



# Fifth Program Year Action Plan

The CPMP Fifth 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 2009 (July 1, 2009 to June 30, 2010) is Year 5 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 rehabilitation work at the 80-unit County Club apartments and the 182-unit Shadow Way apartments and construction of ten to fifteen more for-sale homes in the Libby Lake project by Habitat for Humanity to maintain decent, safe and affordable housing (housing objectives); expanded services to prevent homelessness and promote rapid re-housing of recently homeless families through the North San Diego County Alliance for Regional Solutions and new programs under the Homelessness Prevention Fund of the American Recovery and Reinvestment Act (ARRA) of 2009(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 and work that offers upward mobility through education and professional training (economic development objectives). The City will use Recovery Act (CDBG-R) and other CDBG capital project funds for improvement projects in low-income neighborhoods. The City will work with all CDBG-funded projects to ensure full compliance with Section 3 objectives to make jobs available to low-income persons.

The City will continue funding 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. Due to the decline in housing values and consequent loss of equity, it has become more difficult for homeowners to qualify for the housing rehabilitation loan program. The City will continue a first-time homebuyer program with HOME funds and implement a Neighborhood Stabilization Program with funds through the State. The new El Corazon Senior Center will offer expanded services for seniors, while CDBG-R funds will support improvements to the existing senior center. The City will use Energy Efficiency and Conservation Block Grant funds to implement a variety of energy-efficiency projects across the City.

The City will begin activities under a five-year Neighborhood Revitalization Strategy Area (NRSA) program in the Crown Heights and Eastside neighborhoods. This project will include acquisition and rehabilitation of rental units to maintain decent affordable housing for very low-income families, and initial planning for new and/or expanded recreational facilities. The Calle Montecito NRSA project is complete except for the Libby Lake housing project.

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 implemented for itself and all subrecipients the CDBG outcome performance measurement system. The City will seek to achieve highest rankings in the annual Program Review Letter and to score in the 75<sup>th</sup> percentile and above in HOME scoring.

The City did not qualify for ESG funding for transitional housing for PY09; the City will work with its two ESG partners to obtain funds from the State ESG program. The City will receive ARRA Homelessness Prevention Funds for the Homelessness Prevention and Rapid Re-Housing Program and will work with social service partners and local education agencies to make best use of the funds to benefit homeless households, especially families with children. The City will work across all departments to ensure full compliance with ARRA requirements, especially with regard to transparency and accountability. All reports submitted to federal agencies will be made available locally.

CPD review of the City's 2008 Action Plan and CAPER for Program year 2007 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; the current national economic conditions have made such work more difficult. The City is continuing to work with local CHDOs on eligible projects, and will be and will remain in full compliance with both allocation and expenditure deadlines.

During PY09 the City will prepare the next five year Consolidated Plan, Housing Element of the General Plan and the regional Analysis of Impediments (AI) to Fair Housing. These documents will cover the years 2010-2015. The 2010-2015 Consolidated Plan will be submitted to HUD by May 15, 2010.

## General Questions

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

The City of Oceanside is a 41.2 square-mile California coastal community located 36 miles north of San Diego and 84 miles south of Los Angeles. Oceanside was incorporated in 1888 and now has a population of 179,681 (2009 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 black/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. Proposed resort and hotel developments in the downtown coastal and redevelopment areas will increase the number of tourists with consequent increase in local tax revenue, but the current economic climate has postponed most new building starts in the City. When they are completed these developments will also increase job opportunities although most jobs will be in lower-paying service sector employment. The City has been affected along with all of southern California and the nation by the economic downturn of the past 18 months. The City is not dependent upon one or two primary sources of sales tax revenue but still faces a negative outlook for the General Fund budget in the next three years. The growing budget shortfall for the State of California poses a continuing threat to all local governmental agencies that are dependent upon the Legislature for allocation or property tax funds.

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 begin activities under the Crown Heights and Eastside neighborhoods NRSA beginning with the 2009 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 twenty 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. Development of the next phase of homes has been delayed due to the severe economic downturn and rising unemployment, which has limited the number of families applying to purchase one of the homes.

- Another part of the North San Luis Rey Valley area – the Mesa Margarita and Back Gatre neighborhoods – has become 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, which will receive \$400,000 in federal funding over the next two years. The City will work with North County Lifeline on a State-funded Gang Resistance, Intervention and Prevention (GRIP) Program in this part of the City; a second GRIP Program grant was awarded to the Oceanside Police Department to implement a comprehensive truancy prevention program in PY 2009. The Oceanside Police Department has increased the number of patrol officers dedicated to youth gang issues; two officers are now on duty each day.

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 2009-10 public services reflect the two primary concerns of promoting positive youth development and serving needy seniors and other special needs populations in the City. At the same time, the City will use the additional CDBG funds authorized through the American Recovery and Reinvestment Act (ARRA) of 2009, known as CDBG-R funds, for capital projects that will provide employment for residents. The City is confident that all CDBG-R funds will be ready for contract signing on eligible projects within the 120-day goal for the funds. Projects will be located primarily in low- and moderate-income neighborhoods; the City will work with contractors for full compliance with Section 3 requirements so that local workers who are unemployed have opportunity for work on the projects.

