

**STAFF REPORT****CITY OF OCEANSIDE**

DATE: April 28, 2015

TO: Chairperson and Members of the Housing Commission

FROM: Neighborhood Services Department

SUBJECT: **ACCEPTANCE OF THE SUBSTANTIAL AMENDMENT TO THE 2014–2015 ANNUAL ACTION PLAN**

**SYNOPSIS**

Staff recommends that the Housing Commission recommend that the City Council accept the Substantial Amendment to the 2014-2015 Annual Action Plan, reallocating CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County Lesbian, Gay, Transgender, Bisexual, and Questioning (LGBTQ) Resource Center at La Mision; \$20,000 for ADA Improvements at Libby Lake Resource Center; authorize the City Manager to execute all related documents; and authorize the Neighborhood Services Director to execute agreements with the subrecipients.

**BACKGROUND**

The 2010–2015 Consolidated Plan is the means to satisfy the application requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other grant programs offered to local jurisdictions by the Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan's purpose is to detail how the City will expend CDBG and HOME funds and how the programs and activities benefit low- and moderate-income persons.

Each year the Consolidated Plan is updated through the preparation and adoption of an Annual Action Plan. The Action Plan includes a description of how CDBG funds will be allocated among proposed projects. If a project is not included in the Action Plan, CDBG funds may not be utilized for the project. The 2014–2015 Annual Action Plan was approved by City Council at the May 7, 2014, meeting and submitted and approved by HUD. Several projects have been identified as eligible for CDBG funding and a Substantial Amendment to the 2014–2015 Annual Action Plan has been prepared (Exhibit 1) for review following a 30 day comment period as required by the CDBG

Citizen Participation regulations. The public review period began on Sunday, April 19, 2015 and concludes with the close of the public hearing on Wednesday, May 20, 2015.

## **ANALYSIS**

Pursuant to the Citizen Participation process, a Substantial Amendment is required:

- a. To make a change in its allocation priorities or a change in its method of distributing funds;
- b. To carry out a new activity using funds covered under the Consolidated Plan; or
- c. To change the purpose, scope, location or beneficiary of an activity.

A Substantial Amendment has been prepared for the reallocation of CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County LGBTQ Resource Center at La Mision; and \$20,000 for ADA Improvements at Libby Lake Resource Center.

### **1. Affordable Housing Development**

Staff has negotiated a Disposition and Development Agreement (DDA) with North County Solutions for Change (Solutions) to build a 32-unit affordable housing project which will be rented to very low- and low-income residents. The City will lease the land to Solutions through a long-term Ground Lease and will provide a local housing fund subsidy secured by Loan and Regulatory Agreements. Solutions will also reestablish a community garden on a City-owned parcel located on Nelms Street in the Eastside Neighborhood. It is anticipated that development entitlements will be completed in 2015. North County Solutions for Change provides housing and supportive services for homeless adults and children from North County communities. The overall goal for Solutions is to enable families to end the cycle of homelessness and become independent, self-sufficient members of the community.

The \$900,000 in CDBG dollars was allocated for single family rehab assistance. Due to the on going effects from the economic recession, the program has not been utilizing all available funds and staff recommends de-obligating the majority of the rehab dollars, keeping \$150,000 available for the 2015–2016 year, and shifting the \$900,000 to assist in the development of new affordable units.

### **2. Non-Profit Tenant Improvements**

The North County LGBTQ Resource Center has been in operation since November 2011 at 510 North Coast Highway. Due to the expansion in services offered, their current facility no longer meets their needs and they are looking to increase their facility size to provide the LGBTQ community with more resources. They are interested in leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource

Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

The estimated cost for improvements is \$70,000 and funds are available in CDBG contingency for the project.

3. ADA Improvements

In September 2014, Vista Community Clinic initiated their expansion of a medical services project at Libby Lake Community Center and contracted ARCHITERRA to conduct an ADA/CBC Accessibility Survey of the Libby Lake Community Center. Results of the survey indicated that the current parking spaces were not striped within ADA compliance guidelines and the ramps and walkways are out of compliance with the current ADA guidelines. As a result, Neighborhood Services is working with the City Engineering Department to correct items that are not in compliance.

