicable
 3. Notice of Lead Hazard Reduction Activity
- b. Evaluation of real or potential hazard
 4. Visual assessment by Housing Quality Standards (HQS) inspector
 5. Paint testing on deteriorated services
- c. Reduction of hazard
 6. Paint stabilization by property owner
 7. Safe work practices by property owner/contractor
 8. Clearance by City
- d. Ongoing maintenance of units with as part of annual inspection of units and recertification of participants

Other lead hazards: The City does not have an extensive inventory of housing likely to contain lead-based paint (i.e., pre-1978 construction). There is a danger of lead poisoning, however, from the use of cooking utensils and dishes brought from Mexico and Central America that were made with lead, and candies from Mexico with wrappers with lead in them. The City provides information and health warnings to residents in neighborhoods with a substantial Hispanic population, using materials distributed at community resource centers and outreach at health fairs. Health workers who identify children with elevated levels of lead in their system report incidents to the San Diego County Health and Human Services, and provide information to parents on the dangers that lead poses to the healthy development of their children.

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.
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.

Program Year 3 Action Plan Specific Objectives response:

1. The City of Oceanside anticipates achieving these housing priorities and objectives in program year 2007:
 - a. Completion of construction of the *La Mision Village* mixed-use project with 4,700 square feet of commercial space and 80 rental units that will be affordable for very low-income families (HOME, State and local funds)
 - b. Groundbreaking and beginning of construction of the \$5.65 million Libby Lake for-sale housing project of 18 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 and will sell the land to Habitat for \$1 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. This project was delayed from program year 2006.
 - c. Successful completion of six to eight first-time homebuyer loans and home purchases (HOME, ADDI, CalHOME funds) including at least one Section 8 household enrolled in the Family Self-Sufficiency Program
 - d. Completion of eight homeowner rehabilitation loans and up to eighteen mobilehome improvement program (MHIP) grants (CDBG), with construction activity completed within one year of loan or grant approval.
 - e. Funding and completion of at least one rental rehab project (local funds), either of a complete building or a tenant-based rehab project, with the commitment that the unit(s) remain affordable for a given number of years following rehab work

- f. Acquisition and rehab of rental units in the very low-income Crown Heights neighborhood, in partnership with a nonprofit housing developer / CHDO and as part of the Crown Heights Neighborhood Revitalization Strategy
- g. Identification of a developer for a mixed-use rental housing project for low-income households on the 14-acre Josepho site
- h. Certification of at least one CHDO and allocation of the fifteen percent HOME setaside funds for housing projects targeting high-need groups, including youth aging out of the foster care system, homeless veterans, and homeless persons with mental illness.
- i. Further implementation of recommendations from the Comprehensive Affordable Housing Strategy.

2. Use of anticipated resources to address particular needs

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 total funding from these sources is included above (page 6-7).

Federal funds:

- a. HOME Investment Partnership and American Dream Downpayment Initiative (ADDI) funds for homeownership programs, including a homeownership program for families participating in the City's Section 8 Family Self-Sufficiency program
- b. CDBG funds allocated for rehab programs of owner-occupied single family homes for qualified homeowners (household income below 80% area median income, adjusted for family size) to bring the structure up to Housing Quality Standards (HQS)
- c. CDBG funds allocated to the MobileHome Improvement Program for grants of up to \$6,000 for qualified owner-occupied coaches; households with income between fifty and eighty percent of area median income must match the grants; those with incomes below 50% of area median income do not have to provide matching funds.
- d. Emergency Shelter Grants funds allocated for transitional housing for homeless individuals and families
- e. HUD Supportive Housing Program (competitive) funds awarded to the City for operation of the Women's Resource Center Transitional Housing facility in Oceanside (\$145,000 each year)
- f. HUD Section 8 Housing Choice / Housing Assistance Program
- g. HUD Family Self-Sufficiency (FSS) Coordinator grants
- h. HUD Section 202 Program funds (\$9.9 million) 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
- i. U.S. Health and Human Services Basic Center funds (competitive) awarded to the City for operation of the YMCA Project Oz North Coast shelter for runaway and homeless youth (\$100,000 each year)

State of California funds:

- j. CalHOME funds for homeownership programs
- k. State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds, and the Mental Health Services Act of 2004 passed by votes to provide housing and supportive services for homeless persons with mental illness or co-occurring disorders.

Local Funds:

- i. **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.

- m. **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 3 or more units must reserve 10 percent of the units for low-income households. The City utilized Inclusionary Housing fees to finance new multi-family construction including the La Mision Village development, and for the acquisition and rental rehabilitation of the 90-unit Country Club Apartments which will begin in program year 2007.

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 will utilize the in-lieu fee funds to finance the development of for-sale housing for low-income families such as the Libby Lake housing project under development by Habitat for Humanity.

- n. **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.

- o. **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, affordable housing development, and homeless winter shelter programs

- p. **Mortgage Credit Certificates (MCC):** The City has applied to the State of California for \$1.2 million in MCC tax credits as part of 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.

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).

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.

Program Year 3 Action Plan Public Housing Strategy response:

1. The City of Oceanside is a Public Housing Authority (PHA) for its Section 8 Housing Choice Voucher / Rental Assistance Program but does not manage or own any housing as a Public Housing Agency. The Neighborhood Services Department – Housing Division manages the Section 8 program, with approximately 1,500 households enrolled in the program. The five-year PHA plan was approved by the Oceanside City Council in April 2005 and submitted to HUD for review and approval.
2. The City PHA is considered a "high performer" by HUD based on the most recent monitoring visits, audits and review of reports.