The current economic situation with rising unemployment, falling home values and a high number of foreclosures has resulted in increased need for emergency assistance for families. This issue will become a priority concern during PY09 and for the 2010-2015 Consolidated Plan. A significant decline in tax receipts and a continuing budget crisis on the State level has resulted in declining support for many programs designed to help the poor and needy. The City will use its Recovery Act funds to address the most serious of needs in the community and will work with its nonprofit partners to develop common approaches to helping individuals and families. The City will amend this PY09 Action Plan to include specific plans for Recovery Act funding as the guidelines for use of the funds become available.

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 for local governmental agencies 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 current 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. Rising unemployment and falling home prices have reduced both income tax and property tax payments, with consequent reduction in funds available to local government. This same economic crisis has brought increasing demands for emergency services by families whose income no longer provides for basic life necessities. 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 reduction of funding for the CDBG program by Congress over the past five years has further limited the City in its ability to respond to the needs of very low- and low-income families in the City.

Wages for those who are working have not kept pace with the cost of living in the region, leading to an increasing disparity between wages and the cost of housing, fuel and family necessities. This is especially true for low-income families, who have been particularly hit by the escalating cost of fuel and energy and the steady 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 even at current prices 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. While housing prices have dropped dramatically in the past year, uncertainty about employment and stricter standards for loans still keep many renter families out of the market.

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, 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. CDBG-R funds will be used for capital projects that provide employment for residents of the City. The City will seek out projects that are labor-intensive and that offer opportunity for lower-skilled workers to find employment, and, at the same time, improve the environment in low- and moderate-income neighborhoods. The City will be in full compliance with the goal of getting proposed projects to a contract stage within the 120-day goal in the Recovery Act.
- c. The City will use funds from the Homelessness Prevention and Rapid Re-housing Program (HPRP) under the Recovery Act to prevent homelessness and to help recently homeless households return to stable housing so that individuals and families in greatest need will receive services as quickly as possible. The City will work with its nonprofit partners and other jurisdictions to ensure that the funds are used in compliance with regulations and that “best practices” have been instituted in all programs. When possible, the City will work on a regional level, as it already does for a regional winter shelter program.
- d. 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 has identified and certified three community housing development organizations (CHDO) with which to work on special projects during the next program years.
- e. 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 (HCD) for review and approval. The revised Housing Element with HCD comments was presented to the City Council for approval in 2009.
- f. The City worked with San Diego County SER/Jobs for Progress, Inc. 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. SER/Jobs for Progress, Inc. has submitted an application to the San Diego Workforce Partnership for the Hire-A-Youth 2009 Summer Youth Employment Program. This is an ARRA stimulus package program that seeks to provide 3000 San Diego County low-income youth ages 14 to 24 with 120 to 240 hours of quality paid work experience this summer. If successful SER will collaborate with the City and other area public and nonprofit employers to obtain suitable job placements for youth. Participating youth will receive work readiness skills training prior to job placements and will be paid by SER with grant funds.



families from becoming homeless as well as assistance to help individuals and families to be rapidly re-housed. There is a well-established and positive spirit of cooperation and collaboration among local agencies that provide emergency assistance to individuals and families, and between the agencies and the City. The City will submit a Substantial Amendment to the PY 2008 Action Plan to HUD no later than May 19, 2008, outlining how the City intends to use HPRP funds.

- 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. In June 2008 the City opened the 80-unit *La Mision Village* apartments for very low-income families; this was funded in part with HOME funds.
- j. The City uses redevelopment area setaside fees and Low-Income Housing Tax Credits (LIHTC) to develop rental housing that is affordable to low-income households. The City will explore ways to use HOME/LIHTC funding awarded to the State through the Recovery Act.
- 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 also allocated CDBG funds to T.E.R.I., Inc., for improvements to program and activity areas at the organization's central facility.
- l. HUD awarded Section 202 funds to the City and a nonprofit partner to develop 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 2010. The City allocated HOME funds and redevelopment setaside fees for this project
- 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 recession and severe downturn in housing has postponed and further condominium conversion projects. The City has used some of the funds as a source of funds for emergency rental and utility assistance.

A summary of estimated resources available in 2009-10 follows:

Summary of Anticipated Resources 2009-10

**1. Community Development Block Grant**

a. CDBG Entitlement for 2009-10 (estimated)	\$1,812,498	
b. Program Income 2009-10 (estimated)	\$75,000	
c. Contingency from 2008-09 (estimated)	\$64,149	
<b>Subtotal</b>		<b>\$1,952,097</b>

**2. Affordable Housing Development**

a. HOME Entitlement for 2009-10 (estimated)	\$918,458	
b. ADDI entitlement for 2009-10 (est.)	\$0	
d. CalHOME Grant 2009-10	\$600,000	
f. Redevelopment 20% Set-aside	\$1,179,790	
g. Inclusionary Housing Fees	\$2,919,242	
h. Mortgage Revenue Bond Fees	\$473,111	
i. Rental Rehab Program (Crown Heights)	\$100,000	
j. Condominium Conversion Fees (rental projects)	\$0	
<b>Subtotal</b>		<b>\$6,190,601</b>

**3. Other HUD, Federal & State Funding**

a. Section 8 Rental Assistance 2009-10	\$9,869,524	
b. Mobile Home Rental Assistance (M-RAP)	TBD	
c. Family Self-Sufficiency (FSS) Coordinator grant	\$131,004	
e. Supportive Housing Program (SHP) - WRC	\$146,702	
f. Other funding	\$0	
<b>Subtotal</b>		<b>\$10,147,230</b>

**Total Available 2009-10 - new and carry forward (estimated)      \$18,289,928**

## Managing the Process

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

The Neighborhood Services Department of the City of Oceanside through the Housing and Code Enforcement Division 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 other programs from HUD. City staff oversee a HUD Supportive Housing Program grant, manage the CDBG-funded housing (loans) and mobilehome (grants) rehabilitation programs and the HOME-funded first-time homebuyer program. Following direction of the City Council, the Department develops the five-year Consolidated Plan for Housing and Community Development, the Strategic Plan with objectives, strategies and performance measurements, the annual Action Plan and Consolidated Annual 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. During PY 2009 the Department will develop the 2010-2015 Consolidated Plan.

