

## A. INTRODUCTION

The Annual Action Plan of the Consolidated Plan for Housing and Community Development is based upon the Strategic Plan, which sets forth a specific course of action for the five-year Consolidated Plan. The strategic plan sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it helps local governments and citizens keep track of results and learn what works. The Action Plan also satisfies the annual submission and application requirements for the Community Planning and Development (CPD) formula programs offered by the U.S. Department of Housing and Urban Development (HUD) to local jurisdictions; CPD programs in the City of Oceanside include the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the program year to report on how well the City met the goals and objectives of the Action Plan. The five-year Consolidated Plan, the annual Action Plan, and the annual CAPER must be approved by the City Council before the documents can be submitted to HUD.

The statutes for the Consolidated Plan set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. The three program goals are:

### **DECENT HOUSING** - - which includes:

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

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

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

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

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

The 2009-2010 Action Plan of the 2005-2010 Consolidated Plan for the City of Oceanside address these three statutory program goals with local goals, objectives, strategies, activities and anticipated outcomes. The housing and community development objectives in this Action Plan are prioritized in accordance with HUD categories, as follows:

- **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.
- **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.
- **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 certifications of consistency for applications by local agencies for federal assistance when the application is for funds to address objectives in the Plan.

The following criteria were taken into consideration for setting priorities:

- The extent to which a particular objective meets needs as identified in the Needs Assessment section of this Consolidated Plan;
- The extent to which the City's resources including federal, state and local funds will be available to address the identified needs and related objectives;
- For housing objectives, the degree to which an objective would assist the City to meet its Fair Share of the Regional Housing Need, and increase both for-sale and rental housing affordable to low- and moderate-income families;
- For homeless objectives, the degree to which an objective would support the regional plan to eliminate chronic homelessness by 2012, and reduce the incidence of homelessness among families with children.

The City of Oceanside will particularly support projects and activities in 2009-10 that address the national goals with specific local goals:

For Decent Housing, the City will look for projects and activities that address the regional plan for affordable housing and the recommendations of the City of Oceanside Affordable Housing Task Force (2005). The City will seek projects and activities that address the regional plan to eliminate chronic homelessness by 2012. The City will work with existing and/or new Community Housing Development Organizations (CHDOs) for housing projects in the City.

For a Suitable Living Environment, the City will look for projects and activities that strengthen family life for low- and moderate-income families, provide assistance to needy senior citizens and other at-risk populations, and promote the development of positive personal assets in youth and reduce youth involvement in gangs and delinquent behavior. Promoting positive youth development programs to reduce the level of gang activity will be a primary concern in 2008-2010.

For Expanded Economic Opportunity, the City will look for projects and activities that improve conditions and offer opportunity for the "working poor," especially through job-training activities and expansion of childcare for low-income working families. The City will use capital funding for projects that produce new jobs.

The City of Oceanside will also look for projects and activities that support in some way the City's Vision Statement:

*The City of Oceanside will be a safe, culturally diverse community that empowers its citizens to provide an environment that promotes economic development, supports quality education, fosters the cultural arts and preserves its natural resources.*

The City of Oceanside will adopt and utilize outcome performance measurement systems for the CDBG and HOME that meet or exceed HUD requirements, and will fulfill HUD requirements for performance measurement reporting. The City will strive to score in the top 25<sup>th</sup> percentile in all HUD reports, including the HOME *Snapshot* report, and become an outstanding performer in HUD scoring of the annual Consolidated Annual Performance Evaluation Report (CAPER). The City will also meet all submittal and reporting deadlines for Recovery Act programs including projects funded with CDBG-Recovery funds and the Neighborhood Stabilization (NSP) and Homelessness Prevention and Rapid Re-Housing (HPRP) Programs



Summary of Anticipated Resources 2009-10

**1. Community Development Block Grant**

a. CDBG Entitlement for 2008 (est.)	\$1,788,498	
b. Program Income 2009-10 (estimated)	\$85,000	
c. Contingency from 2009-10 (estimated)	\$78,599	
<b>Subtotal</b>		<b>\$ 1,952,097</b>

**2. Affordable Housing Development**

a. HOME Entitlement for 2009-10 (est.)	\$820,494	
b. ADDI entitlement for 2009-10 (est.)	\$5,632	
d. CalHOME Grant available	\$600,000	
f. Redevelopment 20% Set-aside	\$	
g. Inclusionary Housing Fees	\$	
h. Mortgage Revenue Bond Fees	\$	
i. Rental Rehab Program (Crown Heights)	\$100,000	
j. Condominium Conversion Fees (rental projects)	\$	
<b>Subtotal</b>		<b>\$</b>

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

a. Section 8 Rental Assistance 2009-10	\$9,869,524	
b. Mobile Home Rental Assistance (M-RAP)	0	
c. Family Self-Sufficiency (FSS) Coordinator grant	\$131,004	
d. Emergency Shelter Grant (ESG) Program	0	
e. Supportive Housing Program (SHP) - WRC	\$146,703	
f. Other funding	\$0	
<b>Subtotal</b>		<b>\$</b>

**Total Available 2009-10 - new and carry forward (estimated) \$**

## **B. OBJECTIVES AND STRATEGIES**

The 2009-10 Action Plan (PY 2009) lists the proposed strategies and allocation of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and American Dream Downpayment Initiative (ADDI) and other federal, state and local funds by the objectives set forth in the Consolidated Plan. Substantial Amendments will be added to the Consolidated Plan and Action Plans to meet requirements of Recovery Act programs for which the City is eligible.

The listing of activities by Consolidated Plan projects (Section C) follows; descriptions of each 2009-10 proposed activity are attached (Section D).

### **PROGRAM YEAR 2009 HOUSING OBJECTIVES**

**National Goal: Provide decent housing and all residents**

**Local Priority: Address the regional plan and goals for affordable housing**

- 1. Assist very low-income renter households to obtain affordable, quality housing through the Section 8 Housing Choice Voucher rental assistance program (High)**

The Neighborhood Services Department – Housing Division administers the Section 8 Housing Choice Voucher Rental Assistance Program through its role as a Public Housing Authority. Under this program, HUD provides the Housing Authority with funding to assist very low-income households earning up to 50% of Area Median Income. Households receiving assistance pay between 30 and 40 percent of their adjusted gross income for rent and utilities.

The City provides a Family Self-Sufficiency program (FSS), which enables Section 8 families to become free of all forms of welfare assistance. The FSS program coordinator assists families to develop educational and career goals and to access supportive services. As families increase household income and thus pay more of the rental costs, the City deposits the difference between the former rental assistance level and actual assistance into an escrow account. When families move out of the Section 8 program, the funds are given to them. The City has supported a homeownership program for Section 8 recipients and in particular for those involved in the FSS program, but has closed this for PY 2009 in order to review the effectiveness of the program in the current housing crisis and economic recession.

