Program Year 2013-14 Action Plan Oceanside CA

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

Narrative Responses

GENERAL

Executive Summary

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

Program Year 2013 (PY 2013) runs from July 1, 2013 to June 30, 2014 as Year 4 of the 2010-2015 Consolidated Plan cycle. The City follows local objectives for use of Community Planning and Development (CPD) grant funds allocated to the City of Oceanside from the U.S. Department of Housing and Urban Development (HUD) as identified in the Consolidated Plan. The reduction in funding for the CDBG program as a result of the Sequester will have a further impact in PY 2013 from PY 2012 on the City's ability to address needs in the community. Some programs that support positive youth development addressing issues of youth violence will be reduced and one program for continued nutrition, wellness and other services for very low-income seniors and persons with disabilities will not be funded in PY 2013. The priority objectives for PY 2013 as identified by the Oceanside City Council are:

- Implementation of the Crown Heights/Eastside Neighborhood Revitalization Strategy Area (NRSA) Plan with completion of the 2nd phase of a street lighting project and other infrastructure improvements in Crown Heights;
- Implementation of objectives and strategies identified in the public health component for the NRSA Plan toward improving pedestrian and bicycle safety and encouraging area residents I the Healthy Eating / Active Living (H.E.A.L.) strategies;
- Continued nutrition, wellness and other services for very low-income seniors and persons with disabilities;
- Completion of predevelopment work for Mission Cove mixed-use, mixed income housing project;
- Support for the construction or acquisition and rehabilitation of rental housing for low- and very low-income households, especially in NRSA neighborhoods;
- Support for positive youth development programs to address the issues of youth violence and to reduce involvement in youth gangs;

- Identify ways to promote job training and vocational training opportunities for the "working poor", veterans with any form of disability, and youth with limited education to enable them to obtain living wage employment and/or upward mobility (pathways) through education and professional training.
- Explore development of a micro-enterprise program for low-income neighborhoods.

The City will continue to support a housing rehabilitation loan program for single-family owner-occupied homes though will reduce staff funding in this area as we assess the viability of the program in the changing housing market. The City will continue to support a grant program for rehabilitation of owner-occupied mobile homes to improve the quality of housing stock occupied by low-very low-income families. Due to the decline in housing values and consequent loss of equity, it has become more difficult for homeowners to qualify for the housing rehabilitation loan program. The City will use CDBG funds allocated for housing rehabilitation programs in prior years to fund the programs in PY 2013. The City will continue a first-time homebuyer program with State CalHOME funds and Mortgage Credit Certificates.

The City's primary anticipated outcomes from investment of CDBG funds are an increased sense of safety and stability in the low-income neighborhoods of the City. The City particularly seeks overall visible improvements and demonstrable public safety improvements in the Libby Lake, Eastside, and Crown Heights neighborhoods. The City has implemented for itself and all subrecipients, the CDBG outcome performance measurement system. The City will seek to achieve highest rankings in the annual Program Review Letter and to score in the 75th percentile and above in HOME scoring The City will remain current on all HUD expenditure requirements including obligation of HOME CHDO funds and expenditure of HOME funds.

The City will work across all departments to ensure full compliance with all federal reporting requirements, especially with regard to transparency and accountability. All reports submitted to federal agencies will be placed on the City website. In response to a finding in the 2010-2011 Single Audit, Neighborhood Services Department staff will continue to work with Housing, Public Works and Capital Improvement Project (CIP) project managers to ensure full understanding and compliance with labor requirements (DBRA) on federally-funded projects. This will be especially important when HUD funds are involved in the project and Section 3 requirements are in force.

CPD review of the City's 2011 Program Year and CAPER revealed satisfactory performance in two areas; economic opportunity and program requirements. The City will continue to improve its efforts toward economic development in the NRSA. The City will also continue to improve its timeliness ratio.

The City signed a Voluntary Compliance Agreement (VCA) with HUD Fair Housing and Equal Opportunity in PY 2011 which is in force through the Consolidated Plan years 2010-2015. The City implemented recommendations and met reporting requirements in PY 2012 and will continue to strengthen and further implementation in PY 2013.

General Questions

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

The City of Oceanside is a 41.2 square-mile California coastal community located 36 miles north of San Diego and 84 miles south of Los Angeles. Oceanside was incorporated in 1888 and now has a population of 167,086 (Census 2010), 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 borders Oceanside to the north. Camp Pendleton covers 150 miles and is home station to 32,000 Marines and 5,000 Navy personnel; 6,100 civilian employees work on the base as well. An estimated 50,000 military personnel and their dependents live on the base while others live in neighboring communities; the number fluctuates depending on current deployment of units from Camp Pendleton to Afghanistan. The U.S. Marine Corps has indicated a steady drawdown of forces which will continue over the next four years and may result in up to 6,000 fewer Marines in the San Diego region.

Oceanside is typical of the demographics of southern California, being 65.2 percent white, 35.9 percent Hispanic/Latino, 4.7 percent black/African-American and 6.6 percent Asian and 1.3 percent Pacific Islander, including the largest Samoan population outside of the islands (Census 2010). Hispanics may be of any race, so also are included in applicable race categories

Median household income (2011 est.) is $63,394, slightly below the San Diego County region median of $63,857, with 26.3 percent of the households estimated at below $35,000. Median age of the residents is 33.1 years, compared to 34.8 for the region.

Predominant business activity in Oceanside includes light industry and manufacturing, retail trade, health services, beach-related tourism and government/military, with a growing technology sector. Proposed resort and hotel developments in the downtown coastal and redevelopment areas will increase the number of tourists with consequent increase in local tax revenue, but the current economic climate has postponed most new building starts in the City. When they are completed, these developments will also increase job opportunities, although most jobs will be in lower-paying service sector employment. The economic recession of the past five years has affected the City along with all of southern California and the nation, with declining revenue for the City General Fund. The City is not dependent upon one or two primary sources of revenue but still faces a negative outlook for the General Fund budget over the next year, and the severity and duration of the recession has resulted in reductions in services and City staffing. The economy does appear to be slowly recovering, leading to expected increases in sales tax revenue. Improved stability in State of California finances may also help local governmental agencies that are dependent upon the Legislature for allocation of property tax funds.

The City has three neighborhood areas that meet CDBG eligibility requirements based on census tract and block group data from Census 2010:

CDBG Area	CT / BG	Total Population	% Minority by Race or Ethnicity	% Low/Mod Income
Crown Heights	0182, 2,3 & 4	4,242	80.7%	81.8%
Eastside	0186.03, 1,3 & 4	5,269	92.7%	70.2%
Libby Lake / Calle Montecito	0186.09, 2 & 3	4,082	70.2%	63.4%
Mesa Margarita	0186.10, 1 & 2	4,182	70.1%	44.9%
Back Gate	0186.11, 3	2,802	74.3%	43.2%

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

The City prepared and the HUD – Los Angeles Field Office approved a Neighborhood Revitalization Strategy Area (NRSA) Plan for the Crown Heights and a portion of the Eastside neighborhood beginning in Program Year 2010. A copy of the NRSA Plan and update is included in the appendices; programs operating under the NRSA Plan will be noted throughout this Action Plan. A community health component was added to the NRSA plan in 2012. The City has used CDBG funding for infrastructure and public safety improvements to address issues raised in the NRSA plan.

Five incidents of violent crime involving weapons, leading to two deaths and three injuries occurred in the neighborhood during the period from March 2012 through January 2013. Continuing violence in the neighborhood is a major factor hindering progress toward stability in Crown Heights. Since many residents come from cultures with an inherent distrust of police, getting resident cooperation is a major obstacle toward improving both safety and the perception of safety.

b. The Eastside neighborhood is a more settled area with a mix of rental and owner-occupied housing, and a generally higher average family income. Some families have lived in the Eastside for multiple generations. The area has long had a problem with youth gangs; the first neighborhood-based gang injunction was filed against gang members in the Eastside neighborhood. Recreation facilities in the Eastside are no longer adequate for neighborhood needs and the City has initiated planning for new or expanded recreation and community facilities in the area. The City began activities under the Crown Heights / Eastside NRSA beginning in the 2010 program year; these activities will continue in PY 2013 and beyond.

c. 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 NRSA project in the Libby Lake area in 1998, which led to significant improvements to large apartment complexes, development of a new multi-purpose resource center with a community clinic, and improvements to streets, sidewalks and lighting. The last project under this NRSA was the development of twenty for-sale homes by Habitat for Humanity that are affordable to low-income families. Habitat for Humanity completed construction in PY 2012 and the final 2 homes available were occupied by families in February 2013. The City will continue CDBG-funded public services and other activities in the NRSA during the period of the 2010-2015 Consolidated Plan with an emphasis on positive youth development, increasing access to social and health services, and proactive code enforcement to maintain a positive neighborhood environment. In March 2013, four local youth were shot in one violent incident at Libby Lake Park, resulting in the death of a 13 year old girl and a 15 year old boy. Another of the victims, who had just turned 18, remains in hospital with serious head injuries. Oceanside Police Department arrested 3 adults and one minor from out of the area for those shootings and the suspects have also been charged with being members of a criminal street gang.

d. Another part of the North San Luis Rey Valley area – the Mesa Margarita and Back Gate neighborhoods – has been a focus for activity in recent program years. While these neighborhoods do not meet the low-/moderate-income threshold for CDBG areas, they have become areas for targeted activity by the City due to violent gang activity. An Oceanside Police Department officer was shot and killed in the neighborhood in late 2006, the fourth officer to die in the line of duty since 1888 but the second in a three-year period. The City Council directed the establishment of the Oceanside Community Safety Partnership (OCSP) as a result of gang activity in this neighborhood, though the focus of the group also includes the Eastside, Crown Heights, and Libby Lake neighborhoods.

The Oceanside Community Safety Partnership initially received $400,000 in federal funding through the Office of Juvenile Justice and Delinquency Prevention for PYs 2009 – 2011. Following that first grant, the State awarded funds to the Oceanside Police Department through the Gang Resistance, Intervention and Prevention (CalGRIP) Program in PY 2009 and PY10 for a truancy prevention program and to sustain afterschool program services.

The City has been successful in receiving three additional CalGRIP grants through OPD in collaboration with OCSP during PY 2010, 2011, and 2012. These have helped sustain funding for positive youth development programs, parenting programs, and drug prevention programs in addition to OPD gang suppression activities for the Eastside/Crown Heights and Libby Lake/Mesa Margarita neighborhoods. These grants have been critical in sustaining and improving vital gang prevention, intervention, and suppression programs at a time when other funding sources have been severely limited due to cuts in previously available County and Foundation funding caused by the recession.

In addition to their gang suppression activities, the Oceanside Police Department has maintained a very effective Neighborhood Policing Team that is promoting positive relationships and trust between officers and neighborhood residents, including the youth, in our highest risk neighborhoods.

The City plans to use seventy -five percent of CDBG public services funds in these four areas during PY 2013 for community resource centers and programs for children and youth. The only other category of CDBG public services funding in PY 2013 will be for senior services. The limited amount of CDBG funding available to the City for PY 2013 does not allow funding for other objectives and needs.

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

The primary factors directing the allocation of CPD and local funds are the identification of needs in particular neighborhoods, and the presence and ability of community-based organizations and nonprofit social service and health agencies to carry out activities to meet those needs. Activities to address needs in the NRSA neighborhoods 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 reduction in funding for the CDBG Program by Congress and inclusion of Census 2010 and American Community Survey (ACS) data in the formula for allocation of CDBG funds has had a significant impact. The City's entitlement grant for PY 2013 is 6.1 percent less than that of PY 2012, after a 27 percent reduction in PY 2012. As a result of the reduction in CDBG funding, the City Council determined that for PY 2012, 2013, and 2014 of the 2010-2015 Consolidated Plan, CDBG funding would be restricted to specific programs for seniors, at-risk children and youth in the low-income neighborhoods listed above, and support for community resource centers in low-income neighborhoods. This has eliminated any CDBG or local funding for emergency services and services to specific special needs populations (battered spouses, homeless youth, etc.).

Certain CDBG-funded activities are available Citywide but only available to low-and moderate-income persons or households or defined-benefit persons:
- single-family housing rehabilitation loans;
- the mobilehome improvement grant program; and
- senior nutrition and wellness programs.

CDBG allocations for PY 2013 public services reflect three primary concerns:
- promoting positive youth development and serving needy seniors;
- implementing the Crown Heights / Eastside NRSA Plan; and
- maintaining positive changes accomplished in the Calle Montecito NRSA.

The economic recession with rising unemployment, falling home values and a high number of foreclosures has resulted in increased need for emergency assistance for families. This issue is a priority concern for the 2010-2015 Consolidated Plan. A significant decline in tax receipts and a continuing budget crisis on the State level has resulted in declining support for many programs designed to help the poor and needy. The City will work with its nonprofit partners to develop common approaches to helping individuals and families. The City eliminated CDBG funding for emergency services in PY 2012 due to the reduction in CDBG funding to the City and there are no allocations in the PY 2013 budget for emergency services.

The City experienced some episodes of violence in each of the neighborhoods noted above and most recently in the Libby Lake and Crown Heights neighborhoods. CDBG funds are an important means of support to combat youth violence and gang involvement.

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

The primary obstacle to meeting underserved needs is the limited amount of resources available for particular needs. The ongoing budget crisis in California and more recent cuts in Federal program budgets has resulted in reductions in current funding for local governmental agencies and insecurity about future funding for health and social services. The people of the State of California approved bond measures for important infrastructure and transportation improvements, but payments on these bonds and those passed in the past decade place an increasing demand on the annual State budget. The increased taxes passed by California voters at the last election is helping to alleviate the State's financial distress however Federal cuts related to sequestration are now expected to impact many programs, particularly those serving the low-income population. Recent reductions in funding by Congress for the CDBG and HOME Investment Partnership Program has made the management of CDBG funds more difficult for recipients and there is less funding available for both public services and capital projects.

The continuing economic crisis triggered by failures in the sub-prime mortgage market and the securities market beginning in 2008, more stringent restrictions on credit, and the costs of fuel and energy are factors over which local governments have no control. Continuing unemployment and falling home prices have reduced both income tax and property tax payments, with consequent reductions in funds available to local government. This same economic crisis has brought increasing demands for emergency services by families whose income no longer provides for basic life necessities. Shortfalls in the City General Fund budget in the current year and anticipated for the next two years has brought reductions to library services at a time when use of the library is increasing. The same shortfalls in General Fund spending meant that many City recreation programs are moving toward "full cost recovery" budgeting. The reduction of funding for the CDBG program by Congress has further limited the City in its ability to respond to the needs of very low- and low-income families and special-needs populations.