Barriers to Affordable Housing

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

Program Year 3 Action Plan Barriers to Affordable Housing response:

The primary barrier to affordable housing in the City of Oceanside and in 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. The major factor in the rising consumer prices is the cost of housing, with a median price of over \$450,000 for a single-family home at the beginning of 2006. Less than 20 percent of the families in the San Diego region earn enough to purchase a home. The steadily declining availability of land for housing that is accessible to employment means that housing will remain expensive for the majority of families in the region, and that many younger families will either remain in rental housing or seek housing - and possibly employment - in other areas. Western Riverside County has become a primary source of lower-cost housing for families whose source of income is employment is in San Diego or Orange counties.

The recent crisis in the lending industry may lead to increasingly tighter credit, making it even more difficult for low-income families to achieve homeownership. Higher interest rates may affect families with Adjustable Rate Mortgages (ARMs), requiring more of their income for housing.

The City of Oceanside is addressing 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 land available for new housing.

The City is actively working to increase the supply of affordable for-sale and rental housing. In the 2006 program year the City used Inclusionary Housing funds for initial development of 18 for-sale homes by Habitat for Humanity - the Libby Lake project - to be made available to low-income families. The City is using HOME funds and redevelopment set-aside fees for construction of 80 units of rental housing at the mixed-use La Mision Village, which will be available to low- and very low-income families. The City used redevelopment set-aside and inclusionary housing fees for acquisition of the 14-acre Josepho property, and will identify a low-income housing developer for the site in program year 2007. The City used inclusionary fees in program year 2006 to acquire the 90-unit Country Club Apartments, which suffers from deferred maintenance and a history of resident problems. The City will work with a nonprofit developer to rehabilitate the units, buildings and grounds over the next two years as drug-free and crime-free housing that is affordable to low-income families. The City's rental rehabilitation program will improve the quality of low-income rental units while maintaining the units as affordable housing. The City will explore acquisition and rehab of apartment buildings in the very low-income Crown Heights neighborhood to use as affordable housing in partnership with a nonprofit housing organization/CHDO.

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 nineteen mobilehome parks in the City for a total of 3,500 spaces; the rental adjustment program covers all the parks with the goal of maintaining affordability, especially for very low-income seniors on fixed incomes. One mobilehome park that is owned by the residents is exempt from 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 of the total units of a housing development for low-income household; or
 - ◆ at least 10 percent of the total units of a housing development for very low-income households; or
 - ◆ at least 50 percent of the total units for elderly households.

The City currently has a density bonus ordinance to facilitate developer use of this program, 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 all individuals, families and households are protected by fair housing law and that victims of discrimination in housing have access to grievance procedures. The City acquired the Cape Cod Villas with thirty-six senior apartments in program year 2006 to prevent it from becoming market rate housing.
- 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 will be 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. No new or additional development of housing affordable to low-income families is projected in the coastal or redevelopment zone.

The Neighborhood Services Department – Housing Division has implemented and will emphasize a homeownership component in the City's Family Self-Sufficiency (FSS) program. The City has applied for continued FSS funding for two coordinator positions; this funding will be critical to continuing the FSS program.

The City – using consultants from the San Diego Association of Governments (SANDAG) – developed the 2005-2010 Housing Element of the City's General Plan, which was submitted in 2005 for review and approval by the State Housing and Community Development Department. The final draft of the Housing Element was delayed and will be approved in program year 2007. The Housing Element deals with regulatory barriers and the City's strategy in response to 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. Once approved by the City Council and the State HCD Department, the Housing Element will become part of the 2005-2010 Consolidated Plan for Housing and Community Development.

The 2005-2010 Strategic Plan includes an objective to identify and remove any regulatory barriers to affordable housing in the City's General Plan and the Oceanside Zoning Ordinance. The Neighborhood Services Department is working with the City Planning Department to achieve this objective. The 2005-2010 Housing Element also addresses issues raised in the San Diego Regional Analysis of Impediments to Fair 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. The City will use the fifteen percent CHDO setaside of HOME funds to develop special housing projects in program year 2007.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
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. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response:

1. None

2. HOME and ADDI funds are used in the City's first-time homebuyer program. The City provides a second loan to the buyer, behind the primary mortgage held by a financial institution. The City holds a promissory note secured by a deed of trust on the property. The loan must be repaid either when the home is sold, or when the existing mortgage is refinanced with a commercial lending institution. Repaid loans are returned as program income to the City's HOME program.
3. The City does not use HOME or ADDI funds to refinance existing debt on properties being rehabilitated with HOME funds.
4. The City will receive and use ADDI funds in 2007-08 as described below:
 - a. The City will use its ADDI entitlement in conjunction with HOME and other funds for a first-time homebuyer program; ADDI funds supplement the HOME and CalHOME funds for downpayment assistance. The City's loan is a second one that is repaid when the homeowner either refinances the primary mortgage or sells the home. The limited amount of ADDI funding in program year 2007 means that the entire amount will be used in the first loan made.
 - b. The City advertises its first-time homebuyer program in the local media, the quarterly Oceanside Magazine which is delivered to every residence and business in the City, and through the City's community resource centers located in low-income neighborhoods. The City participates in an annual first-time homebuyer fair sponsored by the Faith Based Community Development Corporation along with financial institutions and local realtors. The City's Family Self-Sufficiency (FSS) coordinator works with 100 to 125 Section 8 families a year, and provides information to all of them on the FSS first-time homebuyer program. The FSS coordinator works with the family, the Faith-Based CDC and the Faith Based Credit Union to develop a financing plan for home ownership. Successful FSS homebuyer families can continue to receive assistance, with payment going directly to the financial institution holding the mortgage. Two FSS families successfully completed home purchases in 2006-07. The Oceanside City Council has indicated strong support for homeownership programs for low- and moderate-income families.

