



Fourth Program Year Action Plan

The CPMP Fourth 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 2008 (July 1, 2008 to June 30, 2009) is Year 4 of the 2005-2010 Consolidated Plan cycle, and the objectives for use of Community Planning and Development grant funds allocated to the City of Oceanside from the U.S. Department of Housing and Urban Development have been revised and changed to address changing issues and needs in the community. Priority concerns for the year include completion of the 80-unit mixed-use La Mision Village apartments, beginning of construction of 18 for-sale homes in the Libby Lake project (delayed from 2006-07), and planning for acquisition and rehabilitation of two apartment buildings (182-unit Shadow Way and 80-unit Country Club Apartments) to maintain decent, safe and affordable housing (housing objectives); expanded services to prevent homelessness through the North San Diego County Alliance for Regional Solutions (homeless objectives); expansion of positive youth development programs to address the issues of youth violence and reduce involvement in youth gangs, support programs that help seniors and persons with disabilities maintain independent living (community development); and identify new ways to promote job training and vocational training opportunities for the "working poor" to enable them to obtain living wage employment (economic development objectives). The City will extend capital project funds to increase availability of childcare in very low-income neighborhoods. Capital funds will also be used in projects that result in jobs available to low-income persons and jobs that offer upward mobility through education and professional training.

The City will increase funding for a housing rehabilitation loan program for single-family owner-occupied homes and a grant program for owner-occupied mobilehomes to improve the quality of housing stock occupied by low/very low-income families. The City will continue a first-time homebuyer program including outreach to Section 8 Rental Assistance Program families participating in the Family Self-Sufficiency program. Construction will begin on the new El Corazon Senior Center in the center of the City, and construction will be completed on the a new Fire Station 7 to expand services to low-income neighborhoods on the north side of the City; the City has received a \$3.5 million Section 108 loan for the latter project.

The City will apply to establish a five-year NRSA program in the Crown Heights and Eastside neighborhoods. This project will include acquisition and rehab of rental units to maintain decent affordable housing for very low-income families, and initial planning for new and/or expanded recreational facilities for the area. The City is working with a nonprofit organization to acquire and rehabilitate rental housing for homeless veterans, especially those with physical and/or mental disabilities resulting from recent conflicts. The Calle Montecito NRSA project is complete except for the Libby Lake housing project; the 2007 program year included a review of NRSA activities and an evaluation of outcomes and accomplishments.

The City's primary anticipated outcomes from investment of CPD funds are an increased sense of safety and stability in the low-income neighborhoods of the City and overall visible improvements and demonstrable public safety improvements in the Libby Lake, Eastside and Crown Heights neighborhood. The City has adopted and will continue for itself and all subrecipients the new outcome performance measurement system, and will seek to achieve highest rankings of its CDBG programs and to score in the 75th percentile and above in all HOME scoring.

CPD review of the City's 2007 Action Plan and CAPER for Program year 2006 revealed two specific deficiencies: the lack of any CDBG support for economic development and problems in meeting deadline compliance for HOME funds, especially the 15% CHDO set-aside funds. For the CDBG program the City will work on an economic development program for improved job opportunities at businesses and commercial enterprises for the current low-income workforce. A particular performance goal for the 2008-09 ESG and other homeless-serving and transitional housing programs will be to achieve a "good" rating in HUD's review of continuum of care programs in the City. The City will eliminate any deficiencies in HOME Program reporting and management, and will be and remain in full compliance with both allocation and expenditure deadlines.

In the latter half of Program Year 2008 the City will begin planning for preparation of the next five year Consolidated Plan, Housing Element of the General Plan and the regional Analysis of Impediments (AI) to Fair Housing. All of these documents will cover the years 2010-2015. The 2010-2015 Consolidated Plan will be submitted to HUD by May 15, 2010.

General Questions

Action Plan General Questions response:

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 176,644 (2007 est.), making it the third largest city in the county. The City enjoys 3.7 miles of beachfront with a recreational pier and a small craft harbor providing 870 permanent and 90 transient slips as well as berths for commercial deep sea fishing vessels. Marine Corps Base Camp Pendleton, the largest amphibious training base on the West Coast, borders Oceanside to the north. Camp Pendleton covers 150 square miles and is home station to 32,000 Marines and 5,000 Navy personnel; 6,100 civilian employees work on the base as well. A total of 50,000 military personnel and their dependents live on the base while others live in neighboring communities.

Oceanside is typical of the demographics of southern California, being 50 percent white/Anglo, 30 percent Hispanic/Latino, 6.3 percent African-American and 6.8 percent Asian/Pacific Islander, including the largest Samoan population outside of the islands. Median household income (2007 est.) is \$65,785, approximately \$2,600 less than the region median, with 27 percent of the households reporting below \$30,000. Median age of the residents is 33.2 years, two years younger than the region median age. Predominant business activity in Oceanside includes light industry and manufacturing, retail trade, health services, beach-related tourism and government/military, with a growing technology sector. New resort and hotel developments in the downtown coastal and redevelopment areas will increase the number of tourists with consequent increase in local tax revenue. These developments will also increase job opportunities, although most jobs will be in lower-paying service sector employment.

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

- Crown Heights is the most densely populated neighborhood in the City and has a significant population of immigrant families from Mexico, Central and South America. Adults are primarily Spanish-speaking with limited education, although employment is high. High rents have led to two and even three families living in one apartment. There is one small park in the neighborhood. Social and health services are provided at a City-sponsored community resource center; the City and nonprofit agencies sponsor programs for children and youth.
- The Eastside neighborhood is a more settled area with a mix of rental and owner-occupied housing, and a generally higher average family income. Some families have lived in the Eastside for multiple generations. The area has long had a problem with youth gangs; the first neighborhood-based gang injunction was filed against gang members in this neighborhood. Recreation facilities in the Eastside are no longer adequate for neighborhood needs, and the City has initiated planning for new or expanded recreation and community facilities in the area. The City will submit an application to have the Crown Heights and a part of the Eastside neighborhoods recognized by HUD as a Neighborhood Revitalizations Strategy Area beginning with the 2008 program year.
- The third area is the North San Luis Rey Valley area of the City with the Libby Lake/Calle Montecito neighborhoods. The City established a Neighborhood Revitalization Strategy Area project in the Libby Lake area in 1998, which has led to significant improvements to large apartment complexes, development of a new multi-purpose resource center with a community clinic, and improved streets, sidewalks and lighting. The last project under this NRSA is completion of eighteen for-sale homes being developed by Habitat for Humanity on City-owned land; the homes will be affordable to low-income families. The first four homes were completed in a "Building Blitz" in June 2008.
- Another part of the North San Luis Rey Valley area – the Mesa Margarita and Back Gatre neighborhoods – will be a new focus for activity in program years 2008 and 2009. 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 as a result of gang activity in this neighborhood. The City will work with North County Lifeline on a State-funded Gang Resistance, Intervention and Prevention Program in this part of the City.

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

The primary factors directing the allocation of CPD and local funds are the identification of needs in particular neighborhoods, and the presence and ability of community-based organizations and nonprofit social service and health agencies to carry out activities to meet those needs. Activities to address needs in the established NRSA neighborhoods will have a higher priority than City-wide activities. The City Council establishes the priority of concerns by weighing all identified needs against available resources. The City Council also seeks to balance the often-competing concerns of different groups by funding primary services for each targeted population (e.g., youth, seniors, etc.) while also supporting services to specific special needs populations (battered spouses, homeless families, etc.). The recent shooting of an OPD officer has made the issue of youth violence and gang activity a primary concern for the City Council; CDBG allocations for 2008-09 reflect the two primary concerns of promoting positive youth development and serving needy seniors and other special needs populations in the City.

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 that can be used for particular needs. The ongoing budget crisis in California has resulted in reductions in current funding and insecurity about future funding for health and social services. The people of the State of California did approve large bond measures for important infrastructure and transportation improvements, but payments on these bonds and those passed in the past decade place an increasing demand on the annual State budget. The concurrent reduction in funding by Congress for federal CPD and other grant programs has made allocation of CDBG funds on a local level more difficult for recipients.

The more recent economic crisis triggered by failures in the sub-prime mortgage market and related securities together with rising fuel costs are factors over which local governments have no control. This same economic crisis has brought increasing demands for emergency services by families whose income no longer provides for basic life necessities. CDBG funds have become the primary means by which the City of Oceanside supports public services beyond programs of the Oceanside Public Library and the Parks and Recreation Division. The continuing reduction of funding for the CDBG program by Congress further limits the City in its ability to respond to the needs of very low- and low-income families in the City.

Wages have not kept pace with the rising cost of living in the region, leading to an increasing disparity between wages and the cost of housing, fuel and family necessities. This is especially true for low-income families, who have been particularly hit by the continuing and escalating high cost of fuel and energy, and more recently, the rapid increase in food costs. The lack of health insurance for many working families has increased the demand for healthcare services from local nonprofit community clinics; rising housing costs (rental) in relation to household income has brought a similar increased demand for emergency food distribution programs serving the working poor when wage earnings run out before the end of the month.

Housing costs impact nonprofit agencies as employees leave to work elsewhere due to the inability of most moderate-income families to purchase homes in the region. High housing costs may impact the ability of nonprofit organizations to attract and keep trained and experienced staff. The development of local workforce housing has become a concern for business leaders and for transportation planners. The cost of rental and for-sale housing in the region and throughout most of the State has brought overcrowding in apartments for very low-income families, and made home ownership almost impossible for even moderate-income families. Current estimates show that less than 20 percent of San Diego families have income that would qualify them to purchase a home in the area, which means that many families could not at current prices and income qualify to buy the homes in which they live. The collapse of the sub-prime mortgage market and related "credit crunch" has led to foreclosures and abandoned homes in the City, and greater pressure on rental housing.

The City will address these obstacles in program year 2008 in a variety of ways:

- a. CDBG funds will be used for projects and programs having the highest impact on the greatest number of people. CDBG staff will increase monitoring of subrecipients to ensure that objectives and proposed outcomes will be met, and that new performance measurement systems are used to show the impact and outcomes of CDBG-funded programs and activities, and to demonstrate the overall community benefit of these programs. The City will work with local agencies to identify and apply for other grants from public and private sources to supplement CDBG funds.
- b. The City will use HOME, inclusionary housing, condominium conversion fees and other local funds toward the acquisition and rehabilitation of rental housing to preserve decent, affordable rental housing for low- and very low-income families. The City has a rental rehabilitation program used in partnership with owners/landlords to preserve low-income housing; a tenant-based rental rehab component allows owners to develop mixed-income apartment buildings. The City will identify and certify at least one more community housing development organization (CHDO) with which to work on special projects during the next two program years.
- c. 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 submitted this to the State Department of Housing and Community Development for review and approval. The revised Housing Element was presented to the City Council for final approval in 2007.
- d. The City worked with SER/Jobs for Progress to complete a new job-training facility in the Libby Lake Community Center to provide employment development for low-income individuals and families; this facility opened in April, 2006 as one of the final components of the Calle Montecito Neighborhood Revitalization Plan. The City is also working with Interfaith Community Services and New Haven Youth and Family Services to develop vocational training programs and encourage enrollment of young people in building trades apprenticeship programs sponsored by labor unions and the Building Industry Association. One CDBG capital project begun in 2006 involves youth from pre-apprenticeship programs under the direction of qualified instructors to do remodeling on a local emergency shelter for victims of domestic violence. As funds become available this partnership will continue.