The City has provided a Mobilehome Rental Assistance Program (M-RAP) with funding from Section 8 Administrative Fee Reserves. The M-RAP program provided space rental assistance to very low-income mobilehome owner individuals and families, primarily seniors, who are on the Section 8 Program waiting list. The lack of available funding in the Administrative Fee Reserves has caused the City to close this program for PY 2009.

**Strategies**

- a) Provide service and rental assistance to approximately 1,400 individuals or families in the City who hold Section 8 Rental Assistance vouchers; services include inspections, initial verification, annual recertification, and disbursement of funds to landlords.
- b) Provide space rental assistance to 50 eligible very low-income mobilehome owners through the Mobilehome Rental Assistance Program (M-RAP)
- c) Operate a Family Self-Sufficiency (FSS) program for 75 to 90 households with at least 10 graduating from the program during the year
- d) ~~Support an FSS homeownership program for Section 8 participants (closed for PY 2009 to give time for review of criteria for the program)~~
- e) Reduce lead-based paint hazards in rental housing through inspection of all units used in rental assistance programs and by community-wide education programs

**Resources**

Section 8 Rental Assistance Program	\$9,869,524
FSS Coordinator grant funds	\$131,004
M-RAP program funds	\$143,403

**2. Provide low-interest loans to low-income homeowners to rehabilitate their homes (High)**

The City provides three percent (3%) simple interest loans to low-income homeowners to rehabilitate or renovate owner-occupied homes. The loan term can be for up to fifteen (15) years, and in extreme hardship conditions can be held until the home is sold with title transferred to another party. This program allows homeowners to undertake major repairs to their home and has been successful in revitalizing the housing stock in older neighborhoods. The City has a waiting list for the rehab program due but the downturn in home values and loss of equity means that many applicants cannot qualify for the program. Funds are recaptured as CDBG program income as owners repay loans, when the home is sold or in some instances when the primary mortgage is refinanced.

**Strategies**

- a) Utilize the Oceanside City Magazine, community resource centers and local media to inform homeowners of the availability of loans for rehabilitation of their homes
- b) Assist eight (8) low-income homeowners through low-interest (3%) loans to rehabilitate their single-family homes, including compliance with health and safety standards and lead-based paint regulations
- c) Provide information on funding for rehabilitation programs to all low-income homeowners advised and/or cited by Code Enforcement officers for violations
- d) Reduce lead-based paint hazards in the City's pre-1978 housing stock through vigorous inspection and mitigation activities where required
- e) Refer applicants to local organizations for credit counseling or family financial management courses when loans are denied for financial reasons
- f) Service and manage loans in the City's single-family rehab loan portfolio

**Resources**

CDBG for rehabilitation loans	\$325,000
CDBG for rehabilitation administration and loan services (also for administration of mobilehome program below)	\$130,000

**3. Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes (High)**

The City manages a MobileHome Improvement Program (MHIP), which provides matching grants of up to \$6,000 for low-income mobilehome owners to repair and/or improve owner-occupied coaches. Owners with family income below 50 percent of the Area Median Income are not required to match the grant funds. Grants are made to correct a health and/or safety problem, improve exterior appearance or bring the coach into compliance with current electrical and plumbing codes; grants can be used to replace water heaters or heating units. The majority of successful applicant households qualify as very low-income seniors.

**Strategies**

- a) Utilize the Oceanside City Magazine, community resource centers, mobilehome park association newsletters and other media to inform homeowners of the availability of MHIP grants for rehabilitation of their mobilehomes
- b) Provide grants to eighteen (18) low-income mobilehome owners to repair their coaches

**Resources**

CDBG for MobileHome Improvement Program grants	\$95,000
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**4. Assist low-income households to purchase homes through deferred loan and tax credit programs (High)**

The City manages homeownership programs for low-income households to purchase homes or condominium units in Oceanside. Successful homeownership applicants can receive up to \$94,800 through a combination of State of California CalHOME and HUD HOME and ADDI funds. The City participates in the Mortgage Credit Certificates (MCCs) Program, which is funded through bonds issued by the State of California. Bond funds are converted to MCCs to provide first-time homebuyers with IRS tax credits on their mortgage payment. AHA Housing administers this program for the City. The City issued \$1,189,102 in MCCs in 2007, and will apply for an equal amount in 2008.

**Strategies**

- a) Do outreach through the City Magazine, community resource centers and other ways to inform homeowners of the availability of loans for first-time homebuyers
- b) Develop a prospect list of eligible applicants for first-time homebuyer loans

- c) Sponsor homebuyer and homeownership classes either directly or in partnership with local banks, lending institutions, faith-based organization and other agencies
- d) Assist eight (8) first-time low-income households to purchase homes

**Resources**

HOME	\$615,371
ADDI	\$5,632
CalHOME funds available in PY 2009	\$600,000
Mortgage Credit Certificates (application submitted)	\$1,200,000

**5. Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities and other special needs populations (Medium)**

The City has supported development of housing for persons with disabilities, including the 22-unit Marisol apartment complex for persons with AIDS and HIV, two designated units in the very low- and low-income Old Grove Apartments for families with at least one person with AIDS, and six-bed group homes in residential neighborhoods for adults with developmental disabilities. The City will continue to support the development of permanent supportive housing for persons with disabilities or special needs.

**Strategies**

- a) Provide financial assistance for acquisition, rehabilitation, and/or construction of up to 25 units or more of supportive housing for persons with disabilities by 2010
- b) Explore using NSP funds in partnership with a nonprofit organization to develop permanent supportive housing for persons with disabilities
- c) Support the siting of group homes for persons with disabilities and/or special needs in residential areas throughout the City in partnership with TERI, Inc.
- d) Review and respond to agencies that request funds for acquisition and rehabilitation of transitional housing for persons with disabilities

**Resources**

Competitive funds: Section 811, Supportive Housing Program, Shelter Plus Care; State and County (Health and Human Services Agency) funds  
 HOME: allocated upon application from nonprofits; CHDO funds  
 Neighborhood Stabilization Program  
 Local funds: condominium conversion fees

**6. Assist housing developers to develop affordable housing for low-income senior citizens (High)**

With the population of senior citizens anticipated to increase steadily over the next twenty years, the City will support the development of new senior housing projects, including housing for seniors with disabilities. To the extent allowable and feasible, the City will

ensure that a portion of new senior housing units is affordable to low-income senior households. Southern California Presbyterian Homes has been awarded Section 202 funds for development of the Lil Jackson (Lake Boulevard) senior housing project.