The City Engineering Department has estimated a total cost of \$20,000 to be used to move forward with the repairs and bring all ADA accessible spaces, walkways and ramps into compliance. Funds are available in CDBG contingency for the project.

### **FISCAL IMPACT**

All expenditures must be for eligible activities and according to the budget approved by the City Council. CDBG funds are in Fund number 237. CDBG and HOME funds are drawn down only as reimbursement for expenditures. The proposed action will have no impact to the General Fund but will de-obligate CDBG funds (237) of \$900,000 from Rehab loans & grants (921476300237) and obligate them to North County Solutions for Change (821125714237). The proposed action will also transfer funds from the CDBG Contingency Fund to two projects; the CDBG Contingency Fund currently has \$438,553 available.

1. Transfer \$70,000 from CDBG Contingency (921790000237) to the LGBTQ Tenant Improvements (821143414237)
2. Transfer \$20,000 from CDBG Contingency (921790000237) to the Libby Lake ADA Improvements (821143514237)

### **CITY ATTORNEY'S ANALYSIS**

Does not apply.

### **RECOMMENDATION**

Staff recommends that the Housing Commission recommend that the City Council accept the Substantial Amendment to the 2014-2015 Annual Action Plan, reallocating

CDBG funds in the amount of \$900,000 to the North County Solutions for Change 32-unit affordable housing development; up to \$70,000 for Tenant Improvements for the North County Lesbian, Gay, Transgender, Bisexual, and Questioning (LGBTQ) Resource Center at La Mision; \$20,000 for ADA Improvements at Libby Lake Resource Center; authorize the City Manager to execute all related documents; and authorize the Neighborhood Services Director to execute agreements with the subrecipients.

PREPARED BY:



Cecilia Barandiaran  
Management Analyst

SUBMITTED BY:



Margery M. Pierce  
Neighborhood Services Director

ATTACHMENT

Exhibit A – 2014-2015 CDBG Substantial Amendment

## SUBSTANTIAL AMENDMENT to the 2014-2015 Annual Action Plan



### INTRODUCTION

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

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

**DECENT HOUSING** - - which includes:

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

**A SUITABLE LIVING ENVIRONMENT** - - which includes:

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

**EXPANDED ECONOMIC OPPORTUNITIES** - - which includes:

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

The City of Oceanside will particularly support projects and activities in 2014-2015 that address the national goals with specific local goals:

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

neighborhood revitalization areas. Ongoing lower levels of CDBG funding in PY 2014 will eliminate funding for most homeless-serving programs.

For a Suitable Living Environment, the City will look for projects and activities that support neighborhood revitalization, provide assistance to needy seniors, promote the development of positive personal assets in youth and reduce youth involvement in gangs and delinquent behavior. Positive youth development programs that reduce the level of gang activity will be a primary concern during 2010-2015. Ongoing lower levels of CDBG funding in PY 2014 do not provide for funding of emergency services.

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

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### **Substantial Amendment**

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**PROJECTS, OBJECTIVES, OUTCOMES AND ACTIVITIES**  
**as reported to**  
**U.S. DEPARTMENT of HOUSING and URBAN DEVELOPMENT**

The City reports to the U.S. Department of Housing and Urban Development (HUD) as to how the City uses CDBG, HOME and other federal, State and local funds to address the local objectives listed in the 2010-2015 Consolidated Plan and annual Action Plan. The HUD online reporting system (IDIS) uses a combination of projects and activities for reporting. The listing below of the City's projects for Program Year 2014 (FY 2014-2015) includes the regulation citation and HUD code, related objective(s), the specific activities that will receive PY 2014 funds, the source of funds (CDBG, HOME or other) for the activities, and the outcome statement and performance measurement for individual activities. The next section has details on specific activities.

The City submitted the PY 2014 Action Plan to HUD together with any substantial amendments to the 2010-2015 Consolidated Plan after approval by the City Council. The reduction in funding for the CDBG program over the last three years has had a major impact on CDBG funding available for public services and planning and administration.