The high cost of for-sale housing in the City and entire San Diego region means that a maximum of eight loans will be made during the 2007 program year. As a result, the City does not advertise the availability of loans when the money for the year has been exhausted. The Neighborhood Services Department does maintain a waiting list of persons who have applied for and who qualify for first-time homebuyer loans.

- c. All applicants for the first-time homebuyer program attend a series of housing counseling classes with topics such as home financial management, family budgeting, proper use of credit, and other skills to enable them to be successful home owners. Applicants must complete these classes in order to qualify for the City's homebuyer program. The City gives a guide to home repair to successful first-time homebuyers to assist them with property maintenance and improvement. The City directs potential applicants with a history of credit problems to classes on how to improve their credit rating, ways to improve family finances, and how to start a family savings program.

The City tracks the number of persons and families inquiring, applying for, and completing the homebuyer program in order to ascertain best ways to advertise the program and to determine the primary reasons applicants cannot successfully complete the program. This tracking provides an understanding of the total time involved in the administration and management of homebuyer programs, including the amount of time spent with applicants who do not complete the program. This tracking provides information for nonprofit agencies offering first-time homebuyer counseling and information programs, and assists them in working with potential applicants to identify problems that may come up during the application process and solutions to those problems.



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.
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.
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.
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.
5. 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.

Program Year 3 Action Plan Special Needs response:

1. The City anticipates having funds available for homeless services during the 2007-08 program year; a complete list of anticipated resources and allocation of funds is included in the appendices.

- a. Some CDBG entitlement funds will be allocated to agencies serving homeless individuals and families, but these will be public services allocations subject to the 15 percent cap on spending and thus limited by allocation of funds to other services. The City anticipates using \$11,800 of 2007-08 CDBG funds for homeless services and emergency assistance, plus \$52,560 to house and care for battered spouses, abused and neglected children, homeless or runaway youth, and persons with AIDS. The City will use \$15,000 of local funds for homeless prevention and emergency rental assistance programs.
 - b. The City will receive \$80,638 in Emergency Shelter Grants Program (ESG) funds for program year 2007, which will be allocated to two agencies to support transitional housing for families moving from homelessness to independent, self-sufficient living. Under the State of California regulations for awarding grants to subrecipients, agencies located in the City are not eligible for State ESG grants since the City is now an entitlement City for HUD ESG funding. The Women's Resource Center (WRC) in Oceanside had been receiving \$85,000 of ESG funds from the State of California for its transitional housing facility. The WRC lost these funds in 2005-06 and will receive \$55,606 of City ESG funds in program year 2007. North County Solutions for Change will receive \$21,000 of ESG funds for the Solutions Family Center.
 - c. The City receives and manages a HUD Supportive Housing Program (SHP) grant of \$146,703 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 City receives and manages a Health and Human Services / Administration for Children and Families Basic Center grant of \$100,000 each year for homeless and runaway youth. The City contracts with the YMCA of San Diego – Youth and Family Services to operate the Oz North Coast youth shelter in Oceanside and to do outreach to street youth in the City and the north coastal region of San Diego County. The YMCA collaborates with Stand Up for Kids – Oceanside and Vista Community Clinic for outreach activities to street youth.
2. The City deals with four groups of homeless individuals or families:
- a. First - and probably the largest group - 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 and disease prevention; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery by other homeless persons.

- b. A second group are homeless youth who are attracted to the coastal / beach environment. While many of the street youth do have homes to which they sometimes return or places where they can spend an occasional night, there are on average 20 to 30 youth ranging from 16 to 21 years old who can be classified as homeless individuals. The youth receive basic health care through a Teen Clinic operated by Vista Community Clinic. Counselors and outreach workers from the YMCA Project Oz North Coast and *Stand Up for Kids - Oceanside* assist in family reunification when possible. The City will work with Interfaith Community Services to acquire and develop housing with supportive services for older youth, especially youth aging out of the foster care system who are at risk of becoming homeless.
- c. A third group are chronically homeless persons, including persons with longterm 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 opened a 44-bed transitional housing facility in Escondido for homeless (men only) veterans, seniors or persons with disabilities. This will be the only such housing facility in the North San Diego County region. The City will work with Interfaith Community Services to acquire and develop rental and transitional housing for homeless veterans.
- d. A fourth group is made up of homeless families, both single-parent and dual-parent families, who have become homeless or are constantly at risk of homelessness. 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.

Staff of the Neighborhood Services Department meet every six months with representatives of agencies that provide services to homeless individuals and families, and agencies that provide transitional housing for individuals and families to help them return to independent, self-sufficient living. This group makes recommendations for allocation of funds available under the Emergency Shelter Grants Program. The representatives also 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 CDBG and ESG funds that are awarded to the City. At the same time, the City seeks to serve all individuals and families who are homeless and find ways to provide housing, food and supportive services for them. The local providers also 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, at age eighteen, "age out" of the foster care system. 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.

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless activities, and with the regional Task Force on the Homeless and Regional Continuum of Care Committee. Local agencies include:

- Brother Benno Foundation provides services to homeless individuals and emergency services to individuals and families at risk of homelessness;
- Casa de Amparo provides shelter and services for abused and neglected children ages 0-18;
- Episcopal Community Services provides shelter and services to homeless men who present signs of mental illness;
- Fraternity House provides shelter and services to persons with AIDS who would otherwise be homeless;
- Interfaith Community Services 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 shelter for families that recently became homeless;
- 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 for runaway/homeless youth, and works with Stand Up For Kids in an outreach program to street youth and youth at risk of becoming chronically homeless;
- 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, a winter emergency shelter limited to families. Winter shelters cooperate with the new 2-1-1 system in San Diego to ensure that persons in need of overnight shelter are directed to the closest and most appropriate facility.