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

- a. The City uses Section 8 Housing Choice Voucher Program funds to provide rental assistance to approximately 1400 qualifying households. The City currently has a four-year waiting list for Section 8 Program applicants.
- b. The City uses HUD Family Self-Sufficiency (FSS) Program funds to help Section 8 families move toward independent, self-sufficient living, including an FSS First-time Homebuyer program supported by HOME program funds.
- c. The City established a Mobilehome Rental Assistance Program (M-RAP) in Program Year 2004 to pay a portion of space rent for very low-income senior citizens and persons with disabilities who own their coach and who qualify for Section 8 housing assistance, but have not yet received a voucher due to the length of the Section 8 waiting list. Due to the restricted amount of funding available the City had to close applications for the M-RAP in 2007; Program Year 2008 will likely be the final year for this program unless a new source of funding can be identified.
- d. The City uses Emergency Shelter Grant Program and local funds to support transitional housing to help families move to independent, self-sufficient living.
- e. The City uses local funds to support the San Diego Regional Task Force on the Homeless and the countywide hotel/motel winter shelter voucher program for homeless families. The City participates in the Alliance for Regional Solutions, which was formed in late 2007 as a partnership between homeless-serving agencies and North San Diego County local jurisdictions to address the need for winter emergency shelters. City funds supported both a shelter in Oceanside and – through the Alliance – other shelters in the region.
- f. The City will provide CDBG funds for emergency rental assistance to prevent low-income families from becoming homeless, and will explore establishing a HOME-funded Tenant Based Rental Assistance (TBRA) program to provide security deposits for families moving out of transitional housing.
- g. The City manages a HUD Supportive Housing Program grant for the Women’s Resource Center transitional housing facility; this housing is especially but not exclusively to assist women who are victims of domestic violence and their children as they move toward independent, self-sufficient living.
- h. The City uses CDBG funds to support a short-term shelter (YMCA Oz North Coast) with supportive services for runaway and homeless youth and for outreach to street youth in the North San Diego County Coastal region.
- i. The City uses local inclusionary housing funds (in-lieu fees from housing developers in place of constructing affordable housing units) to support development of rental and for-sale housing that is affordable to low- and very low-income households.
- j. The City uses redevelopment area setaside fees and Low-Income Housing Tax Credits to develop rental housing that is affordable to low-income households.
- k. The City has assisted a local nonprofit agency to receive HUD Section 811 funds for a group home for developmentally-disabled adults, one of ten homes managed by

T.E.R.I., Inc., of Oceanside. The City has allocated CDBG funds to T.E.R.I., Inc., for improvements to program and activity areas at the organization's central facility.

- I. HUD awarded Section 202 funds to the City and a nonprofit partner to develop new rental housing for low- and very low-income seniors; the 80-unit "Lil Jackson Senior Housing" (Lake Boulevard Project) is under development and will be completed in 2009. Mitigation of site issues identified in the environmental review process has slowed the beginning of construction.
- m. The City receives fees from developers when existing apartments are converted to for-sale condominium units; the fees are deposited into a trust fund for use in developing future low-income housing projects. Some of the funds have already been allocated to a rental rehabilitation program for the very low-income Crown Heights neighborhood. The City will explore using some of the funds for improvements to transitional housing facilities in which residents pay 30% of income as rent. One of the proposed projects will provide improvements to a kitchen allowing development of a food service and culinary training program for residents.

A summary of estimated resources available in 2008-09 follows:

Summary of Anticipated Resources 2008-09

1. Community Development Block Grant

a. CDBG Entitlement for 2008-09	\$1,788,498	
b. Program Income 2008-09 (estimated)	\$75,000	
c. Contingency from 2007-08 (estimated)	\$297,157	
Subtotal		\$2,160,655

2. Affordable Housing Development

a. HOME Entitlement for 2008-09	\$820,494	
b. ADDI entitlement for 2008-09	\$5,632	
d. CalHOME Grant 2007-08	\$600,000	
f. Redevelopment 20% Set-aside	\$3,266,125	
g. Inclusionary Housing Fees	\$0	
h. Mortgage Revenue Bond Fees	\$488,213	
i. Rental Rehab Program (Crown Heights)	\$100,000	
j. Condominium Conversion Fees (rental projects)	\$1,211,501	
Subtotal		\$6,491,965

3. Other HUD, Federal & State Funding

a. Section 8 Rental Assistance 2008-09	\$9,869,524	
b. Mobile Home Rental Assistance (M-RAP)	\$143,403	
c. Family Self-Sufficiency (FSS) Coordinator grant	\$131,004	
d. Emergency Shelter Grant (ESG) Program	\$80,095	
e. Supportive Housing Program (SHP) - WRC	\$146,703	
f. Other funding	\$0	
Subtotal		\$10,370,729

Total Available 2008-09 - new and carry forward (estimated) \$19,023,349

Managing the Process

Action Plan Managing the Process response:

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

The Neighborhood Services Department – Housing 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), the American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grants (ESG) Programs. City staff also oversee a HUD Supportive Housing Program grant. Following direction of the City Council, the Department develops the five-year Consolidated Plan for Housing and Community Development, the Strategic Plan with objectives, strategies and performance measurements, the annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). The Department works with the Community Development Department – Planning Division to prepare and implement the Housing Element of the City’s General Plan. The Housing Division works with other City units including Parks and Recreation, Public Works, Economic Development and the City Manager’s office. Housing Division staff work with local and regional nonprofit housing, social service and health agencies, faith-based organizations and neighborhood associations to manage existing and develop new programs covered by the Consolidated Plan.

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 2008-09 Action Plan was developed with the participation of public, private, nonprofit and community-based organizations and the collaborative effort of City staff of various departments. Presentations and requests for comment were made to City resident advisory commissions, including the Housing, Youth, Senior, Parks and Recreation, Public Safety, and Community Relations Commissions. Information from surveys taken in 2005 of residents in the three CDBG target neighborhoods - Crown Heights, Eastside and Libby Lake/Calle Montecito – for development of the five-year Consolidated Plan was reviewed and used. Current CDBG subrecipients were invited to provide comments and suggestions for the Action Plan, especially with regard to performance measurement systems. Six-month reports from current subrecipients were reviewed to identify effective ways to use limited funds.

Two public hearings were held before the City Council. The draft of the Action Plan was released for a thirty-day comment period on April 1, 2008, and was presented to the Council for approval on May 7, 2008.

Applications for CDBG and ESG funds were made available to all requesting agencies and organizations, and three orientation sessions were held to present HUD guidelines and the national and local objectives. Fifty-three applications from nonprofit organizations and City departments were received for public services and capital projects, and these were reviewed by staff for completeness. Requests for capital funds were reviewed by a committee of City staff from various departments and divisions; this committee recommended funding for four projects submitted by community-based organizations and one City project. Two capital applications for rehabilitation of transitional housing facilities were set aside for future consideration under a local funding source.

Applications for public services funds were reviewed by members of the Senior, Youth, Housing and Community Relations Commissions. Commission members read the applications and agencies made brief presentations to the commissions about the programs. Commission members scored the applications with results going to a six-member Application Review Committee. The committee members read all applications and prepared a list of funding recommendations to the City Council. Following a public hearing, the City Council allocated funding for twenty CDBG and two ESG public services activities managed by sixteen agencies and two City departments; the Council also approved four capital project recommendations as presented. The Council approved the overall CPD budget including administration and planning, housing rehabilitation programs, code enforcement, and payments against the City's two Section 108 guaranteed loans. Public hearings were advertised in the local newspaper of general circulation; copies of public notices are attached.

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, ESG and/or HOME funds, and among all agencies and organizations that serve low- and moderate-income individuals, families and neighborhoods in ways that address the national objectives and local goals. The City will promote such collaboration in the 2008-08 program year in the following ways:

- a. Neighborhood Services Department staff will work with CDBG and ESG subrecipients on opportunities to partner with other agencies for enhanced services. The City will support grant applications by agencies for additional public and private funds, provided that the applications support goals and objectives of the Consolidated Plan (certificates of consistency).
- b. The City requires all CDBG and ESG subrecipients to attend at least one "partnership" session during the year based on three general areas of service: youth, seniors and persons with disabilities, homeless and transitional housing. These sessions promote informal partnerships and sharing of resources, and opportunity for the City to provide technical assistance, especially in the area of performance measurement and outcome evaluation.
- c. Collaboration and partnerships will be included as a performance evaluation for CDBG and ESG subrecipients, and such activity by individual subrecipients will be reviewed during monitoring visits. The level of collaboration and commitment to partnerships is a factor in the allocation of CDBG funding.
- d. The Neighborhood Services Department sponsors biannual collaboration meetings for 1) youth-serving organizations, 2) senior-serving organizations, and 3) organizations providing services to homeless persons and families. These meetings bring together City staff and staff persons from nonprofit and community-based agencies working in the north coastal San Diego County region to promote cooperation, local and regional partnerships, sharing of resources, and cooperative planning to address needs as they arise. These meetings have brought about improved communication between agencies and a greater understanding of what services each agency can provide. New persons in agencies can quickly make connections with others through the informal networking of these meetings. Participation is not limited to CDBG or ESG subrecipients.

- e. The Neighborhood Services Department participates in local collaborative efforts to address substance abuse issues on a regional level through the North Coastal Prevention Coalition. The City provides staff support for Partners for Healthy Neighborhoods (PHN), a collaborative of agencies and residents working to improve conditions in the City's three CDBG-eligible neighborhoods. The City Council asked the PHN members especially to address the involvement of youth in gangs and delinquent behavior through expansion of positive youth development programs. City staff participate in the San Diego Nutrition Network, regional meetings of the California Parks and Recreation Services organization, the Regional Task Force on the Homeless, the Regional Continuum of Care Committee, and other planning and collaborative bodies. City staff attend meetings of neighborhood organizations in CDBG-eligible neighborhoods and participate in a variety of community forums.
- f. Most recently the Neighborhood Services Department was asked to provide staff support to the Oceanside Community Safety Partnership, which was formed as a response to the shooting death of an Oceanside police officer in December 2006. A staff person from the department works with a nine-member planning group of this partnership to identify the best ways to use scarce City resources for youth gang prevention, intervention and suppression. Participants include representatives from social service, health and youth-serving agencies, the business community and from neighborhood associations. The City will work with and provide in-kind assistance to North County Lifeline for the implementation of a State-funded Gang Resistance, Intervention and Prevention (GRIP) Program in the North San Luis Rey Valley area of the City. The City will also support Workforce Development Program at Oceanside High School managed by Interfaith Community Services; this program is funded by a San Diego Workforce Partnership grant.