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

The City also recognizes the need to promote job-training for recent high school graduates, veterans of the conflicts in Iraq and Afghanistan, and persons displaced by the current recession. Many of these persons face obstacles in accessing job-training programs that lead to living-wage, stable jobs with opportunity for advancement.

The City will address these obstacles in Program Year 2013 in a variety of ways:

a. The City will allocate limited CDBG funds primarily for projects and programs that are located in and serve the residents of low-income neighborhoods, or that provide nutrition services to low-income seniors. CDBG staff will monitor subrecipients to ensure that the organization meets objectives and proposed outcomes, that the agency uses HUD performance measurement systems to show the impact and outcomes of CDBG-funded programs and activities.

b. The City will work with local agencies and community-based organizations to identify and apply for other grants from public and private sources to make up for the loss of CDBG funds.

c. The City will use HOME, inclusionary housing and other local funds toward the acquisition and rehabilitation of rental housing to preserve safe, decent, affordable rental housing for low- and very low-income families. The City has a rental rehabilitation program used in partnership with owners/landlords to preserve low-income housing; a tenant-based rental rehab component allows owners to develop mixed-income apartment buildings. The City has identified and certified Community Housing Development Organizations (CHDO) with which to work on at least two housing projects for low-income households during PY 2013.

d. The City actively participates in regional planning to address housing and transportation needs, and will work with developers to meet the local shared housing goal as developed by the San Diego Association of Governments (SANDAG). The City completed the 2005-2010 Housing Element of the General Plan and received approval in PY 2009 from the State Department of Housing and Community Development (HCD) and the State extended approval of that element through 2012. The City has completed the 2013-2020 Housing Element it is expected to be adopted by the City Council in May 2013 and sent for approval HCD shortly thereafter.

e. The City will work with its nonprofit partners to develop economic development activities in the Crown Heights / Eastside NRSA, particularly to improve conditions for businesses along San Diego Street that demonstrate the potential for adding new permanent jobs available to low-income individuals.

f. The City will also continue to support a growing partnership with MiraCosta College for assistance with small business development and job-training programs that lead to living wage jobs with long-term stability and opportunity for advancement. MiraCosta College is currently commencing a Machinist training program and Facility Maintenance training program at an under utilized City facility that will lead to living wage jobs for graduates.

g. The City supports a Workforce Development Program at Oceanside High School (the "Working Pirates" named after the high school's mascot) managed by Interfaith Community Services. This program is funded by a Gang Prevention Initiative Project Grant through the San Diego Workforce Partnership and the Workforce Investment Act. Program youth are placed in internships with various City departments during summer break. This allows them to gain work experience and contacts and develop an understanding and knowledge of the City hiring system that may assist them in obtaining future employment. The City supports efforts of Interfaith Community Services and New Haven Youth and Family Services to develop vocational training programs and encourage enrollment of young people in building trades apprenticeship programs sponsored by labor unions and the Building Industry Association (BIA). The City supports a similar effort at the San Onofre Nuclear Generating Station to enroll high school graduates in a two-year training program at Palomar College that will lead to positive careers though that program may be impacted by recent technical problems at the worksite.

Tri-City Medical Center in Oceanside also partners with Interfaith Community Services and Oceanside High School to offer summer internships to high school students in various aspects of hospital work toward the goal of increasing diversity in the health professions, and in particular to attract more Hispanic youth into medical careers. Interfaith Community Services also employs a Job Developer to increase internship and job opportunities for their participating youth.

The City rents office space at low cost to Veteran's Village of San Diego at Libby Lake Community Center for the purpose of providing employment and training services to recently separated veterans, including but not limited to short term vocational training and supportive services intended to help veterans return to the civilian workforce and achieve careers.

h. The City will continue to implement strategies and projects identified in the NRSA Plans that will promote public safety and community health. The neighborhood associations are an important part of this work.

4. *Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

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

a. The City uses Section 8 Housing Choice Voucher (HCV) Program funds to provide rental assistance to approximately 1,670 qualifying households including HUD Veterans Affairs Supportive Housing (VASH) Program vouchers and Family Unification Program (FUP) vouchers. There is a six-year waiting list for Section 8 Program applicants at present. The City maintains a 98 to 100 percent lease-up rate on any given time. With Sequestration reductions, the Section 8 HCV Program will be operating at 70 percent of its original budget and has accommodated this significant reduction without eliminating any persons from the program, though subsidy standards will be decreased in due to the budget cuts and staffing levels will be reduced. the program participants are facing subsidy standard decreases and program staffing will be reduced

b. The City uses HUD Family Self-Sufficiency (FSS) Program funds to help Section 8 families move toward independent, self-sufficient living.

c. The City uses local housing funds to support the San Diego Regional Task Force on the Homeless and the countywide hotel/motel winter shelter voucher program for homeless families. The City participates in the Alliance for Regional Solutions, which was formed in late 2007 as a partnership between homeless-serving agencies and North San Diego County local jurisdictions to address the need for winter emergency shelters. City funds supported one shelter in Oceanside and – through the Alliance – other shelters in the region. During PY 2012, the City provided a forgivable loan of $100,000 in CDBG contingency funds to Operation Hope of Vista, an Alliance for Regional Solutions member, to assist with the acquisition of a permanent winter homeless shelter facility in Vista. The total acquisition cost was $600,000 and estimated renovation costs were $200,000. Oceanside's contribution to the shelter was one-eighth of the cost while Oceanside clients make up one-third of Operation Hope's clients. The new shelter opened for clients for the winter of 2012-13.

d. The City works with local school districts to help homeless families access McKinney-Vento funds available to families with children 0-18 so that children and youth can remain in their school of origin. Remaining in school is one way for children and youth to maintain stability while parents deal with difficult financial situations.

e. The City manages a HUD Supportive Housing Program grant for the Women's Resource Center transitional housing facility; this housing is especially but not exclusively to assist women who are victims of domestic violence and their children as they move toward independent, self-sufficient living. The City leases facilities for the transitional housing program to the Women's Resource Center for $1.00 per year in exchange for the services.

f. The City supports a short-term shelter (YMCA Oz North Coast) with supportive services for runaway and homeless youth and for outreach to street youth in the North San Diego County Coastal region. The City leases facilities for the shelter to the YMCA of San Diego for $1.00 per year in exchange for the services.

g. The City has used CDBG funds for capital improvements including energy efficiency and conservation improvements at various shelters and transitional living facilities in the City.

h. The City allocated $1.5 million of HOME funds in PY 2010 for predevelopment work on the Mission Cove low-income housing development; predevelopment will be completed in PY 2012. In PY 2013, HOME and inclusionary housing funds (in-lieu fees from housing developers in place of constructing affordable housing units) will be used to support the Phase-1 infrastructure and commercial project. The Phase-2, 80-unit multi-family project will also be supported by HOME and inclusionary housing funds in PY 2013.

i. The City has allocated $326,600 in HOME funds to be used in PY 2013 by North County Solutions for Change for development of rental housing for families who have graduated from transitional housing and are on their way to becoming independent, self-sufficient members of the community.

j. The City uses local inclusionary housing funds, redevelopment area set-aside fees and Low-Income Housing Tax Credits (LIHTC) to support development of rental and for-sale housing that is affordable to low- and very low-income households. The City also uses these funds to support acquisition and rehabilitation projects of apartment complexes to preserve units as safe, healthy and affordable housing.

k. The City receives fees from developers that convert existing apartments to for-sale condominium units; the City uses the fees to develop low-income housing projects. The City has previously allocated some of the funds to a rental rehabilitation program for the very low-income Crown Heights neighborhood. The recession and downturn in housing has postponed any further condominium conversion projects.

l. CDBG funds for public services will be awarded only to the following agencies for public services in PY 2013 and 2014 (see list of projects and activities for details on funding and outcomes):

   1) Vista Community Clinic for positive youth development (Calle Montecito NRSA);
   2) North County Lifeline for positive youth development (Crown Heights NRSA)
   3) Oceanside Senior Citizens Association for senior programs and services;
   4) City Parks & Recreation Division for afterschool and summer programs for children and youth at recreation centers in low-income neighborhoods;
   5) Operation of the community resource centers in the Crown Heights and Eastside neighborhoods.

m. The City supports the MiraCosta College Small Business Development Center and job-training programs that lead to living wage jobs with long-term stability and opportunity for advancement. The City has a Property Use Agreement with MiraCosta College for the use of a facility to operate job training programs which must benefit Oceanside residents first.

n. In PY 2013, the City will support youth after-school programming, a financial opportunity center, a Volunteer Income Tax Assistance program for low-income residents, and child care and parent-toddler classes for low-income residents through the use of a facility to operate such programs for the Crown Heights neighborhood.

A summary of estimated resources available in 2013-2014 follows:

1. Community Development Block Grant	**2013-2014**
a. CDBG Entitlement for 2013-2014	$1,108,685
b. Program Income prior year (est.)	$53,242
c. Program Income current year	$53,242

2. Affordable Housing Development	
a. HOME Entitlement for 2013-2014	$374,003
b. CalHOME Grant funds available	-0-
c. Redevelopment 20% Set-aside	45,000
d. Inclusionary Housing Fees	-0-
e. Mortgage Revenue Bond Fees	-0-

3. Other HUD, Federal & State Funding	
a. Section 8 Rental Assistance 2012-13 (estimated)	$13,280,199
c. Family Self-Sufficiency (FSS) Coordinator grant	$137,364
e. Supportive Housing Program (SHP) - WRC	$146,702

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The Neighborhood Services Department - Housing and Code Enforcement Division of the City of Oceanside is responsible for managing the Section 8 Housing Choice Voucher, Family Self-Sufficiency, Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and any other HUD programs. Housing staff oversee a HUD Supportive Housing Program grant, manage the CDBG-funded housing (loans) and mobilehome (grants) rehabilitation programs and the HOME-funded first-time homebuyer program. Following direction of the City Council, the Department develops the five-year Consolidated Plan for Housing and Community Development, the Strategic Plan with objectives, strategies and performance measurements, the annual Action Plan and Consolidated Annual Performace Evaluation Report (CAPER).

The Department works with the Community Development Department – Planning Division to prepare and implement the Housing Element of the City's General Plan. The Housing Division works with other City units including Parks and Recreation, Public Works, Economic Development and the City Manager's office for City-managed programs supported in whole or in part by CDBG or HOME funds. Housing Division staff work with local and regional nonprofit housing, social service and health agencies, faith-based organizations and neighborhood associations to manage existing and develop new programs covered by the Consolidated Plan.

The Department Director assigns the CDBG program to a program manager; CDBG program management is not a full-time position. This person with other members of the Department prepares the Action Plan and CAPER, prepares and manages contracts with subrecipients, does monitoring and submits program

reports through IDIS. Finance staff in the Department review and process payment requests from subrecipients and coordinate IDIS financial reports with the City's accounting system. The Department provides staff support to the Housing, Parks & Recreation and Manufactured Home Fair Practices Commissions, which are citizen advisory commissions appointed by the City Council.

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

   The City of Oceanside developed PY 2013 Action Plan based on priorities and goals included in the 2010-2015 Consolidated Plan. Information in the action Plan reflects the participation of public, private, nonprofit and community-based organizations that went into development of the Consolidated Plan. The significant reduction in CDBG funding for PY 2012 and Sequestration impact for PY 2013 meant that some Consolidated Plan goals will not be funded.

   The City held three public hearings to gather public input and comment for the Action Plan. The first public hearing before the City Council was on December 14, 2011, to consider priorities for the CDBG program for Program Years 2012, 2013, and 2014. The second hearing was held on March 27, 2013, for consideration and approval of the proposed PY 2013 CDBG budget. The third public hearing before the City Council was held on May 1, 2013, for approval of the Plan and authorization to submit the Plan to HUD.

   The City advertised all public hearings in a local newspaper of general circulation; copies of public notices are attached in the appendices. The City released the draft PY 2013 Action Plan for a thirty-day public review on April 1, 2012. The draft plan was available in print form at various public venues and on the City website. The draft plan was distributed in electronic form with a request for comment to members of the City Council; the Housing and Parks & Recreation (citizen advisory) Commissions; and to all PY 2012 subrecipients.

   Upon the recommendation of the City's HUD – Los Angeles Field Office representative, the City prepared and the City Council approved a new Policy and Procedures Document for the CDBG program during PY 2010. This document is revised each year to adjust to changing circumstances and any new HUD regulations or recommendations; a copy is included in the appendices.

   A HUD staff person from the Los Angeles Fair Housing and Equal Opportunity Office (FHEO) made a compliance review visit to the City in late PY 2010. The FHEO staff person recommended that the City review and update its Section 3 Plan and prepare a Language Action Plan (LAP) for services to persons with Limited English Proficiency (LEP). The City completed work on the two documents and submitted the plans to the HUD FHEO monitor for review during PY 2011. The visit led to the issuance by the FHEO office of a Voluntary Compliance Agreement (VCA). Policies and Procedures with regard to Section 504 and LEP have been developed and implemented with staff trained. A Section 3 self-certification registry has been developed on the City's website and the development of a Minority Business Enterprise and Women's Business Enterprise program is underway.

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

The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG or HOME funds, and among all agencies and organizations that serve low- and moderate-income individuals, families and neighborhoods in ways that address the National Objectives and local goals. The City will promote collaboration in PY 2013 in the following ways:

a. Neighborhood Services Department staff work with CDBG subrecipients on opportunities to partner with other agencies for enhanced services. The City supports grant applications by agencies for additional public and private funds, provided that the applications support goals and objectives of the Consolidated Plan (certificates of consistency).

b. The CDBG program manager has developed an e-mail distribution list as a means for the City and its partner agencies to announce events, share information and share resources. While the list began for agencies that serve homeless individuals and families, it has grown to include agencies and organizations that provide services to low-income individuals and families.

c. Collaboration and partnerships are included as a performance evaluation for CDBG subrecipients, and the City reviews such activity by individual subrecipients during monitoring visits. The level of collaboration and commitment to partnerships is a factor in the allocation of CDBG funding.

d. The City participates in the Alliance for Regional Solutions, which was formed in late 2007 as a partnership between homeless-serving agencies and North San Diego County local jurisdictions to address the need for winter emergency shelters. City funds supported one shelter in Oceanside and – through the Alliance – other shelters in the region. sponsors biannual collaboration meetings for agencies that provide services for homeless and/or low-income individuals and families.