The Department will develop and manage local plans for the CDBG-R, Homelessness Prevention Fund and Neighborhood Revitalization Programs, and will be responsible for assuring transparency and accountability for the programs as set forth in the ARRA of 2009. The Department will be responsible for preparing and submitting the quarterly reports to HUD and will make these reports available to the City Council and to the general public through the City of Oceanside’s web site. The Department will receive Neighborhood Stabilization Program (NSP) funds awarded to the State of California. The NOFA for these funds was announced by the State on April 30.

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 2009-10 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. The Oceanside City Council decided in 2008 to award public services grants for two years to match the City’s two-year budget cycle. PY 2008 public services subrecipients submitted applications for renewal of funding in January 2009 together with their six-month report on activities. An ad hoc Application Review Committee composed of members from the Community Relations, Housing and Parks & Recreation Commissions reviewed the applications to ensure that subrecipients were meeting goals and objectives for CDBG-funded programs. No new applications for public services were accepted for PY 2009; the next open application period will be for PY 2010.

Two public hearings were held before the City Council concerning PY 2009 CPD programs: the first on March 11, 2009, for City Council action to approve the PY 2009 CPD budget and to allocate grant funds to subrecipients for public services and capital projects, and the second on May 6, 2009 for approval of the Action Plan. The draft Action Plan was released for a thirty-day public review on March 30, 2009.

Presentations concerning the new CDBG-R, NSP and HPRP programs were made to various City advisory commissions to gather community ideas and suggestions. Public hearings will be held before the City Council on to approve Recovery Act programs and will be submitted to HUD Los Angeles as substantial amendments to the PY 2008 or PY 2009 Action Plan as appropriate. All public hearings are advertised in a local newspaper of general circulation; copies of public notices are attached in the appendices.

Requests for capital funds were reviewed by the ad hoc Application Review Committee for recommendation to the City Council. Two capital projects were approved for PY 2009; two small capital projects were separately approved for funding with PY 2008 funds so that work could begin immediately.

The City Council approved renewal of funding for twenty CDBG public services activities managed by fifteen agencies and two City departments. HUD informed the City in February 2009 that it no longer met minimum eligibility requirements for direct ESG funding so two PY 2008 ESG-funded projects were left unfunded. The City is working with these two transitional housing programs to identify other sources of funding, including the State ESG program. 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.

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

The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG or HOME funds and among all agencies and organizations that serve low- and moderate-income individuals, families and neighborhoods in ways that address the national objectives and local goals. The City will support similar partnerships for the new NSP and Homelessness Prevention Fund Program. The City promotes collaboration year in the following ways:

- a. Neighborhood Services Department staff work with CDBG subrecipients on opportunities to partner with other agencies for enhanced services. The City supports grant applications by agencies for additional public and private funds, provided that the applications support goals and objectives of the Consolidated Plan (certificates of consistency).
- b. The City requires all CDBG 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 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 annual or 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. The meetings are open to all interested agencies and not limited to CDBG subrecipients.
- e. The City has begun a new quarterly meeting of volunteer coordinators from different local nonprofits to identify ways to promote a spirit of volunteerism and community service in the City and region. This partnership allows the City to direct volunteer groups from churches and other voluntary organizations that want to “do something” to an appropriate agency in need of short- or long-term volunteers. One objective in PY 2009 is to identify ways that currently unemployed persons can find volunteer opportunities that enable them to maintain current skills, develop new skills and network with others toward possible new employment. This group will also seek ways to implement the President’s call to service on a local level
- f. City CDBG staff attend quarterly meetings of the CDBG coordinators from throughout San Diego and Imperial Counties, which offers an opportunity to share information and discuss issues. These meetings have become particularly important and valuable to discuss questions around Recovery Act programs and funds.
- g. The Neighborhood Services Department participates in local collaborative efforts to address substance abuse issues on a regional level through the North Coastal Prevention Coalition; this local coalition was recognized as “Coalition of the Year” by the Community Anti-Drug Coalitions of America (CADCA). City staff participate in the San Diego Nutrition Network, regional meetings of the California Parks and Recreation Services (CPRS) organization, the Regional Task Force on the Homeless, the Regional Continuum of Care Committee, and other planning and collaborative bodies. Housing and Code Enforcement staff attend meetings of neighborhood organizations throughout the City including all CDBG-eligible neighborhoods, and participate in a variety of community forums.
- h. Most recently the City Council asked Neighborhood Services Department to provide staff support to the Oceanside Community Safety Partnership, which was formed as a response to the shooting death of an Oceanside police officer in December 2006. A staff person from the 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. The OCSP was awarded a \$400,000 earmark grant for activities in PY2009 and 2010. The City works with and provides 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. A second GRIP Program grant was awarded to the Oceanside Police Department for a comprehensive truancy prevention and gang intervention program over the next two years.