Citizen Participation

Action Plan Citizen Participation response:

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

The City sought and encouraged citizen participation in the development of the 2008-09 Action Plan through a number of activities:

- a. City CDBG staff made presentations to City advisory commissions composed of residents appointed by the City Council, including the Housing, Public Safety, Parks and Recreation, Youth, Senior, and Community Relations Commissions. Applications for public services activities were reviewed and ranked by the appropriate commissions; the Youth Commission read and scored applications for youth activities, the Senior Commission did the same for senior-serving activities, the Housing Commission for all homeless activities, and the Community Relations Commission for all other applications.
- b. The City Council held a public hearing on March 12, 2008, when the recommendations of the ad hoc Application Review Committee were released. All applicant agencies as well as the general public were able to express opinions to the City Council concerning allocation of 2008-09 CDBG funds.
- c. The 2008-09 Action Plan was available for a thirty-day public comment period from April 1 through April 30, 2008, with notice of the availability of the plan at various public sites and on the City web site.

- d. The City Council held a final public hearing on May 7, 2008, for adoption of the 2008-09 Action Plan and approval to submit the document and application forms to the HUD – Los Angeles Field Office for review and comment.

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

The only requests submitted by April 30, 2008, were for clarification of and additional information on specific projects and agencies funded.

One citizen requested information on monitoring of subrecipients to ensure compliance with local and federal requirements; staff provided a response and samples of monitoring material that answered the question, and explained that all expenditures are made as reimbursement and only upon presentation of back-up material (invoices, etc.)

One member of the Housing Commission questioned including in the Action Plan any proposed project that has not as yet been funded and making reference to use of Condominium Conversion Fees when that use has not as yet been approved by the Council. Staff explained that the Action Plan includes proposed projects that will be considered during the program year and that the mention of projects in the Action Plan did not constitute approval by the Council. All allocation of funds for CPD projects, whether local, State or federal funds, must be approved by the City Council. The specific projects in question have already been presented to the Housing Commission and will be brought back to the Commission for further discussion at a later date.

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 draft plan was made available to the public for a thirty-day comment period (April 1 - 30, 2008) with paper copies available at the Oceanside Public Library, the City Clerk's office, and the Neighborhood Services Department. The draft plan was placed on the City website during the thirty-day period with information on how to submit comments. A display ad announcing the availability of the draft Action Plan and requesting public comment was published in the local newspaper two days prior to release of the plan for the thirty-day comment period. Public hearings were announced with display ads in the local newspaper no less than ten days in advance, and the availability of assistance for persons with disabilities was included in the public hearing announcement. Copies of the public notices are attached. Public hearings were held in the evening at City Hall, a location generally accessible to residents of the CDBG-eligible neighborhoods. The City provides assistance to persons with disabilities at public hearings when requested. Translators are available at community meetings and meetings of neighborhood associations in order to gain comments, suggestions and responses from non-English speaking persons.

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

All comments were for additional information on programs and projects, and on management of the CDBG program for compliance with federal and local requirements. All comments were accepted and those submitting comments were satisfied with the response. See #2 above for detail on comments.

*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.*

Action Plan Institutional Structure response:

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.

Public Agencies:

The City of Oceanside has a five-member City Council, which also serves as the Community Development Commission (CDC); the CDC is a separate legal entity that fulfills roles as the Public Housing Authority and the Redevelopment Agency. The City Council holds public hearings, sets policies and priorities, adopts the City's biennial budget and allocates the City's entitlement funding. The City Manager is responsible for the implementation of Council-approved policies, resolutions, and budgets. The Neighborhood Services Department – Housing Division manages the Section 8 Housing Choice Voucher, Community Development Block Grant, Emergency Shelter Grants, and HOME Investment Partnership Programs. Under a reorganization plan implemented in early 2006, the Department now includes the City's Code Enforcement Division and the Parks and Recreation Division. The Department manages four neighborhood resource centers in low- and moderate-income neighborhoods, manages City recreation programs at four recreation centers as well as summer programs in various parks, and supports grantwriting activities of other departments when related to community development activities. Other City departments directly involved in HUD-funded projects include the Community Development (Building and Planning Divisions), Public Works, and Police Departments, the Oceanside Public Library, the City Manager and City Attorney.

The Neighborhood Services Department – Housing Division prepares the five-year Public Housing Authority Plan and annual plans for consideration and adoption by the City Council. This plan is reviewed by the Housing Commission and is available during a 45-day period for public review prior to submission to the City Council. The latest Housing Authority Plan was approved in April 2008 and submitted to HUD for review.

The County of San Diego Housing and Community Development (HCD) Department coordinates the Continuum of Care Committee and submits the annual Super NOFA application. The County has collaborated with cities to develop and fund local housing projects, including the North County Solutions for Change Family Center (transitional housing for homeless families) and HOPWA funds for four units in the Old Grove Apartments in Oceanside. The County HCD Department manages the AIDS Housing Committee, which allocates funds to Fraternity House, also supported by City CDBG funds, and the Marisol Apartments in Oceanside, which provides housing and other services for low- and very low-income persons with AIDS and their families. The City and County Section 8 administrators work together as the City has a large number of Section 8 portable vouchers from the County. The County of San Diego Health and Human Services Agency manages the CalWORKs program through the North Coastal Region office located in Oceanside. The City participates in the regional Task Force on the Homeless, the Continuum of Care Committee, the local FEMA and EFSP committees and other groups. City CDBG staff participate in the regional quarterly meetings of CDBG coordinators and work with other jurisdictions for joint monitoring of subrecipients whenever possible.

The San Diego Association of Governments (SANDAG) is the regional planning agency for housing, transportation and land use. SANDAG prepares the regional housing needs determination and in 2004 issued a Regional Comprehensive Plan (RCP) as a planning blueprint for the County. The City's five-year Consolidated Plan and annual action plans draw on the RCP for information and direction. The City used the consulting arm of SANDAG for preparation of the City's 2005-2010 Housing Element of the General Plan.

The City of Oceanside seeks funds from the State of California Department of Housing and Community Development for housing projects and for programs to assist homeless individuals and families. The State has awarded funds to the City for development of *La Mision Village*, a mixed-use project with 80 rental units for low- and very low-income households and 6,000 square feet of retail or commercial space. This project will be completely tobacco-free. The City works with local social service and housing agencies to identify projects that would qualify for State Proposition 46 of 2004 and Proposition 1C of 2006 housing bond funds, and for funds under the State Mental Health Services Act of 2004.

Citizen Advisory Commissions:

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

Collaboratives and Neighborhood Groups:

The City works with neighborhood associations in the low- and moderate-income neighborhoods of the City, including United Citizens Action (UCAN) and Eastside Neighborhood Association in the Eastside neighborhood, *La Corona Limpieza* in the Crown Heights neighborhood, and the Libby Lake Residents Association. These associations have helped to identify needs and set goals for revitalization activities to address the needs in their respective neighborhoods. The City has provided funding to Community HousingWorks (CHW) for leadership development activities with residents in Crown Heights; CHW did similar work at the initial stages of the Calle Montecito Neighborhood Revitalization Program. Code Enforcement officers attend neighborhood association meetings throughout the City to provide information to residents.

The City encourages collaboration among nonprofit social service, health and other community organizations by supporting partnerships and cooperative activity. The City participates in the Partners for Healthy Neighborhoods collaborative working in the Eastside and Crown Heights neighborhoods, and the North Coastal Prevention Coalition, which supports substance abuse prevention, education and treatment programs. Following direction by the City Council concerning youth gang prevention programs, the Neighborhood Services Department now provides staff support to the Oceanside Community Safety Partnership. The City partners with the Oceanside and Vista Unified School Districts, both of which serve students in Oceanside, for joint use of recreation facilities and to develop neighborhood-based afterschool programs.

Planned Improvements:

- a. The City has developed positive working relationships with and will support existing nonprofit housing development organizations for both rental and for-sale housing

projects in the City. During program year 2007 the City certified and allocated funding to a CHDO for housing and neighborhood revitalization projects. The City is committed to meeting compliance for all allocation and expenditure requirements well in advance of compliance deadlines.

- b. The City will remain an active participant in regional and sub-regional planning projects for housing, transportation, economic development and public safety.
- c. The City completed a Comprehensive Affordable Housing Strategy in 2005 that identified ways to encourage and support development of housing for low- and moderate-income families in the City, particularly with regard to acquiring specific properties for housing development. Recommendations from the strategy have already been implemented for development of the *La Mision Village* apartment housing for low-income families and for acquisition of properties for future affordable housing projects. The City has issued an RFQ to identify a developer for the 14-acre Josepho site as a mixed-use rental housing project for very low-income families. The City will continue to seek ways to implement recommendations of the Affordable Housing Strategy, especially with regard to identifying sites for affordable housing.
- d. The City has worked with SoCal Housing (now National Community Renaissance), Community HousingWorks (formerly Community Housing of North County), SER/Jobs for Progress, Southern California Presbyterian Homes, the Faith Based Community Development Organization, and Local Initiative Support Corporation (LISC) for affordable housing projects in Oceanside. The City will continue to seek ways to maintain and improve existing affordable rental units to provide decent, safe and affordable housing especially for very low-income families.
- e. The City has developed positive working relations with nonprofit organizations that provide services to residents, and has been able to encourage partnerships and collaborative activity among these organizations. The Neighborhood Services Department will expand its biannual collaboration and networking meetings with youth-serving, senior-serving, and homeless-serving organizations to include agencies from throughout the North Coastal San Diego Region.
- f. The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders on first-time homebuyer programs and homeowner rehabilitation programs. Bank of America, CitiBank, Wells Fargo and Washington Mutual have community development banks that make construction loans for affordable housing developments.
- g. The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information, letters of support and memoranda of understanding whenever possible and appropriate. The City provides upon request technical assistance for the preparation of grant proposals, letters of support, certificates of consistency with the Consolidated Plan, and support for development of collaborative proposals.
- h. The City will seek new partners for economic development activities, especially job-training programs for older youth and improvements to the jobs housing balance in the City. The City will support a workforce development program at Oceanside High School; this program is funded by a grant from the San Diego Workforce Partnership and will be managed by Interfaith Community Services. North County Lifeline will use a portion of a state Gang Resistance, Intervention and Prevention Program grant for youth employment and workforce development in the North San Luis Rey Valley area 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.