**Strategies**

- a) Provide assistance for the development of 100 units or more of new senior housing by 2010
- b) Work with Southern California Presbyterian Homes to complete development by the end of 2010 of the 80-unit Lil Jackson Senior Housing (Lake Boulevard housing project) for very low-income seniors
- c) Ensure that when federal, state or local funds are used in the development of new senior housing, units are set aside for low-income senior households
- d) Ensure that all new senior housing meets requirements of the Americans with Disabilities Act

**Resources**

Section 202 Loan (forgivable) for Lil Jackson Senior Housing (2005)	\$9.9 million
HOME allocation for Lil Jackson Senior Housing	\$1.1 million

**7. Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and enhances neighborhoods (High)**

The City supports the development of both for-sale and rental housing that is affordable for low- and moderate-income families. The City's inclusionary housing policy requires developers of 10 or more residential units either to build 10 percent affordable housing in new developments or pay an in-lieu fee. The fee is adjusted annually and is based upon the difference between the affordable housing price for a median-income household can and the median sales price of resale homes.

The Neighborhood Services Department with an outside consulting firm and a task force of community, business and building industry representatives completed in 2004 a *Comprehensive Affordable Housing Strategy*, which has been presented to the Housing Commission and City Council. The recommendations in the *Strategy* will guide the City in the development of for-sale and rental housing that is affordable to very low-, low- and moderate-income families. The City has access to local sources of funding including in-lieu fees, bond fees, and redevelopment set-aside funds. To the extent possible the City will utilize local revenues and its HOME entitlement funds to leverage state and federal tax credits, other state and federal funding, and partnerships with commercial financial institutions. Allocation of these housing funds to individual projects must be approved by the City Council. In addition, the City will implement State of California laws that create affordable housing through the density bonus program and accessory dwelling units.

**Strategies**

- a) Construct 12 to 15 single-family homes at the Libby Lake Housing Project for sale to low-income families in PY 2009 (Habitat for Humanity)

- b) Identify and acquire blighted multi-family housing in Crown Heights neighborhood for rehab and rental to very low-income residents (City and CHDO partner)
- c) Complete visioning plan for a mixed-use and mixed-income development on the 14-acre Josepho property
- d) Complete rehabilitation of the 90-unit County Club Apartments to maintain the units as affordable, crime-free and drug-free housing for low-income families (City and partner housing firm)
- e) Complete acquisition and rehabilitation of the 144-unit Shadow Way Apartments to maintain the units as affordable, crime-free and drug-free housing for low-income families (City and partner housing firm)
- f) Using recommendations in the Oceanside Comprehensive Affordable Housing Strategy, identify and acquire land to be used for development of new affordable owner-occupied and rental housing
- g) Explore use of State Proposition 1C of 2006 funds for housing, especially the Regional Housing Infill Incentive Program and the Transit-Oriented Development (TOD) Program
- h) Explore opportunities to use new Low-Income Housing Tax Credits (LIHTC) approved as part of the Recovery Act of 2009

**Resources**

HOME funds: 15 percent CHDO setaside	\$
Inclusionary Housing in-lieu fees for Shadow Way Apartments	\$
Inclusionary Housing In-Lieu fees for Libby Lake Village	\$2,370,000 (2006-07)
Multifamily Housing Bonds for County Club Apartments.	\$11,707,000
State and federal tax credits, Mortgage revenue bonds, CHAFA or State bond programs, density bonus program, accessory dwelling units, local revenue, Inclusionary Housing Program funds	

**8. Assist multi-family property owners to rehabilitate their properties and maintain affordability (High)**

The City has implemented a rental rehabilitation program targeted primarily in the Crown Heights neighborhood. There will be two options within the program to allow for flexibility on assisting low-income tenants. The first option is a tenant-based program whereby the property owner, tenant and the City partner for the rehabilitation of individual units. The second option is the more conventional scenario involving the property owner and the City for rehabilitation of an entire building or set of units in a building. Both options within the program offer forgivable loans to property owners who maintain the assisted units and restrict rents for fifteen years.

**Strategies**

- a) Use fees from condominium conversions to provide loans to landlords in targeted neighborhoods to rehabilitate six rental units for low-income families either as complete building rehab or tenant-based rehab

- b) Provide information on funding for rental rehabilitation to all owners advised and/or cited by Code Enforcement officers for violations
- c) Ensure that rehabilitation efforts of rental units include compliance with health and safety standards and lead hazard regulations
- d) Identify a CHDO for a rental rehabilitation program in new NRSA area when approved

**Resources**

Rental Rehab Program Fund	\$100,000
\$350,000 allocated for program during the five-year Consolidated Plan	
HOME: 15 percent CHDO setaside (see also #7 above)	TBD

**9. Facilitate and support the conversion of mobilehome parks to ownership by a nonprofit organization (Low)**

Oceanside has 18 privately-owned mobilehome parks and one resident-owned park with 3,600 spaces Citywide. Ten of the parks are limited to seniors (at least one adult over 55 and no children). Very low- and low-income households occupy a high proportion of the spaces in these parks. While the parks are under the City’s rent control ordinance, all of the residents are still subject to space rent increases that many seniors on fixed incomes can ill afford. One solution to address this problem and stabilize rents is to convert parks to ownership by a nonprofit organization, which is a much simpler option than conversion to resident ownership. Approval for conversion will be dependent upon a feasibility analysis to determine whether or not the rental revenue will support nonprofit ownership.

**Strategies**

- a) Assist mobilehome parks to convert to ownership by a nonprofit organization, upon request from park residents and completion of a feasibility analysis (None planned for PY 2009)

**Resources**

HOME, Mortgage Revenue Bonds

**10. To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act (Medium)**

In all new construction and rehabilitation projects of 11 or more units assisted with state or federal funds, the City will incorporate requirements for 5 percent of the units be made accessible for persons with physical disabilities.

**Strategies**

- a) Assist up to 30 units of rental housing to be constructed or modified in compliance with ADA requirements by 2010

**Resources**

HOME, CDBG, Local revenues  
No funds allocated for 2009-10

**11. Assist growers who are willing to finance and develop housing for farm workers (Low)**

The North San Diego County region has an unknown but large number of homeless farmworkers and day laborers. Many of these workers live in canyons or in river bottom areas without shelter, proper sanitary facilities and clean drinking water. The City will provide assistance to developers with permitting and other issues related to farmworker housing. The City understands this to be a regional issue as with the issue of chronic homelessness and will work with other and the county cities to identify solutions. The City of Carlsbad advanced Agricultural Mitigation fees in Program Year 2007 to Catholic Charities of San Diego to do initial planning for a 100-bed farm worker housing facility.

**Strategy**

- a) Assist growers in the development of 100 beds for migrant farmworkers by 2010.

**Resources**

Local funds: None allocated for 2009-10

**12. Remove regulatory barriers to affordable housing (High)**

The U.S. Department of Housing and Urban Development (HUD) has identified regulatory barriers such as zoning and land use regulations as obstacles to the development of affordable housing, and will make removal of such barriers a condition of funding. The City is committed to identifying and removing such barriers.