- i. The City participates in regional discussions of Recovery Act programs to share information and, where possible, develop common plans or adopt common best practices for the use of the funds. The Homelessness Prevention and Rapid Re-Housing Program offers a specific opportunity for multi-jurisdiction, multi-agency planning and implementation.

## **Citizen Participation**

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

The City's Consolidated Plan for Housing and Community Development has a section on citizen participation which sets forth activities for development of the annual Action Plan. The activities include the following:

- a. The Oceanside City Council approved two-year grants for public services in 2008 so no new applications were received for PY 2009. PY 2008 subrecipients did have to show that they were meeting objectives in their CDBG-funded programs in order for the grants to be renewed.
- b. The City Council held a public hearing on March 11, 2009, at which the recommendations of the ad hoc Application Review Committee were presented. All applicants for renewal of public services grants and for capital project grants as well as the general public were able to express opinions to the City Council concerning allocation of 2009-10 CDBG funds.
- c. The 2009-10 Action Plan was available for a thirty-day public comment period beginning March 30, with notice of the availability of the plan in print form at various public sites and in electronic form on the City web site.
- d. The City Council held a final public hearing on May 6, 2009, for adoption of the PY 2009 Action Plan and approval to submit the document and application forms to the HUD – Los Angeles Field Office for review and comment.
- e. Additional public hearings and presentations to citizen advisory commissions will be made concerning the new NSP, CDBG-R and Homelessness Prevention Fund Programs and allocation of funds to implement these programs in Oceanside.
- f. Neighborhood Services Department staff work with staff of other City departments and divisions to ensure that citizen comments and ideas that relate to the annual Action Plan can be reviewed and, as appropriate, included. Department staff respond to all citizen inquiries that relate to activities under the Consolidated Plan, especially with regard to public services, services for homelessness prevention and assistance for persons who are impacted by the current recession. This information is used for development of Action Plan priorities.

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

At the March 11, 2009, public hearing on allocation of CDBG funds for PY 2008 one resident spoke of the need to increase funding for the Crown Heights neighborhood, especially to improve infrastructure and the overall appearance of the area. No public comments were made at the May 6, 2009, public hearing when the City Council approved the Action Plan. No written comments were received by the City.

### *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 beginning March 29, 2009, with print 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 web site 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. 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.*

The comment concerning CDBG-funded activities in the Crown Heights neighborhood will be considered as part of the draft NRSA Plan for the neighborhood, which will be submitted to the City Council before June 30, 2009.

## **Institutional Structure**

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

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

- a. **Public Agencies:**

The City of Oceanside has a five-member City Council, which also serves as the Community Development Commission (CDC); the CDC is a separate legal entity that 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 and Code Enforcement Division manages the Section 8 Housing Choice Voucher, Community Development Block Grant and HOME Investment Partnership Programs. The Department also includes the Parks & 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 prepares the five-year Public Housing Authority (PHA) Plan and annual PHA 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 2009 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 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 awarded housing 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, which opened in 2008. 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. The Neighborhood Services Department works with McKinney-Vento staff persons in the two school districts on programs for homeless students; this partnership will become more important as Homelessness Prevention Fund Program funds become available to the City and school districts.

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. In the current economic climate and housing crisis the City's primary concern is to maintain the stock of affordable rental housing.
- b. The City is committed to improving its compliance for all allocation and expenditure requirements well in advance of compliance deadlines, and to ensure that information is entered into the IDIS reporting system on a regular basis.
- c. The Neighborhood Services Department will identify transparency and accountability guidelines for Recovery Act programs and will work to be in full compliance with the requirements. The City will submit all Recovery Act reports in a timely manner and will make these available on a local level in both print form and on the City web site.
- d. The City will remain an active participant in regional and sub-regional planning projects for housing, transportation, economic development and public safety, especially with regard to projects funded under the Recovery Act. Working groups for the entire San Diego Region and for the North San Diego County Region have been active since early March 2009 to enhance collaboration and communication across jurisdictional boundaries and to promote the most effective use of Recovery Act funds as they become available.
- e. 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 contracted with a consultant for a "visioning" process for the 14-acre Mission Avenue site as a mixed-use and mixed-income housing project, with both rental and for-sale units. The City will continue to seek ways to implement recommendations of the Affordable Housing Strategy, especially with regard to identifying sites for affordable housing.

- f. 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.
- g. 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. The homeless-serving collaborative meeting will be important for planning use of HPRP funds.
- h. 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 and Wells Fargo have community development banks that make construction loans for affordable housing developments. The recent credit crisis in some of the banks has caused some difficulty in lending but the City's programs have not been affected.
- i. The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information, letters of support and memoranda of understanding whenever possible and appropriate. The City provides upon request technical assistance for the preparation of grant proposals, letters of support, certificates of consistency with the Consolidated Plan, and support for development of collaborative proposals. The City will work with local nonprofit agencies or applications for some of the Recovery Act funds such as the Mentoring Initiative out of the Department of Justice (OJJDP).
- j. The City will seek new partners for economic development activities, especially job-training programs for older youth and improvements to the jobs housing balance in the City. Economic development is the weakest area in the City's overall CPD performance; as the economy improves the City will look for ways to partner with the business community to expand jobs for low-income workers.