**Substantial Amendment Projects to 2014-2015**

1. Affordable Housing Development

Staff has negotiated a Disposition and Development Agreement (DDA) with North County Solutions for Change (Solutions) to build a 32-unit affordable housing project which will be rented to very low- and low-income residents. The City will lease the land to Solutions through a long-term Ground Lease and will provide a local housing fund subsidy secured by Loan and Regulatory Agreements. Solutions will also reestablish a community garden on a City-owned parcel located on Nelms Street in the Eastside Neighborhood. It is anticipated that development entitlements will be completed in 2015. North County Solutions for Change provides housing and supportive services for homeless adults and children from North County communities. The overall goal for Solutions is to enable families to end the cycle of homelessness and become independent, self-sufficient members of the community.

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2. Non-Profit Tenant Improvements

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leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

The estimated cost for improvements is \$70,000 and funds are available in CDBG contingency for the project.

### 3. ADA Improvements

In September 2014, Vista Community Clinic initiated their expansion of a medical services project at Libby Lake Community Center and contracted ARCHITERRA to conduct an ADA/CBC Accessibility Survey of the Libby Lake Community Center. Results of the survey indicated that the current parking spaces were not striped within ADA compliance guidelines and the ramps and walkways are out of compliance with the current ADA guidelines. As a result, Neighborhood Services is working with the City Engineering Department to correct the following items:

1. Sidewalks have running slopes beyond the required maximum of 5 percent;
2. Sidewalks have cross slopes beyond the required maximum of 2 percent;
3. sidewalk the vertical changes along accessible path are greater than; ¼ inch vertical and ½ inch with beveled edge 1:2;
4. Sidewalk at public walk way: the accessibility signs are missing;
5. Curb ramps are in general non-conformance with requirements;
6. Pedestrian ramp PR1, in general, is non-compliant with requirements; and
7. Accessible parking stalls are non-compliant due to dimensional requirements, paths to travel, loading areas, slopes, etc.

The City Engineering Department has estimated a total cost of \$20,000 to be used to move forward with the repairs and bring all ADA accessible spaces, walkways and ramps into compliance. Funds are available in CDBG contingency for the project.

### **Existing 2014-2015 Projects**

1. Single-family Housing Rehabilitation Loans 570.202 14A
  - a. Objective: Provide low-interest loans to low-income homeowners to rehabilitate their homes
  - b. **Outcome Statement:** Create decent housing with improved / new affordability
  - c. **Outcome Measurement:** One rehab loan made and project completed
  - d. **PY 2014 CDBG funding for loans** (\$0 in PY 2013) **\$0**  
(CDBG funds allocated for housing rehabilitation in prior years will be used for loans until all the funds have been utilized)
2. Manufactured Housing Rehabilitation Grants 570.202 14A
  - a. Objective: Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes, including minor home repair projects
  - b. **Outcome Statement:** Create decent housing with improved / new affordability