**Strategy**

- a) Complete local and State (Housing and Community Development Department) review and approval for the 2005-2010 Housing Element of the City General Plan
- b) Implement recommendations of the *Comprehensive Affordable Housing Strategy* as applicable to the development of affordable housing
- c) Identify regulations in the Oceanside Zoning Ordinance that block development of affordable housing
- d) Support review of the City's General Plan to identify and where possible remove any barriers to affordable housing.

**Resources**

HOME

In-kind staff time

## PROGRAM YEAR 2009 HOMELESS OBJECTIVES

**National Goal: Provide decent housing for all residents**

**Local Priorities: Address the regional plan to end chronic homelessness by 2012  
Reduce number of families becoming homeless by prevention activities**

**13. Prevent homelessness through short-term rent and utility assistance programs and other services (High)**

At times, people find themselves at risk of becoming homeless due to divorce, health emergencies or loss of job. One approach to preventing homelessness is to provide short-term assistance for rent, security deposits, and/or utility payments. This has been shown to be one of the most effective ways of preventing homelessness, especially for families. Preventing homelessness is a key component in the plan to eliminate chronic homelessness by 2012. Emergency assistance can also be combined with family financial education on budgeting, proper use of credit and a family savings program.

**Strategies**

- a) Support emergency rental and other emergency assistance programs managed by local non-profit social service agencies for low-income working families, including Interfaith Community Services and the Brother Benno Foundation
- b) Assist organizations that provide case management services to low-income families and households that are at risk of becoming homeless
- c) Assist organizations that provide personal and family financial management education for low-income families and households
- d) Implement plan for Homelessness Prevention and Rapid Re-Housing (HPRP) Program upon approval of substantial amendment by HUD

**Resources**

CDBG funds	\$0
Local funds	TBD
HPRP funds	TBD

**14. Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence (High)**

The City will continue to its long-standing collaboration with San Diego YMCA Shelter Services for the operation of an emergency shelter for homeless and runaway youth at Project Oz North Coast; the Women's Resource Center for operation of a secure emergency shelter for women and children fleeing domestic violence; and Casa de Amparo for operation of a shelter for abused and/or neglected children who have been removed from their homes by Child Protective Services or law enforcement agencies.

**Strategies**

- a) Provide operating support that will enable the YMCA Oz North Coast Shelter to serve 50 youth from Oceanside each year
- b) Provide operating support that will enable the WRC Alternatives to Abuse Shelter to serve 50 women from Oceanside and their children each year
- c) Provide operating support to Casa de Amparo that will enable them to serve 100 abused and/or neglected children each year
- d) Provide capital funds to Women’s Resource Center for renovation and improvements to the kitchen at the emergency shelter (initial funding in PY 2008)

**Resources**

CDBG public services	\$37,220
CDBG-R capital funds	TBD

**15. Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families (High)**

The President in 2002 called for the elimination of chronic homelessness in ten years. The Leadership Council of the Plan to End Chronic Homelessness together with the regional Task Force on the Homeless is developing a strategy to eliminate chronic homelessness by 2012. Several non-profit organizations provide food, clothing, infant necessities, showers, laundry facilities, mailboxes, and related services for homeless persons and families and low-income individuals and families who are at risk of becoming homeless.

The City supports the Women’s Resource Center Transitional Housing Project, a 23-unit complex for women and children, with Emergency Shelter Grants Program and HUD Supportive Housing Program funding. The City provides operating funds to the Solutions Family Center, a regional transitional housing facility in Vista for families moving from homelessness to independent, self-supportive living. The City is open to supporting emergency winter shelters sponsored by local faith-based organizations.

The City recognizes the unique problems of homeless youth, including teenagers who cannot be placed in foster homes, emancipated youth, and youth who, at age eighteen, “age out” of the foster care system. The City will support programs that provide transitional housing for such youth in conjunction with education programs, life-skills (independent living skills) training, and employment development opportunities.

The City encourages veterans’ assistance programs offered by Interfaith Community Services and Able-Disabled Advocacy. These programs assist homeless and/or disabled veterans, including some recently separated from military service, to obtain benefits to which they are entitled and to find housing and social services. The City will support development of housing for homeless veterans and other at-risk populations.

**Strategies**

- a) Provide financial support to local nonprofit social service and faith-based organizations that will enable them to serve 1,000 homeless persons each year
- b) Seek funding to operate existing transitional housing facilities at full capacity, including the Women’s Resource Center transitional housing facility, the Brother Benno small group homes for men and women, the North County Solutions for Change Family Center (transitional) and the Intake Center (short-term housing)
- c) Provide CDBG-R funds to the Women’s Resource Center and the Family Recovery Center for improvements to transitional housing facilities
- d) Support the expansion of transitional housing, supportive services, and educational or job-training programs for homeless youth, including emancipated youth and youth “aging out” of the foster care system, homeless veterans, and other special needs populations (see also Housing Objective #5)
- e) Support the efforts and activities of the Regional Task Force on the Homeless and the San Diego Leadership Council of the Plan to End Chronic Homelessness toward the goal of eliminating chronic homelessness by 2012
- f) Host two meetings of homeless service providers during the year to encourage collaboration and sharing of resources, and share information on services
- g) Implement the local HPRP plan upon approval by HUD of the substantial amendment to provide for the rapid re-housing of recently homeless households

**Resources**

CDBG	\$0
Supportive Housing Program (Women’s Resource Center)	\$146,702
HPRP funds	TBD

**16. Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS (High)**

The City has collaborated with several organizations to develop supportive housing for persons with disabilities and persons with special needs, and provides support for the operation of these programs. Facilities in Oceanside serving this population 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; North County Safe Havens, which provides housing for homeless persons with chronic mental illness; the Marisol Apartments, which provides permanent supportive housing for persons with HIV/AIDS; the Brother Benno Foundation transitional housing for men in recovery from substance abuse; and Fraternity House, which provides housing and services for persons with AIDS who would otherwise be homeless.

**Strategies**

- a) Support the siting of group homes and transitional housing for persons with disabilities and/or special needs in residential areas throughout the City

- b) Provide operating support that will enable Fraternity House, Inc. to serve 30 persons with AIDS/HIV+ each year, including Oceanside residents, using the Residential Care Facilities for the Chronically Ill (RCF-CI) best practices model
- c) Provide CDBG-R funds to Mental Health Systems - Family Recovery Center for renovation and/or improvements to transitional housing facility (see #15 above)
- d) Support the San Diego Corporation for Supportive Housing and local partners to use State funds (Proposition 1C and the Mental Health Services Act) to develop housing with supportive services for persons with mental illness
- e) Explore using Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate homes or other residential properties to use as permanent supportive housing with supportive services from an outside agency

**Resources**

CDBG	\$7,600
NSP	TBD

**17. Support the development and operation of a regional homeless shelter for the chronically homeless (High)**

North County Solutions for Change opened the Solutions Family center in 2004 with funding from the cities of Oceanside, Vista and Escondido, the County of San Diego, and the State of California; the contributions included allocations of HOME and other federal funds. This shelter serves homeless families with housing and supportive services until they can return to independent, self-sufficient lives. North County Solutions has opened a short-term (90-day) *Intake Center* shelter for homeless families prior to their admission to transitional housing, or to give them time to return to independent, self-sufficient living. The City of Oceanside has supported emergency winter shelters sponsored by faith-based and community organizations with an annual “Declaration of Housing Crisis,” which allows such organizations to provide overnight shelter for up to fifty persons from December 1 to April 15 without the normally-required conditional use permit, provided the facility meets fire and health regulations. There is no permanent regional shelter for the chronically homeless; the City will work with neighboring jurisdictions, San Diego County and the state toward providing housing and supportive services for this population, and in particular for homeless veterans, persons with mental illness and persons with disabilities.