The City has collaborated with several organizations to develop supportive housing for persons with disabilities and persons with special needs, and provides support - CDBG, HOME and ESG - as funds become 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 providing 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
- Women's Resource Center, which provides emergency safe shelter (eighteen beds) and services for victims of domestic violence and their children
- Casa de Amparo providing shelter and services for children and youth removed from their homes by Child Protective Services or law enforcement agencies.

The City allocates ESG funds to North County Solutions for Change in Vista, which manages the Solutions Family Shelters. One facility is transitional housing with services that helps families return to independent, self-sufficient living; another facility is a 90-day shelter for families while they are placed in transitional housing or are able to return to independent living. 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 gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The 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.

- The City's primary objectives for dealing with the issues of homelessness are
- a. Prevent homelessness through short-term rent and utility assistance programs and other services
 - b. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence
 - c. Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
 - d. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS
 - e. Support development of a regional shelter for chronically homeless persons

3. Chronic Homelessness

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, especially during winter months.

The Oceanside Police Department, City Code Enforcement, and the Neighborhood Services Department – Housing 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.

The Regional Task Force on the Homeless sponsors two "Project Connect" events each year in various locations in the County. These one-day events provide opportunity for homeless persons to connect with health and social services, legal aid, Social Security and Veterans Administration staff, and other services that will enable them to move into stable housing. The City is open to having another Project Connect event during the 2007 program year.

4. Homelessness Prevention

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. 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 assistance for low-, very low- and extremely low-income individuals and families so that rent will not be diverted to immediate family needs. Individuals and families that seek such assistance are enrolled in case management so that use of such "emergency assistance" does not become a normal end-of-month request.
- b. Rental assistance: Low-income families with children who experience an unexpected, significant drain on monthly income - medical expenses, automobile repair, etc. - may receive one-time rental assistance, 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. Low-income families that can demonstrate the ability to make monthly payments but lack funds for rental deposit or security deposit can request that such funds be advanced on a one-time basis. Rental emergency assistance and deposit assistance are provided directly to the landlord. Case managers follow up with families receiving emergency assistance with other services, family financial management classes, and encouragement to remain independent and self-sufficient.

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.

5. Discharge Coordination 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 2005-2010 Consolidated Plan period. 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 no independent living / transitional living facilities in the north coastal San Diego County region for youth moving out of foster care.

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.

Program Year 3 Action Plan ESG response:

Does not apply

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.
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.

Program Year 3 Action Plan Community Development response:

1. The priority non-housing community development objectives for assistance with program year 2007 CDBG funds have been identified as the following:
 - a. Positive youth development programs and activities for youth that will reduce involvement in youth gangs and related delinquent behavior
 - b. Activities that will strengthen family life in low- and moderate-income households
 - c. Activities that will improve living conditions and enhance employment opportunities for the "working poor"

- d. 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: begin construction of the El Corazon Senior Center, complete construction of the Casa de Amparo Child Development Center at Ivey Ranch, assist North County Lifeline to open a new facility in Oceanside (acquired with some CDBG assistance) to provide social and mental health services to residents, begin construction of Fire Station #7 with a \$3.5 million Section 108 loan, and plan for renovation or replacement of the Joe Balderrama Recreation Center and Park in the Eastside neighborhood.
 - b. Public improvements: complete lighting in Libby Lake Park as the final component of the Calle Montecito Neighborhood Revitalization Strategy Area Program, continue improvements in the Crown Heights neighborhood with new street lighting and improvements to streets, alleys and utilities, and complete installation of sidewalks in the Eastside neighborhood.
 - c. Public services: 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; provide supportive services to special needs populations, including abused and neglected children, battered spouses, persons with AIDS, and persons with developmental disabilities.
 - d. Economic development: identify ways to expand job-training programs for youth and adults seeking new employment at the Libby Lake Job Training Center and other programs; support construction trades pre-apprentice programs offered by New Haven Youth and Family Services and the Interfaith Community Services Transitional Youth Academy program.
2. The 2005-2010 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 Strategic Plan are prioritized in accordance with HUD categories, as follows:
- a. 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.
 - b. 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.

- c. 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 letters certifying consistency with the Consolidated Plan for local agencies when a grant application is directly related to objectives in the five-year plan.

The primary obstacle to meeting underserved community development needs is a lack of available funds and human resources for the tasks. The budget crisis in the State of California has led to significant cutbacks in current funding for social and health services, and insecurity as to future funding. Local government officials are reluctant to expand budgets without clear direction from the State Legislature as to how property funds will be divided between the State budget and local jurisdictions. At the same time, CDBG funding has not kept pace with increasing needs in the community.

Other obstacles are known to all communities: One is a lack of understanding of the need for housing and supportive services for homeless persons with mental illnesses. A second is local resistance to opening small residential facilities for at-risk youth, persons in recovery or persons with development disabilities in established neighborhoods. A third is the limited funding to support residential care for special needs populations who have been "de-institutionalized," leading to a low-paid workforce for positions at care homes and high turnover among workers. A fourth obstacle is the growing disparity between wages and the costs of housing, transportation and food, making it necessary for many low-income families to choose between medical care and food for the family.

Details on Community Development objectives with strategies and anticipated outcomes are included in the appendices, listed both by statutory goals and by local projects. The appended document lists specific strategies, activities and projected outcomes based on allocation by the City Council of available funds for community development programs.