## Monitoring

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Monitoring of subrecipients during PY 2009 will be directed toward program, financial, and regulatory performance of CDBG 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. All subrecipients of CDBG-R and HPRP funds will be required to attend an orientaton meeting to introduce them to the special reporting requirements of Recovery Act programs, especially with regard to the quarterly reporting and financial tracking requirements of the Act.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
  - i. 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 2009 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.
  - j. 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.
  - k. 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.
  - l. 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.

## **Lead-based Paint**

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

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 and/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 or HOME 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 or HOME 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 or HOME 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; should the City decide at some point to establish such a housing program, the following steps must be followed when there is a risk of lead-based paint contamination:
  - 1) Notification to tenants
    1. Pamphlet and disclosure
    2. Notice of Lead Hazard Evaluation or Presumption, if applicable
    3. Notice of Lead Hazard Reduction Activity
  - 2) Evaluation of real or potential hazard
    4. Visual assessment by Housing Quality Standards inspector
    5. Paint testing on deteriorated services
  - 3) Reduction of hazard
    6. Paint stabilization by property owner
    7. Safe work practices by property owner/contractor
    8. 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

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

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

The City of Oceanside anticipates achieving these housing priorities and objectives in program year 2009:

- a. Completion of 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 issued multifamily revenue bonds for this project.
- b. Rehabilitation of the 182-unit Shadow Way Apartments, which were acquired in PY 2008 and will be used as decent, safe, affordable housing for low- and very low-income families. The City issued multifamily revenue bonds for this project.
- c. Continuing construction of the \$5.65 million Libby Lake for-sale housing project of twenty 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 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. Four homes were completed in PY 2008 and up to sixteen more are planned for PY 2009; the national economic slowdown and decline in housing value and prices has resulted in delays for this project.
- d. Successful completion of six to eight first-time homebuyer loans using HOME, ADDI and CalHOME funds.
- e. Completion of at least four 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. Declining home values has reduced equity for many homeowners, which has made it more difficult for homeowners to qualify for rehabilitation loans.
- f. 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
- g. 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
- h. Completion of a visioning process for a mixed-use and mixed-income housing project including rental housing for low-income households on the 14-acre Mission Avenue parcel
- i. 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
- j. 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
- k. Approval of the City's plan to use NSP funds from the State to acquire foreclosed upon homes or other residential properties.

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 rehabilitation of qualified owner-occupied coaches; households with income between fifty and eighty percent of area median income must match the grants; those with incomes below fifty percent of area median income do not have to provide matching funds.
- d. HUD Supportive Housing Program funds awarded to the City for operation of the Women's Resource Center Transitional Housing facility in Oceanside
- e. HUD Section 8 Housing Choice Voucher Program
- f. HUD Family Self-Sufficiency (FSS) Coordinator grants
- g. 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
- h. HPRP funds to prevent homelessness due to loss of income and for the rapid re-housing of recently homeless individuals and families; these funds will also go toward emergency utility assistance and other services
- i. Low Income Housing Tax Credits (LIHTC) will be used to finance the development of affordable rental housing for low-income households whenever feasible; the City will work with the State Housing and Community Development (HCD) Department toward use of HOME/LIHTC funds awarded to the State under the Recovery Act
- j. Neighborhood Stabilization Program (NSP) funds through the State of California to acquire and rehabilitate foreclosed upon residential properties; the use of NSP funds will be determined in PY 2009

State of California funds:

- k. The City was awarded \$600,000 of CalHOME funds in program year 2007 which will be used in program year 2009 in the City's first-time homebuyer program
- l. State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds for construction of housing
- m. The Mental Health Services Act of 2004 to provide housing and supportive services for homeless persons with mental illness or co-occurring disorders

- n. The City received \$1.2 million in Mortgage Credit Certificates (MCC) tax credits in program year 2008 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:

- o. 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.
- p. 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 rehabilitation of the 90-unit Country Club Apartments, which was completed in PY 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.
- q. 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. The recent problems in the housing market have substantially slowed any condo conversion program and any sale of converted condominium units.
- r. 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.
- s. Multifamily Revenue Bonds: The City will issue Multifamily Housing Program (MHP) 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

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 2009-10 annual PHA Plan was submitted to and approved by the City Council in April 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 as part of the Section 8 program.

2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

The City of Oceanside PHA is considered a “high performer” by HUD based on the most recent reports and monitoring.

## Barriers to Affordable Housing

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

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. In previous years the major barrier to homeownership was the cost of housing, with a median price of over \$400,000 for a single-family home in 2007. 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. This could have made some homes affordable to moderate-income families who had been priced out of the market, but the economic recession beginning in late 2007 has radically reduced all opportunity for homeownership. The City will work with first-time homebuyers with stable employment to enable them to acquire a home.

Families who bought homes with Adjustable Rate Mortgages (ARM), or 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 City encourages all such families to discuss the HERA Homeowner Affordability and Stability Plan with lenders.