Jurisdictions throughout North San Diego County partners with nonprofit organizations that sponsored winter emergency shelters to form the *Alliance for Regional Solutions* for the 2007-08 winter shelter season. Through the Alliance, jurisdictions and the United Way of San Diego pooled available funds to support shelter services across the region; this was the first such time that a regional approach to the issue was implemented.

**Strategies**

- a) Participate in and support the efforts and activities of the regional Task Force on the Homeless and the Leadership Council of the Plan to End Chronic Homelessness toward the goal of eliminating chronic homelessness by 2012

- b) Support emergency housing and services for homeless families through the Interfaith Shelter Network during winter months
- c) Support the *Alliance for Regional Solutions* and regional winter homeless shelters for individuals and families, including Bread of Life in Oceanside
- d) Support the development of additional regional homeless shelters and transitional living facilities for the chronically homeless, especially homeless veterans, persons with mental illnesses and persons with disabilities

**Resources**

Local funding	\$40,000
FEMA / San Diego County hotel/motel vouchers	TBD

## PROGRAM YEAR 2009 COMMUNITY DEVELOPMENT OBJECTIVES

**National Goal: Provide a suitable living environment for all residents, especially those in low- and moderate-income neighborhoods**

**Local Priority: Support programs that strengthen family life for low- and moderate-income families and households; support positive youth development programs that reduce involvement in gangs and delinquent behavior; provide essential services for needy and underserved persons**

**18. Prevent blight and deterioration in low-income neighborhoods through targeted code enforcement programs in coordination with housing rehabilitation incentives (High)**

Code enforcement has proven to be an effective means to eliminate blight in older, impacted neighborhoods. The enhanced code enforcement efforts in the low- and moderate-income neighborhoods of Crown Heights, Eastside, and Calle Montecito have encouraged homeowners and landlords to clean up their properties and maintain them in an appropriate condition. Code enforcement regulatory activities are partnered with the City's homeowner rehabilitation loan program and rental rehabilitation program to offer a "carrot" as well as a "stick." Activities are concentrated on areas that show signs of deterioration. The growing number of abandoned/foreclosed homes and is threatening to bring spot blight into some neighborhoods of the City with consequent increase in vandalism, graffiti and other signs of deterioration; during Program Year 2008 the City will explore ways to use Code Enforcement officers to reduce such spot blight.

### **Strategies**

- a) Maintain full-time code enforcement activity in targeted low-income neighborhoods as part of overall neighborhood revitalization efforts
- b) Provide information about the City's rehabilitation loan program to homeowners and owners of rental properties as an incentive to improve their properties
- c) Support and assist neighborhood associations to plan and carry out volunteer-based neighborhood clean-up events
- d) Work with banks and mortgage lenders who are responsible for maintaining abandoned properties, especially homes in foreclosure, to reduce the incidence of spot blight and deterioration in neighborhoods
- e) Maintain an active anti-graffiti program to deal rapidly and effectively with graffiti throughout the City

### **Resources**

CDBG (\$135,000 in 2008-09)

\$199,800

**19. Assist organizations that provide programs and services for youth ages 13-18 from low- and moderate-income families that develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency (High)**

The City recognizes that youth need a safe and supportive environment in order to grow up to be healthy, productive adults. The City supports programs and activities that strengthen families and that encourage the growth of positive personal assets and self-esteem, academic achievement and physical fitness. The City looks in particular for positive youth development programs that reduce involvement in youth gangs and the incidence of youth violence and delinquent behavior.

Supervised programs directed at youth ages 13-18 offer educational activities such as tutoring, computer labs, conflict resolution workshops, and drug awareness events; recreational activities, including sports leagues, fitness programs, and games; and social activities such as field trips, community service, and holiday events. Social services programs target “at-risk” youth with gang prevention and intervention programs, individual and group counseling, and mentoring programs. The City encourages these programs and supports collaborative efforts of the City and youth-serving organizations in planning, sharing of information and resources, and development of cooperative projects. The City recognizes that parental involvement is a primary factor in achieving this objective, and supports parent education and programs that involve parents with their children.

The City will cooperate with North County Lifeline which received a State Gang Resistance, Intervention and Prevention (GRIP) Program grant. The Oceanside Police Department is a participant in a regional Byrne Program grant from the U.S. Department of Justice to increase sharing of information and intelligence on youth gangs. The Neighborhood Services Department provides staff support to the Oceanside Community Safety Partnership, which was formed in 2007 in response to City Council concerns about youth gang activity in the City.

**Strategies**

- a) Provide operating support to organizations that will enable them to provide personal fitness activities, academic achievement programs, health education, violence prevention and life skills training to 350 youth each year
- b) Collaborate with law enforcement agencies, local education agencies, and non-profit youth-serving organizations to reduce gang activity and delinquency
- c) Promote collaboration among local organizations that offer recreation, healthy living programs, social services and academic assistance for youth ages 13 to 18 during the afterschool “critical hours” and vacation periods
- d) Sponsor and/or participate in biannual meetings of youth-serving providers
- e) Support parenting programs and other activities that strengthen family life, and that increase parental involvement in programs in which their children are involved
- f) Support and encourage local nonprofit agencies to identify outside sources of funding for positive youth development / gang prevention programs
- g) Expand programs and activities of the Oceanside Community Safety Partnership

- h) Support health education activities to increase “healthy living” attitudes as a component of youth programs, with special attention to activities that will reduce the incidence of teen pregnancy, childhood obesity and early substance abuse

**Resources**

San Diego County “critical hours” grants, local revenue, foundation grants  
CDBG (renewed at same level as PY2008) \$82,470

**20. Assist organizations that provide programs and services to senior citizens that enable them to live independent lives (High)**

The City recognizes the need to provide a range of services to meet the needs of senior citizens, including nutrition programs, transportation, in-home supportive services, recreational activities, and low-cost housing opportunities. The City supports programs that help seniors maintain healthy lifestyles and independent living as long as possible, both through programs at the City’s Senior Center and in partnership with providers.