- c. **Outcome Measurement:** 20 Mobile Home Improvement Program (MHIP) grants made and projects completed IDIS
- d. **PY 2014 CDBG funding for grants** (\$52,125.92 in PY 2013) **\$13,752.05**  
(CDBG funds allocated for housing rehabilitation in prior years will be used for MHIP grants until all the funds have been utilized)
3. Rental Rehabilitation Program 570.202 14A, 14B
- a. Objective: Assist multi-family property owners to rehabilitate their properties and maintain affordability
- b. **Outcome Statement:** Create decent housing with improved / new affordability
- c. **Outcome Measurement:** Number of rental rehab units completed
- d. **Funding: Condominium Conversion fees** **\$0**
4. Housing Rehabilitation Administration and Loan Services 570.202 14H
- a. Objective: Planning and administration of housing rehab loan program
- b. **Outcome Statement:** Create decent housing with improved / new affordability
- c. **Outcome Measurement:** n/a
- d. CDBG Funding for Activities
- |  |                  |      |
|--|------------------|------|
| • Rehabilitation Program Administration            | \$33,000         | IDIS |
| • Rehab Loan Services / Portfolio Management       | \$67,000         | IDIS |
| <b>PY 2014 CDBG Funding</b> (\$100,000 in PY 2013) | <b>\$100,000</b> |      |
5. First-time Homebuyers Program 570.201(n) 13
- a. Objective: Assist low-income households to purchase homes through deferred loan and tax credit programs
- b. **Outcome Statement:** Create decent housing with improved / new affordability
- c. **Outcome Measurement:** 12 low- or moderate-income households become successful homeowners
- d. Funding for first-time homebuyers program
- |   |                    |
|---|--------------------|
| • PY 2014 HOME – no funds available for homebuyer program |                    |
| • CalHOME allocation carry forward                        | \$426,250          |
| • Mortgage Credit Certificates                            | \$1,123,444        |
| <b>Total Funding all sources</b>                          | <b>\$1,661,444</b> |
6. Housing Program Development, Planning and Administration 570.205 20;  
570.206 21D
- a. Objectives:
- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and that enhances neighborhoods
  - Remove regulatory barriers to affordable housing
  - Planning and administration of housing programs
  - Fair Housing activities including implementation of 2010-2015 AI
- b. **Outcome Statement:** n/a
- c. **Outcome Measurement:** n/a
- d. CDBG Funding for activities (part of 20% cap on admin and planning)
- |                               |           |      |
|-------------------------------|-----------|------|
| • Housing Program Development | \$132,520 | IDIS |
| • Fair Housing program        | \$20,000  | IDIS |

(includes contract for outside fair housing services provider)  
**PY 2014 CDBG Funding (\$161,045 in PY 2013) \$161,045**

7. CHDO and CBDO Housing Development Activities 570.201(m) 12

- a. Objectives:
- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
  - Identify opportunities for acquisition / rehabilitation of rental units
- b. **Outcome Statement:** Create decent housing with improved / new affordability
- c. **Outcome Measurement:** Projects or units completed
- d. **HOME15% for CHDO Set-aside funds**  
**PY 2014 Funding (\$61,395 in PY 2013) \$64,809**

8. Housing Development Activities other than CHDOs 570.201(m) 12

- a. Objectives:
- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
  - Identify opportunities for acquisition / rehabilitation and rental rehabilitation
- b. **Outcome Statement:** Create decent housing with improved/new affordability
- c. **Outcome Measurement:** Projects or units completed
- d. Funding source and amount to be determined based on project

9. HOME Program Administration CFR n/a 19A

- a. Objective: Planning and Administration of HOME Program
- b. **Outcome Statement:** n/a
- c. **Outcome Measurement:** n/a IDIS
- d. **PY 2014 Funding: HOME - 10% cap on administration \$43,206**

10. Acquisition and/or Rehabilitation of Transitional Housing 570.202 14G

- a. Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings for transitional housing programs
- b. **Outcome Statement:** Create decent housing with improved/new affordability
- c. **Outcome Measurement:** to be determined by specific projects
- d. Funding source and amount to be determined based on project

11. Homeless Services and Shelter CFR n/a 03T

- a. Objectives:
- Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
  - Assist organizations that provide emergency housing and supportive services for homeless and runaway youth

- Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS
  - Support the development and operation of a regional homeless shelter for the chronically homeless
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** Number of homeless persons receiving shelter
- d. CDBG funding for activities: none available in PY 2014
- |  |                 |
|--|-----------------|
| <b>Funding: Local Housing Programs (\$30,000 in PY 2013)</b> | <b>\$30,000</b> |
| Supportive Housing Program grant for WRC                     | \$145,427       |

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

- a. Objectives:
- Assist very low-income renter families to have safe, healthy, affordable housing
  - Prevent homelessness through short-term rent and utility assistance programs and other services
  - Assist organizations that provide essential services to homeless persons and families, and assist families to remain in housing
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome measurement:** number of families receiving assistance
- d. CDBG Funding for activities: none available in PY 2014
- e. Section 8 Housing Choice Voucher Program \$13,768,301