Antipoverty Strategy

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

Program Year 3 Action Plan Antipoverty Strategy response:

- 1. The City has undertaken a number of initiatives to improve the quality of life and in turn reduce poverty.
 - a. In the 2005-2010 Consolidated Plan, the City outlines housing, homeless, and community development objectives that are designed to improve the quality of life for low-income persons. Most of these objectives target the neediest communities and populations, and all of the City's federal resources are allocated in accordance with the plan. In addition, the City effectively utilizes its federal funding to leverage other public and private monies, especially in the area of affordable housing development.
 - b. The City's largest federally funded program is the Section 8 rental assistance program. Section 8 not only provides stable housing for lower-income

households but also provides choice in housing, with assisted households spread over neighborhoods throughout the city. The City's PHA plan outlines a strategy to maintain the "high performer" standing of the program and maximize the use of the declining resources.

- c. The City coordinates the Family Self-Sufficiency (FSS) program with up to 100 participating families. The FSS Coordinator works with these families to develop short and long-term objectives to improve their quality of life. These objectives include becoming free of all forms of welfare, increasing household income, and becoming self-sufficient. As an incentive, the City maintains an escrow account for each 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 will apply to have the Crown Neights neighborhood declared as a NRSA. The Crown Heights neighborhood, which is the most densely populated in the City and has the lowest average median family income, is a primary focus for attention in the 2005-2010 Consolidated Plan. Goals, objectives and benchmarks for the NRSA revitalization programs are developed in collaboration with residents of the neighborhood, community-based organizations, nonprofit social service and health providers, and various City departments. The City will contract with a CHDO for housing development and neighborhood revitalization activities.
- e. The City has established four 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 to a range of public services and public space for youth programs and neighborhood events.
- 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 "ready-to-learn" activities to prepare children for school.
- g. The City through the Oceanside Public Library has established an English language literacy program (Oceanside READS) for both youth and adults. The program trains volunteer tutors and matches them with learners. For a working adult, the ability to read and write is critical to take advantage of better job opportunities; the literacy program works to develop such reading, writing and comprehension skills as well as computer literacy. For youth, reading and comprehension skills are critical to maintaining grade level competency and academic success. The Library has two bookmobiles to increase access to library resources for residents who might otherwise be unable to visit the library or branch library.
- h. The City has developed a community computer center, established computer labs at each of the four resource centers in low-income neighborhoods, and installed public access computers at its two libraries. Use of the computers is

free to residents. Public access to computers and the internet enable low-income persons to learn computer skills, compose resumes, and search for employment opportunities. The computer centers are important for youth from low-income families who do not have current computer technology or Internet access in their homes but who need such technology for homework assignments and school-related research.

- 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.
- j. The City works with CDBG subrecipients to provide assistance to 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. This initiative will also improve the City's jobs-housing balance and positively impact transportation and traffic issues in the region.
- k. The City used State of California funds to open a job-training center at the Libby Lake Community Center to train youth and low-wage workers for living wage and higher-paying jobs. The City will work with local nonprofits to develop partnership programs with trade unions to introduce young people to building and construction trades. The City supports the development of a Trade Tech charter high school to provide vocational training with a full high school diploma as an alternative to programs emphasizing college entrance.

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.
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.

Program Year 3 Action Plan Specific Objectives response:

1. Priorities and specific objectives
 - a. 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, their demand 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. The City has developed a low-cost taxi voucher program that does provide door-to-door services. The need for access to good nutrition is also growing, especially as local meal delivery services face declining support from state and local agencies; some are already moving to weekly delivery of frozen meals. The City will begin construction of a new Senior Center to serve senior citizens living in the eastern half of the City, and will explore options for senior transportation services during program year 2007. The senior nutrition program will remain at the existing senior citizens' center.

- b. A second primary need in the City is for housing and supportive services for persons with developmental disabilities and for those with mental illnesses. Again, the increasing cost of housing makes it difficult to identify and acquire small group homes for this population. Declining support from state and county agencies results in a lack of well-trained staff to serve these persons; agencies find it difficult to hire and keep trained staff with wages that cannot keep up with the cost of living in the area.
- c. A third local special needs population are military veterans who move in and out of homelessness, often due to substance abuse or long-term mental illness. The proximity of the Naval Hospital at Camp Pendleton and a Veterans Administration hospital in San Diego makes this area attractive to veterans, especially older, single men. The City supports the efforts of Interfaith Community Services and its outreach to this population. Interfaith opened a 44-bed transitional housing facility in Escondido during the 2006 program year for homeless or at-risk veterans, and homeless seniors or persons with disabilities (men only). The City will work with Interfaith to identify possible buildings for acquisition and rehabilitation to develop transitional housing for homeless veterans.

2. Federal, State, and local public and private sector resources

The 2005-2010 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, including those addressing needs of the non-homeless special needs populations in the Strategic Plan are prioritized in accordance with HUD categories

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 three years toward development of new rental units for low-

and very low-income seniors (the Lake Boulevard project) on a City-owned parcel. HUD awarded a \$9.3 million Section 202 grant to SCPH in 2006 for this project, and plans for the project are now moving forward. Section 202 funding must be used within eighteen months of the award.

- ◆ TERI, 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., for supplies and equipment for a fitness center in program year 2006 and in 2007 for an outdoor "enrichment center"; these facilities are used by children and youth in the schools managed by TERI, Inc., by residents in group homes, and by staff in a health and wellness program.
- ◆ Brother Benno Foundation manages small group homes and treatment 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, recreation and treatment for children with disabilities, both physical and developmental, including an equestrian program designed from children with significant developmental disabilities. Ivey Ranch also provides a CDBG-funded summer weeklong daycamp 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 are recently released from incarceration and are at risk of becoming homeless or reverting to substance abuse or criminal activity.
- ◆ The senior nutrition program operated by the Oceanside Senior Citizens Association in partnership with 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 new Angel's Depot program provides canned and dry goods to very low-income seniors, 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.
- ◆ Interfaith Community Services offers a volunteer-based minor home repair program for seniors and persons with disabilities to assist them in maintaining their homes and reducing hazards.
- ◆ 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 only when the organization can show available funds for operation and management of the program, and can demonstrate that there is an unmet need for the specific kind of services.