The Oceanside City Council asked Neighborhood Services Department to provide staff support to the Oceanside Community Safety Partnership, which was formed as a response to the shooting death of an Oceanside police officer in December 2006. A staff person from the Housing Division chairs monthly OCSP meetings held at Oceanside Police Department, working with a nine-member planning group and additional community partners to identify the best uses of scarce City resources for youth gang prevention, intervention and suppression programs. OCSP has been successful in obtaining four State-funded Gang Resistance, Intervention and Prevention (CalGRIP) Program grants in Partnership with the Oceanside Police Department over the past five years. These grants combine funding for positive youth development and other gang prevention and intervention programs with funding for OPD gang suppression activities and have been used to provide services in the Eastside, Crown Heights, Libby Lake and Mesa Margarita neighborhoods.

The grants are made up of components of the Office of Juvenile Justice and Delinquency Prevention Comprehensive Gang Model and have been successfully used to sustain critical programs in these neighborhoods during the recession while also increasing the use of evidence-based and best practices programs in our at-risk neighborhoods.

The Oceanside City Council strongly supports OCSP activities and following the recent killings at Libby Lake Park they voted unanimously to asked staff to present a prioritized list of gaps in youth programming in our low-income neighborhoods for potential funding by the City with a limited amount of General Fund money available during PY 2013-14.

e. City CDBG staff attend quarterly meetings of the CDBG coordinators from throughout San Diego and Imperial Counties, which offers an opportunity to share information and discuss issues. .

f. The Neighborhood Services Department participates in local collaborative efforts through the North Coastal Prevention Coalition for prevention of substance abuse, the San Diego Nutrition Network (Network for a Healthy California), regional meetings of the California Parks and Recreation Society (CPRS), the Regional Task Force on the Homeless, the Regional Continuum of Care Committee, and other planning and collaborative bodies. Housing and Code Enforcement staff persons attend meetings of resident associations throughout the City including organizations in CDBG-eligible neighborhoods.

Citizen Participation

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

The City sought and encouraged citizen participation in the development of the PY 2013 Action Plan through a number of activities spread over three months:

a. City staff made presentations to citizen advisory commissions composed of residents appointed by the City Council, including the Housing and Parks & Recreation Commissions.

b. The City Council held three public hearings: one on December 14, 2011, for consideration of priorities for use of CDBG funds for Program Years 2012, 2013, and 2014; on March 27, 2013 for consideration and approval of the PY 2013 CDBG budget; and then on May 1, 2013, to approve the Action Plan and authorization to submit the Plan and documents to HUD. The City announced public hearings ten days in advance with display ads in the local newspaper, with information on how to make comments either at the hearings or in writing prior to the hearing. The City Council held all public hearings in the evening at the Oceanside City Hall, a location generally known to and accessible to residents of the CDBG-eligible neighborhoods in the City.

c. The draft PY 2013 Action Plan was made available for a thirty-day period with print copies at the Oceanside Public Library, the Neighborhood Services Department offices, and the City Clerk's office; an e-copy was placed on the City web site.

The City has a Citizen Participation Plan for encouraging and obtaining citizen comment on the development, approval and any substantial amendments to the Consolidated Plan and annual Action Plans; a copy of the Citizen Participation Plan is included as an appendix. The City has a Language Assistance Plan (LAP) in place that will be reviewed and updated annually. The LAP assists the promotion of full participation by persons with Limited English Proficiency, especially those who live in one of the CDBG-eligible neighborhoods.

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

   The City received a number of citizen comments both in advance of the May 1, 2013, public hearing.

   a.

      Response:

   b.

      Response:

   c.

      Response:

   d.

      Response:

   e.

      Response:

   f.

      Response:

   g.

      Response:

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

   The primary effort to broaden participation in the development of the Consolidated Plan and annual Action Plan is through presentations and surveys at meetings of neighborhood associations in neighborhoods with significant minority populations. City staff persons seek comments and suggestions from organizations that serve seniors, veterans, persons with disabilities including persons with developmental disabilities, physical disabilities and/or AIDS or HIV symptomatic, and persons dealing with substance abuse or mental illness. The City did a survey in PY 2012 in the Crown Heights / Eastside NRSA to identify community health and safety concerns and suggestions for addressing these issues.

   The City has developed a Language Assistance Plan designed to improve the City's communication with Limited English Proficiency (LEP) persons. The City provides material in Spanish concerning events, activities and programs in neighborhoods with a significant Hispanic population and places bilingual staff persons in all the community resource centers. These persons share information and comments from residents concerning projects and activities in the Action Plan with the CDBG program manager. Translation services are regularly provided at all community meetings in neighborhoods with significant LEP residents. LEP residents are strong advocates for the public services for youth that are funded by CDBG funds in PY 2013.

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

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*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure

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

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

a. Public Agencies:

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

The Neighborhood Services Department prepares the five-year Public Housing Authority (PHA) Plan and annual PHA plans for consideration and adoption by the City Council. The Housing Commission reviews the PHA plan and it is available for public review prior to submission to the Council. The City Council approved the latest PHA Plan in March 2013 and submitted this to HUD.

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

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

The City is a participant in the Alliance for Regional Solutions, which was originally formed as a planning and funding mechanism for the region's winter emergency shelters. The Alliance has expanded its role and now works to identify and address food security issues and other unmet needs in the North County region.

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 Housing Element, the five-year Consolidated Plan and annual action plans draw on the RCP for information and direction.

The City of Oceanside seeks funds from the State of California Department of Housing and Community Development for housing projects and for programs to assist homeless individuals and families. The City works with 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 as these funds become available; there is a current freeze on the sale of new bonds for these programs.

b. Citizen Advisory Commissions:

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

c. Collaboratives and Neighborhood Groups:

The City works with neighborhood associations in the low- and moderate-income neighborhoods of the City, including the Eastside Neighborhood Association in the Eastside neighborhood, The Crown Heights Residents Group. the Libby Lake Neighborhood Association, and the Oceanside Coastal Neighborhood Association (OCNA). These associations have helped to identify needs and set goals for revitalization activities in their respective neighborhoods. The City has provided funding to Community Housing Works (CHW) for leadership development activities with residents in Crown Heights; CHW did similar work at the initial

stages of the Calle Montecito neighborhood revitalization program. Code Enforcement officers attend neighborhood association meetings throughout the City to provide information to residents. The meetings are also attended by Oceanside Police Department Neighborhood Policing Team members who answer resident's questions, and also listen to residents concerns about the neighborhoods.

The City encourages collaboration among nonprofit social service, health and other community organizations by supporting partnerships and cooperative activity. The City participates in collaborative meetings with partners working in our Eastside, Crown Heights and Libby Lake, Mesa Margarita neighborhoods and the North Coastal Prevention Coalition, which supports substance abuse prevention, education and treatment programs.

Following direction by the City Council concerning youth gang prevention programs, the Neighborhood Services Department provides staff support to the Oceanside Community Safety Partnership. The City partners with the Oceanside and Vista Unified School Districts, both of which serve students in Oceanside, for joint use of recreation facilities and for neighborhood-based afterschool programs. The Neighborhood Services Department works with McKinney-Vento staff persons in local school districts on programs for homeless students; this partnership has become more important for implementation of Homelessness Prevention Fund Programs.

d. Planned Activities for PY 2013; new activities are shown in **bold**:

1) The City has developed positive working relationships with and will support existing nonprofit housing development organizations, especially those certified as community housing development organizations, for both rental and for-sale housing projects in the City. In the current economic climate and housing crisis the City's primary concern is to maintain the stock of affordable rental housing. The City will especially seek to identify rental units in the Crown Heights / Eastside NRSA for acquisition and rehabilitation.

2) The City will complete all allocation and expenditure requirements in advance of compliance deadlines, and will enter information into the IDIS reporting system on a regular basis.

3) The City will be an active participant in regional and sub-regional planning projects for housing, transportation, economic development and public safety, including planning groups and programs sponsored by SANDAG.

4) The City completed a Comprehensive Affordable Housing Strategy in 2005 that identified ways to encourage and support development of housing for low- and moderate-income families in the City, particularly with regard to acquiring specific properties for housing development. The City will continue to seek ways to implement recommendations of the Strategy, especially with regard to identifying sites for affordable housing, and for the acquisition and rehabilitation of apartment complexes to maintain them as safe, healthy and affordable rental housing for low and very low-income households.

5) The City has worked with SoCal Housing (now National Community Renaissance), Community Housing Works (formerly Community Housing of North County), SER/Jobs for Progress, Southern California Presbyterian Homes and Habitat for Humanity San Diego for affordable housing

projects in Oceanside. The City will seek ways to maintain and improve existing rental units to ensure a stock of decent, safe and affordable housing for residents and especially for very low-income families.

6) The City has developed positive working relations with nonprofit organizations that provide services to residents, and has been able to encourage partnerships and collaborative activity among these organizations. The City will continue its e-networking activities begun in PY 2011 to enhance the work of nonprofit organizations and assist with outreach and community education. If successful strong resident participation in all aspects of the grant will be a key goal. Notification date for the grant awards was not provided in the RFP but is expected by October 2013

7) The City revamped its entire web site in PY 2011. The Neighborhood Services Department will ensure that information regarding housing programs, fair housing services, and other community development services will be easily accessible to persons. The Consolidated Plan, Action Plan and CAPER are posted on the City web site.

8) The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders on first-time homebuyer programs. Guild Mortgage Company in San Diego and the Bank of America provide mortgage funding for the first-time homebuyer program.

9) The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information, letters of support and memoranda of understanding whenever possible and appropriate. The City provides upon request technical assistance for the preparation of grant proposals, letters of support, certificates of consistency with the Consolidated Plan, and support for development of collaborative proposals. **The Neighborhood Services Department through the Oceanside Community Safety Partnership supported a Department of Justice Byrne Criminal Justice Innovation Program Grant application submitted by community partner and OCSP participant Vista Community Clinic on March 4, 2013. Other grant partners include the Oceanside Unified School District, Oceanside Police Department, North County Lifeline, Community Housing Works, resident groups from Eastside and Crown Heights, Save our Streets, the County of San Diego, and the San Diego Association of Governments as a research partner. If successful, the initial 15 months of this grant is focused on planning, with potential for up to $1,000,000 in funding over three years if project plans are approved. The project goal for this grant is to reduce violence in the Eastside and Crown Heights neighborhoods by establishing a shared identity through the development of shared infrastructure, programming, and activities.**

The City will continue to apply for available funding opportunities to sustain and improve gang prevention, intervention and suppression programs in our low-income neighborhoods. The next CalGRIP Request for Proposals is anticipated to be released in October 2013 for funding beginning in January 2014. If the City is eligible to apply, OCSP will support the Oceanside Police

Department in their application with Neighborhood Services and partnering non-profit agency staff assisting in writing the grant.

10) The City will seek new partners for economic development activities, especially job-training programs for older youth and improvements to the jobs housing balance in the City. Economic development is the weakest area in the City's overall CPD performance; as the economy improves the City will look for ways to partner with the business community to expand the number of jobs for low-income workers.

11) The City will promote job-training programs that link recent high school graduates, veterans and persons displaced by the current recession jobs to living wage jobs, long-term stability and opportunity for advancement.

12) Family financial need is very often the reason why Hispanic youth drop out of high school at age 16 or do not go on to college after high school. The City seeks to enhance economic opportunity for low-income families so that children do not have to choose between the competing values of supporting their family or completing education. The City will continue support for a Financial Opportunity Center opened in PY 2011 by North County Lifeline in the Crown Heights/Eastside NRSA to help low- and very low-income families become more stable financially.

13) With both the Administration and Congress moving toward reduction of funding for the CDBG program and in order to plan for a permanent housing rehabilitation program, the City will continue to develop a revolving loan program for housing rehabilitation activities. The City recognizes that it will take until the end of the current Consolidated Plan Period to make the loan program fully functional. Only CDBG funds are used for housing rehabilitation loans; the City manages the loan portfolio in-house.

14) Through a grant from SANDAG and the County Health & Human Services Agency, the City developed a community health component for the Crown Heights / Eastside NRSA Plan with policy and program recommendations. The City began implementation of these recommendations in late PY 2011 and will continue work in subsequent program years.

15) Following the recommendation of the HUD - Los Angeles Fair Housing and Equal Opportunity office, the City completed a Language Access Plan to ensure equal access to federally funding programs in the City for persons with Limited English Proficiency. The City has implemented activities and recommendations in a Voluntary Compliance Agreement concerning fair housing and related issues.

16) The County of San Diego Health and Human Services Agency (HHSA) has developed a ten year Health Strategy Initiative *Live Well, San Diego!* The City Council issued a proclamation on May 2, 2012, supporting this program; the City will use recommendations in this initiative to promote a suitable living environment for residents of low- and moderate-income neighborhoods of 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.*

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

   a. to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars, and regulations governing Section 3, Section 504 and Davis-Bacon prevailing wage requirements when applicable;

   b. to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and

   c. to provide technical assistance to subrecipients as needed or requested.