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

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 twenty for-sale homes by Habitat for Humanity - the Libby Lake project - to be made available to low-income families. The decline in the housing market and economic recession with consequent unemployment has restricted the number of families who can qualify to purchase one of the homes, and the timeline for development has been stretched out. The first homes were occupied in June 2009.
- ◆ The City used redevelopment setaside and inclusionary housing fees for acquisition of the 14-acre Mission Avenue property and has contracted for an initial visioning process for a mixed-use, mixed-income development. The current recession has put off any plans for development of the site in the near future.
- ◆ The City used inclusionary fees and multifamily revenue bonds for acquisition and rehabilitation of the 90-unit Country Club Apartments and the 142-unit Shadow Way Apartments to maintain these as affordable to low-income families. These projects will be completed in PY 2009.
- ◆ 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. Residents and owners pay a fee to cover the City's cost to manage 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 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 2008. 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. The Housing Element is part of the 2005-2010 Consolidated Plan for Housing and Community Development.

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)**

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.*

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 each year means that the entire amount is used in the first loan made.

- 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.*

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. The Oceanside City Council has indicated strong support for homeownership programs for low- and moderate-income families.

The current economic recession and the severe decline of the housing market nationwide means that a maximum of eight loans will be made during PY 2009. As a result, the City does not advertise the availability of loans when the money for the year has been exhausted. The Neighborhood Services Department does maintain a waiting list of persons who have applied for and who qualify for first-time homebuyer loans.

- c. *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 homebuyer.*

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, especially in this period of economic recession. 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 homebuyer applicants to assist them with property maintenance and home improvement.

The City requires prospective applicants to provide at least \$5,000 of personal funds toward the downpayment; this requirement demonstrates the willingness of the applicant household to develop and maintain a program of personal savings.

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.

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. Describe the jurisdiction's plan for the investment and use of funds directed toward homelessness.*

The City anticipates having funds available for homeless services during PY 2009, including funding through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) under the Recovery Act of 2009; 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 2009-10 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 and 2008-09 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 learned in February 2009 that it no longer meets the minimum eligibility requirements for the Emergency Shelter Grants (ESG) Program, which had been distributed to two agencies for transitional housing. The City will work with these agencies to apply for ESG funds through the State of California. Residents in transitional housing pay 30 percent of household income as rent.
- d. 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.
- e. The City will receive \$742,791 through the HPRP under the Recovery Act and will use these funds to prevent homelessness and for the rapid re-housing of individuals and families that have recently become homeless due to the current economic recession. The City will prepare a substantial amendment to the PY 2008 detailing the local program and submit this to HUD no later than May 19, 2009. The City will work with local social service and health agencies that serve families at risk of homelessness, McKinney-Vento persons at the local school districts, and other jurisdictions to plan for the most effective use of these funds.

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 are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. The primary need of this population beyond shelter is health care; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery by other homeless persons. The current economic recession has resulted in some workers returning to their home countries.
- 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 and by referral from *Stand Up for Kids - Oceanside*. Counselors and outreach workers from the YMCA Oz North Coast assist in family reunification when possible. Code Enforcement officers refer homeless youth to Oz North Coast and to *Stand Up for Kids* if they come across youth during sweeps of the San Luis Rey River area or other sites of homeless encampments.
- c. A third and rapidly growing group is made up of homeless individuals and families, both single-parent and dual-parent families, who have become temporarily homeless or are constantly at risk of homelessness due to the current recession. A job loss, medical expenses or other unusual and unexpected costs can be the turning point to homelessness; families then move to living out of a car or van, camping at one of the local beach state parks, or staying in one of the winter shelters. Many of these families still have income from work, but seldom enough to cover the entry costs to an apartment. This group - whether homeless or at risk of becoming homeless - is a priority group in the region for transitional housing and support to return them to independent, self-sufficient living. The City will target HPRP funds to this group.
- 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 manages a 44-bed transitional housing facility in Escondido for homeless (men only) veterans, seniors or persons with disabilities. Interfaith opened an 18-unit rental and transitional housing facility in 2008 for up to 70 veterans who served in Iraq or Afghanistan. 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. The representatives 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 State and federal funds available to the City for homeless services. This group will be an important source for planning use of the Homelessness Prevention Funds available to the City in the next three years.

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 continued this work in PY 2008 and will expand services in PY 2009.

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless activities, and with the regional Task Force on the Homeless, which manages the region’s Homeless Management Information System (HMIS), and the Regional Continuum of Care Committee. Local agencies include:

- Brother Benno Foundation provides services to homeless individuals and emergency services to very low-income individuals and families at risk of homelessness or whose household income no longer suffices for basic necessities of food, clothing and utilities;
- Casa de Amparo provides shelter and services for abused and neglected children ages 0-18;
- Casa de Amparo provides up to two years of transitional housing and supportive services for twenty-four youth aging out of the foster care system, using a master lease project of twelve rental units, with funds from the County of San Diego;
- 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 at Oz North Coast for runaway and homeless youth ages 12-17, and partners with *Stand Up For Kids* in an outreach program to street youth and youth at risk of becoming homeless;
- 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 and other federal and State funds as available for the operation of these programs. Facilities in Oceanside serving persons and families in need from throughout the region include:

- 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 6-18 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 of transitional housing, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The high cost of rental units has also meant that some very low-income families share housing to prevent homelessness, sometimes to the point of serious overcrowding.

A new and growing group of individuals and families are those who lose their homes to foreclosure due to loss of household income or their inability to pay a mortgage that demands a rising percentage of household income. A related group are persons who are renting and learn through an eviction notice that although they have paid their rent in full and on time, the landlord has not paid the holder of the mortgage, who forecloses on the house and evicts the tenants; they are left without their security or other deposits paid to the landlord. These individuals and families become homeless and need assistance for rapid re-housing in a rental unit either with an affordable rent or with security and other deposit assistance.