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

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... victims of domestic violence
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** number of victims of domestic violence receiving services; complete improvements to emergency shelter
- d. CDBG funding for activities: none available in PY 2013
- |  |            |
|--|------------|
| <b>PY 2014 CDBG Funding (\$0 in PY 2013)</b> | <b>\$0</b> |
|--|------------|

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

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... abused and neglected children
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** a number of abused or neglected children receiving services
- d. CDBG funding for activities: none available in PY 2014
- |  |            |
|--|------------|
| <b>PY 2014 CDBG Funding (\$0 in PY 2013)</b> | <b>\$0</b> |
|--|------------|

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

- a. Objectives:

- Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities
  - Assist housing developers to develop affordable housing for low-income senior citizens
  - To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act
  - Assist organizations that provide programs and services to senior citizens that enable them to live independent lives
  - Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 600 seniors and 20 households receive services
- d. CDBG funding for activities:
- |   |          |                 |
|---|----------|-----------------|
| • Angel's Depot Senior Nutrition Program          | \$0      | IDIS            |
| • Senior Citizens Association Senior Nutrition    | \$25,830 | IDIS            |
| • Vista Community Clinic – Club 55                | \$7,500  | IDIS            |
| <b>PY 2014 CDBG Funding (\$33,330 in PY 2013)</b> |          | <b>\$33,330</b> |

16. Youth Services

570.201(e) 05D

- a. Objective: Assist organizations that provide programs and services for youth ages 12-17 from low- and moderate-income families to develop positive personal assets, encourage academic achievement and reduce the risk of gang involvement and juvenile delinquency
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 250 youth involved in programs
- d. CDBG Funding for Activities:
- |   |          |                 |
|---|----------|-----------------|
| • North County Lifeline Youth Programs            | \$13,580 | IDIS            |
| • Parks & Recreation Teen START                   | \$18,600 | IDIS            |
| • Vista Community Clinic Teen REACH               | \$13,580 | IDIS            |
| <b>PY 2014 CDBG Funding (\$45,760 in PY 2013)</b> |          | <b>\$45,760</b> |

17. Childcare Services

570.201(e) 05L

- a. Objectives
- Assist organizations that provide quality, affordable preschool and childcare programs for children from low-income families
  - Assist organizations that provide afterschool and summer programs for children ages 6-11 to develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency
- b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
- c. **Outcome Measurement:** 100 children from low-income families served
- d. CDBG funding for activities:
- |   |          |                 |
|---|----------|-----------------|
| • Parks & Recreation <i>For Kids Sake</i> afterschool | \$18,200 | IDIS            |
| <b>PY 2014 CDBG Funding (\$18,200 in PY 2013)</b>     |          | <b>\$18,200</b> |

18. Services 570.201(e) 05M
- a. Objectives:
    - Assist organizations that provide health services, health education and chronic disease prevention programs to low-income individuals, families and households
    - Assist organizations that provide substance abuse education, prevention and treatment services, with special emphasis on programs targeting youth and young adults
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** number of persons receiving health services
  - d. CDBG funding for activities: none available in PY 2013  
**PY 2014 CDBG Funding** (\$0 in PY 2013) **\$0**
19. Emergency Services 570.201(e) 05
- a. Objective: Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** number of persons receiving emergency assistance
  - d. CDBG funding for activities: none available in PY 2013  
**PY 2014 CDBG Funding** (\$0 in PY 2013) **\$0**
20. CDBG Program Administration and Planning 570.206 21A
- a. Objective: Planning and Administration of CDBG Program
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** n/a
  - d. CDBG funding for activities (part of 20% cap on admin and planning):
    - CDBG Administration \$80,611 IDIS**PY 2014 CDBG Funding** (\$56,340 in PY 2013) **\$80,611**
21. Code Enforcement 570.202(c) 15
- a. Objective: Prevent blight in low-income neighborhoods and address signs of deterioration throughout the City through targeted code enforcement programs in coordination with affordable housing rehabilitation incentives and neighborhood improvement / clean-up activities
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new sustainability
  - c. **Outcome Measurement:** 125 properties improved with all owners of cited properties referred to the City for homeowner or rental rehab loans
  - d. CDBG Funding for activities
    - Code Enforcement officers for targeted areas \$240,000 IDIS
    - Proactive Code Enforcement officer in NRSAs \$115,000 IDIS**PY 2014 CDBG Funding** (\$355,000 in PY 2013) **\$355,000**