The City will use CDBG, HOME and available state and local funds to complete these objectives, working with local nonprofit organizations and agencies. The City will also assist these local agencies in the search for other funding sources, and will support such grant applications. Given the limited availability of funds, the City will use its funds primarily for supportive services to special needs populations and will work to coordinate activities among local organizations. As funds are available, the City will assist in the acquisition and/or rehabilitation of residential facilities for special needs populations.

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 3 Action Plan HOPWA response:

The City of Oceanside does not receive HOPWA funds. The City does allocate CDBG funds to Fraternity House, a supportive housing program that receives San Diego County HOPWA funds to provide housing and supportive services for persons with AIDS. The City has partnered with the County to use HOPWA funds to develop and manage the Marisol Apartments and the Old Grove Apartments. Marisol Apartments provide housing for low- and very low-income families in which at least one person has AIDS or is HIV symptomatic and can no longer work. Old Grove has two units set aside for the same purpose. Community HousingWorks, developer of the Marisol Apartments and the Old Grove Apartments, receives HOPWA funds for a resident manager and some services at the Marisol Apartments. The City will seek opportunities to provide housing and supportive services for persons with AIDS, and to seek HOPWA funds for AIDS housing projects.

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 3 Specific HOPWA Objectives response: Not applicable 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 City of Oceanside operates a fair housing program through the Neighborhood Services Department and through a contract with the Fair Housing Council of San Diego. The City participated in the development of the regional Analysis of Impediments (AI) to Fair Housing Choice, published in August 2004. The Executive Summary of the AI is part of the 2005-2010 Consolidated Plan. The Regional AI identified potential impediments for individual jurisdictions in the San Diego region; impediments listed for the City of Oceanside included:

- Farm workers often receive the least hospitable housing, and are least likely to raise complaints about substandard housing.
- The presence of a substantial military population creates increased demand for housing, especially rental housing.
- Renters are more likely to overpay (percentage of household income) for housing than are homeowners; this operates as a barrier to housing choice for most low-income renter households.

The 2004 Regional AI included a recommendation that the City of Oceanside consider amending its policies and regulations to address the potential impediments identified. 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. The City will address in the 2005-2010 Housing Element constraints to housing development, housing needs of special needs populations, and providing for a variety of housing for all income groups.
- b. The City will conduct audits that will test for discrimination based on family status and disabilities.
- c. The City will provide assistance to tenants in completing and submitting HUD fair housing complaint forms.
- d. 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.
- e. The City will educate landlords and property managers through public workshops.
- f. The City will distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the 19 mobilehome parks in the City that are covered by the City's space rent control ordinance.
- g. 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. One of the neighborhoods - the Libby Lake area - completed a Neighborhood Revitalization Strategy in program year 2006, and the Crown Heights neighborhood - with the highest percentage of minority population in the City - will develop a NRSA plan for submission to HUD in 2007. The high cost of for-sale housing in the San Diego region makes it very difficult for families to move from existing homes; the City's goal is to improve living conditions and economic opportunities so that families can move out of low-income status.

2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

This is attached as an appendix.

3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN

This is attached as an appendix.

4. RELOCATION ASSISTANCE PLAN

This is attached as an appendix.

5. PROJECTS AND ACTIVITIES

These are described in the attached "Objectives and Strategies" and listings of specific activities for program year 2007.

C. PROJECTS AND ACTIVITIES

Following is the list of City projects described in the 2005-2010 Consolidated Plan and designated in the HUD online reporting system (IDIS), together with the related objective(s), the specific activities to be funded in program year 2007, and the source of those funds (CDBG, HOME/ADDI, ESG or other). The proposed outcome measurement is shown for individual activities. Detail on each activity is in Section D listings.

1. Single-family Rehab Loans

- a. Objective: Provide low-interest loans to low-income homeowners to rehabilitate their homes
- b. Outcome Measurement: 8 rehab loans made and projects completed
- c. CDBG funding (\$275,000 in 2006-07) **\$275,000**

2. Mobilehome Rehab Grants

- a. Objective: Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes, including minor home repair projects
- b. Outcome Measurement: 18 MobileHome Improvement Program (MHIP) grants made and projects completed
- c. CDBG Funding (\$95,000 in 2006-07) **\$95,000**

3. Rehab Administration and Loan Services

- a. Objective: Planning and administration of rehab loan program
- b. Outcome Measurement: n/a
- c. CDBG Funding (\$120,000 in 2006-07) **\$120,000**

4. Acquisition and/or Rehab of Transitional Housing

- a. 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
- b. Outcome Measurement: to be determined by specific projects
- c. Possible local funding to Interfaith Community Services for acquisition and rehabilitation of buildings for homeless veterans and/or former foster youth

5. First-time Homebuyers Program

- a. Objective: Assist low-income households to purchase homes through deferred loan and tax credit programs
- b. Outcome Measurement: 8 low- or moderate-income households and 2 Section 8 FSS program households become successful homeowners

c. Funding for first-time homebuyers program		
ADDI		\$13,940
HOME		\$635,895
CalHOME (application filed)		\$600,000
Mortgage Credit Certificates (application filed)		\$1,200,000
Total		\$2,449,835

6. Youth Services

a. Objective: Assist organizations that provide programs and services for children and youth 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 Measurement: 1,000 children and youth involved in programs

c. CDBG Funding for Activities:

• Boys and Girls Club <i>Gangbusters</i> Program	\$22,260	IDIS
• Boys and Girls Club Libby Lake Program	\$12,000	IDIS
• Camp Fire USA Program in Crown Heights	\$13,000	IDIS
• From the Inside Out / Project CROP	\$9,800	IDIS
• Interfaith Community Services Youth Academy	\$7,500	IDIS
• Ivey Ranch Park Association <i>Camp Ivey</i>	7,800	IDIS
• North County Lifeline San Luis Rey Youth Program	\$10,800	IDIS
• Oceanside Public Library <i>Adelante</i> Bookmobile	\$9,200	IDIS
• Oceanside Public Library READS youth literacy	\$8,060	IDIS
• Parks & Recreation Teen START	\$18,600	IDIS
• Parks & Recreation <i>For Kids Sake</i> afterschool	\$13,600	IDIS
• Pregnancy Resource Center abstinence education	\$7,500	IDIS
• Vista Community Clinic Teen REACH	\$24,000	IDIS
Total (\$161,160 in 2006-07)		\$164,120

7. HOME and ADDI Administration

a. Objective: Planning and Administration

b. Outcome Measurement: n/a

c. Funding: HOME (10% cap on administration)	\$84,786	IDIS
Total (\$85,450 in 2006-07)		\$84,786

8. Health Services

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 Measurement: 1,000 persons receive services
- c. CDBG funding for activities:
 - North County Health Services \$15,800 IDIS
 - Total (\$15,800 in 2006-07) \$15,800**

9. Emergency Services

- a. Objective: Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families
- b. Outcome Measurement: 1,000 persons and 100 households receive services
- c. CDBG funding for activities:
 - Brother Benno Foundation *Food Basics* \$14,900 IDIS
 - Total (\$14,900 in 2006-07) \$11,800**

10. CDBG Administration

- a. Objective: Planning and Administration
- b. Outcome Measurement: n/a
- c. CDBG funding for activities (part of 20% cap on admin and planning):
 - CDBG Administration \$150,000 IDIS
 - Total (\$130,000 in 2006-07) \$150,000**

11. Housing Program Development, Planning and Administration

- 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
- b. Outcome Measurement: n/a
- c. Funding for activities (CDBG part of 20% cap on admin and planning)
 - Housing Program Development \$140,000 IDIS
 - Fair Housing program \$10,000 IDIS
 - Total CDBG \$150,000**

HOME CHDO funds available for allocation for specific housing projects

12. Code Enforcement

- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs in coordination with affordable housing incentives
- b. Outcome Measurement: 125 properties improved with all owners of cited properties referred to the City for homeowner or rental rehab loans
- c. CDBG Funding for activities
 - Code Enforcement in targeted areas \$125,000 IDIS
 - Total (\$125,000 in 2006-07) \$125,000**

13. Senior and Disabled Services

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 Measurement: 1,000 persons and 20 households receive services

c. CDBG funding for activities:

• Angel's Depot Senior Nutrition Program	\$7,600	IDIS
• Junior Seau Fitness Center (Club 55 Senior Fitness)	\$9,220	IDIS
• Senior Citizens Association Senior Nutrition	\$30,400	IDIS
Total (\$91,640 in 2006-07)		\$47,220

14. Homeless Services and Shelter

a. Objectives:

- Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
- Prevent homelessness through short-term rent and utility assistance programs and other services
- 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

b. Outcome Measurement: 500 persons and 50 households receive services

c. CDBG funding for activities (ESG \$80,638 reported at Project 29 below)

• Fraternity House (persons with AIDS)	\$7,800	IDIS
• Mental Health Services Family Recovery Center	\$7,500	IDIS
• YMCA Oz North Coast (runaway/homeless youth)	\$11,800	IDIS
Total CDBG (\$30,800 in 2006-07)		\$27,100

15. Battered and Abused Women

- a. Objective: Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence

- b. Outcome Measurement: 100 victims of domestic violence receive services; complete improvements to shelter funded in 2004-05 and 2006-07
- c. CDBG Funding: for activities:
 - Women’s Resource Center Emergency Shelter \$12,700 IDIS
 - Fumigation of emergency shelter after rehab work \$5,000 IDIS
 - Total (\$8,000 in 2006-07) \$17,700**

16. Abused and Neglected Children

- a. Objective: Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence
- b. Outcome Measurement: 100 children receive services
- c. CDBG for activities:
 - Casa de Amparo \$7,760 IDIS
 - Total (\$9,800 in 2006-07) \$7,760**

17. Economic Development and Job Training

- a. 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
- b. Outcome Measurement: N/A
- c. CDBG funding for activities (\$0 in 2006-07) **0**

18. Childcare Services

- a. Objective: Assist organizations that provide quality, affordable childcare programs for children from low-income families
- b. Outcome Measurement: number of children from low-income families served
- c. CDBG funding for activities (\$11,000 in 2006-07) **0**

19. Capital Projects by Community-based Organizations

- a. 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
- b. Outcome Measurement: Projects complete
- c. CDBG funding for activities:
 - Camp Fire USA Crown Heights Center \$66,489 IDIS
 - Ivey Ranch Park Association rehab projects \$68,321 IDIS

- T.E.R.I., Inc. Outdoor Enrichment Center \$15,000 IDIS
- Total** (\$245,015 in 2006-07) **\$149,810**

20. Supporting Urban Neighborhoods (S.U.N.)

- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs in coordination with affordable housing incentives
- b. Outcome Measurement: 25 properties improved
- c. CDBG funding for activities:
 - Volunteer-based one-day enhancement project \$100,000 IDIS
 - City Capital Improvement Program TBD
 - Donation and contributions in-kind
 - Total** (\$50,000 in 2006-07) **\$100,000**