**Strategies**

- a) Provide operating support to organizations that will enable them to provide nutritional, recreational and supportive services to 1,000 senior citizens each year
- b) Support a collaborative effort of safety net services that ensures that senior citizens, especially those who live alone, have access to food, transportation, and other services that they need to live independently with dignity
- c) Support a minor home repair program in partnership with a County-funded program managed by Interfaith Community Services to assist senior citizens to maintain their homes or mobilehomes in a healthy, safe and secure condition. [See #3 for the City’s MobileHome Improvement Program (MHIP) for very low-income seniors; the MHIP includes replacement of water heaters.]
- d) Encourage collaboration and partnerships among organizations that provide services to seniors through biannual meetings of agencies and organizations
- e) Support efforts of senior-serving organization to apply for grants available for senior nutrition and senior employment programs of the Recovery Act

**Resources**

CDBG (renewed at same level as PY 2008) \$52,116

**21. Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives (High)**

The City recognizes the need to provide a range of services to meet the needs of persons with disabilities, including transportation, employment opportunities, supportive services, social and recreational activities, and affordable, accessible housing opportunities.

### **Strategies**

- a) Provide operating support to organizations that enables them to provide social, recreational and education services to 100 persons with disabilities each year
- b) Support a collaborative effort of safety net services that ensures that persons with disabilities, especially those who live alone, have access to transportation, food and other services that enable them to live independently with dignity
- c) Support a minor home repair program through Interfaith Community Services that enables persons with disabilities to maintain their homes or mobilehomes in a healthy, safe and secure condition
- d) Support organizations that offer job-training and employment development opportunities for persons with disabilities who desire to become employed or change their occupation due to disability or special need
- e) Support organizations that provide services to children and youth with developmental disabilities, including TERI, Inc., and Ivey Ranch Park Association (funding shown under youth services or childcare services)

### **Resources**

CDBG (\$45,000 in PY2008) capital funding \$25,000

## **22. Assist organizations that provide health services, health education and chronic disease prevention programs to low-income individuals, families and households (High)**

Vista Community Clinic, North County Health Services, and the San Diego County Health and Human Services Agency are the primary providers of health services for low-income individuals and families, and for individuals and families who do not have health insurance. The City recognizes the need for all persons to have access to basic health care. The City also recognizes that health education and community outreach will improve the overall health and well-being of low-income individuals and families, and can result in a reduction in the incidence of chronic diseases with a resultant decrease in the costs borne by public agencies for treatment of these diseases. Health education and outreach includes activities with youth as reported above (#19).

### **Strategies**

- a) Provide operating support to several organizations that will enable them to provide health programs and services to 3,000 persons each year
- b) Provide assistance to North County Health Services to open a new clinic in the *La Mision Village* rental housing development for very low-income families
- c) Provide support for health education, disease prevention, and healthy nutrition programs, and outreach activities that provide information on access to health resources in low-income neighborhoods of the City
- d) Encourage implementation of the "Healthy Cities / Healthy Communities" philosophy in community outreach programs of the City
- e) Encourage implementation of recommendations in the San Diego County Health Needs Assessment (2007 Report)

- f) Support health services that reach underserved populations with special attention to homeless individuals and families, farmworkers, and recent immigrants with limited or no English skills

**Resources**

CDBG (renewed at same level as PY 2008) \$15,000

**23. Assist organizations that provide substance abuse education, prevention and treatment services, with special emphasis on programs targeting youth and young adults (Medium)**

The City recognizes that alcohol, tobacco and other drugs take a significant toll on the community, and that substance abuse is harmful to individuals, families, neighborhoods, businesses and civic life. The City supports programs that reduce the harmful impact of drugs on the community, and that reduce the incidence of use of alcohol and tobacco by underage youth. Vista Community Clinic manages the Tri-City Prevention Project funded by San Diego County Health and Human Services Agency – Alcohol and Drug Services.

**Strategies**

- a) Provide support to youth-serving organizations that provide substance abuse education and prevention programs
- b) Provide support to organizations providing out-patient substance abuse treatment programs for low-income residents including youth and homeless persons
- c) Support collaboration of organizations dealing with substance abuse education, prevention and treatment through the North Coastal Prevention Coalition and San Diego County Health and Human Services – Alcohol and Drug Services.

**Resources**

CDBG resources allocated to youth services as reported above (#19)

**24. Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families (the “working poor”) (High)**

The City recognizes the problems faced by very low- and low-income individuals and families who are the “working poor,” actively employed but earning less than a living wage. These individuals and families are most affected by the cost of housing, and seldom have health insurance except through the Healthy Families program for children offered by the State of California. They are at risk of hunger, a population estimated to be over 30 million in the nation. The City will support non-profit organizations that provide emergency food, clothing, infant necessities, case management and related services for the very-low and low-income individuals and families who earn less than a living wage. The City will also support programs that assist such individuals and families through education and job-training to move into higher-paying employment.

**Strategies**

- a) Provide operating support to the Brother Benno Foundation, Interfaith Community Services and other groups that provide emergency assistance and case management for very low- and low-income individuals and families
- b) Implement use of HPRP funds for eligible activities upon approval of the HPRP substantial amendment by HUD
- c) Provide assistance to organizations that assist low-income individuals with education and job-training that will enable them to obtain living wage jobs
- d) Support collaboration and sharing of resources among local agencies through a biannual meeting of agencies providing services to homeless persons and families and/or emergency services to very low-income households

**Resources**

CDBG (Renewed at same level as PY 2008)	\$21,952
HPRP funds	TBD

**25. Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens, youth, and/ families; neighborhood resource centers; and recreation facilities. (High)**

The City has developed a number of community centers, resource centers, and parks in low-income neighborhoods. This includes Joe Balderrama Park and Recreation Center, the Americanization School, Cesar Chavez and Libby Lake Parks, and four community resource centers. The Oceanside Senior Center is operated in collaboration with the Oceanside Senior Citizens Association. The City has completed construction and opened a second senior center that serves senior in the central and eastern areas of Oceanside. The City will develop a list of renovation projects for possible CDBG-R funding and submit these as part of a substantial amendment to the Action Plan.

**Strategies**

- a) Support operation of four community resource centers serving low- and moderate-income neighborhoods of the City
- b) Identify and implement energy efficiency improvements at City facilities including pools, recreation centers and resource centers
- c) Complete renovation work at Brooks Street Swim Center
- d) Identify eligible projects for CDBG-R funds that maximize employment opportunity and enhance economic development

**Resources**

CDBG-R funding for projects	TBD
Section 108 loan payment for Libby Lake Community Center	\$214,652
Section 108 loan payment for Fire Station 7 (est.)	\$265,645

**26. Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings (High)**

The City has assisted several non-profit organizations with the acquisition, rehabilitation, and/or start-up of facilities to provide services to the community. The City provided funds in PY 2007 to Ivey Ranch Park Association for improvements and rehabilitation of buildings and in PY 2008 to Camp Fire USA for renovation work on their 50-year old Crown Heights facility. The City will allocate PY 2009 CDBG funds to T.E.R.I., Inc., to complete work on a fitness and recreation center for developmentally disabled adult clients (#21 above);. The City will develop a list of projects for possible CDBG-R funding and submit these as part of a substantial amendment to the Action Plan. See Housing Objectives 15 and 16 for funding to make improvements to transitional housing facilities.