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

- a. Use HPRP funds to prevent homelessness through short- and medium-term term rental assistance, utility payments or deposits, and other eligible services
- b. Work with McKinney-Vento staff persons in the local school districts to identify homeless families with school-age children that can be re-housed using HPRP funds, with case management services provided by the school district and/or nonprofit social service agencies
- c. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence
- d. Assist organizations that provide transitional housing, case management and other supportive services for homeless persons and families that will enable these individuals and families to become independent and self-sufficient
- e. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse and/or HIV/AIDS, including persons with co-occurring disorders; the City will explore using NSP funds to acquire and rehabilitate foreclosed-upon housing for permanent supportive housing.
- f. 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
- g. Support development of a regional shelter for chronically homeless persons, especially those with mental and/or co-occurring disabilities

- h. Support acquisition of small group homes or scattered site apartments for chronically homeless individuals with disabling conditions, provided that adequate long-term funding is identified for operations and supportive services
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 City participates in the regional Plan to End Chronic Homelessness (P-TECH) led by the United Way of San Diego. This group with assistance from the Corporation for Supportive Housing (CSH) of San Diego has prepared a draft three-year plan to create new permanent supportive housing for chronically homeless persons using federal, State and local funds, including the possible use of NSP funds. Such housing would qualify for the 25 percent of State NSP funds that must be used for households with income at or below 50 percent of AMI.

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 a “Project Connect” event 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 barriers to eliminating chronic homelessness in the City and region are common ones:

- a. Lack of funding for long-term shelters, both for initial development and for the long-term operation and management;
- b. Lack of political will on the local and regional level, although development of the Alliance for Regional Solutions is a very positive step toward a common approach to the issue across North San Diego County;
- c. Competing claims for ever-diminishing funds, forcing jurisdictions to decide priorities of needs, especially when the current economic recession is placing greater demand on nonprofit and government service providers alike;

- d. The emphasis in the Recovery Act on preventing homelessness and rapid re-housing of individuals and families recently made homeless due to loss of household income;
  - e. 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. The City will be able to expand these services significantly in PY 2009 with access to Homelessness Prevention Fund resources.

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.
- c. HPRP assistance: The City will use funds made available through the Recovery Act for short- and medium-term rental assistance, security and other rental deposits, utility deposits and payments in critical situations for the family, case management and other services that are eligible under the program. The City will work with its nonprofit partners in making the funds available to needy individuals and families in the community. The City recognizes the transparency and accountability requirements for the HPRP and all Recovery Act programs and will submit all reports in a timely manner to HUD and for local distribution. The City will adopt its substantial amendment to the Action Plan outlining how it plans to use the funds over the next three years and submit this to HUD no later than May 19, 2009.

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. This collaboration and partnership is an important and positive resource as the City establishes its Homelessness Prevention Fund program.

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 is working 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. Interfaith Community Services acquired, renovated and opened an 18-unit apartment building in Oceanside as housing for up to 70 veterans, male and female, who have served in Iraq or Afghanistan, with supportive services provided offsite.

The 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 manages twelve two-bedroom units as transitional housing for youth ages 18-22, using a master lease agreement for the units.

## **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.*

Not applicable to the City of Oceanside

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## COMMUNITY DEVELOPMENT

### **Community Development**

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

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

The priority non-housing community development objectives for assistance with program year 2009 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 provide emergency assistance to families, especially families with children, who have lost household income in the current economic recession, and that will enable families to remain stable and secure
- d. Activities that will improve living conditions and enhance employment opportunities for the "working poor"
- e. 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 2009: complete tenant improvements to open a new medical clinic in the *La Mision Village* mixed use development (from 2008), improvements to the existing Oceanside Senior Citizens Center, kitchen renovation and expansion at the Family Recovery Center for women in recovery from substance abuse and improvements to the Women's Resource Center Transitional Housing facility (new roof and parking lot); some of these may be funded with CDBG-R funds.
- b. Public improvements in Program Year 2009: continue improvements in the Crown Heights neighborhood with new street lighting and installation of new sidewalks, complete installation of sidewalks in the Eastside neighborhood; capital improvement projects to be funded with CDBG-R funds will be approved through a substantial amendment to the PY 2008 Action Plan.
- c. Public services in Program Year 2009: 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 and to families who have lost household income in the economic recession; 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 2009: 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 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. These priorities and related objectives are reviewed annually to respond to changing needs in the community, especially with the current economic recession and housing problems for many households. 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 developmental disabilities; the City will explore using NSP funds to acquire and rehabilitate housing for use as permanent supportive housing in partnership with a nonprofit service provider. 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 households single-parent families.

Recovery Act programs with funds through CDBG-R, HPRP, NSP and others come at a very critical time for many households in the City, the State and the nation. The City will use these funds according to the requirements of the programs and to fill gaps in funding to serve individuals and families in need. The City will work with its nonprofit partners and neighboring jurisdictions for the most effective and efficient use of these funds for positive community development.

Details on Community Development objectives with strategies, timelines 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. This listing of projects will be updated through substantial amendments to add projects funded with CDBG-R funds and through the Homelessness Prevention Fund, as well as other Recovery Act programs.