21. City ADA Compliance Capital Improvements

- a. Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods and at City facilities to meet ADA accessibility requirements
- b. Outcome Measurement: Complete currently-funded sidewalk improvements and other eligible ADA compliance activities
No new CDBG funding in 2007; \$46,300 available from prior years **\$0**

22. Section 108 Loan Payment

- a. Objective: Revitalize the Calle Montecito neighborhood through the implementation of a comprehensive neighborhood revitalization plan
- b. Outcome Measurement: Payment of principal and interest on construction of Libby Lake Community Center
- c. CDBG Funding for payment (P&I): **\$237,332** IDIS

23. Development of Childcare Facilities

- a. Objective: Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers
- b. Outcome Measurement: Complete second and third of four proposed and funded childcare centers (both under development in 2007-08)
- c. CDBG funding for activities
 - Casa de Amparo for acquisition of modular units for the Ivey Ranch Child Development and Family Center (2006 allocation) \$100,000 IDIS 866
 - Quality Children's Services \$35,000 IDIS
- d. **Total** (\$100,000 in 2006-07) **\$35,000**

24. Neighborhood Revitalization Program Planning

- a. Objective: Planning and Administration of NRSA Programs
- b. Outcome Measurement: n/a

- c. CDBG funding for activities (subject to 20% cap on planning and admin)
 - Neighborhood Services Coordination \$25,000 IDIS
 - Neighborhood Revitalization Planning \$40,000 IDIS
 - Total (\$80,000 in 2005) \$65,000**

25. Crown Heights Neighborhood Revitalization Program

- a. Revitalize the Crown Heights neighborhood through the implementation of a comprehensive neighborhood revitalization plan
 - b. Outcome Measurement: Approval of Crown Heights NRSA
 - c. CDBG funding for activities
 - *Community HousingWorks* Resident Leadership \$15,000 IDIS
 - Total (\$465,000 in 2006-07) \$15,000**
- HOME CHDO funds available for allocation for specific projects

26. CHDO and CBDO Housing Development Activities

- a. Objectives:
 - Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and enhances neighborhoods
 - Assist housing developers to develop affordable housing for low-income senior citizens
 - Identify opportunities for acquisition / rehabilitation and rental rehabilitation in Crown Heights / Eastside NRSA
- b. Outcome Measurement: Projects or units completed
- c. HOME funding for activities (15% CHDO Setaside funds)
 - CHDO setaside for 2006-07 \$128,172
 - CHDO setaside for 2007-08 \$127,179
 - Total \$255,351**

27. City Capital Improvement Projects

- a. 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
- b. Outcome Measurement: Improvements completed
- c. CDBG funding for activities:
 - Planning for Joe Balderrama Recreation Center \$150,000 IDIS
 - Resurface Brooks Street Swim Center \$100,000 IDIS
 - Total (No funding in 2006-07) \$250,000**

28. Calle Montecito Neighborhood Revitalization Program

- a. Objective: Revitalize the Calle Montecito neighborhood through the implementation of a comprehensive neighborhood revitalization plan
- b. Outcome Measurement: Complete performance measurement evaluation of Calle Montecito NRSA Plan
- c. CDBG funding for activities:
No new funding for 2007-08 (\$162,000 in 2006-07) 0

29. Emergency Shelter Grants Program

- a. Objectives:
 - Assist organizations that provide transitional housing, emergency winter shelter, case management and mental health and other supportive services for homeless persons and families
 - Support the development and operation of a regional homeless shelter for the chronically homeless
- b. Outcome Measurement: 250 people and 50 households receive services
- c. ESG funding for activities:
 - Planning and Administration (5 percent cap) \$4,032 IDIS
 - North County Solutions Family Center (transitional housing) \$21,000 IDIS
 - Women's Resource Center (transitional housing) \$55,606 IDIS
 - Total 2007-08 ESG (\$50,101 in 2006-07)** **\$80,638**
 - Rotational Shelter Program (local funds) \$3,500
 - Hotel/motel Voucher Program (local funds) \$10,000

30. Rental Rehab Program

- a. Objective: Assist multi-family property owners to rehabilitate their properties and maintain affordability
- b. Outcome Measurement: Number of rental rehab units completed
- c. Funding: Condominium Conversion fees \$100,000
- Total Rental Rehab** **\$100,000**

31. Rental Assistance Program and Prevention of Homelessness

- 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 to assist families from becoming homeless

- b. Outcome Measurement: Number of households served in the Section 8 Rental Assistance and Mobilehome Rental Assistance Programs; Number of households assisted with emergency rental assistance
- c. Funding for Section 8 activities:
 - Section 8 Housing Choice Voucher allocation \$13,027,126
 - Family Self-Sufficiency grant \$127,260
 - Mobilehome Rental Assistance Program \$141,209
 - Total Housing Assistance Programs \$13,295,595**
- d. Homeless prevention by emergency rental assistance (local funds)
 - Interfaith Community Services (prevention services) \$12,000
 - Interfaith Community Services (essential services) \$3,000
 - Total prevention activities (\$30,000 in 06-07) \$15,000**

D. DESCRIPTION OF ACTIVITIES

The pages following detail the specific activities planned for program year 2007 with CDBG, ESG, HOME and other federal, State and local funds. The activities (in print version) are arranged in order of the local project number to correlate with the Section C listing of projects and resources, and the listing of projects in the Consolidated Plan Management Process (CPMP tool. Each activity also shows the National Objective and specific local objective being addressed by the activity, performance measurement and outcome statement.