22. Neighborhood Improvement Projects 570.202 14A
- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs and annual one-day volunteer-based Supporting Urban Neighborhoods (S.U.N.) project
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new sustainability
  - c. **Outcome Measurement:** 25 properties improved
  - d. CDBG Funding for activities: none available in PY 2014  
S.U.N. 2014 if held will use CDBG funds allocated in prior years
23. Capital Projects by Community-based Organizations 570.202 14G
- a. Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** Projects completed
  - d. CDBG funding for activities: None planned for PY 2014  
**PY 2014 CDBG Funding** (\$0 in PY 2013) **\$0**
24. Development of Childcare Facilities 570.201(c) 03M
- a. Objective: Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** Complete and open second and third of four proposed and funded childcare / child development centers
  - d. CDBG funding for activities: None planned for PY 2014 **\$0**
25. City Capital Improvement Projects 570.201(c) 03
- a. Objectives:
    - Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens, youth, and families; neighborhood resource centers; and recreation facilities.
    - Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new accessibility
  - c. **Outcome Measurement:** Projects completed
  - d. CDBG funding for activities: None planned for PY 2014 **\$0**  
Funds available from CDBG allocations in prior years for capital projects in the Crown Heights / Eastside NRSA
26. Neighborhood Revitalization Program Planning 570.205 20
- a. Objective: Planning and Administration of NRSA Programs

- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
  - c. Outcome Measurement: n/a
  - d. CDBG funding for activities: None planned for PY 2014
27. Crown Heights / Eastside Neighborhood Revitalization Program 570.205 20; 05
- a. Revitalize the Crown Heights neighborhood through the implementation of a comprehensive Neighborhood Revitalization Strategy Area (NRSA) Plan
  - b. **Outcome Statement:** Enhance suitable living environment through improved / new sustainability
  - c. **Outcome Measurement:** Implementation of Crown Heights / Eastside NRSA Plan objectives
  - d. CDBG funding for activities
    - *Community HousingWorks* NRSA Implementation \$15,000 IDIS
    - Community Resource Centers (public services) \$94,898 IDIS

**PY 2014 CDBG Funding (\$99,799 in PY 2013) \$109,898**
28. Economic Development - Job Training 570.201(e) 05H
- a. Objectives:
    - Assist organizations that provide services leading to employment, including literacy, job training and employment placement services, with special emphasis on programs targeting youth, senior citizens, and persons with disabilities
    - In collaboration with public educational institutions, explore economic development opportunities that positively affect the jobs/housing balance and reduce transportation impacts
  - b. **Outcome Statement:** Provide economic opportunity through improved / new accessibility
  - c. **Outcome Measurement:** n/a
  - d. CDBG funding for activities (none in PY 2013) **\$0**  
The City will work with NRSA partners for a job-training and development program for residents of the NRSA neighborhoods.
29. Economic Development - Financial Assistance 570.203(b)18A, 18B
- a. Objectives: Implement loan program for microenterprises and/or small business economic development
  - b. **Outcome Statement:** Provide economic opportunity through improved / new accessibility
  - c. **Outcome Measurement:** Number of new jobs created
  - d. CDBG funding for activities (none in PY 2013) **\$0**
30. Section 108 Loan Payment CFR n/a 19F
- a. Objective: Improve access to public services and facilities
  - b. **Outcome Measurement:** Payment of principal and interest on loan
  - c. CDBG Funding for payment (P&I)
    - Section 108 Loan for Fire Station 7 \$272,016 IDIS

**PY 2014 CDBG Funding: (\$272,016 in PY 2012) \$275,131**

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**    City of Oceanside, California