## **Antipoverty Strategy**

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

The City has undertaken and will continue to work on a number of initiatives to improve the quality of life in the City and develop economic opportunity, 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. The City will seek all opportunities available to the City through Recovery Act programs including CDBG-R, Homelessness Prevention Fund, Neighborhood Stabilization Program, infrastructure improvements and other programs that will contribute to a healthier community.
- 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 75 to 90 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 complete planning work to have the Crown Neights neighborhood declared as a NRSA during program year 2009 and as a major project in the 2010-2015 Consolidated Plan. The Crown Heights neighborhood, which is the most densely populated in the City and has the lowest average median family income, will be a primary focus for attention in the 2010-2015 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. The reductions in General Fund income may cause the youth literacy portion of this program to close in PY 2009.
- 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. Development of these larger projects has substantially slowed if not stopped in the current recession; the City hopes to see renewed activity after 2010. With many biotechnology firms locating in San Diego County, local colleges are increasing offerings in biotechnology research and manufacturing classes; the budget crisis in the State, however, has caused colleges and universities to reduce the number of new entering students.
- 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 current recession has resulted in significant job losses across the economic spectrum, and the decline in consumer discretionary spending together with store closings has cut significantly into jobs for the lower-income workforce.
- 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. This program will seek Workforce Investment Act (WIA) funds for a summer job program in PY 2009 and beyond. The City works 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 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.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

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, the need for transportation for medical appointments, shopping and other purposes is increasing. A lack of easily accessible transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems. 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 local 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.

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.

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 acquired and rehabilitated an 18-unit housing facility in Oceanside during PY2007 and 2008 for up to 70 homeless or at-risk veterans including veterans with disabilities who served in Iraq or Afghanistan, both men and women, with supportive services provided offsite. The objective for this housing is to enable the veterans to become stabilized and to whatever extent possible live independent and self-sufficient lives.

- 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 objectives and priorities are

reviewed for each Action Plan to address current needs, such as the expanded need for emergency services due to the current economic recession.

The 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 allocated 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. The Foundation manages an emergency rental and utility payment assistance program for very low-families 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 who are able to cook, and the Meals with Love program provides diet-specific meals to seniors with health or medical conditions.
- ◆ The Senior Citizens' Association Project Care provides a daily "check the welfare" phone call to seniors and persons with disabilities who live alone.
- ◆ Fraternity House provides housing, meals, supportive services and access to health care for persons with AIDS who would otherwise be homeless.

- ◆ Interfaith Community Services offers a volunteer-based minor home repair program for seniors and persons with disabilities to assist them in maintaining their homes and reducing hazards.
- ◆ The Trauma Intervention Program (TIP) provides volunteers to assist seniors when there is an emergency in the family, such as a serious auto accident, a critical injury, or the death of a spouse or family member.

The City has used HOME funds for the acquisition and/or rehab of facilities to serve special needs population, and uses CDBG funds to support activities and services provided by nonprofit organizations for persons with special needs. HOME funds are used 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 explore using NSP funds to acquire and rehabilitate foreclosed-upon housing for use as permanent supportive housing in partnership with a nonprofit service provider.

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 will explore the possible use of NSP funds to acquire and rehabilitate foreclosed-upon homes for use as permanent supportive housing for persons with disabilities.

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.*

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; Fraternity House receives HOPWA funds from San Diego County. 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 households with at least one person who 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 has received approval for the Marisol Apartments for Section 8 Project-Based vouchers. 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.*

### **1. FAIR HOUSING**

The City of Oceanside's fair housing program is managed by the Neighborhood Services Department through a contract with North County Lifeline as 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 contracted with a consultant in PY 2008 to prepare a new

Analysis of Impediments for the period 2010-2015. This new AI will be released in 2010 and information and recommendations related to the City of Oceanside will be included in the 2010-2015 Consolidated Plan and the PY 2010 Action Plan. 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 addresses 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. As funds are available or in case of significant complaints, the City will in partnership with its fair housing contractor conduct audits to 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, which has the highest percentage of minority population in the City, will develop a NRSA plan for

submission to HUD. 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. Although the cost of housing has dropped, the current economic recession and job insecurity has limited the ability of households to take advantage of the lower costs.

The City contracted with the Fair Housing Council of San Diego for services during Programs Years 2005, 2006 and 2007. The City issued a Request for Proposals in April 2008 for Fair Housing Services for the remaining two years of the 2005-10 Consolidated Plan and chose North County Lifeline to provide services for PY 2008 and 2009. The Lifeline staff person can also respond to landlord-tenant issues that are not specifically fair housing issues, as these complaints outnumber fair housing ones. 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 made one change to the allocation of CDBG funds for public services in PY 2008; public services awards will be made for two years to match the City's two-year General Fund budget cycle. Subrecipients can have their initial award renewed for a second year provided that all contract 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 2009. 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.

## 6. RECOVERY ACT PROGRAMS

The City will accept funds from the CDBG-R, Neighborhood Stabilization (NSP), Homelessness Prevention and Rapid Re-Housing (HPRP) Programs and such other programs for which the City is eligible under the American Recovery and Reinvestment Act (ARRA) of 2009. The City will prepare and submit to HUD Substantial Amendments to the Action Plan as needed to receive the funds, and manage the programs in accordance with regulations and requirements of the particular funding agency.