Action Plan monitoring response:

Monitoring of subrecipients during program year 2008 will be directed toward program, financial, and regulatory performance of CDBG and ESG subrecipients. Primary objectives are (1) to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars, including Davis-Bacon prevailing wage requirements when applicable; (2) to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and (3) to provide technical assistance to subrecipients as needed or requested.

The City provides subrecipients with copies of HUD documents and Office of Management and Budget (OMB) circulars that provide guidance on managing CDBG, ESG, HOME and other federal grant programs. All subrecipients 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 of reporting requirements and obligations under the agency's contract with the City. All subrecipients are informed about HUD performance measurement requirements and outcome statements. Staff provide additional information to subrecipients that receive CDBG funds for capital projects as to the length of time that that funded project must meet standards for National Objective and eligible activity.

Specific steps in monitoring include the following:

- a. City staff review all proposed projects during the pre-award assessment to evaluate nature of activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and potential conflicts of interest; applications that do not meet HUD requirements or City guidelines are rejected.
- b. City staff prepare an environmental review document as part of contract preparation for each activity funded under CDBG and ESG programs to ensure compliance with federal and State requirements; the City Planning Division provides assistance with all environmental reviews. The City uses environmental compliance reports developed by the HUD Los Angeles Field Office.
- c. North San Diego County participating jurisdictions conduct an orientation training at the beginning of the program year for new subrecipients and new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program including reporting, financial management, and monitoring expectations.
- d. Subrecipients are required to provide reports at six and nine months that are evaluated by CDBG staff for compliance with program objectives and finance requirements. The reports are used to identify potential problem areas that staff may want to explore in greater detail. A final/annual report from each subrecipient is used for completing activities in IDIS and for the CAPER.
- e. CDBG staff provide technical assistance as requested with subrecipients, especially those agencies that are new to or inexperienced with CDBG program requirements or with management of federal funds. Technical assistance can include review of financial management, performance measurement and program development.

- f. CDBG staff will establish an annual monitoring plan, including these components:
 - 1) Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year
 - 2) Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities that also fund particular subrecipients. City Parks & Recreation staff persons accompany CDBG staff on monitoring visits when the subrecipient provides services to youth or seniors in the City, or provides programming at City recreation centers.
 - 3) Annual on-site monitoring of all subrecipients, usually during April and May of the program year. The subrecipient is notified in advance of the visit, told the purpose, and advised as to questions that will be raised for discussion.
 - 4) Notification of the subrecipient with any findings from the monitoring visit, with comments on positive findings and deadlines for compliance and/or correction of deficiencies.
- g. City CDBG staff will request and maintain file copies of annual financial audits of subrecipient agencies, including Single Audits when required and any management letters. Subrecipients must clear any findings affecting financial management of CDBG or other CPD grant funds before further allocations can be awarded.
- h. 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 will complete a checklist of Section 504 requirements as part of Program Year 2008 monitoring of facilities and file this in the subrecipient permanent document file. The City will work with CDBG and ESG subrecipients when facilities are not in full compliance with Section 504 requirements to correct deficiencies.
- i. HOME Program staff in the Neighborhood Services Department conduct monitoring and inspection of rental projects developed with HOME funds to ensure that HOME-funded units are occupied by households that meet the specific income limitations and that units are maintained in a healthy and safe condition. HOME inspections are done along with CDBG or ESG monitoring visits whenever possible. HOME Program staff use HUD HOME Program checklists to inspect rental projects developed with City mortgage or multifamily bond proceeds, and all units covered by the City's rental rehabilitation program.
- j. Borrowers using the City's first-time homebuyer loan program are monitored each year 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 loan is repaid.
- k. City staff inspect / monitor rehabilitation/renovation construction activity, including CDBG-funded rehabilitation projects for owner-occupied single-family residences (loans) or mobilehomes (grants), HOME-funded rehabilitation projects for transitional housing or permanent supportive housing, and rental rehabilitation projects using local 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. Final payments are not made to contractors until both City building inspectors and housing staff have approved the rehabilitation or renovation project. All payments are made directly to contractors upon approval of work completed.
- l.

Lead-based Paint

Action Plan Lead-based Paint response:

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

The City places a high priority on addressing lead-based paint hazards. Inspections for the presence of lead hazards are a required step for rehabilitation loans for single-family homes, mobilehome improvement grants, the City's first-time homebuyer program and the rental rehab program (funded from local sources). The City will follow HUD Guidelines for inspections and will use the "Lead-Safe Housing Rule Checklist" for compliance with the Lead-Safe Housing Rule. Senior housing is exempt from these requirements.

Completion of rehab work with City loans or grants must include mitigation of any identified hazards. Code Enforcement officers will look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Division inspectors will be alert to rental units that may contain lead-based paint, and as part of their inspections will inform tenants and landlords of the dangers of lead-based paint.

The City distributes the brochures, "Lead Based Paint, a Threat" and "Protect Your Family from Lead in your Home" with both English and Spanish-language versions. The City shares and compares data on children with elevated blood levels with San Diego County Health and Human Services Agency, Vista Community Clinic, North County Health Services and Tri-City Hospital. The Housing Quality Standards (HQS) inspectors, the Rehabilitation Specialists, and Section 8 Housing Specialists have all attended training on lead-based paint hazards.

In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City will implement the following guidelines for its housing and community development programs:

- a. For the first-time homebuyer program financed with HOME, ADDI or CalHOME funds, the City will perform a Housing Quality Standards (HQS) inspection, which involves a visual assessment of the subject property if constructed prior to 1978. The visual assessment is performed to discover any deteriorated paint exceeding two square feet or ten percent of an individual interior building component, or 20 square feet of the exterior surface. In combination with the HQS inspection, the seller of the assisted property must sign disclosure forms indicating the seller's knowledge of any lead-based paint history connected with the property. The borrowers are provided with lead-based paint notice disclosure forms and the pamphlets, "Lead-Based Paint, A Threat" and "Protect your Family from Lead in your Home."
- b. For rehabilitation projects financed with CDBG, HOME or ESG funds that are for less than \$5,000, the City will require paint testing of disturbed surfaces and risk assessment of any properties constructed before 1978. Depending upon the results of testing, the City may require lead hazard reduction activities through interim controls, standard treatments or complete abatement. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project. "Clearing the work site" determines that all hazard reduction or abatement activities are complete and that no hazards remain in the unit.

- c. For rehabilitation projects financed with CDBG, HOME or ESG funds that are between \$5,000 and \$25,000, the City will require paint testing of disturbed surfaces and risk assessment of any properties constructed before 1978. Depending upon the results of testing, the City will require lead hazard reduction activities through interim controls, standard treatments or complete abatement. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.
- d. For rehabilitation projects financed with CDBG, HOME or ESG funds that are in excess of \$25,000, the City will require paint testing of disturbed surfaces and risk assessment of any properties built before 1978. All lead hazards detected in these rehab projects shall be abated. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.
- e. Lead-Based Paint and Tenant-Based Rental Assistance (TBRA): TBRA requirements apply to dwelling units occupied or to be occupied by families or households that have one or more children under age six, the common areas servicing the units, and other areas used by unit residents and frequented by children under age six. The City does not have a TBRA program but will explore establishing one to provide security deposit assistance to families moving out of transitional housing.

The following steps must be followed for TBRA when there is a risk of lead-based paint contamination:

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

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

HOUSING

Specific Housing Objectives

Action Plan Specific Objectives response:

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

The City of Oceanside anticipates achieving these housing priorities and objectives in program year 2008:

- a. Completion of construction of the *La Mision Village* mixed-use project with 4,700 square feet of commercial space and 80 rental units that will be affordable for very low-income families (HOME, State and local funds). The project will include a 2,500 square-foot family clinic operated by North County Health Services.
- b. Completion of construction of the \$5.65 million Libby Lake for-sale housing project of 18 for-sale homes with Habitat for Humanity as project developer, providing homeownership opportunities for low-income families. The City has provided \$2,370,000 of local inclusionary housing fees and will sell the land to Habitat for \$1 as its contribution to the project. Other funds will come from mortgages, donations to Habitat, and "sweat equity" labor from homeowners. Habitat will manage the project and maintain affordability for 55 years. Groundbreaking was held on June 2, 2008, and the first four homes were built in one week as part of a nationwide "Building Blitz".
- c. Acquisition and rehabilitation of the 90-unit Country Club Apartments to preserve them as decent, safe, affordable housing for low- and very low-income families. The City will issue multifamily revenue bonds not to exceed \$11.7 million for this project.
- d. Acquisition of the 182-unit Shadow Way Apartments
- e. Successful completion of six to eight first-time homebuyer loans and home purchases (HOME, ADDI, CalHOME funds) including at least one Section 8 household enrolled in the Family Self-Sufficiency Program
- f. Completion of at least eight homeowner rehabilitation loans and up to eighteen Mobile Home Improvement Program (MHIP) grants (CDBG funds), with construction activity completed within one year of loan or grant approval.
- g. Funding and completion of at least one rental rehabilitation project (local funds), either of a complete building or a tenant-based project, with the commitment that the unit(s) remain affordable for a given number of years after completion of the rehabilitation work
- h. Allocation of local condominium conversion fees for energy efficiency improvements at the Women's Resource Center transitional housing facility and rehabilitation of a portion of the Mental Health Services Family Recovery Center transitional housing, including expansion of the kitchen to develop a job-training program for residents toward food service careers in restaurants, hotels and catering
- i. Acquisition and rehabilitation of rental units in the very low-income Crown Heights neighborhood, in partnership with a nonprofit housing developer or CHDO and as part of the Crown Heights Neighborhood Revitalization Strategy
- j. Identification of a developer for a mixed-use rental housing project for low-income households on the 14-acre Josepho site

- k. Certification of at least one additional CHDO and allocation of the fifteen percent HOME setaside funds for housing projects targeting high-need groups, including youth aging out of the foster care system, homeless veterans, homeless persons with mental illness, and other special needs populations
 - l. Further implementation of recommendations from the Comprehensive Affordable Housing Strategy, especially with regard to identification and acquisition of sites for affordable housing developments and preservation of existing rental units affordable to very low-income families
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

The City of Oceanside anticipates having resources available toward addressing housing needs in the next five years from the following programs; a table showing anticipated funding from these sources is included above (page 7).