**Strategies**

- a) Allocate loans and grants to established non-profit organizations for the acquisition, rehabilitation, and/or start-up costs associated with permanent, year-round community facilities
- b) Provide technical assistance to nonprofit organizations seeking to acquire and/or rehabilitate facilities to provide services to low-income individuals or families
- c) Establish and implement a program to use CDBG-R funds for eligible projects that will maximize job creation.

**Resources**

CDBG-R

TBD

**27. Assist organizations that provide quality, affordable childcare programs for children from low-income families (High)**

The City of Oceanside recognizes that the availability of quality preschool childcare is an important concern for many low- and moderate-income families, and is a critical factor for single-parent households. The City supports organizations that provide affordable preschool programs and fulfill “ready-to-learn” expectations of local school districts. The City allocates CDBG funds to afterschool and summer programs for children ages 6-12, and parenting programs for parents with children ages 0-18.

**Strategies**

- a) Support after school and summer programs that offer academic enrichment, personal fitness, health education, violence prevention and creative arts activities for 400 children ages 6 to 12
- b) Provide support to nonprofit childcare agencies to offer affordable childcare and preschool programs to low- and moderate-income families
- c) Disseminate childcare information for parents through the Oceanside Magazine and community resource centers

- d) Provide assistance to childcare providers to improve the quality of their services
- e) Provide support for Oceanside Public Library outreach services to children in low-income neighborhoods of the City and children in bilingual households.

**Resources**

CDBG (funding renewed at same level as PY 2008) \$58,742

**28. Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers (High)**

The City supports the efforts of Ivey Ranch Park Association, Casa de Amparo, Quality Children’s Services, local education agencies and other organizations to expand childcare facilities in the City. The City particularly encourages new facilities that offer affordable, quality childcare for low-income families and special populations, including teen mothers with children, children with disabilities, and “working poor” families. The CDBG-funded Libby Lake Child Development Center opened in June, 2006 to serve low- and very low-income families in the Libby Lake and Calle Montecito neighborhoods.

**Strategies**

- a) Provide assistance to non-profit providers to develop new childcare centers with up to 100 new spaces for infants, toddlers, and pre-school age children by 2010
- b) Support Camp Fire USA to open a child development center in the Crown Heights neighborhood for 24-36 children (funded in PY 2008)
- c) Support Ivey Ranch Park Association to open a child development center for 24 to 36 children, including children with disabilities (funded in PY 2007)
- d) Explore ways to increase availability of childcare for very low-income families living in the Crown Heights neighborhood
- e) Explore alternate sites for the existing childcare program at the Joe Balderrama Recreation Center

**Resources**

CDBG - No funding in Program Year 2009 \$0

**29. Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods (High)**

The City recognizes that infrastructure improvements such as sidewalks, street lighting, landscaping and street repair are an important component in neighborhood revitalization. The City has committed local, state and federal funds for such improvements in the low- and moderate-income neighborhoods of the City. The City has completed ADA compliance improvements at all City facilities and is making ADA improvements to streets and sidewalks citywide. The City will provide technical assistance and in some cases CDBG capital funds to subrecipient community-based organizations to ensure that any

facilities used by the organizations to provide CDBG-funded public services comply with ADA requirements (HUD Section 504).

The City will develop a list of infrastructure projects that maximize job creation and include these as a substantial amendment for the CDBG-R funds, once the guidelines for this program are available.

**Strategies**

- a) Identify and address public infrastructure needs in the Eastside and Crown Heights neighborhoods and other low-income neighborhoods
- b) Plan and implement the eighth annual Supporting Urban Neighborhoods (S.U.N.) Project as a one-day volunteer-based neighborhood improvement project
- c) Monitor subrecipient facilities for compliance with HUD Section 504 compliance
- d) Prepare and submit to HUD a list of projects for CDBG-R funding as part of a substantial amendment , including the local plan to meet contract timeline and reporting requirements

**Resources**

CDBG capital funding for S.U.N. 2008	\$50,000
CDBG-R funds	TBD

**30. Revitalize the Calle Montecito neighborhood through the implementation of a comprehensive neighborhood revitalization plan (High)**

The City and several collaborating non-profit organizations have completed ten years of work on the Calle Montecito Neighborhood Revitalization Area (NRSA) Plan; no further objectives will be added as part of the NRSA Plan. The evaluation of the Plan and accomplishments was completed in Program Year 2007. The City will continue to work with residents to identify other needs and to maintain positive accomplishments. The final activity is the Libby Lake Housing Project with Habitat for Human; four homes were constructed in PY 2008 and four more will be completed in PY 2009 toward a goal of 18 homes on the site.

**Strategies**

- a) Explore ways to expand services at the Libby Lake job-training center especially with Recovery Act - Workforce Investment Act (WIA) funding for summer youth jobs program

**Resources**

CDBG – no additional funds in 2009-10

**31. Revitalize the Crown Heights neighborhood through the implementation of a comprehensive neighborhood revitalization plan (High)**

The City of Oceanside is collaborating with Community HousingWorks and Crown Heights residents to develop a neighborhood revitalization plan for the Crown Heights Neighborhood. The plan will include economic development, community services, public facilities, and housing components. Community HousingWorks provides leadership development for neighborhood residents. Work in the neighborhood will be modeled on the successful Calle Montecito Plan.

**Strategies**

- a) Develop and implement a comprehensive revitalization plan for the Crown Heights neighborhood with the participation and support of residents, community-based organizations and City departments
- b) Receive approval from HUD designating the neighborhood as a Neighborhood Revitalization Strategy Area
- c) Identify opportunities to develop new or improved rental or for-sale housing in the area
- d) Apply for grants and loans to fund implementation of the revitalization plan
- e) Acquire property for the development of public facilities to meet the needs and goals identified in the neighborhood revitalization plan
- f) Support local organizations providing leadership development and other programs involving neighborhood residents

**Resources**

CDBG	\$15,000
HOME – CHDO setaside funds	TBD
CDBG-R funds	TBD

## PROGRAM YEAR 2009 ECONOMIC DEVELOPMENT OBJECTIVES

**National Goal: Provide expanded economic opportunity for all residents**

**Local Priority: Support programs that improve conditions and offer opportunity for the “working poor.”**

- 32. Assist organizations that provide services leading to employment, including literacy, job training and employment placement services, with special emphasis on programs targeting youth, senior citizens, and persons with disabilities (High)**

The City recognizes the need for literacy tutoring, job training, and employment services in order for workers to improve their income. The City also recognizes the need for skilled workers for new biotech industries moving into Oceanside. Workers with disabilities or over the age of 62 have reported perceived discrimination in hiring. Special efforts are necessary to educate employers about laws and regulations governing employment, and to train persons with disabilities and senior citizens who want to work to obtain gainful employment.