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

   Specific steps in monitoring include the following; any new steps in PY 2013 are listed in **bold** type:

   a. City staff review all proposed projects prior to issuing a contract to evaluate the nature of activity, proposed plan for carrying out the activity, and anticipated outcomes.

   b. EPLS review will be done prior to issuing a contract, prior to a monitoring visit and at the close of the program year. The City will further recommend that subrecipients run their own EPLS or U.S. Health and Human Services Exclusions Database checks on employees and vendors. Contracts with subrecipients now have an attachment regarding EPLS compliance.

   c. City staff persons prepare an environmental review document as part of contract preparation for each activity receiving CDBG funds to ensure compliance with federal and State requirements. The City Planning Division provides assistance with and signs off on all environmental

reviews. The City uses environmental compliance report forms developed by the HUD Los Angeles Field Office.

d. North San Diego County participating jurisdictions conduct joint orientation training at the beginning of the program year when there are new subrecipients and/or new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program including reporting, performance measurement, financial management, and monitoring expectations. Decline in CDBG funding has meant that cities have taken on very few new subrecipients in the past few years. **The City will offer training early in PY 2013 with regard to record keeping, reporting data, LEP, and Section 504.**

e. Subrecipients are required to provide reports at six and nine months that City staff evaluate for compliance with program objectives and finance requirements. The City uses these reports to identify potential problem areas that staff may want to explore in detail. A final/annual report from each subrecipient provides information for completing activities in IDIS and for the CAPER. Reports include both narrative explaining the project and information on beneficiaries.

f. Subrecipients that receive CDBG or CDBG-R funds for capital improvement projects or for acquisition of facilities are required to file reports every three months during the project period, beginning when the contract has been signed by the City. The City requires these reports until the project is complete, regardless of how or for what part of the project the CDBG funds were used. A final report including information on beneficiaries of the project is required within thirty days of project completion. The City does not approve final payment on such projects until the subrecipient has fulfilled reporting and other contractual requirements.

g. The City requests an annual report from agencies that received CDBG or CDBG-R funding for capital improvement projects to ensure that the facility improved or acquired with federal funds is used for CDBG-eligible activities and/or serves an eligible population. Funding for such projects is usually extended as a forgivable loan but with the requirement that the project serve an eligible CDBG purpose and/or population for a certain number of years. This annual monitoring usually ends after five years unless the loan term was set for a longer period of time.

h. Monitoring visits will include asking subrecipients about any equipment acquired with CDBG funds, whether as capital improvements or as public services. The City will further require subrecipients to maintain an inventory of any equipment acquired with CDBG or other federal funds.

i. 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 of the grant, performance measurement and reporting, and program development.

j. The CDBG program manager establishes an annual monitoring plan with these components:

   i. Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year.

ii. Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities when subrecipients receive CDBG funds from more than one city. City Parks & Recreation staff persons may accompany CDBG staff on monitoring visits when the subrecipient provides services to youth or seniors in the City, or provides programming at City recreation centers.

iii. Annual on-site monitoring of all subrecipients, usually during April and May of the program year. The City notifies the subrecipient in advance of the visit, told the purpose of the monitoring, and advised as to any particular questions for discussion during the monitoring visit. The City arranges monitoring visits earlier in those years when the City is preparing its consolidated plan in order to elicit information and comments from subrecipients.

iv. Notification of the subrecipient with any findings from the monitoring visit, with comments on positive findings and deadlines for compliance and/or correction of deficiencies.

v. Failure to cooperate with monitoring or failure to alleviate any findings or shortcomings identified in the monitoring visit can result in termination of the current year's grant and/or disqualification in future grant cycles.

k. City CDBG staff request and maintain file copies of annual financial audits of subrecipient agencies, including Single Audits when required of the agency, and any management letters. The City requests that audit reports be submitted electronically whenever possible. The City reviews audit reports for any findings and compliance with federal audit requirements under OMB A-133. Subrecipients must clear any findings affecting financial management of CDBG or other CPD grant funds before the agency can receive further allocations.

l. The City maintains a permanent file on all present and past subrecipients; this file includes the organization's basic legal documents: articles of incorporation, by-laws and any amendments thereto, IRS letter proving non-profit status and copies of leases when CDBG funds are used for a program in a leased facility.

m. The City also maintains a permanent file of documents for housing organizations that have been certified as a community housing development organization (CHDO); CHDO certifications must be reviewed at least every three years and always prior to allocation of HOME-CHDO funds to the organization. The City will review CHDO certification compliance during PY 2012.

n. City CDBG staff inspect facilities used to provide CDBG-funded programs to ensure that the facilities meet accessibility requirements for persons with disabilities, and that subrecipients meet federal and state non-discrimination requirements. City staff persons completed an inspection checklist of Section 504 (ADA) requirements as part of Program Year 2009 monitoring of facilities with CDBG-funded programs; the Section 504 report is filed in the subrecipient permanent document file. The City will work with CDBG subrecipients when facilities are not in full compliance with Section 504 requirements to help those agencies correct deficiencies.

o. HOME Program staff in the Neighborhood Services Department conduct monitoring and inspection of rental projects developed with HOME funds to ensure that only households that meet HOME income limitations occupy HOME-funded units, that the rents meet HOME requirements for high- or low-HOME rents, and that the owners or managers maintain these units in a healthy and safe condition. The City does its HOME inspections along with CDBG monitoring visits whenever possible. City staff persons also inspect rental projects developed with City mortgage revenue bond or multifamily bond proceeds, and all units covered by the City's rental rehabilitation program.

p. The City annually monitors borrowers using the City's first-time homebuyer loan program to ensure that the borrower is using the property as his/her primary residence and not as a rental property. This monitoring ends when the borrower completes repayment of the loan.

q. City staff persons inspect rehabilitation/renovation construction activity including CDBG-funded rehabilitation projects for owner-occupied single-family residences (loans) or mobile homes (grants), HOME-funded rehabilitation projects for transitional housing or permanent supportive housing, and rental rehabilitation projects using local City funds. Inspections are done prior to, during and upon completion of rehabilitation work; this inspection is in addition to and not in replacement of inspection by the City building inspectors. The City makes payments directly to contractors upon approval of work completed; the City holds the final payment until both City building inspectors and housing staff have approved the rehabilitation work.

Lead-based Paint

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

Census 2010 reported that the City of Oceanside has approximately 29,500 housing units (forty-five percent of the units in the City) built prior to 1978, when lead was eliminated from paint used in housing. Units most likely to present a lead hazard are rental units in multi-family dwellings that house extremely low-, very low- and low-income families. The City inspects units for lead-based paint hazards as part of approving single-family rehabilitation loans, but only occasionally finds a unit that requires mitigation.

Testing in past years by the County Health and Human Services Agency, however, has shown higher than average levels of lead in blood tests of some children from the Crown Heights neighborhood; this elevated level has been traced to Mexican candies with wrappers containing lead and the use of cooking pots made with lead that have been brought in from Mexico and other Central American countries. The City does not consider lead-based paint to be an acute danger for residents in CDBG neighborhoods.

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

The City places a high priority on addressing lead-based paint hazards. Code Enforcement officers look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Department inspectors are alert to rental units of such age that the units may contain lead-based paint, and will inform tenants and property owners as part of their inspections of the dangers of lead-based paint. The City distributes the brochures, "Lead Based Paint, a Threat" and "Protect Your Family from Lead in Your Home", which are available in English and Spanish. The City Housing Quality Standards (HQS) inspectors for the Section 8 program, the Rehabilitation Specialist, and Section 8 Housing Specialists attend training on lead-based paint hazards. When Section 8 inspectors do initial or recertification inspections on units, they check first to determine the year the unit was constructed. If built prior to 1978 and the household has children under six years of age, the inspector must confirm that there are no loose paint chips or peeling paint anywhere in the unit. If the inspector does find peeling paint or chips, the unit must be inspected for lead-based paint before it can be approved for use by a household with a Section 8 Housing Choice Voucher.

The following rule took effect in April 2010:

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

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

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

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

a. For rehabilitation projects financed with CDBG or HOME funds that are for less than $5,000, **"Do no harm" approach.** Lead safety requirements cover only the surfaces being disturbed. Program participants can either test these surfaces to determine if they contain lead-based paint or presume they contain lead-based paint. Work which disturbs painted surfaces known or presumed to contain lead-based paint is done using lead safe work practices, and clearance of the worksite is performed at the end of the job (unless it is a very small "de minimis" scale project) to ensure that no lead dust hazards remain in the work area. Training that meets the EPA's RRP Rule requirements is sufficient for this work. "Clearing the work site" determines that all hazard reduction or abatement activities are complete and that no hazards remain in the unit. All contractors must follow these three simple procedures while working:
   - Contain the work area.
   - Minimize dust.
   - Clean up thoroughly.

b. For rehabilitation projects financed with CDBG or HOME funds that are between $5,000 and $25,000, **Identify and control lead hazards.** Workers and/or contractors shall identify all lead hazards at the affected units and common areas servicing those units by performing a lead-based paint risk assessment, and control the hazards using interim controls. Participants may skip the risk assessment and presume that all potential lead hazards are present, and then must use standard treatments to address them. In addition to training that meets the EPA's Renovation, Repair and Painting (RRP) Rule requirements, HUD-approved interim control training (such as the HUD-EPA RRP curriculum) is required for renovators and workers. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.

c. For rehabilitation projects financed with CDBG or HOME funds that are in excess of $25,000, **Identify and abate lead hazards.** Workers and/or contractors shall identify all lead hazards at the property by performing a risk assessment and then abate all the hazards. Participants may skip the risk assessment and presume that all potential lead hazards are present and abate them. This approach requires that certified abatement contractors perform the abatement part of the job. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.

Lead-based paint hazard regulations and inspection practices do not apply to senior-only housing units regardless of the age of the property. Certain lead-based paint hazard requirements apply to units occupied by Section 8 and Tenant-Based Rental Assistance (TBRA) households that have one or more children under age six, the common areas servicing the units, and other areas used by unit residents and frequented by children under age six. The HQS inspector must evaluate the unit and common areas for any real or potential hazard through a visual assessment by the inspector and paint testing on deteriorated services if the unit was constructed prior to 1978. If lead-based paint hazards are shown to exist or likely to exist, the property owner must mitigate the hazard before the unit can be approved for occupancy by a Section 8 or TBRA household. The HQS inspector will review and inspect units for compliance during annual recertification.

HOUSING

Specific Housing Objectives

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

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

    The elimination of Redevelopment Agencies by the State Legislature in 2011 also eliminated a significant source of funding for housing that is affordable to low-income families (the Redevelopment twenty percent "set-aside" funds). The Legislature is considering various options to restore unused set-aside funds to cities for housing projects. The City of Oceanside anticipates achieving these housing priorities and objectives in PY 2013:

    a. Complete six first-time homebuyer loans using CalHOME funds; the fifty percent reduction in HOME funds available to the City for PY 2012 means that no HOME funds will be used in the first-time homebuyer loan program.

    b. Complete one homeowner rehabilitation loans and at least twenty Mobile Home Improvement Program (MHIP) grants (CDBG funds), with construction activity completed within one year of loan or grant approval. Declining home values has reduced equity for many homeowners, which has made it more difficult for homeowners to qualify for rehabilitation loans. Should the ability to complete single family rehabilitation loans increase due to market improvements our goal would be to increase the targeted number however current economic conditions do not favor that program.

    c. Fund and complete work on at least one rental rehabilitation project (local funds), either of a complete building or a tenant-based project, with the commitment that the unit(s) remain affordable for a given number of years after completion of the rehabilitation work.

    d. Acquire and rehabilitate rental units in the very low-income Crown Heights neighborhood in partnership with a nonprofit housing developer or CHDO as part of the Crown Heights Neighborhood Revitalization Strategy Plan (HOME and/or local funds). One such project was completed in PY 2010.

e. Complete predevelopment work for a mixed-use and mixed-income housing project including rental housing for low-income households for the 14-acre Mission Cove project (HOME funds).

f. Allocate the fifteen percent HOME/CHDO set-aside funds for housing projects targeting high-need groups or other special needs populations.

g. Continue implementation of recommendations from the Comprehensive Affordable Housing Strategy, especially with regard to identification and acquisition of sites for affordable housing developments and preservation of existing rental units affordable to very low-income families.

h. Complete and receive HCD approval for the 2013-2020 Housing Element of the City General Plan to replace the 2005-2010 Element.

i. As funds and developers are available, implement recommendations in the 2013-2020 Housing Element that will help the City meet its regional affordable housing goal.

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

The City of Oceanside anticipates having resources available toward addressing housing needs in PY 2013 from the following programs; a table showing anticipated funding from these sources is included above (page 8).

Federal funds:

a. HOME Investment Partnership Program: The City has used HOME funds for the City's homeownership programs as deferred payment loans to low-income (60%-80% AMI) first-time homebuyers. Recent reductions in HOME funds means that no HOME funds will be available for the first-time homebuyer program in PY 2013. The City does have State CalHOME funds for the homebuyer program.

HOME funds are also used for development of rental units affordable to low- and very low-income families, most recently for pre-development costs of the Mission Cove apartment project for low-income families. The City's allocation of HOME funds for PY 2013 is more than fifty percent less than for PY 2011 and will have a significant impact on funding for housing projects, especially with the loss of the bulk of redevelopment set-aside funds.

b. CDBG Program: The City uses CDBG funds for rehabilitation programs of owner-occupied single family homes for qualified low-income homeowners (household income below eighty percent area median income, adjusted for family size) to bring the structure into compliance with current building code requirements.

The City also uses CDBG funds for a Mobile Home Improvement Program (MHIP) with grants of up to $6,000 for rehabilitation of qualified owner-occupied coaches. Households with income between fifty and eighty percent of area median income must match the grants; those with incomes below fifty percent of area median income do not have to provide matching funds. The City will use CDBG funds allocated in prior years for the rehabilitation loan and grant program to fund housing rehabilitation program activities in PY 2013.

c. <u>HUD Supportive Housing Program (SHP)</u>: The City uses SHP funds for operation of the Women's Resource Center Transitional Housing facility in Oceanside.

d. <u>HUD Section 8 Housing Choice Voucher Program</u> The City receives and fully utilizes funds for Section 8, Veterans Affairs Supportive Housing (VASH) Program and Family Unification Program (FUP) vouchers

e. <u>HUD Family Self-Sufficiency</u> (FSS) Coordinator grant. Currently funded through calendar year 2013.

f. <u>Low Income Housing Tax Credits (LIHTC)</u>: The City uses LIHTC to finance the development of affordable rental housing for low-income households whenever feasible; the City will work with the State Housing and Community Development Department for use of HOME/LIHTC Recovery Act funds awarded to the State.

<u>State of California funds</u>:

g. <u>CalHOME</u>: The City uses CalHOME funds for deferred payment loans in the City's first-time homebuyer program.

h. <u>State Bond funds</u>: The City will seek housing funds under State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds for construction of housing. The Governor has halted the sale of bonds for these programs due to the State's budget crisis.

i. <u>Mortgage Credit Certificates (MCC)</u>: The City received $1.2 million in Mortgage Credit Certificates (MCC) tax credits in PY 2009 for the City's 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. Most of the MCC credits are still available to the City due to ongoing problems in the housing industry. The City partners with aha Housing to manage the MCC program.

<u>Local Funds:</u>

j. <u>Redevelopment set-aside (tax increment funds)</u>: The State Legislature eliminated redevelopment agencies in PY 2011; this action eliminated a very significant source of funds for housing affordable to low-income households. The Legislature is considering options to restore some of the funding that was available but not obligated by cities prior to elimination of the redevelopment agencies. The "set-aside" funds were also used to support bonding for larger projects.

k. Inclusionary Housing fees: The City's inclusionary housing program currently requires that developers of three or more housing units reserve 10 percent of the units in the development as for-sale units affordable to low- and moderate-income households. "Reserved" units may be provided on- or off-site. Rental projects of three or more units must reserve 10 percent of the units for low-income households. Housing developers have the option of paying an in-lieu fee, which is calculated using a formula based on the difference between what a family of four earning the area median income can afford and the median price of resale homes in Oceanside. The City utilizes in-lieu fee funds to finance development of for-sale housing for low-income families and rental housing for very low-income families.