Federal funds:

- a. HOME Investment Partnership and American Dream Downpayment Initiative (ADDI) funds for homeownership programs, including a homeownership program for families participating in the City's Section 8 Family Self-Sufficiency program
- b. CDBG funds allocated for rehabilitation programs of owner-occupied single family homes for qualified low-income homeowners (household income below eighty percent area median income, adjusted for family size) to bring the structure into compliance with current building code requirements
- c. CDBG funds allocated to the Mobile Home Improvement Program for grants of up to \$6,000 for qualified owner-occupied coaches; households with income between fifty and eighty percent of area median income must match the grants; those with incomes below fifty percent of area median income do not have to provide matching funds
- d. Emergency Shelter Grants funds allocated for transitional housing to help homeless families move to independent, self-sufficient living
- e. HUD Supportive Housing Program funds awarded to the City for operation of the Women's Resource Center Transitional Housing facility in Oceanside
- f. HUD Section 8 Housing Choice Voucher Program
- g. HUD Family Self-Sufficiency (FSS) Coordinator grants
- h. HUD Section 202 Program funds awarded to Southern California Presbyterian Homes for development and management of the Lil Jackson (Lake Boulevard) Senior Housing in partnership with the City of Oceanside
- i. Low Income Housing Tax Credits (LIHTC) will be used to finance the development of affordable rental housing for low-income households whenever feasible

State of California funds:

- j. The City was awarded \$600,000 of CalHOME funds in program year 2007 which will be used in program year 2008 in the City's first-time homebuyer program
- k. State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds for construction of housing

- l. The Mental Health Services Act of 2004 to provide housing and supportive services for homeless persons with mental illness or co-occurring disorders
- m. The City received \$1.2 million in Mortgage Credit Certificates (MCC) tax credits in program year 2007 for the first-time homebuyer program. MCCs provide IRS tax credits on mortgage payments with funding provided from State bond proceeds, and are used in conjunction with State CalHOME and federal HOME funds for the homeownership program. AHA Housing manages MCC credits for the City.

Local Funds:

- n. Redevelopment set-aside (tax increment funds): The City's Redevelopment Agency is required to set aside 20 percent of the tax increment revenues that result from the City's redevelopment activities for the development of affordable housing. Currently the redevelopment set-aside fund accrues approximately \$600,000 each year.
- o. Inclusionary Housing fees: The City's inclusionary housing program requires that developers of three or more housing units reserve 10 percent of the units in the development as for-sale units affordable to low- and moderate-income households. "Reserved" units may be provided on- or off-site. Rental projects of 3 or more units must reserve 10 percent of the units for low-income households. Housing developers have the option of paying an in-lieu fee, which is calculated using a formula based on the difference between what a family of four earning the area median income can afford and the median price of resale homes in Oceanside. The City utilized in-lieu Inclusionary Housing fees to finance new multi-family construction including the 80-unit *La Mision Village* mixed-use development, completed in mid-2008, and for the acquisition and rental rehabilitation of the 90-unit Country Club Apartments, which will begin in program year 2008. The City will continue to utilize the in-lieu fee funds to finance development of for-sale housing for low-income families and rental housing for very low-income families.
- p. Condominium Conversion fees: The City receives fees from owners when apartment units that were originally planned as condominium developments are converted from apartments to for-sale units. Fees cover the costs of relocation for renters and applicable City administrative and program management fees. The City also receives a percentage of the sales price when converted units are first sold; this income will be used to finance the City's rental rehabilitation program and other programs specifically benefiting low-income households in rental units. Projects in 2008 will include improvements to the Women's Resource Center transitional housing facility and the Mental Health Systems Family Recovery Center, including expansion of the kitchen to provide training for food service careers.
- q. Mortgage Revenue Bond Fees: The City has collected fees from the financing and refinancing of affordable housing projects developed with mortgage revenue bonds; the City intends to utilize these funds for land acquisition and affordable housing development. Bond fees will also support the City's contribution to the Alliance for Regional Solutions for winter shelter programs for homeless persons and families in North San Diego County.
- r. Multifamily Revenue Bonds: The City will issue revenue bonds to finance acquisition and rehabilitation of low-income rental housing in partnership with a housing developer.

The City of Oceanside will use these resources toward the primary objectives set forth in the five-year Strategic Plan and as recommended in the Comprehensive Affordable Housing Strategy. The City's primary emphasis will be toward the development of rental housing that is affordable for very low-income families (less than 50 percent of area median income

adjusted for family size). The City will further work to fulfill goals and objectives in the 2005-2010 Housing Element of the General Plan (sections attached).

Needs of Public Housing

Action Plan Public Housing Strategy response:

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.*

The City of Oceanside is a Public Housing Authority (PHA) for its Section 8 Housing Choice Voucher / Rental Assistance Program but does not manage or own any housing as a Public Housing Agency. The Neighborhood Services Department – Housing Division manages the Section 8 program, with approximately 1,400 households enrolled in the program. The five-year PHA plan was approved by the Oceanside City Council in April 2005 and submitted to HUD for review; the 2008-09 Annual PHA Plan was submitted to and approved by the City Council on April 2, 2008. Two seats on the City's Housing Commission (advisory to the City Council on housing programs) are reserved for Section 8 voucher holders. The City offers a Family Self-Sufficiency (FSS) Program for Section 8 households; the FSS program has a homeownership component.

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 PHA is considered a "high performer" by HUD based on the most recent monitoring visits, audits and review of reports.

Barriers to Affordable Housing

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

Action Plan Barriers to Affordable Housing response:

The primary barrier to affordable housing in the City of Oceanside and throughout the San Diego region is the overall cost of housing, combined with a rise in the cost of living that outpaces the rise in wages. Consumer prices in the San Diego region have increased more than the national average each year for the past five years, while wages have remained relatively close to the national average. A major factor in consumer prices is the cost of housing, with a median price of over \$400,000 for a single-family home at the beginning of 2008. Even with the drastic downturn in housing prices since mid-2007, less than 20 percent of the families in the San Diego region earn enough to purchase a home. The economic crisis resulting from the collapse of the sub-prime mortgage market has led to the first decline in median housing prices since the mid-1990s, making some homes affordable to moderate-income families who had been priced out of the market.

At the same time, the tightening credit market restricts access to loan funds for these families. This “credit crunch” resulting from the collapse of the sub-prime mortgage market and resultant increasingly tighter credit has made it even more difficult for low-income families to achieve homeownership. Families with Adjustable Rate Mortgages (ARMs) experience radical rises in monthly mortgage costs, requiring more of their income for housing. Families who bought homes through the sub-prime mortgage market or through “zero-down” programs are going into default and foreclosure, with an increasing number of abandoned homes in the City, especially though not exclusively in low-income neighborhoods. Families who bought homes in the past three years are learning that they now owe more than their home is now worth on the market.

The steadily declining availability of land for housing that is accessible to employment means that housing will remain expensive for low-income families in the region, and that many younger families will either remain in rental housing or seek housing and possibly employment in other areas. Western Riverside County has become a primary source of lower-cost housing for families whose source of income is employment in San Diego or Orange counties. The rapidly rising cost of fuel, however, has made commuting steadily more expensive, eliminating some of the savings families had made with lower-cost mortgages.

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

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

- ◆ In the 2006 program year the City used Inclusionary Housing funds for initial development of 18 for-sale homes by Habitat for Humanity - the Libby Lake project - to be made available to low-income families. The first four homes were completed in a nationwide “Building Blitz” in June 2008 and the remaining homes will be completed during Program Year 2008.
- ◆ The City allocated HOME funds and redevelopment set-aside fees for construction of 80 units of rental housing at the mixed-use *La Mision Village*, which will be available to low- and very low-income families in program year 2008.
- ◆ The City used redevelopment setaside and inclusionary housing fees for acquisition of the 14-acre Josepho property and will identify a low-income housing developer for the site in program year 2008.
- ◆ The City will use inclusionary fees and multifamily revenue bonds to acquire the 90-unit Country Club Apartments, which suffers from deferred maintenance and a history of problems including gang- and drug-related criminal activity. The City will work with a nonprofit developer to rehabilitate the units, buildings and grounds over the next two years as drug-free and crime-free housing that is affordable to low-income families.
- ◆ The City will use local and HOME funds for acquisition and rehabilitation of the 142-unit Shadow Way Apartments to maintain these as affordable to low-income families

- ◆ The City's rental rehabilitation program will improve the quality of low-income rental units while maintaining the units as affordable housing. The rental rehabilitation program is particularly targeted at buildings in the very low-income Crown Heights neighborhood. Funding for the program comes from condominium conversion fees.

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

- a. **Manufactured Home Rental Adjustment Program:** The City enacted a mobilehome rent control ordinance that regulates rent increases for all mobilehome park spaces. The City will consider petitions from mobilehome park residents regarding excessive rent increases. The Mobile Home Fair Practices Commission is empowered by ordinance to review and adjust excessive rent increases. There are twenty mobilehome parks in the City with a total of 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 that is owned by the residents is exempt from the program.
- b. **Density Bonus:** State law requires that a jurisdiction must grant a density bonus of at least 25 percent over the otherwise maximum allowable density for the project site if a developer agrees or proposes to construct
 - ◆ at least 20 percent (20%) of the total units of a housing development for low-income household; or
 - ◆ at least 10 percent (10%) of the total units of a housing development for very low-income households; or
 - ◆ at least 50 percent (50%) of the total units for elderly households.

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

- c. **Senior Housing Areas:** The City works with senior communities and with owners of senior mobilehome parks to preserve such housing as affordable housing for seniors, within the limits of federal and state fair housing regulations. At the same time, the City actively works to ensure that all individuals, families and households are protected by fair housing law and that victims of discrimination in housing have access to grievance procedures. The City provided funds to Community Housing Renaissance to acquire the 36-unit Cape Cod Villas to maintain it as age- and rent-restricted senior housing; rehabilitation was completed in program year 2007.
- d. **Coastal Zone Replacement Housing:** The City's coastal zone program and Local Coastal Plan (LCP) requires the one-to-one replacement of housing units in the coastal zone occupied by low- and moderate-income households when the units are lost through demolition or conversion to a non-residential use. The emphasis of this program is on retention of affordable units in the coastal zone with replacement on a unit-by-unit basis when removal cannot be avoided. The City anticipates that approximately 20 low-income replacement units will be constructed during the five-year Consolidated Plan cycle to replace units lost in the coastal or redevelopment zone. No new or additional development of housing affordable to low-income families is projected in the coastal or redevelopment zone.

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

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

The City contracted with consultants from the San Diego Association of Governments (SANDAG) to prepare the 2005-2010 Housing Element of the City's General Plan, which was submitted in 2006 for review and approval by the State Housing and Community Development Department. The final draft of the Housing Element was revised to meet state requirements and was submitted to the City Council for approval in program year 2007. The Housing Element includes the City's strategy to address SANDAG's Regional Comprehensive Plan and the regional housing goals for 2005-2010. Under the regional goals, the City of Oceanside is to develop 6,423 new housing units by 2010, 2,543 of which are needed for low- and very low-income families. At 30 units per acre, the City will have to identify at least 85 acres for new housing. Once approved by the City Council and the State HCD Department, the Housing Element will become part of the 2005-2010 Consolidated Plan for Housing and Community Development. Portions of the Housing Element are attached to this Action Plan. The approved Housing Element is a component of the Consolidated Plan.