**Priority Need**

High

**Project Title**

**Affordable Housing Development – Weitzel St. Apartments**

**Description**

The City has negotiated a Disposition and Development Agreement with North County Solutions for Change (Solutions) to build a 32-unit affordable housing project which will be rented to very low- and low-income residents. The City will lease the land to Solutions through a long-term Ground Lease and will provide a local housing fund subsidy secured by Loan and Regulatory Agreements. It is anticipated that development entitlements will be completed in 2015. North County Solutions for Change provides housing and supportive services for homeless adults and children from North County communities. The overall goal for Solutions is to end the cycle of homelessness and become independent, self-sufficient members of the community.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

**Corner of Weitzel Street and Civic Center Drive**

**Street Address: 414 / 416 Weitzel Street**

**City, State, Zipcode: Oceanside, CA 92054**

Objective Number 7 Housing Development	Project ID 7 Housing Development	<b>Funding Sources:</b> CDBG ..... \$900,000 ESG ..... HOME ..... \$326,608 HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total ..... \$1,226,608
HUD Matrix Code 12 Construction of Housing	CDBG Citation §570.201(m)	
Type of Recipient LMH	CDBG National Objective Decent Housing	
Start Date (mm/dd/yyyy) 05/21/2015	Completion Date (mm/dd/yyyy) 06/30/2017	
Performance Indicator Units Developed	Annual Units	
Local ID	Units Upon Completion 32 units	

The primary purpose of the project is to help:  the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     **City of Oceanside, California**

**Priority Need**            **High**

**Project Title**            **Single Family Rehabilitation Loan Program**

**Description**            **The City provides low- or no-interest loans to low-income homeowners to rehabilitate their homes. Borrowers must repay the loans either through an amortized loan Repayment program or in lump sum when the house is sold (transfer of title). Due to ineligibility of potential participants; the City has been unable to process single family rehabs in some time. It has been decided to de-obligate the majority of the funds to another eligible housing project.**

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**     **Citywide program**

**Street Address:**            **Each funded activity is approved separately**  
**City, State, Zipcode:**      **Within the incorporated City of Oceanside limits**

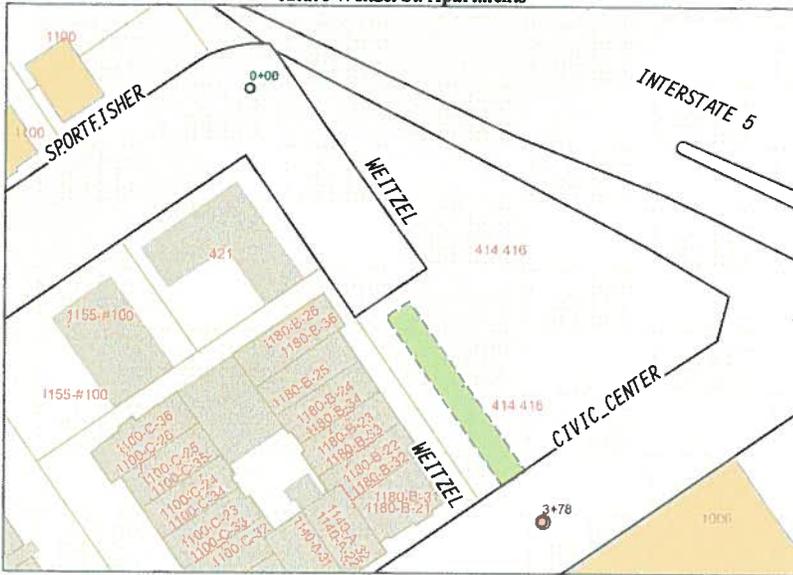
Objective Number 2. rehab home loans	Project ID 1. Single Family Housing Rehabilitation Loans
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Low-income households	CDBG National Objective Decent housing
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator Loans approved	Annual Units 2-3 housing rehab loans
Local ID 921476300237	Units Upon Completion