The Oceanside City Council has modified the in-lieu fee, which in conjunction with decreased housing development reduces the amount of available funding through this program for affordable housing. A density bonus program has also been created which allows developers to pay a fee per unit for increased project density.

l. Multifamily Revenue Bonds: The City issues Multifamily Housing Program (MHP) revenue bonds to finance acquisition and rehabilitation of low-income rental housing in partnership with a housing developer. These units are maintained as affordable to low-income households until the bonds are retired. As with other State bond programs, the Governor has frozen additional sale of bonds due to the State's fiscal problems.

m. 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 for low-income renter households. The downturn in the housing market has reduced the sale of converted condominium units with little or no new income anticipated in PY 2013.

n. Mortgage Revenue Bond Fees: The City has collected fees from the financing and refinancing of affordable housing projects developed with mortgage revenue bonds; the City intends to utilize these funds for land acquisition and affordable housing development. Bond fees support the City's contribution to the Alliance for Regional Solutions for winter shelter programs for homeless persons and families in North San Diego County, and support emergency housing programs. The City anticipates little income from this source in PY 2013 as owners pay off bonds and the current housing market has reduced demand for bonds for new housing.

The City of Oceanside will use these resources toward the primary objectives set forth in the five-year Strategic Plan, the 2013-2020 Housing Element (expected to be in force in PY 2013) and as recommended in the Comprehensive Affordable Housing Strategy. The City's priority will be 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.*

   The City of Oceanside Public Housing Agency (PHA) does not own or manage any public housing. The Oceanside PHA operates the Section 8 Housing Choice Voucher Program with the City Council acting as a Community Development Commission for this purpose. HUD consistently rates the City's Section 8 Rental Assistance Program as a "high performing" agency.

Barriers to Affordable Housing

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

   a. **Barriers and Responses:**

      1) BARRIER – Accessing loan funds for homebuyers: The primary barrier to affordable housing in the City of Oceanside and throughout the San Diego region is the economic crisis resulting from the collapse of the sub-prime mortgage market. This led to the first decline in median housing prices since the mid-1990s and significant reduction in home values each year since 2008; mortgage interest rates have declined to an all-time low. This could have made homes affordable to moderate-income families who had been priced out of the market, but decline in household income relative to expenses and severe tightening of qualifications of mortgages continues to reduce opportunity for first-time homebuyers.

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

2) BARRIER – declining value of homes: Families who bought homes with Adjustable Rate Mortgages (ARM), through the sub-prime mortgage market or through "zero-down" programs are going into default and foreclosure, with an increasing number of abandoned homes in the City, especially though not exclusively in low-income neighborhoods. Families who bought homes during the housing bubble or refinanced with adjustable rates find that they owe more than their home is now worth on the market. The use of adjustable rates in purchasing or refinancing these homes and the subsequent upward adjustment of these rates means that many of these families remain locked in monthly mortgages they cannot afford.

RESPONSE: the City encourages all such families to discuss the HERA Homeowner Affordability and Stability Plan and other federal and state programs for "under water" borrowers with lenders so that they can remain in their homes. Counseling is also available from area non-profits like Community Housing Works to explore the most suitable options and latest programs available to homeowners depending on their situation and to avoid compounding their situation by being taken advantage of by unscrupulous companies. The recent settlements by banks that issued "robosigned" foreclosures may assist some families to reduce their mortgage, although this will help a limited number of families.

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

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

4) BARRIER – loss of redevelopment "set-aside" funds: The California State Legislature eliminated redevelopment agencies across the State and with it, a major source of funds for affordable housing. The full impact of this loss of funds will not be known until the Legislature completes review of bills to replace some of the housing funds.

RESPONSE: The City will continue to seek to identify other new funding sources to replace this significant loss, however this move by the State had a significant impact on the ability of the City to fund affordable housing projects.

b. **Addressing Constraints**

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

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

1) In PY 2006, the City used Inclusionary Housing funds for initial development of twenty for-sale homes by Habitat for Humanity - the Libby Lake project - to be made available to low-income families. The decline in the housing market and economic recession with consequent unemployment has restricted the number of families who can qualify to purchase one of the homes, and the timeline for development has been stretched out. The first homes were occupied in June 2009; the final five homes were completed in PY 2011.

2) The City used redevelopment set-aside and inclusionary housing fees for acquisition of the 14-acre Mission Cove property and completed in PY 2009 an initial visioning process for a mixed-use, mixed-income development on the site.   The City identified a development team in PY 2011 for the project and allocated $1.5 million of HOME/CHDO funds for predevelopment work. Predevelopment work will be completed in PY 20132. The potential loss of set-aside funds with the elimination of redevelopment agencies will have an impact on the project; the extent will not be known until the Legislature determines the future of set-aside funds available but not obligated by the time the agencies were dissolved.

3) The City loaned $655,000 of CDBG Contingency funds in PY 2011 to Mental Health Systems for acquisition and rehabilitation of a four unit apartment building in Oceanside for transitional housing for women transitioning from the Family Recovery Center program and their children. The acquisition was completed in PY 2011 and rehabilitation activities were completed early in PY 2012. The units were occupied by four families ranging from a woman with four young children to a woman with one young child. The City will seek additional acquisition / rehabilitation projects during PY 2013..

4) The City plans to allocate HOME funds to North County Solutions for Change for the acquisition and rehabilitation of existing rental units or construction of new units for low-income housing. The units will be reserved for formerly homeless families that have graduated from the Solutions transitional housing program and are moving toward becoming independent and self-sufficient.

c. **Programs for affordable housing**

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

1) <u>Manufactured Home Rental Adjustment Program</u>: The City enacted a mobilehome rent control ordinance that regulates rent increases for most mobilehome park spaces in Oceanside. There are twenty mobilehome parks in the City with 3,400 spaces. The rental adjustment program covers nineteen parks with the goal of maintaining affordability, especially for very low-income seniors on fixed incomes. One mobilehome park owned by the residents is exempt from the program. 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. Residents and owners pay a fee to cover the City's cost to manage the program and to inspect the parks for compliance with health and safety codes.

In late PY 2010 the Oceanside City Council took the first steps toward eliminating the rent control ordinance through "vacancy de-control" under which park owners would be able to charge new residents with market rate space rent. Existing residents would not be affected. Residents successfully challenged this action through an initiative process and a resolution to affirm or reject the Council action has been placed on the June ballot. The public voted to reject the Council action at the June 2012 election, supporting the continuance of mobile home rent control.

<u>Density Bonus</u>: State law requires that a jurisdiction must grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site if a developer agrees or proposes to construct

♦ at least 20 percent (20%) of the total units of a housing development for low-income household; or

♦ at least 10 percent (10%) of the total units of a housing development for very low- income households; or

♦ at least 50 percent (50%) of the total units for elderly households.

The City has a density bonus ordinance to facilitate developer use of this program and will use this in transit-oriented development housing. The Planning Division went to the City Council on May 2, 2012, with changes to ensure that the local ordinance complies with State law. The proposed changes were initially approved by the City Council but the action requires a second vote at a later date.

2) <u>Senior Housing Areas</u>: The City works with senior communities and with owners of senior mobilehome parks to preserve such housing as affordable housing for seniors, within the limits of federal and state fair housing regulations. At the same time, the City actively works to ensure that fair housing law protects all individuals, families and households, and that persons who experience discrimination in housing have access to grievance procedures. The City allocated HOME funds to Southern California Presbyterian Homes to develop the 80-unit Lil Jackson Senior Housing Project, which opened in PY 2011.

3) <u>Coastal Zone Replacement Housing</u>: The City's coastal zone program and Local Coastal Plan (LCP) requires the one-to-one replacement of housing units in the coastal zone occupied by low- and moderate-income households when the units are lost through demolition or conversion to a non-residential use. The emphasis of this program is on retention of affordable units in the coastal zone with replacement on a unit-by-unit basis when removal cannot be avoided. The City Economic Development and Redevelopment Department has prepared a visioning plan for Coast Highway that could result in some new mixed-use development through rehabilitation of existing unused or under-used buildings in the corridor. The current weak economy, shortfall in the City General Fund budget and elimination of redevelopment agencies in 2011 by the State Legislature has postponed implementation of the Coast Highway Plan.

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.

The 2005-2010 Housing Element was completed in PY 2008 after revisions required by the State, approved by the City Council and the California Housing and Community Development Department in PY 2009. The current Housing Element has been extended through PY 2012 and the 2013-2020 Housing Element is expected to be adopted by the City Council in May 2013 and will go to the California Housing and Community Development Department shortly thereafter.

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

The 2010-2015 Strategic Plan includes an objective to identify and address any regulatory barriers to affordable housing in the City's General Plan and the Zoning Ordinance. The Neighborhood Services Department has worked with the Planning Division on this objective.

HOME/ American Dream Down payment Initiative (ADDI)

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

The City uses no other forms of investment in HOME Program activities.

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.*

The City has used HOME funds in previous years for a first-time homebuyer program but will no longer do due to significant reductions in HOME funds awarded to the City since PY 2012. The City will continue to use State CalHOME funds for the first-time homebuyer program. Loans can only be made to first-time homebuyers for mortgage assistance for permanent financing. The City provides a loan to the buyer behind the primary mortgage held by a financial institution; the loan is at three percent simple interest. The City holds a promissory note secured by a deed of trust on the property; the deed requires that the borrower use this property as primary residence and not as rental property. Loan principal and interest payments are deferred for the term of the loan. Accrued interest will be forgiven after fifteen years; loan principal will not be forgiven. Loans are repayable upon sale or transfer of the property, when the property ceases to be owner-occupied, upon a loan maturity date, or upon repayment or refinancing of the first mortgage.

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

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

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

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:

   The City used its allocation of American Dream Downpayment Initiative (ADDI) funds during the 2005-2010 Consolidated Plan period.

HOMELESS

Specific Homeless Prevention Elements

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

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

   The City anticipates having very limited funds available for homeless services during PY 2013 due to the reduction in the CDBG entitlement for the City. The City will use only local funds for homeless services in PY 2013. The list of anticipated resources and allocation of funds is included in the appendices.

   a. Local housing funds: The City will use $30,000 of local funds for winter emergency shelter programs locally and throughout the North San Diego County region; shelters provide case management to help persons and families move out of homelessness. North San Diego County jurisdictions and shelter providers work together through the *Alliance for Regional Solutions*, with all jurisdictions contributing funds for the shelters. North County Community Services acts as fiscal agent on behalf of all shelter and social service providers. The Alliance will continue managing the winter shelter program in PY 2012.

   b. Supportive Housing Program: The City manages a HUD Supportive Housing Program (SHP) grant of $146,702 annually and contracts with the Women's Resource Center for transitional housing and supportive services for homeless women, especially women with children and women who have been victims of domestic violence.

   c. Homelessness Prevention Fund: The City used all HPRP funds by the end of PY 2011 and does not have local funds to continue the program. Two hundred and thirty households with five hundred and eighty-three persons were helped under this program in PY 2011 and PY 2010.

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

   The City notes the new definition of homelessness that has been adopted across federal Departments and agencies, and has shared this information with local agencies and organizations that serve homeless persons and families. The City will also share information about the revised HEARTH Act and how this may impact local homeless-serving programs regardless of funding source. The City is committed to full compliance with the new definition of homelessness and any implementing regulations. The City has extensive partnerships with McKinney-Vento staff persons in local school districts and at the San Diego County Office of Education.

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

1) First are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. The primary need of this population beyond shelter is health care; another primary concern is crime prevention, whether crimes committed by farmworkers or crimes in which they are victims. The current recession has resulted in many workers returning to their home countries.

2) <u>Homeless youth</u> are a second group, attracted to the coastal / beach environment. While many of the street youth do have homes to which they sometimes return or places where they can spend an occasional night, there are on average 20 to 30 youth ranging from 16 to 21 years old who can be classified as homeless individuals. The youth receive basic health care through a Teen Clinic operated by Vista Community Clinic and by referral from *Stand Up for Kids - Oceanside.* Counselors and outreach workers from the YMCA Oz North Coast shelter for homeless and runaway youth assist in family reunification when possible. Code Enforcement officers refer homeless youth to Oz North Coast and to *Stand Up for Kids* if they come across youth during sweeps of sites of homeless encampments.

3) A third and rapidly growing group is made up of <u>homeless individuals and families</u>, single-parent and dual-parent families who have become temporarily homeless or are constantly at risk of homelessness due to the current recession. A job loss, medical expenses or other unusual and unexpected costs can be the turning point to homelessness; families then move to living out of a car or van, camping at one of the local beach state parks, or staying in one of the winter shelters. Many of these families still have income from work, but seldom enough to cover the entry costs to an apartment. This group - whether homeless or at risk of becoming homeless - is a priority group in the region for transitional housing and support to return them to independent, self-sufficient living.

4) A fourth group are <u>chronically homeless persons</u>, including persons with long-term substance abuse issues, persons with mental illnesses, and persons who have long since decided to maintain a homeless lifestyle. Most survive with some sort of regular income such as an SSI disability check or funds from the Veterans Administration. Without a permanent homeless shelter with supportive services, this group will remain on the streets. The City partners with other jurisdictions and nonprofit social service agencies to plan for a permanent regional homeless shelter and "housing first" programs.

b. <u>City activities related to homeless persons and families</u>

1) North San Diego County jurisdictions and nonprofit service providers came together during PY 2007 to form the Alliance for Regional Solutions dedicated to a regional response to homelessness. The Alliance targeted planning and support for winter emergency shelters, with all jurisdictions contributing funds based on population to a common pool for support of three winter shelters. The Alliance will continue to lead this collaborative effort in PY 2013. The City partners with other jurisdictions and nonprofit social service agencies through the Alliance to plan for permanent regional homeless shelters and "housing first" programs. In PY 2012, the City provided a forgivable loan of $100,000 in CDBG contingency funds to Operation Hope of Vista, an Alliance for

Regional Solutions member, to assist with the acquisition of a permanent winter homeless shelter facility in Vista. The total acquisition cost was $600,000 and estimated renovation costs were $200,000. Oceanside's contribution to the shelter was one-eighth of the cost, while Oceanside clients make up one-third of Operation Hope's clients. The new shelter opened for clients in the winter of 2012-13.