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

The City allocates the fifteen percent CHDO setaside of HOME funds to develop special housing projects.

HOME/ American Dream Down payment Initiative (ADDI)

Action Plan HOME/ADDI response:

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

No other forms of investment are included in the HOME/ADDI Program

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.*

HOME and ADDI funds are used in the City's first-time homebuyer program. The City provides a second loan to the buyer behind the primary mortgage held by a financial institution. The loan is extended at three percent simple interest and can be either amortized or deferred, depending upon the financial resources of the borrower. 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. The loan must be repaid either when the home is sold (transfer of title); the loan can be repaid when the existing mortgage is refinanced with a commercial lending institution, depending upon terms in the original loan documents. Repaid loans are returned (recaptured) as program income to the City's HOME program.

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 or ADDI 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:*
 - a. *Describe the planned use of the ADDI funds.*
 - b. *Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
 - c. *Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

The City will receive and use ADDI funds in 2008-09 as described below:

- a. The City will use its ADDI entitlement in conjunction with HOME and other funds for a first-time homebuyer program; ADDI funds supplement the HOME and CalHOME funds for downpayment assistance. The City's loan is a second one that is repaid (recaptured) when the property is sold (transfer of title). The very limited amount of ADDI funding in program year 2008 - less than \$5,000 - means that the entire amount will be used in the first loan made.
- b. The City advertises its first-time homebuyer program in the local media, the quarterly Oceanside Magazine which is delivered to every residence and business in the City, and through the City's community resource centers located in low-income neighborhoods. The City participates in an annual first-time homebuyer fair sponsored by the Faith Based Community Development Corporation along with financial institutions and local realtors. The City distributes information at community fairs and neighborhood activities.
- c. The City's Family Self-Sufficiency (FSS) coordinator works with 100 to 125 Section 8 families a year, and provides information to all of them on the FSS first-time homebuyer program. The FSS coordinator works with the family, the Faith-Based CDC and the Faith Based Credit Union to develop a financing plan for home ownership. Successful FSS homebuyer families can continue to receive assistance, with payment going directly to the financial institution holding the mortgage. Two FSS families successfully completed home purchases in 2007-08. The Oceanside City Council has indicated strong support for homeownership programs for low- and moderate-income families.

The cost of for-sale housing in the City and entire San Diego region together with the tightening of credit resulting from collapse of the sub-prime mortgage market and related securities means that a maximum of eight loans will be made during the 2008 program year. As a result, the City does not advertise the availability of loans when the money for the year has been exhausted. The Neighborhood Services Department does maintain a waiting list of persons who have applied for and who qualify for first-time homebuyer loans.

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

The City tracks the number of persons and families inquiring, applying for, and successfully completing the homebuyer program in order to ascertain best ways to advertise the program and to determine the primary reasons applicants cannot complete the program. This tracking provides an understanding of the total time involved in the administration and management of homebuyer programs, including the amount of time spent with applicants who do not complete the program. This tracking also provides information for nonprofit agencies offering first-time homebuyer counseling and information programs; the tracking assists agencies as they work with potential applicants to identify problems that may come up during the application process and how best to address those problems. The same tracking is done for applicants for the City's homeowner / mobilehome rehabilitation programs to demonstrate the amount of staff time required to manage the programs.

HOMELESS

Specific Homeless Prevention Elements

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

Action Plan Special Needs response:

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

The City anticipates having funds available for homeless services during the 2008-09 program year; a complete list of anticipated resources and allocation of funds is included in the appendices.

- a. CDBG entitlement funds will be allocated to agencies serving homeless individuals and families, but these will be public services allocations subject to the 15 percent cap on spending and thus limited by allocation of funds to other services. The City anticipates using \$21,952 of 2008-09 CDBG funds for homeless services and emergency assistance, and \$44,720 to provide shelter and supportive services for battered spouses, abused and neglected children, homeless or runaway youth, and persons with AIDS.

- b. The City will use \$40,000 of local funds for winter shelter programs locally and the North San Diego County region; shelters provide case management to help persons and families move out of homelessness. North San Diego County jurisdictions collaborated with shelter providers for the 2007-08 winter shelter season through the *Alliance for Regional Solutions*, with all jurisdictions contributing funds based on population. North County Community Services acted as fiscal agent on behalf of all shelter and social service providers.
 - c. The City will consider allocating condominium conversion fees (local funds) for improvements to transitional housing facilities in the City. The Women's Resource Center transitional housing needs to install energy efficient windows; the Mental Health Systems Family Recovery Center has requested funding to renovate the facility kitchen, which will also support a training program for food service careers.
 - d. The City will receive \$80,095 in Emergency Shelter Grants Program (ESG) funds for program year 2008, which will be allocated to two agencies to support transitional housing for families moving from homelessness to independent, self-sufficient living. Under the State of California regulations for awarding grants to subrecipients, agencies located in the City are not eligible for State ESG grants since the City is now an entitlement City for HUD ESG funding. The Women's Resource Center (WRC) in Oceanside had been receiving \$85,000 of ESG funds from the State of California for its transitional housing facility. The WRC lost these funds in 2005-06 and will receive \$55,000 of City ESG funds in program year 2008. North County Solutions for Change will receive \$21,090 of ESG funds for the Solutions Family Center. Residents in transitional housing pay 30 percent of household income as rent.
 - e. The City receives and manages a HUD Supportive Housing Program (SHP) grant of \$146,703 annually and contracts with the Women's Resource Center for transitional housing and supportive services for homeless women, especially women with children and women who have been victims of domestic violence.
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*

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

- a. First - and probably the largest group - are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. The primary need of this population - beyond shelter - is health care and disease prevention; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery by other homeless persons. The neighboring City of Carlsbad is working with Catholic Charities of San Diego to develop housing for farmworkers using funds received when agricultural land is rezoned for commercial or residential purposes.

- b. A second group are homeless youth who are attracted to the coastal / beach environment. While many of the street youth do have homes to which they sometimes return or places where they can spend an occasional night, there are on average 20 to 30 youth ranging from 16 to 21 years old who can be classified as homeless individuals. The youth receive basic health care through a Teen Clinic operated by Vista Community Clinic. Counselors and outreach workers from the YMCA Oz North Coast and *Stand Up for Kids – Oceanside* assist in family reunification when possible. City Code Enforcement officers will refer homeless youth to Oz North Coast and to *Stand Up for Kids* if they come across the youth during sweeps of the San Luis Rey River area or other sites of homeless encampments.
- c. A third group is made up of homeless families, both single-parent and dual-parent families, who have become temporarily homeless or are constantly at risk of homelessness. A job loss, medical expenses or other unusual and unexpected costs can be the turning point to homelessness; families then move to living out of a car or van, camping at one of the local beach state parks, or staying in one of the winter shelters. Many of these families still have income from work, but seldom enough to cover the entry costs to an apartment. This group - whether homeless or at risk of becoming homeless - is a priority group in the region for transitional housing and support to return them to independent, self-sufficient living.
- d. A fourth group are chronically homeless persons, including persons with longterm substance abuse issues, persons with mental illnesses, and persons who have long since decided to maintain a homeless lifestyle. Most survive with some sort of regular income such as an SSI disability check or funds from the Veterans Administration. Without a permanent homeless shelter with supportive services, this group will remain on the streets. Interfaith Community Services opened a 44-bed transitional housing facility in Escondido for homeless (men only) veterans, seniors or persons with disabilities. The City will work with Interfaith Community Services to acquire and develop rental and transitional housing for homeless veterans. The City notes a growing number of homeless seniors, both men and women, and other very low-income seniors without extended family who are at risk of becoming chronically homeless.

Staff of the Neighborhood Services Department meet every six months with representatives of agencies that provide services to homeless individuals and families, and agencies that provide transitional housing for individuals and families. This group makes recommendations for allocation of funds available under the Emergency Shelter Grants Program. The representatives also seek ways to improve agency collaboration and to share scarce resources. The consensus from service providers is to emphasize prevention of homelessness first, then transitional housing and support services for individuals and families, and finally support for chronically homeless individuals. These priorities guide use of CDBG and ESG funds that are awarded to the City. At the same time, the City seeks to serve all individuals and families who are homeless and find ways to provide housing, food and supportive services for them. The local providers cooperate with the San Diego Regional Task Force on the Homeless to plan Project Connect events in the region; these are one-day outreach events to provide homeless persons and families with information on and access to health and social services, housing, and other programs of benefit to them.

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

North San Diego County jurisdictions and nonprofit service providers came together during program year 2007 to form the *Alliance for Regional Solutions*, dedicated to a regional response to homelessness. The Alliance targeted planning and support for winter emergency shelters, with all jurisdictions contributing funds based on population to a common pool for support of three winter shelters. The Alliance will continue this work in program year 2008.

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

- Brother Benno Foundation provides services to homeless individuals and emergency services to individuals and families at risk of homelessness;
- Casa de Amparo provides shelter and services for abused and neglected children ages 0-18;
- Casa de Amparo has been awarded a County of San Diego grant to provide 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;
- Episcopal Community Services provides shelter and services to homeless men who present signs of mental illness;
- Fraternity House provides shelter and services to persons with AIDS who would otherwise be homeless;
- Interfaith Community Services provides services to homeless individuals, emergency services including food and hygiene supplies to very low- and low-income individuals and families, and emergency rental assistance or deposit assistance for working families at risk of becoming homeless;
- North County Solutions for Change manages a transitional living facility with supportive services for families moving from homelessness to independent, self-sufficient living, and a short-term (ninety days) shelter for families that recently became homeless;
- Women's Resource Center manages an emergency shelter to provide services for women and children who are victims of domestic violence, and a transitional living facility with supportive services for female-headed families moving from homelessness to independent, self-sufficient living;
- YMCA Shelter Services provides a short-term transitional living facility (YMCA Oz North Coast) for runaway and homeless youth, and partners with *Stand Up For Kids* in an outreach program to street youth and youth at risk of becoming homeless;
- Bread of Life Ministries manages a winter emergency shelter December 1 to April 15 each year for homeless individuals. Homeless families are placed whenever possible with the Interfaith Shelter Network, a rotational shelter program sponsored by faith-based organizations, and Project Hope in Vista, a winter emergency shelter limited to families. Winter shelters cooperate with the 2-1-1 Infoline system in San Diego to ensure that persons in need of overnight shelter are directed to the closest and most appropriate facility. Both Bread of Life and Project Hope are part of the *Alliance for Regional Solutions* formed in program year 2007 for regional shelter planning.