**Funding Sources:**

CDBG	\$0
ESG	
HOME	\$
HOPWA	
Total Formula	
Prior Year Funds	\$1,150,000
Assisted Housing	
PHA	
Other Funding	(\$900,000)
Total	\$250,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

future Weitzel St. Apartments



TYPE	Outside Drop	INVERT OUT 1	0
MATERIAL	N/A	INVERT OUT 2	0
DEPTH	7.5	RIM ELEVATION	0
DEPTH 2	0	YEAR INSTALLED	1985
DEPTH 3	0	OWNER	CITY
STATIONING NO 1	3+78	ADDRESS	WEITZEL ST & CIVIC CENTER DR
STATIONING NO 2		IMPROVEMENT DRAWING	Not available
STATIONING NO 3		FACILITYID	600522017
INVERT IN 1	0	GBALINK	4818
INVERT IN 2	0	TILE NO	E22
INVERT IN 3	0	SEQ NO	17

 *Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.*

**Map Scale**  
**1 inch = 83 feet**  
 4/15/2015

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**    City of Oceanside, California

**Priority Need**

Medium

**Project Title**

**North County LGBTQ Resource Center – Tenant Improvements**

**Description**

The North County LGBTQ Resource Center has been in operation since November 2011 at 510 North Coast Highway. Due to the expansion in services offered, their current facility no longer meets their needs and they are looking to increase their facility size to provide the LGBTQ community with more resources. They are interested in leasing space at the La Mision affordable apartment development located at 3220 Mission Avenue. The suite that the North County LGBTQ Resource Center is interested in leasing is a building shell, which will require tenant improvements such as flooring, room divider, ceiling, bathroom, and kitchenette.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**            **Citywide**

**Street Address:**                    **3220 Mission Avenue**  
**City, State, Zipcode:**            **Oceanside, CA 92057**

Objective Number 25 Community Dev	Project ID 25 Community Dev
HUD Matrix Code 03 Public Fac & Impvm'ts	CDBG Citation 570.201 (c)
Type of Recipient LMC	CDBG National Objective Suitable Living Environment
Start Date (mm/dd/yyyy) 5/21/2015	Completion Date (mm/dd/yyyy) 8/31/2015
Performance Indicator Persons Served	Annual Units 11 Public Facilities
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$70,000
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	_____

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

### Future - North County LGBTQ Resource Center



1	3220 MISSION AVENUE	2	3220 MISSION AVENUE
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Map Scale  
1 inch = 21 feet  
4/15/2015



**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**    **City of Oceanside, California**

**Priority Need**

Medium

**Project Title**

**ADA Improvements at Libby Lake Resource Center**

**Description**

The CDBG program can fund infrastructure improvements in qualified low/mod census tracts that assist non-profit community based organizations or community resource centers to undertake construction or renovation projects. An ADA/CBC Accessibility Survey of the Libby Lake Community Center indicates that the current parking spaces were not striped within ADA compliance guidelines and the ramps and walkways are out of compliance with the current ADA guidelines.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**    **Libby Lake Resource Center**

**Street Address:**                    **4700 N. River Road**  
**City, State, Zipcode:**            **Oceanside, CA 92057**

Objective Number 25 Community Dev	Project ID 25 Community Dev	<b>Funding Sources:</b> CDBG ..... \$20,000 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total .....
HUD Matrix Code 03(D/E) Public Fac & Impvm'ts	CDBG Citation 570.201 (c)	
Type of Recipient LMC / LMA	CDBG National Objective Suitable Living Environment	
Start Date (mm/dd/yyyy) 5/21/2015	Completion Date (mm/dd/yyyy) 8/31/2015	
Performance Indicator Persons Served	Annual Units 11 Public Facilities	
Local ID 921476300237	Units Upon Completion	

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

ADA - Libby Lake Resource Center



1	CALLE MONTECITO	4	CALLE MONTECITO
2	CALLE MONTECITO	5	CALLE MONTECITO
3	CALLE MONTECITO	6	CALLE MONTECITO



*Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.*

**Map Scale**  
**1 inch = 42 feet**  
 4/16/2015