2) At the same time, the City seeks to serve all individuals and families who are homeless and find ways to provide housing, food and supportive services for them. The local providers cooperate with the San Diego Regional Task Force on the Homeless to plan Project Connect events in the region; these are one-day outreach events to provide homeless persons and families with information on and access to health and social services, housing, and other programs of benefit to them.

3) The City recognizes the unique problems of homeless youth, including teenagers who cannot be placed in foster homes, emancipated youth and youth who "age out" of the foster care system when they become eighteen. The City supports 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. Casa de Amparo manages a housing program with supportive services for youth who have aged out of the foster care system to reduce the likelihood of them becoming homeless.

c. <u>City partnerships with homeless-service organizations</u>

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless programs and with the regional Task Force on the Homeless, which manages the region's Homeless Management Information System (HMIS), and the Regional Continuum of Care Committee. The City has provided CDBG and/or local funds for services to homeless individuals or families to a number of agencies in past years; the reduction in CDBG funding since PY 2012 has eliminated all funding for homeless-serving programs. The City works with the following agencies for services to homeless persons:

1) Brother Benno Foundation provides services to homeless individuals and emergency services to very low-income individuals and families at risk of homelessness or whose household income no longer suffices for necessities of food, clothing and utilities. In recent years the Foundation has shifted its services away from homeless persons to an emphasis on the "working poor."

2) Casa de Amparo provides shelter and services for abused and neglected children ages 5-18 who have been removed from their homes by police or Child Protective services; Casa also provides counseling services toward family reunification.

3) Casa de Amparo provides up to two years of transitional housing and supportive services for twenty-four youth aging out of the foster care system, using a master lease project of twelve rental units, with funds from the County of San Diego.

4) Fraternity House provides 24/7/365 shelter and supportive services to persons with AIDS or HIV+ who cannot care for themselves.

5) 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.

6) North County Solutions for Change manages a transitional living facility with supportive services for families moving from homelessness to independent, self-sufficient living, and a short-term (ninety days) shelter for families that recently became homeless. Solutions uses homes and rental units acquired with a variety of funding sources as "next step" housing for families that successfully complete and graduate from the transitional housing program.

7) 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.

8) YMCA Shelter Services provides a short-term transitional living facility at Oz North Coast for runaway and homeless youth ages 12-17, and partners with *Stand Up For Kids* in an outreach program to street youth and youth at risk of becoming homeless.

9) Milestone House provides short-term housing and supportive services for homeless or at-risk girls ages 12-17 and for some foster youth on the edge of aging out of the foster care system with no support in place.

10) Bread of Life Ministries manages a winter emergency shelter December 1 to April 15 each year for homeless individuals. Homeless families are placed whenever possible with the Interfaith Shelter Network, a rotational shelter program sponsored by faith-based organizations, and Project Hope in Vista, a winter emergency shelter limited to families. Winter shelters cooperate with the 2-1-1 Info line system in San Diego to ensure that persons in need of overnight shelter are directed to the closest and most appropriate facility. Both Bread of Life and Project Hope are part of the *Alliance for Regional Solutions* for regional shelter planning and operation. North County Community Services provides fiscal management and general support services for the Alliance.

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

   i. 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);

   ii. North County Safe Havens, a residential facility for homeless persons with chronic mental illness (12 beds);

   iii. The Marisol Apartments with permanent supportive housing for persons with HIV/AIDS;

  iv. T.E.R.I., Inc. operates ten group homes for adults with developmental disabilities; eight of these homes are in Oceanside;

  v. Brother Benno Foundation 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.

 d. Gaps in Services

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

Another gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out of transitional housing, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The high cost of rental units has also meant that some very low-income families share housing to prevent homelessness, sometimes to the point of serious overcrowding. The City provided CDBG funds to the Family Recovery Center (Mental Health Services, Inc.) and HOME funds to North County Solutions for Change in PY 2011 to acquire rental units as "next step" housing for families that have graduated from transitional housing programs.

 e. City strategies for dealing with homelessness

The reduction in CDBG funding available to the City since PY 2012 has significantly impacted the City's support for homeless-serving programs. Within the limits of available resources the City's strategies for dealing homelessness are to:

 1) Work with McKinney-Vento staff persons in the local school districts to identify homeless families with school-age children that can be re-housed using HPRP funds, with case management services provided by the school district and/or nonprofit social service agencies;

 2) Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence;

3) Assist organizations that provide transitional housing, case management and other supportive services for homeless persons and families that will enable these individuals and families to become independent and self-sufficient;

4) Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse and/or HIV/AIDS, including persons with co-occurring disorders;

5) Support and participate in the *Alliance for Regional Solutions* for operation and management of winter emergency shelters that assist persons and families to move out of homelessness into independent, self-sufficient living;

6) Support development of a regional shelter for chronically homeless persons, especially those with mental and/or co-occurring disabilities;

7) Support programs of housing and/or supportive services for veterans returning from the conflicts in Iraq and Afghanistan to reduce the rate of homelessness among veterans;

8) Provide information on shelters and services to the Oceanside Police and Fire Departments to assist them in dealing with homeless individuals and families;

9) Support acquisition of small group homes or scattered site apartments for chronically homeless individuals with disabling conditions, provided that adequate long-term funding is identified for operations and supportive services.

f. Barriers and obstacles the City faces:

1) The lack of funds for acquisition of suitable housing for homeless individuals and families, especially for long-term housing for persons with disabilities;

2) The lack of long-term guaranteed funding for supportive services for homeless individuals with disabilities, especially those with mental illness;

3) Local resistance to the siting of small group homes, care facilities or other housing for special needs populations in existing neighborhoods, and the lack of political will to address this resistance;

4) The lack of political entities empowered to implement regional solutions, and the unwillingness of local jurisdictions to cede control to outside entities for solutions that may have direct impact on local jurisdictions.

3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

a. Activities and Strategies

1) 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 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.

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

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

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

5) The Neighborhood Services Department provides information on shelters and services for homeless individuals and families to the Oceanside Police and Fire Departments to assist them when they come into contact with homeless persons or families.

b. Barriers to eliminating chronic homelessness in the City and region:

a. Lack of funding for long-term shelters, both for initial development and for the long-term operation and management;

b. Lack of political will on the local and regional level to establish a permanent shelter with services for chronically homeless persons, although development of the Alliance for Regional Solutions is a very positive step toward a common approach to the issue across North San Diego County;

c. Competing claims for ever-diminishing funds for homeless-serving programs, forcing jurisdictions to decide priorities of needs, while the current economic recession is placing greater demand on nonprofit and government service providers alike;

d. The difficulty of dealing with homeless persons who have chosen homelessness for whatever reason as a permanent lifestyle;

e. The difficulty of dealing with homeless individuals who stay away from the winter shelters due to "too many rules";

f. The challenge of identifying long-term funding for permanent supportive housing and "housing first" programs for homeless persons with mental illness or other severe disabilities.

The economic recession has caused local governments to focus much more on immediate fiscal difficulties. Solving homelessness and addressing the issue of chronic homelessness have receded while elected officials grapple with budget deficits that affect public safety and primary government operations. The reduction in CDBG funding for the City that began in PY 2012 will cause a significant reduction in what the City can do to support housing and supportive services for homeless individuals and families.

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

The City has provided CDBG and local funds in prior years to nonprofit agencies specifically to prevent individuals and/or families from becoming homeless. The reduction in CDBG funding for PY 2012 and beyond has eliminated this funding with no replacement funding in sight. The City used Homeless Prevention Funds to assist families to remain in their present housing and resolve financial problems before becoming homeless. All such funds have been used and the City does not have local funding to continue the program.

Activities that the City supports for homelessness prevention include:

a. Emergency assistance: Local nonprofit and faith-based organizations provide food, clothing, infant supplies, prescriptions, utility payments and other essential services for low-, very low- and extremely low-income individuals and families so that rent will not be diverted to immediate family needs. Individuals and families that seek such assistance are enrolled in case management so that use of such "emergency assistance" does not become a regular end-of-month request.

b. Emergency rental assistance: The City encourages local nonprofit and faith-based organizations to use what rental assistance funds are available to them for families that face a short-term need, in the same manner as Homelessness Prevention Funds were used. Individuals and families that need more than short-term assistance will be better served at transitional housing programs.

c. Financial management: The City partnered with North County Lifeline in late PY 2010 to open a Financial Opportunity Center in the Crown Heights / Eastside NRSA. This program works with low- and very low-income households in the City to stabilize their financial situation; one result will be to bring many households "back from the brink" of homelessness.

d. Collaboration: 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.

e. Referrals: The City provides information and referral services concerning available resources and programs for individuals and families at risk of homelessness; this information is available at the Housing office, at community resource centers and through the countywide 2-1-1 system.

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.*

The City will work with the County of San Diego and other jurisdictions to develop a Discharge Coordination Policy by the end of the 2010-2015 Consolidated Plan period; no such policy exists in the region at this time. The City is particularly concerned about three groups that a Discharge Coordination Policy would cover:

a. Youth who "age out" of the foster care system: There are limited independent living facilities in the North San Diego County region for youth moving out of foster care. Casa de Amparo manages twelve two-bedroom units as housing for former foster youth ages 18-22 using a master lease agreement. North County Lifeline opened a new facility, "Life Spring House" in Vista on April 1, 2013 to provide comprehensive housing and supportive services for five youth aging out of the foster care system.

b. Veterans and persons released from the regional Veterans Administration Hospital with no local family support. As noted above, many veterans of the Iraq and Afghanistan conflicts are returning with significant mental and/or physical problems that impact successful re-entry to civilian life. Interfaith Community Services acquired, renovated and opened an 18-unit apartment building in Oceanside as housing for up to 70 veterans, male and female, who have served in Iraq or Afghanistan, with supportive services provided offsite. The long-term impact of veterans who return home with physical and/or psychological problems from the war was recognized as an "emerging issue" in 2006 regional health needs assessment.

Some veterans returning after having served in conflicts in the Middle East report that they experience difficulty in getting employment due to the perception by some employers that the veterans bring along unresolved emotional or psychological problems that would be negative for the workplace. The City will explore ways to support job-training and placement programs for veterans especially in the new energy technologies. The City began working in PY 2011 with MiraCosta College – Office of Business Development and Community Services to promote employment training programs for which Veterans Administration funds are available. Other funds are available through the North County Career Center of the San Diego WorkForce Partnership Program. Veteran's Village of San Diego also leases reduced cost office space at the Libby Lake Community Center in exchange for providing veteran's employment and training services designed to get recently discharged veterans back into the civilian workforce.

c. The State has begun an <u>early release program of non-violent prisoners</u> as one way to address the State budget crisis. While this would reduce the cost of prisons, local communities would have to bear the cost of re-entry of felons who often lack family support. Prisoner re-entry programs have very limited support in the community.

There is little available funding for housing with supportive services for these groups.

Emergency Shelter Grants (ESG)

Not applicable to the City of Oceanside.

COMMUNITY DEVELOPMENT

Community Development

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

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

a. <u>Objectives</u> The City of Oceanside has identified the following non-housing community development objectives for priority consideration for assistance with PY 2013 CDBG funds; for the most part these reflect the objectives established for the 2010-2015 Consolidated Plan. The reduction in CDBG funding since PY 2012 will eliminate funding some of these objectives. Objectives that are new to PY 2013 are listed in **bold print**.

1) Implementation of strategies in the Crown Heights / Eastside Neighborhood Revitalization Strategy Area
2) Implementation of objectives in the Crown Heights / Eastside NRSA Community Health Component adopted in PY 2011 to promote pedestrian and bicycle safety

3) Positive youth development programs and activities for children and youth that will reduce involvement in youth gangs and delinquent. **Though this activity itself is ongoing, CDBG support for the Community Resource Centers has been a key factor in enabling the City to be competitive when applying for California Gang Reduction and Intervention Program (CalGRIP) grants through the state and provides partial match for the grant. Community Mobilization is a key part of the Office of Juvenile Justice and Delinquency Prevention's Comprehensive Gang Model and the Resource Centers provide a neighborhood base for these activities as well as sites for programs. The $500,000 2013-14 CalGRIP grant received by the City through Oceanside Police Department in partnership with the Oceanside Community Safety Partnership and Neighborhood Services, funds gang prevention, intervention, and suppression programs in the Crown Heights/Eastside NRSA for two years beginning 1-1-13.**

   A requirement in the Request for Proposals for this grant was that at least 40 percent of funding was to go to Community-Based Organizations (CBO's) for gang prevention/intervention programs. The approved grant budget actually directs 51 percent of the funding received to North County Lifeline in Crown Heights and Vista Community Clinic in Eastside for youth, parenting, and drug prevention programs. The grant also funds Oceanside Police Department (OPD) overtime for 40 Directed Patrol Operations annually for two years and these operations include gang suppression activities and an intervention component of home visits by OPD to inform the parents when a youth is first identified associating with known gang members.

   The grant CBO funding supports Vista Community Clinic's Project REACH youth program at Joe Balderrama Recreation Center, providing program services to 50 youth ages 12 to 18 annually. Vista Community Clinic will also provide the Project Toward No Drug Abuse program to a minimum of 40 youth during the two-year grant period and the Guiding Good Choices parenting program to a minimum of 90 parents during the grant. North County Lifeline's Crown Heights Youth Development Program will serve 50 youth ages 6 to 17 annually. Lifeline's Community Assessment Team (CAT) services will be offered to a minimum of 50 youth annually. A new evidence-based practice being added to program activities in Crown Heights is the Aggression Replacement Training (ART) intervention program that Lifeline will offer to 30 youth over the two year grant period.

4) Activities that will strengthen family life in low- and moderate-income households
5) Activities that will provide emergency assistance to families, especially families with children, who have lost household income in the current economic recession and who need assistance to remain stable and secure
6) Activities that will improve living conditions and enhance employment opportunities for the "working poor";
7) Activities that will enable seniors and persons with disabilities to remain healthy and to live independently as long as possible

8) Activities the increase job-training opportunities for post-high school youth, veterans, and workers displaced by the current economic recession

9) Access to financial counseling programs provided by nonprofit social service agencies and IRS Stakeholder Relationship Tax Consultants for low-income families

10) Activities that will promote the healthy eating and active living goals of San Diego County Health and Human Services Agency *Live Well, San Diego!* ten-year health strategy initiative

11) Activities that promote food security for very low-income families through work of the North County Food Policy Council

b. <u>Priority non-housing needs</u> specified in the Community Development Needs Table; the reduction in CDBG funding for the City in PY 2012 has made funding difficult for activities and projects to address these needs:

1) Public facilities activities for CDBG funding: improvements to playground drainage and associated replacement of playground equipment at the Crown Heights Community Resource Center are anticipated to be completed late in PY 2012. No other activities planned for PY 2013. The City will remain open to projects that improve access and energy efficiency at City recreation centers and resource centers.