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

- The Family Recovery Center, a residential treatment facility and transitional housing for women in recovery from substance abuse, including women who have custody of their children (90 beds with 75 active at present)
- North County Safe Havens, a residential facility for homeless persons with chronic mental illness (12 beds)
- Fraternity House and the Marisol Apartments provide permanent supportive housing for persons with HIV/AIDS
- T.E.R.I., Inc., which operates ten group homes for adults with developmental disabilities; eight of these homes are in Oceanside
- Brother Benno Foundation, which manages three group homes of transitional housing for men in recovery from substance abuse (18 beds) and one group home (six beds) for homeless women
- Women's Resource Center, which provides emergency safe shelter (eighteen beds) and services for victims of domestic violence and their children
- Casa de Amparo, which provides shelter and services for children and youth 0-18 who have been removed from their homes by Child Protective Services or law enforcement agencies.

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

Another gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out, 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 will explore using HOME funds in partnership with a CHDO and transitional housing programs to provide security deposits and continuing support for persons leaving transitional housing for permanent rental housing.

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

- a. Prevent homelessness through short-term rent and utility assistance programs and other services
- b. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence
- c. Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families
- d. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse and/or HIV/AIDS, including persons with co-occurring disorders

- e. Support the *Alliance for Regional Solutions* for operation and management of winter emergency shelters that assist persons and families to move out of homelessness into independent, self-sufficient living
 - f. Support development of a regional shelter for chronically homeless persons, especially those with mental and/or co-occurring disabilities
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The City of Oceanside cooperates with the Regional Task Force on the Homeless, the Regional Continuum of Care Committee (RCCC) and the San Diego Leadership Council to End Chronic Homelessness by 2012 to develop strategies and facilities to end chronic homelessness. The Strategic Plan includes an objective toward this goal. As funds are available, the City will support the development of a regional shelter for the chronically homeless, with special attention to homeless veterans and homeless individuals with disabilities and/or mental illnesses. The City works with community-based and faith-based organizations for services to chronically homeless persons. The *Alliance for Regional Solutions* has been a very positive force for common planning for winter emergency shelters in North San Diego County. The Alliance has moved away from the “warehousing” concept for winter shelters and uses a “responsibility-based” program to help individuals and families move out of homelessness.

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

The Regional Task Force on the Homeless sponsors one or two “Project Connect” events each year in various locations in the County. These one-day events provide opportunity for homeless persons to connect with health and social services, legal aid, Social Security and Veterans Administration staff, and other services that will enable them to move into stable housing. The City is open to having another Project Connect event during the Program Year 2008.

The barriers to eliminating homelessness in the City and region, whether chronic or temporary, are common ones:

- ◆ Lack of funding for long-term shelters, both for initial development and for the long-term operation and management
- ◆ Lack of political will on the local and regional level, although development of the Alliance for Regional Solutions is a very positive step toward a common approach to the issue across North San Diego County
- ◆ Competing claims for ever-diminishing funds, forcing jurisdictions to decide priorities of needs
- ◆ The challenge of identifying long-term funding for permanent supportive housing for homeless persons with mental illness or other severe disabilities

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

The City provides CDBG and local funds to local nonprofit agencies specifically to prevent individuals and/or families from becoming homeless. The City's primary emphasis is to assist families to remain in their present housing and resolve financial problems before becoming homeless. 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. Rental assistance: Low-income families with children who experience an unexpected, significant drain on monthly income - medical expenses, automobile repair, etc. - may receive one-time rental assistance, provided that the family can demonstrate that they are normally able to make rental payments in full and on time. This has been shown to be the most effective way of preventing homelessness, making it possible for a family to stay in their home. Low-income families that can demonstrate the ability to make monthly payments but lack funds for rental deposit or security deposit can request that such funds be advanced on a one-time basis. Rental emergency assistance and deposit assistance are provided directly to the landlord. Case managers follow up with families receiving emergency assistance with other services such as family financial management classes so that they remain independent and self-sufficient.

The City encourages informal partnerships and sharing of resources between the various organizations that provide services to very low- and low-income families, and to homeless persons and families. The City provides notice of grant opportunities, local in-kind resources, and ways to expand awareness in the community of the needs of homeless persons and families, and the services provided by local community-based and faith-based organizations. The City provides technical assistance to agencies seeking to develop services to homeless individuals and families to ensure that new services do not duplicate existing programs.

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

The City will work with the County of San Diego and other governmental agencies to develop and implement a Discharge Coordination Policy by the end of the 2005-2010 Consolidated Plan period. The City is particularly concerned about youth who "age out" of the foster care system, and persons released from the regional Veterans Administration Hospital with no local family support. As noted above, many veterans of the Iraq and Afghanistan conflicts are returning with significant mental problems that impact successful re-entry to civilian life.

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

There are limited independent living / transitional living facilities in the north coastal San Diego County region for youth moving out of foster care. Casa de Amparo will manage twelve two-bedroom units as transitional housing for youth ages 18-22; Casa will use a master lease agreement for the units. This program with funding from the County of San Diego will begin in July 2008.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Action Plan ESG response:

Does not apply to the City of Oceanside as a direct recipient of ESG funds

COMMUNITY DEVELOPMENT

Community Development

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

Action Plan Community Development response:

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

The priority non-housing community development objectives for assistance with program year 2008 CDBG funds have been identified as the following:

- a. Positive youth development programs and activities for children and youth that will reduce involvement in youth gangs and related delinquent behavior
- b. Activities that will strengthen family life in low- and moderate-income households
- c. Activities that will improve living conditions and enhance employment opportunities for the "working poor"
- d. Activities that will enable seniors and persons with disabilities to remain healthy and to live independently as long as possible

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

- a. Public facilities in Program Year 2008: complete construction of the El Corazon Senior Center, complete construction of Fire Station 7 with a \$3.5 million Section 108 loan, complete plans for renovation or replacement of the Joe Balderrama Recreation Center and Park in the Eastside neighborhood, open a new child development center in Crown Heights, open a new medical clinic in the *La Mision Village* mixed use development, and complete improvements to the Ivey Ranch Park Association and Camp Fire USA facilities in the City.

- b. Public improvements in Program Year 2008: complete lighting in Libby Lake Park as the final component of the Calle Montecito Neighborhood Revitalization Strategy Area Program, continue improvements in the Crown Heights neighborhood with new street lighting and improvements to streets, alleys and utilities, and complete installation of sidewalks in the Eastside neighborhood.
 - c. Public services in Program Year 2008: address problems of youth violence and the impact of youth gangs in low-income neighborhoods with positive youth development programs and gang prevention activities; provide social, recreational and literacy programs for children and youth in CDBG-eligible neighborhoods; provide health and supportive services to seniors on fixed incomes and persons with disabilities; provide social, health and emergency services, especially food and items for infants and young children, to very low- and low-income families; provide supportive services to special needs populations, including abused and neglected children, battered spouses, persons with AIDS and persons with developmental disabilities.
 - d. Economic development in Program Year 2008: identify ways to expand job-training programs for youth through Interfaith Community Services Transitional Youth Academy and SER Jobs for Progress; support the workforce development program at Oceanside High School managed by Interfaith Community Services; support construction trades pre-apprentice programs offered by New Haven Youth and Family Services; support development of a food service training program at the Mental Health Systems Family Recovery Program; and support local industries in workforce development programs as they face the retirement of the "Baby Boomer" generation.
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

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

The 2005-2010 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. Local community development objectives in the Strategic Plan are prioritized as follows:

- a. High Priority: The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.
- b. Medium Priority: If funds are available, the City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.

- c. Low Priority: The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide letters certifying consistency with the Consolidated Plan for local agencies when a grant application is directly related to objectives in the five-year Consolidated Plan.

The primary obstacle to meeting underserved community development needs is a lack of available funds and human resources for the tasks. The ongoing budget crisis in the State of California has led to significant cutbacks in funding for social and health services and insecurity as to future funding. Local government officials are reluctant to expand budgets without clear direction from the State Legislature as to how property tax funds will be divided between the State budget and local jurisdictions. At the same time, CDBG funding has not kept pace with increasing needs in the community, increased energy costs impact local nonprofit agencies without comparable increased funding, and steadily rising food costs particularly impact low- and very low-income households.

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

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

Antipoverty Strategy

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

Action Plan Antipoverty Strategy response:

The City has undertaken a number of initiatives to improve the quality of life and in turn reduce poverty.

- a. In the 2005-2010 Consolidated Plan, the City outlines housing, homeless, and community development objectives that are designed to improve the quality of life for low-income persons. Most of these objectives target the neediest neighborhoods and populations in the City, and the City's federal resources are allocated in accordance with the plan. In addition, the City effectively utilizes its federal funding to leverage other public and private monies, especially in the area of housing development that is affordable to very low-income families.
- b. The City's largest federally-funded program is the Section 8 Housing Choice Voucher rental assistance program. Section 8 vouchers provide stable housing for lower-income households and choice in housing, with assisted households spread throughout the city. The City's PHA plan outlines a strategy to maintain the "high performer" standing of the program and maximize the use of the limited resources, with a goal of remaining at a 95% lease-up rate or higher for the Section 8 Program.

- c. The City coordinates the Family Self-Sufficiency (FSS) program with up to 100 participating families. The FSS Coordinator works with these families to develop short and long-term objectives to improve their quality of life, become free of all forms of welfare, increase household income and gain independence and self-sufficiency. As an incentive, the City maintains an escrow account for each FSS-enrolled family in which a portion of their housing assistance payment is deposited. When a family completes the objectives in their plan, they receive the savings that have accumulated in their escrow account.
- d. The City has used the Neighborhood Revitalization Strategy Area (NRSA) program effectively in the Libby Lake/Calle Montecito neighborhoods, which was completed in 2006-07 with the opening of the Libby Lake Child Development Center and first classes in the SER/Jobs for Progress job-training center. The City will apply to have the Crown Neights neighborhood declared as a NRSA during program year 2008. The Crown Heights neighborhood, which is the most densely populated in the City and has the lowest average median family income, is a primary focus for attention in the 2005-2010 Consolidated Plan. Goals, objectives and benchmarks for the NRSA revitalization programs are developed in collaboration with residents of the neighborhood, community-based organizations, nonprofit social service and health providers, and various City departments. The City has contracted with Community HousingWorks for housing development and neighborhood revitalization activities.
- e. The City has established community resource centers to serve residents in low-income neighborhoods. These resource centers, supported by CDBG allocations and the City's general fund, provide access to a range of public services and public space for youth programs and neighborhood events.
- f. The City has used CDBG funds to establish childcare centers to serve low-income households with affordable, quality childcare. The City views the development of affordable, accessible childcare as a key support for working families and neighborhood improvement. Childcare programs supported by the City emphasize activities that meet "ready-to-learn" guidelines of the Oceanside Unified School District for children entering kindergarten.
- g. The Oceanside Public Library has established an English language literacy program (Oceanside READS) for both youth and adults. The program trains volunteer tutors and matches them with learners. For 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. For youth, reading and comprehension skills are critical to maintaining grade level competency and academic success. The Library has two bookmobiles to increase access to library resources for residents who might otherwise be unable to visit the library or branch library.
- h. The Oceanside Public Library has developed a community computer center and installed public access computers at the main library and Mission Branch; use of the computers is free to residents. There are computer labs at each of the four resource centers in low-income neighborhoods. Public access to computers and the Internet enable low-income persons to learn computer skills, compose resumes, and search for employment opportunities. The computer centers are important for youth from low-income families who do not have current computer technology or Internet access in their homes but who need computer technology for homework assignments.
- i. The City's Economic Development Workplan is designed to attract new businesses in targeted industries, foster job creation, prepare the local workforce for jobs in the new economy, and to provide facilities and services that support commerce and

improve business retention. Development of new beach hotels and resorts will offer new job opportunities, although most of these will be in the lower-paying service sector. With many biotechnology firms locating in San Diego County, local colleges are increasing offerings in biotechnology research and manufacturing classes.

- j. The City works with CDBG subrecipients to provide assistance to the working poor while also supporting programs to train such workers for living wage jobs. The City Economic Development Department works with MiraCosta Community College and local business and industrial firms to plan employment development programs for the local workforce, and to ensure that firms can access a local trained workforce for employment, especially with the wave of anticipated retirements in the next ten years. The opening of the long-planned Sprinter commuter line between Oceanside and Escondido will improve access to Palomar Community College and CSU San Marcos for lower-income students.
- k. The City used State of California funds to open a job-training center at the Libby Lake Community Center to train youth and low-wage workers for living wage and higher-paying jobs. The City will work with local nonprofits to develop partnership programs with the Building Industry Association, trade unions and vocational training schools to introduce young people to building and construction trades. The City supports the development of a Trade Tech charter high school to provide vocational training with a full high school diploma as a positive alternative to programs emphasizing college entrance. The City participates in a Interfaith Community Services job-training program funded by the San Diego WorkForce Partnership; this program is specifically for students at Oceanside High School.

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.

Action Plan Specific Objectives response:

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
 - a. A primary non-homeless special needs population in the City of Oceanside is the growing number of elderly persons, especially those living alone. Recent population estimates are that nearly 20 percent of the City's residents are 62 years of age or older; this percentage is expected to increase to over 20 percent by 2010. This population will require an increasing number of senior housing units, including units that are fully accessible to seniors with disabilities. An important need already identified for the Oceanside senior population - indeed, for the entire North County region - is easily available public transportation. As more seniors stop driving, their demand for transportation for medical appointments, shopping, and other purposes is increasing. A lack of easily accessible transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems. The City has developed a low-cost taxi voucher program that provides door-to-door services. The City will continue to explore options for effective, efficient and accessible senior transportation services.

The need for access to good nutrition for seniors is also growing, especially as local meal delivery services face declining support from state and local sources; some

services are already moving to weekly delivery of frozen meals. The City will complete construction of the new El Corazon Senior Center to serve senior citizens living in the eastern half of the City during program year 2008; the current senior nutrition program will remain at the existing senior citizens' center. The City will continue its support of the nutrition program at the senior center and other meal delivery programs. The City notes the often competing and overlapping services of various meal delivery programs and will encourage greater partnerships for more efficient operation.

- b. A second primary need in the City is for housing and supportive services for persons with developmental disabilities and for those with mental illnesses. Again, the increasing cost of housing makes it difficult to identify and acquire small group homes for this population. 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. 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.
- c. A third local special needs population are military veterans who move in and out of homelessness, often due to substance abuse or long-term mental illness. The 2007 San Diego County Health Needs Assessment has identified veterans of the Iraq and Afghanistan conflicts as an emerging health concern, with many veterans returning to civilian life with mental health issues as well as those with traumatic brain injuries and/or amputations. The proximity of Naval Hospital at Camp Pendleton and a Veterans Administration hospital in San Diego makes this area attractive to veterans, especially older, single men. The City supports the efforts of Interfaith Community Services and its outreach to this population. Interfaith opened a 44-bed transitional housing facility in Escondido during the 2006 program year for homeless or at-risk veterans, and homeless seniors or persons with disabilities (men only). The City will work with Interfaith to identify property for acquisition and rehabilitation that will be suitable for housing in Oceanside for homeless veterans.

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 2005-2010 Consolidated Plan for the City of Oceanside addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. The community development objectives, including those addressing needs of the non-homeless special needs populations in the Strategic Plan, are prioritized in accordance with HUD categories.

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

- ◆ The City has worked with Southern California Presbyterian Homes (SCPH) for the past four years toward development of 80 new rental units for low- and very low-

income seniors (the Lake Boulevard project) on a City-owned parcel. HUD awarded a \$9.9 million Section 202 grant to SCPH in 2006 for this project, and construction is now moving forward.

- ◆ 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 program year 2006 for supplies and equipment for a fitness center and in 2007 for an outdoor "enrichment center" These facilities are used by children and youth in the schools managed by TERI, Inc., by adults in group homes and by staff in a health and wellness program. The City will allocate additional capital funds in program year 2008 to complete the fitness and therapy center.
- ◆ Brother Benno Foundation manages small group homes for persons in recovery from alcoholism and referral services for individuals returning from institutions who are at risk of becoming homeless.
- ◆ Ivey Ranch Park Association provides daycare and recreation programs for children with disabilities, both physical and developmental, including an equestrian program designed for children with significant developmental disabilities. Ivey Ranch Association also provides a CDBG-funded summer daycamp program for both able-bodied and disabled children.
- ◆ The McAlister Institute, Mental Health Systems, Inc. and Phoenix House provide residential and outpatient treatment programs for persons in recovery from substance abuse, including adolescents, women with children and persons with co-occurring disorders.
- ◆ Welcome Home Ministries works with persons - primarily women, but including some men – who are recently released from incarceration and are at risk of becoming homeless or reverting to former patterns of substance abuse or criminal activity.
- ◆ The senior nutrition program operated by the Oceanside Senior Citizens Association in partnership with the Oceanside Senior Center provides meals at the Senior Citizens' Center and home delivery of meals five days a week to seniors who are homebound and to persons with disabilities who have difficulty getting out of their homes. The Angel's Depot program provides canned and dry goods to very low-income seniors; the Meals with Love program provides diet-specific meals to seniors with health or medical conditions.
- ◆ The Senior Citizens' Association Project Care provides a daily "check the welfare" phone call to seniors and persons with disabilities who live alone.
- ◆ Fraternity House provides housing, meals, supportive services and access to health care for persons with AIDS who would otherwise be homeless.
- ◆ Interfaith Community Services offers a volunteer-based minor home repair program for seniors and persons with disabilities to assist them in maintaining their homes and reducing hazards.
- ◆ The Trauma Intervention Program (TIP) provides volunteers to assist seniors when there is an emergency in the family, such as a serious auto accident, a critical injury, or the death of a spouse or family member.

The City has used HOME funds for the acquisition and/or rehab of facilities to serve special needs population, and uses CDBG funds to support activities and services provided by nonprofit organizations for persons with special needs. HOME funds are

used for development of special needs housing only when the organization can demonstrate that there is an unmet need for the specific kind of services, and can show sufficient available funds for operation and management of the program.

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

The City holds biannual meetings of representatives from senior-serving organizations and organizations providing services to special needs populations. These meetings are designed to promote collaboration and partnerships among the organizations, and to reduce overlap in services.

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.*

Action Plan HOPWA response:

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

Specific HOPWA Objectives

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

Specific HOPWA Objectives response:

Not applicable to the City of Oceanside

Other Narrative

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

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

1. FAIR HOUSING

The City of Oceanside operates a fair housing program through the Neighborhood Services Department and through a contract with a fair housing services provider. The City participated in the development of the regional Analysis of Impediments (AI) to Fair Housing Choice, published in August 2004; the Executive Summary of the AI is part of the 2005-2010 Consolidated Plan. The City participates in the multi-jurisdiction Fair Housing Resources Board, which sponsored development of the regional AI; the Board will issue an RFP and contract with a consultant in program year 2008 to prepare a new Analysis of Impediments for the period 2010-2015. The 2004 Regional AI identified potential impediments for individual jurisdictions in the San Diego region; impediments listed for the City of Oceanside included:

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

The 2004 Regional AI included a recommendation that the City of Oceanside consider amending its policies and regulations to address potential impediments identified in the AI. 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, the City will address constraints to housing development, the housing needs of special needs populations, and providing for a variety of housing for all income groups.
- b. The City will use CDBG funds to contract with a competent provider to offer fair housing program services to residents, while also directly providing educational services for residents, landlords, property managers and officials.
- c. The City will in partnership with its fair housing contractor conduct audits that will test for discrimination based on family status and disabilities.
- d. The City will provide assistance to tenants in completing and submitting HUD fair housing complaint forms.
- e. The City will sponsor public awareness and education programs, including observance of Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and resource centers, and reports to the Housing Commission.
- f. The City will educate landlords and property managers through public workshops.
- g. The City will distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at the 19 mobilehome parks in the City that are covered by the City's space rent control ordinance.
- h. The City will require all residential developers to sign a Voluntary Affirmative Marketing Agreement (VAMA).

The City has identified low-income areas of the City - by Census tract or block group - with disproportionate numbers of minority populations. The City is already working in these neighborhoods to ensure that fair housing regulations are enforced. One of the neighborhoods – the Libby Lake area – completed a Neighborhood Revitalization Strategy in program year 2007, and the Crown Heights neighborhood - with the highest percentage of minority population in the City - will develop a NRSA plan for submission to HUD in 2008. The cost of for-sale housing in the San Diego region makes it very difficult for families to move from existing homes; the City's goal is to improve living conditions and economic opportunities so that families can move out of low-income status.

The City has contracted with the Fair Housing Council of San Diego for services during Programs Years 2005, 2006 and 2007. The City issued an Request for Proposals in April

2008 for Fair Housing Services for the remaining two years of the 2005-10 Consolidated Plan. A Senior Housing Program Manager provides in-house response to fair housing inquiries and complaints, and responds to questions from elected leaders concerning fair housing laws and regulations.

2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

The City's policy and practice for allocating CDBG funds is attached as an appendix. The City will make one change to the allocation of CDBG funds for public services in Program Year 2008; subrecipients will have their FY 2008-09 award renewed for 2009-2010 provided that all requirements and objectives have been satisfied.

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. PROJECTS AND ACTIVITIES

Projects and activities are described in the attached "Objectives and Strategies" and listings of specific activities for program year 2008. The City made one change to the listing of CDBG-funded activities from previous years; activities serving children ages 6-11 are now listed under Project 18 "Child Care Programs" rather than Project 6 "Youth Services". This change brings the listing of activities in line with IDIS Code Definitions for 05D–Youth Services and 05L–Child Care Services.