2) Public improvements planned for CDBG funding in Program Year 2013:
   a. Continue infrastructure improvements in the Crown Heights / Eastside NRSA neighborhoods with projects that enhance public safety including traffic improvements for pedestrian and cyclist safety and improved street lighting. The City will use CDBG funds allocated in prior years for infrastructure projects in the NRSA neighborhoods.

3) Public services planned for CDBG funding in Program Year 2013 will be limited due to level of funding awarded to the City:
   a. Address problems of youth violence and the impact of youth gangs in low-income neighborhoods with positive youth development and gang prevention programs offered by North County Lifeline and Vista Community Clinic
   b. Provide social, recreational and literacy programs for children and youth in CDBG-eligible neighborhoods through activities of the City Parks & Recreation Division
   c. Provide nutrition and wellness/fitness services to seniors on fixed incomes and persons with disabilities through the Oceanside Senior Citizens Association (weekday congregate dining and home-delivered meals, wellness programs and activities)
   d. Manage electronic networking and information services to enable nonprofit agencies to share information, identify resources and enhance cooperation.
   e. Provide information and referral services for low- and moderate-income individuals and families with information available at the Housing office, community resource centers and the City web site; the 2-1-1 Info line provides additional referral services

4) Economic development activities planned for CDBG funding in PY 2013 will be limited due to the level of funding awarded to the City:
   a. Establish program for façade improvements and elimination of code violations for businesses on San Diego Street

      b. Support employment training programs of MiraCosta College – Office of Business Development and Community Services for veterans

      c. Support workforce development programs managed by Interfaith Community Services at the Transitional Youth Academy and Oceanside High School (Department of Labor WorkForce Investment Act)

Support outreach activities of Tri-City Medical Center to increase enrollment by Hispanic and other minority youth in education programs leading to health careers

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.*

The 2010-2015 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and are revised based on public response, City Council direction and the availability of federal, state and local funds. These priorities and related objectives are reviewed annually during development of the Action Plan to take into account changing local conditions.

*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.

Local objectives and strategies for community development in the City of Oceanside as listed in the 2010-2015 Consolidated Plan and proposed activities and allocation of CDBG funds for PY 2013 are attached. The appended document lists specific strategies, activities and projected outcomes based on allocation by the City Council of available funds. PY 2013 activities are detailed in Table 3c listings. The reduction in CDBG funding for the City since PY 2012 has significantly reduced the amount of funding available for community development activities.

Antipoverty Strategy

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

The City has undertaken and will continue to work on a number of initiatives to improve the quality of life in the City and develop economic opportunity, which in turn will reduce poverty. The current economic recession and loss of employment income for many families makes these initiatives especially important during the 2010-2015 Consolidated Plan period. The reduction in CDBG funds available to the City since PY 2012 will reduce what the City can do to address issues of poverty in the City.

a. In the 2010-2015 Consolidated Plan, the City lists objectives for housing, homeless, and community development programs that are designed to improve the quality of life for low-income persons. Most of these objectives target the neediest populations and neighborhoods in the City, and the City's federal resources are allocated in accordance with the plan. In addition, the City effectively utilizes its federal funding to leverage other public and private monies, especially in the area of housing development that is affordable to very low-income families. The City will seek funding opportunities available through federal or State programs that will contribute to a healthy community.

b. The City's largest federally-funded program is the Section 8 Housing Choice Voucher housing assistance program. Section 8 vouchers provide stable housing for lower-income households and choice in housing, with assisted households spread throughout the city. The City's PHA plan outlines a strategy to maintain the "high performer" standing of the program and maximize the use of the limited resources, with a goal of remaining at a minimum 98% lease-up rate or higher for the Section 8 Program. Cuts related to the sequester will have a severe impact on this program during PY 2013, including decreased subsidy standards and staff reductions. Without additional funding by Congress, however, it will not be possible to reduce the current six-year wait for persons who have applied for the program.

c. The City has qualified for Section 8 Family Unification Program (FUP) vouchers and will work with the San Diego Health and Human Services Agency and local nonprofit organizations to make the best use of these vouchers.

d. The City applied for, but did not receive Veterans Administration Supportive Housing (VASH) Program vouchers.

e. The City coordinates a Family Self-Sufficiency (FSS) program with 75 to 95 participating families. The FSS Coordinator works with these families to develop short and long-term objectives to improve their quality of life, become free of all forms of welfare, increase household income and gain independence and self-sufficiency. As an incentive, the City maintains an escrow account for each FSS-enrolled family in which a portion of their housing assistance payment is deposited. When a family completes their plan objectives, they receive the savings that have accumulated in their account.

f. The City used the HUD Neighborhood Revitalization Strategy Area (NRSA) program effectively in the Libby Lake/Calle Montecito neighborhoods. The City received approval for a NRSA Plan for the Crown Heights and a portion of the Eastside neighborhood in PY 2010 and began implementation of strategies. The NRSA neighborhoods, which include the most densely populated and lowest average median family income areas of the City, will be a primary focus for attention in the 2010-2015 Consolidated Plan. The City developed the goals, objectives and benchmarks for the NRSA Plan in collaboration with residents of the neighborhood, community-based organizations, nonprofit social service and health providers, and various City departments. Community Housing Works, a local nonprofit housing and community development organization, will act as the community-based development organization (CBDO) for neighborhood revitalization activities.

g. The City has established community resource centers to serve residents in low-income neighborhoods. These resource centers, supported by CDBG allocations and the City's general fund, provide access for residents to a range

of public services and public space for youth programs and neighborhood events. The resource centers are particularly important to new immigrant Spanish-speaking residents and in getting residents involved in their community through community meetings and connected to City, non-profit, police and other services they need. .

h. The City partnered with North County Lifeline in an application to LISC of San Diego to open a Financial Opportunity Center at the Crown Heights Community Resource Center . This center, which opened in late PY 2010, l provides opportunities for low-income families to improve their economic situation by dealing with old credit problems, establishing bank accounts instead of using check-cashing services, and learning principles of household financial management. The program also includes resume writing and other job search training and job coaching to help people prepare for employment and continue to increase their earning ability by increasing skills and promoting when they are employed. The program also helps with referral to available social services when needed.

i. Following a visit to the City by a HUD staff person from the Los Angeles Fair Housing and Equal Opportunity (FHEO) Office, the City began work on a Language Access Plan (LAP) to ensure that persons with limited English proficiency (LEP) have full access to federally-funded programs and activities in the City. The City completed development of the LAP in PY 2011. The Neighborhood Services Department does a program by program review to determine what "vital documents" need to be provided in Spanish, what other documents need to be translated, and which other languages need to be considered.

j. The City has used CDBG funds to establish childcare centers to serve low-income households with affordable, quality childcare. The City understands that affordable, accessible childcare is a key support for working families. The City supports childcare programs that address "ready-to-learn" guidelines of the Oceanside Unified School District for children entering kindergarten. Due to limited CDBG funds the City does not anticipate being able to support development of additional childcare programs or child development centers. The City is currently in the process of completing a new lease with North County Lifeline for a City facility in Crown Heights that was the former site of Campfire USA. Campfire was unable to make a Child care facility work at that site and through the Request for Proposals process no other child care provider was willing to provide those services at that site. The North County Lifeline proposal was the only proposal received for the site and will incorporate an expansion of their current Youth Development Program services in Crown Heights, moving the younger children's program to the new site while also providing classes for in-home child care providers to improve their skills and become state certified. Some Financial Opportunities Center Services currently provided at the Crown Heights Resource Center will also be provided through the new site which will allow them to reach a new population. Proposed rent on the building is in-kind with a schedule of increasing services to be provided each year by North County Lifeline in lieu of increased rent. This use will help meet a need in the community for improved childcare services and will also allow an additional 20 neighborhood children to participate in the afterschool youth development program.

k. The Oceanside Public Library established an English language literacy program (Oceanside READS) for adults. The program trains volunteer tutors

and matches them with learners. For working adults, the ability to read and write is critical to better job opportunities; the literacy program works to develop such reading, writing and comprehension skills as well as computer literacy. Cutbacks in the General Fund from the current recession caused closure of the youth literacy portion of Oceanside READS and elimination of the *Adelante* Bookmobile, which the Library used for outreach to neighborhoods with a substantial Spanish-speaking population.

l.   The Oceanside Public Library provides public access computers at the main library and Mission Branch Library; 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. Access to the computers is important for youth from low-income families who do not have current computer technology or Internet access in their homes but who need computer technology for homework assignments.

m. The City's Economic Development Department seeks to attract new businesses in targeted industries, foster job creation, prepare the local workforce for jobs in the new economy, and provide facilities and services that support commerce and improve business retention. Development of larger projects has substantially slowed if not stopped in the current recession, including planned development of downtown resort hotels.

n.   The City participates in the Interfaith Community Services job-training program funded by the San Diego WorkForce Partnership and the WorkForce Investment Act; this program is specifically for students at Oceanside High School.

o.   Staff in the Neighborhood Services Department use e-distribution lists of agencies and organizations that provide services to homeless and low-income individuals and families to share information about programs, services and resources. This form of e-collaboration has proven valuable for helping agencies do outreach on programs that will benefit residents of the region.

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.

a.   NEED: A primary non-homeless special needs population in the City of Oceanside is the growing number of elderly persons, especially those living alone. Recent population estimates are that nearly 20 percent of the City's residents are 62 years of age or older. This population will require an increasing number of senior housing units, including units that are fully accessible to seniors with disabilities. An important need already identified for the Oceanside senior population - indeed, for the entire North County region - is easily available public transportation. As more seniors stop driving, the need for transportation for medical appointments, shopping and other purposes is increasing. A lack of easily accessible transportation restricts their movement outside of homes, leading to isolation and related physical

and mental health problems.

RESPONSE: The City manages a low-cost taxi voucher program that provides door-to-door services for seniors and persons with disabilities. The City will continue this program in PY 2013 and explore other options for effective, efficient and accessible senior transportation services.

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

RESPONSE: The City will continue in PY 2013 its support of the congregate senior nutrition program and meal delivery program managed by Oceanside Senior Citizens Association at the senior center. Funding for Angel's Depot to provide food supplies for very low-income seniors who are able to prepare their own meals has been eliminated in the PY 2013 budget. The $7,500 in CDBG funding previously provided represented a small portion of their overall program budget and the reduction is not expected to have a significant long term impact on the program.

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

RESPONSE: The City will work with local nonprofit organizations and specifically with those that provide case management for seniors to develop resources that distant family members can access for care of seniors presenting early signs of dementia. The City will further promote services of Aging and Independence Services of San Diego County Health and Human Services Agency including the biennial *Health Aging* Conference.

d. NEED: Another primary need in the City is for housing and supportive services for persons with developmental disabilities and for those with mental illnesses. Again, the increasing cost of housing makes it difficult to identify and acquire small group homes for this population. Development of permanent supportive housing for persons requires access to long-term funding, which is seldom available. Declining support from state and county agencies results in a lack of well-trained staff to serve these persons; agencies find it difficult to hire and keep trained staff with wages that cannot keep up with the cost of living in the area.

RESPONSE: The City will work with the local T.E.R.I., Inc. organization to expand housing and services for adults with developmental disabilities. The City will especially support efforts to integrate these adults whenever possible into ordinary City activities. The City will also work with housing developers to include units for special needs households in both new construction and the acquisition and rehabilitation of existing rental projects.

e. NEED: Military veterans are another special needs population who move in and out of homelessness, often due to substance abuse or long-term mental illness. The 2007 San Diego County Health Needs Assessment identified veterans of the Iraq and Afghanistan conflicts as an emerging health concern,

with many veterans returning to civilian life with mental health issues (post-traumatic stress disorders - PTSD) as well as those with traumatic brain injuries (TBI) and/or amputations. The proximity of Camp Pendleton Naval Hospital, a Veterans Administration hospital in San Diego and a new VA Clinic in Oceanside makes this area attractive to veterans.

RESPONSE: The City supports the efforts of Interfaith Community Services and its outreach to veterans in the San Diego North County region. Interfaith acquired and rehabilitated an 18-unit housing facility in the Crown Heights / Eastside NRSA for up to 70 homeless or at-risk veterans including veterans with disabilities who served in Iraq or Afghanistan, both men and women, with supportive services provided offsite. This facility is designed to help the veterans become stabilized and to whatever extent possible live independent and self-sufficient lives. During PY 2013 the City will continue to promote the MiraCosta College Office of Business Development and Community Services employment training program. This program addresses the National Objective of enhanced economic opportunity for low-income individuals by improving access for veterans to job-training programs leading to jobs with decent wages and long-term stability.

The City applied for but did not receive Veterans Administration Supportive Housing (VASH) Program vouchers that can provide affordable housing for veterans with physical and/or psychological disabilities resulting from the conflicts in Iraq and Afghanistan. The City administers port-in VASH vouchers from other Housing Authorities for voucher holders who choose to relocate to Oceanside.

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

The 2010-2015 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. The community development objectives in the PY 2013 Action Plan, including those addressing needs of the non-homeless special needs populations in the Strategic Plan, are prioritized in accordance with HUD categories. The objectives and priorities are reviewed for each Action Plan to address current needs, such as the expanded need for emergency services due to the current economic recession. The reduction in CDBG funding since PY 2012 will reduce what the City can do to serve persons with special needs in the City.

The City works with and in some cases provides financial support to local agencies that provide housing and/or supportive services to persons with special needs and their families.

a. T.E.R.I., Inc. provides small group home residential facilities for adults with developmental disorders, and opportunities for work and therapy as appropriate to the individual. The City allocated CDBG funds to TERI, Inc. in

PYs 2006, 2007 and 2009 for fitness center improvements and an outdoor "enrichment center." The City allocated additional capital funds in PY 2010 for energy efficiency improvements to the Learning Academy operated by TERI, Inc. for special needs children and youth from school districts that cannot offer specialized assistance.

b. The Brother Benno Foundation manages small group homes for persons in recovery from alcoholism and provides referral services for individuals returning from institutions who are at risk of becoming homeless.

c. Ivey Ranch Park Association provides daycare and recreation programs for children with disabilities, both physical and developmental, including an equestrian program designed for children with significant developmental disabilities.

d. 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.

e. Welcome Home Ministries works with persons - primarily women, but including some men – who have been released from incarceration and are at risk of becoming homeless or reverting to former patterns of substance abuse or criminal activity.

f. The Oceanside Senior Citizens Association senior nutrition program at the Oceanside Senior Center provides meals at the Senior Citizens' Center and home delivery of meals five days a week to seniors who are homebound and to persons with disabilities who have difficulty getting out of their homes.

g. The Senior Citizens Association also offers fitness and wellness programs for seniors to improve their overall health and promote healthy eating / active living attitudes.

h. The Angel's Depot program provides canned and dry goods to very low-income seniors who are able to cook, and the Meals with Love program provides diet-specific meals to seniors with health or medical conditions.

i. The Senior Citizens' Association Project Care provides a daily "check the welfare" phone call to seniors and persons with disabilities who live alone.

j. Fraternity House provides housing, meals, supportive services and access to health care for persons with AIDS or HIV+ who cannot live independently.

k. 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 rehabilitation of facilities to serve special needs population and uses CDBG funds to support activities and services provided by nonprofit organizations for persons with special needs. HOME funds are used for development of special needs housing when the organization can demonstrate that there is an unmet need for the specific kind of services and can show sufficient available funds for operation and management of the program. The fifty percent reduction in HOME funds since PY 2012 makes it unlikely that the City will award funds for development of special needs housing.

The City will use CDBG, HOME and available state and local funds to address these objectives, working with local nonprofit organizations and agencies in activities described in the accompanying tables. The City will assist these local agencies in the search for other funding sources and will support grant applications for such funds. Given the limited availability of funds due to reductions in CDBG and HOME funding for PY 2013, the City will use CDBG funds primarily for supportive services to special needs populations. As funds are available, however, the City will assist in the acquisition and/or rehabilitation of residential facilities for special needs populations.

The City also maintains an electronic distribution list through which the City and partner agencies can share information and resources related to work with seniors or 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.*

The City of Oceanside does not receive HOPWA funds. The City has allocated local funds to Fraternity House, a supportive housing program for persons with AIDS, but has not been able to do so since PY 2011 due to lack of available funding. Fraternity House receives HOPWA funds from San Diego County. The City partnered with San Diego County to use HOPWA, HOME and other funds to develop the Marisol Apartments and the Old Grove Apartments. Marisol Apartments provide affordable housing for low- and very low-income households with at least one person who has AIDS or is HIV symptomatic and can no longer work. The City allocates Section 8 Project-Based vouchers to the Marisol Apartments. The Old Grove Apartments has two units set aside for persons with AIDS. Community Housing Works, developer of the Marisol Apartments and the Old Grove Apartments, receives HOPWA funds for a resident manager and supportive services at the Marisol Apartments.

The City and its partner agencies that serve persons with AIDS or who are HIV+ note that improvements in AIDS medications and treatments are leading to longer lives and better health for these persons. This has led to an emphasis on such matters as nutrition and fitness, which were not considered important when persons were not expected to live long after diagnosis. Local agencies that provide housing and/or supportive services to persons with AIDS are now helping their clients learn how to live with the disease and for some, how to return to independent living.

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.

The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County. Due to the current economic difficulties on the state and local level and the limited CDBG funding for PY 2013, the City does not anticipate having funds that can be used for HOPWA objectives.

Other Narrative

1. **FAIR HOUSING**

   The Neighborhood Services Department manages the City of Oceanside's fair housing program through a contract with a qualifying fair housing services provider. A management analyst in the Neighborhood Services Department provides in-house response to fair housing inquiries and complaints, and responds to questions from elected leaders concerning fair housing laws and regulations. The City staff person manages the fair housing contract, supervises

all City fair housing activities and represents the City at regional boards and committees that deal with fair housing.

The current Fair Housing Services contract has come to its termination date and a Request for Proposals (RFP) will be issued resulting in a two-year contract for services to begin July 1, 2013 and terminate June 30, 2015; aligned with the Consolidated Plan and Analysis of Impediments. The contract will include services toward fair housing outreach and education, fair housing complaint in-take and investigation, mediation services, small "mom and pop" property owner education, paired testing for housing discrimination, and participation in the San Diego Regional Fair Housing Resource Board (FHRB).

The City participates in the San Diego Regional Fair Housing Resource Board (FHRB), which sponsored development of the regional 2005-2010 and 2010-2015 Analysis of Impediments (AI) to Fair Housing Choice. The final AI is an active working document which guides the City's fair housing activities; the City will continue to address impediments and recommendations in a local Fair Housing Action Plan. (see Appendix)

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

a. The City will evaluate potential impediments to fair housing and mitigate if necessary and feasible in order to comply with the State Housing Element law. In the 2005-2010 Housing Element (approved in 2009), the City addresses constraints to housing development, the housing needs of special needs populations, and providing for a variety of housing for all income groups. Relevant sections are attached to the 2010-2015 Consolidated Plan; the entire Housing Element is considered as part of the five-year Consolidated Plan and annual Action Plans.

b. The 2005-2010 and 2010-2015 AI identified specific items in the City's Zoning Ordinance that need to be changed to be in full compliance with State and federal fair housing laws and regulations. These items are included in the City's 2013-2020 Housing Element which is currently under review. Once the new Housing Element is certified by the State of California, the City may begin changing zoning ordinances to address impediments to housing.

c. The City will use CDBG funds to contract with a qualifying provider to offer fair housing outreach and education, fair housing complaint in-take and investigation, mediation services, small "mom and pop" property owner education, paired testing for housing discrimination, and participation in the San Diego Regional Fair Housing Resource Board (FHRB). The City will provide fair housing and reasonable accommodation training for all Neighborhood Services Department staff persons at regularly scheduled staff meetings.

d. The City will provide outreach and educational services on fair housing and reasonable accommodation for residents, property owners and property managers; including "mom and pop" property owners.

e. The City will provide outreach and educational services on fair housing and reasonable accommodation requirements to nonprofit organizations that receive federal or state funding to manage emergency shelters and transitional housing programs. This will include information about the new definition of homelessness and how this applies to shelters and transitional housing programs.

f. The City in partnership with its fair housing contractor will conduct paired testing for housing discrimination. The basis for which testing will be designed will be coordinated regionally through the FHRB. The City will assist residents to complete and submit fair housing complaints.

g. The City will sponsor public awareness and education programs, including annual observance of Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and resource centers, placement of fair housing information material on the City web site and providing reports to the (citizen advisory) Housing Commission.

h. The City will educate property owners and managers on fair housing regulations through public workshops including a biennial workshop for property owners and managers of rental units that are available to tenants with Section 8 vouchers.

i. The City will distribute fair housing pamphlets in Spanish and English to tenants and property managers, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the nineteen mobile home parks in the City that are covered by the City's space rent control ordinance.

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

k. The City will conduct an annual "Four Factor Analysis", develop an annual Language Action Plan (LAP) and train staff on any new policy changes resulting from this analysis.

l. The City will share its Section 3 Self-Certified Business Registry List with all primary contractors, developers, City personnel, and job assistance organizations for all covered projects and activities.

m. The FHEO visit in PY 2010 resulted in the issuance of a Voluntary Compliance Agreement (VCA), which they City signed in PY 2011. The City will continue to address issues raised in the VCA and provide all reports required by the agreement.

n. The City will maintain the appropriate reports and record-keeping for Fair Housing Program activities.

The City has identified low-income areas of the City by Census tract and block group with disproportionate numbers of minority populations; these are reported in the General Section of this Action Plan. The City is already working in these neighborhoods to ensure that fair housing regulations are enforced. Ensuring fair housing and access to safe, healthy and affordable housing are key components of the City's neighborhood revitalization programs. Although the cost of for-sale housing has dropped, the current economic recession and job insecurity has limited the ability of households to take advantage of the lower costs. The City's housing goal is to increase the supply of safe, decent, affordable housing for all residents. The City places a priority on ensuring rental housing that is affordable to low- and very low-income households. The goal in low-income areas of the City is to improve neighborhood living conditions and economic opportunities for residents, following the motto that "you don't have to move to live in a better neighborhood."

2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

The Oceanside City Council adopted a policy and procedures document for the City's CDBG program in PY 2010; this document is attached as an appendix. The City revises policy and procedures each year based on changing local conditions and any changes in HUD regulations. The City Council in December 2012 approved allocating PY 2012 CDBG public services funds only for programs operating out of the City's recreation centers, community resource centers or other City facilities; this practice will continue through PY 2015.

3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN

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

4. RELOCATION ASSISTANCE PLAN

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

5. RECOVERY ACT PROGRAMS

The City received funds under the American Recovery and Reinvestment Act (ARRA) of 2009 including the CDBG-Recovery Act, Neighborhood Stabilization (NSP), and Homelessness Prevention and Rapid Re-Housing (HPRP) Programs. The Neighborhood Services Department managed these programs.   The City completed its NSP program by March 31, 2011, and submitted final reports to the State. The City completed HPRP and all CDBG-R projects prior to the end of PY 2011 and will submit grant close-out documents in PY 2012.

6. CDBG PROGRAM INCOME:

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

The sole source for CDBG program income is from the repayment of rehabilitation loans made to homeowners. Repayment happens when the owner refinances the mortgage on the home or when the home is sold. The City reports CDBG program income at drawdowns of CDBG funds and applies program income to expenditures prior to requesting new funds. The City plans to establish a revolving loan program for the housing rehabilitation program before the end of the 2010-2015 Consolidated Plan period. All future loan payments will go into this revolving loan program to fund future loans. The difficulty of many homeowners to qualify for rehabilitation loans due to declining home values has resulted in a reduction in the number of single-family rehabilitation projects.

The City has used CDBG funds to construct or rehabilitate City facilities, including the Libby Lake Community Center, Joe Balderrama Recreation Center, the Country Club Senior Center and other facilities. The City will sometimes lease space in these facilities to other agencies upon approval by the City Council, such as leasing space at the Libby Lake Community Center to Vista Community Clinic for a neighborhood clinic. The facilities are available for short-time use by private organizations or groups, such as church groups that use recreation center space on Sunday mornings. The lease/rental costs charged to agencies, organizations

or private parties are calculated based on the actual cost for use, including necessary City staffing, maintenance, utilities, etc. As there is no income to the City from such leases and rentals above the cost of providing the space, these facilities do not generate program income for reporting as part of CDBG or HOME programs. The City does not use CDBG funds for repairs or maintenance.

7. CDBG FINANCIAL MANAGEMENT:

The City provides reimbursement payments to CDBG, HOME and other subrecipients of HUD funds through the submission of a request for payment form with all required back-up documentation **including quarterly reporting data to be entered into IDIS. Once data is entered into IDIS,** the payment request is reviewed and approved by the CDBG Program Manager and forwarded to the accounting staff for payment. Accounting personnel verify that funds have been budgeted and are available for payment to the subrecipient. The City Finance Department issues the check to the subrecipient. The City can upon request from the subrecipient make payment directly to a vendor or contractor, but payment requests and verification must be submitted by the subrecipient.

CDBG expenditures as shown in the City's accounting system are reviewed on a regular basis by the Accounting Manager who initiates the paperwork for a drawdown of funds from the U.S. Treasury; the drawdown is based on actual expenses. The drawdown request is forwarded to the department's accounting technicians for action; one technician prepares the drawdown request in IDIS and another approves the drawdown. The IDIS system requires twenty-four hours to process the drawdown, after which the accounting technicians confirm the drawdown. The Accounting Manager enters the drawdown report into the City's accounting system after receipt of funds by the City Treasurer.

The City does not "float" funds or draw down funds in advance of expenditures. The Neighborhood Services Department prepares and submits the quarterly SF-425 Report of Federal Expenditures and always shows a negative balance with respect to federal funds.

8. PY 2013 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET

Due to the Sequestration reduction in the City's CDBG entitlement for PY 2013, the City has eliminated funding for yet another public service subrecipient that has been previously funded. The City will continue to fund PY 2013 subrecipients in PY 2014, making adjustments to subrecipient grants based on the amount received by the City. Following is the City's PY 2013 CDBG budget:

Revenue 2013-14			
a. CDBG entitlement grant	$ 1,108,685		
b. Program income prior year (est.)	$ 53,242		
c. Program income current year	$ 53,242	*MHS Loan*	
Total CDBG Revenue current year	**$ 1,161,927**		

Expenditures 2013-14			
a. CDBG Administration and Planning:			
1. Housing Program Development	$ 141,045		
2. Fair Housing Programs	$ 20,000		
3. Grants Administration	$ 56,340		
4. Neighborhood Revitalization Planning	$ -		
5. Neighborhood Revitalization (CHW)	$ 15,000		
Total Administration and Planning / Cap	**$ 232,385**	*at 20% cap*	

Admin and Planning cap figured at 20% entitlement plus **current** year program incom

b. CDBG Public Services:			
1. Parks & Recreation Teens	$ 18,600		
2. Parks & Recreation 4 Kids Sake	$ 18,200		
3. Angel's Depot Food for a Week	$ -		
4. Brother Benno Foundation	$ -		
5. Boys & Girls Club Gangbusters	$ -		
6. Boys & Girls Club Libby Lake	$ -		
7. Senior Fitness	$ -		
8. Interfaith Community Services	$ -		
9. Ivey Ranch Park Association	$ -		
10. North County Health Services	$ -		
11. Oceanside Senior Citizens Association	$ 17,330		
12. Vista Community Clinic Teen REACH	$ 13,580		
13. Community Resource Centers	$ 93,000		
14. North County Lifeline Youth Programs	$ 13,580		
16. S.U.N/Neighborhood Clean-up Activities	$ -		
Total Public Services and Cap	**$ 174,290**	*at 15% cap*	

Public Services cap figured at 15% entitlement plus **prior** year's program income

d. Housing Rehabilitation			
1. Single Family Rehabilitation Loans*	$ -	prior year $	
2. Mobilehome Rehabilitation Grants	$ -	prior year $	
3. Program Management and Loan Services	$ 100,000		
Total Housing Rehabilitation	**$ 100,000**		

e. Section 108 Loan Payment	**$ 274,302**		

f. Code Enforcement	**$ 355,000**		

CDBG Program Expenditures	**$ 1,135,977**		

g. Contingency	**$ 25,950**		

Total CDBG Budget 2013-14	**$ 1,161,927**		

e. Local housing program funds 2013-14			
1. Casa de Amparo	$ -		
2. Fraternity House	$ -		
3. Women's Resource Center Emergency Shelte	$ -		
4. YMCA Oz North Coast Shelter	$ -		
5. Alliance for Regional Solutions	$ 30,000		
Total homeless programs	**$ 30,000**		