### **Strategies**

- a) Support organizations that provide literacy, job training, and employment services to 50 adults each year
- b) Support efforts to educate employers on regulations concerning age discrimination, ADA compliance and reasonable accommodation, and equal employment opportunity (EEO)
- c) Encourage development of vocational education and pre-apprenticeship programs for young men and women, including construction trades, health professions, and other jobs that provide living wage employment
- d) Support workforce development programs of local industries, especially for careers open to youth graduating high school or community college
- e) Explore opportunities to develop micro-enterprises in the neighborhood revitalization areas of the City

### **Resources**

CDBG – none allocated for 2009-10

- 33. In collaboration with public educational institutions, explore economic development opportunities that positively affect the jobs/housing balance and reduce transportation impacts. (Medium)**

Guided by its Economic Development Workplan, the City is actively fostering economic growth in the city that will generate jobs to employ Oceanside residents. In order to accomplish this goal, public educational institutions need to provide job training and career development opportunities that will prepare Oceanside residents for jobs in the

companies that locate here. The City will include an economic development component in the proposed Crown Heights and Eastside NRSA project.

The jobs/housing balance is a regional growth issue and has to be addressed through regional initiatives. The City will work with SANDAG and neighboring jurisdictions, will consider programs and activities that:

- link community infrastructure capacity and population distribution to targeted economic expansion.
- address the imbalance of resources between subregions, such as industrial land, markets for labor, labor pools, affordable housing, etc.
- promote economic health in deteriorating residential or business communities through public/private partnerships

### ***Strategies***

- a) Collaborate with public educational institutions, labor and job-training organizations, and the business community to support the development of a qualified workforce for the local economy
- b) Support activities of organizations that follow best practices in job training and employment development when working with youth, senior citizens, and persons with disabilities
- c) Collaborate with SANDAG and its member agencies on strategies to improve the jobs / housing balance and related transportation issues

### ***Resources***

CDBG – none allocated for 2009-10

## C. PROJECTS AND ACTIVITIES by HUD listing

The City reports to the U.S. Department of Housing and Urban Development (HUD) as to how CDBG, HOME and other federal, State and local funds are used to address the objectives listed in the 2005-2010 Consolidated Plan and annual Action Plan. The HUD online reporting system (IDIS) uses a combination of projects and activities for reporting. The City's projects are listed below together with the related objective(s), the specific activities to be funded in program year 2009, and the source of those funds (CDBG, HOME/ADDI or other). The proposed outcome statement and performance measurement is shown for individual activities. Detail on each activity is in Section D following.

The City will adopt and submit to HUD for approval substantial amendments to the Consolidated Plan and annual Action Plans for Recovery Act programs and funds for which the City is eligible. This will include CDBG-R funds to maximize employment opportunities, the Homelessness Prevention and Rapid Re-Housing Program (HPRP), Neighborhood Stabilization Program (NSP) funds from the State of California, and other such programs from HUD or other federal agencies.

1. Single-family Housing Rehabilitation Loans
  - a. Objective: Provide low-interest loans to low-income homeowners to rehabilitate their homes
  - b. Outcome Statement: Create decent housing with improved / new affordability
  - c. Outcome Measurement: 8 rehab loans made and projects completed
  - d. **CDBG funding** (\$325,000 in PY 2008) **\$325,000**
  
2. Mobilehome Rehabilitation Grants
  - a. Objective: Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes, including minor home repair projects
  - b. Outcome Statement: Create decent housing with improved / new affordability
  - c. Outcome Measurement: 18 MobileHome Improvement Program (MHIP) grants made and projects completed
  - d. **CDBG Funding** (\$95,000 in PY 2008 ) **\$95,000**
  
3. Housing Rehabilitation Administration and Loan Services
  - a. Objective: Planning and administration of housing rehab loan program
  - b. Outcome Statement: Create decent housing with improved / new affordability
  - c. Outcome Measurement: n/a
  - d. CDBG Funding for Activities
    - Rehab Loan Program Administration \$70,000 IDIS
    - Loan Portfolio Management \$60,000 IDIS
    - Total CDBG Funding** (\$130,000 in PY 2008) **\$130,000**

4. Acquisition and/or Rehab of Transitional Housing
- Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings for transitional housing programs
  - Outcome Statement: Create decent housing with improved / new affordability
  - Outcome Measurement: to be determined by specific projects
  - Local Condominium Conversion Fees (none in PY 2008) TBD
5. First-time Homebuyers Program
- Objective: Assist low-income households to purchase homes through deferred loan and tax credit programs
  - Outcome Statement: Create decent housing with improved / new affordability
  - Outcome Measurement: 8 low- or moderate-income households and 2 Section 8 FSS program households become successful homeowners
  - Funding for first-time homebuyers program
    - ADDI (est.) \$5,632
    - HOME (est.) \$615,371
    - CalHOME 2007 allocation \$600,000
    - Mortgage Credit Certificates (application filed) TBD
    - Total Funding** **\$**
6. Youth Services
- Objective: Assist organizations that provide programs and services for youth ages 13-18 from low- and moderate-income families to develop positive personal assets, encourage academic achievement and reduce the risk of gang involvement and juvenile delinquency
  - Outcome Statement: Enhance suitable living environment through improved / new accessibility
  - Outcome Measurement: 350 youth involved in programs
  - CDBG Funding for Activities:
    - Boys and Girls Club *Gangbusters* Program \$22,308 IDIS
    - From the Inside Out / Project CROP \$7,562 IDIS
    - North County Lifeline San Luis Rey Youth Program \$10,400 IDIS
    - Parks & Recreation Teen START \$18,600 IDIS
    - Vista Community Clinic Teen REACH \$23,600 IDIS
    - Total Funding** (grants renewed at PY 2008 level) **\$82,470**
7. HOME and ADDI Administration
- Objective: Planning and Administration of HOME Program
  - Outcome Statement: n/a
  - Outcome Measurement: n/a
  - Funding: HOME (10% cap on administration) (est.) \$82,045 IDIS
  - Total Funding** (\$82,045 in PY 2008) **\$82,049**

8. Health Services

a. Objectives:

- Assist organizations that provide health services, health education and chronic disease prevention programs to low-income individuals, families and households
- Assist organizations that provide substance abuse education, prevention and treatment services, with special emphasis on programs targeting youth and young adults

b. Outcome Statement: Enhance suitable living environment through improved / new accessibility

c. Outcome Measurement: 1,000 persons receive services

d. CDBG funding for activities:

- North County Health Services (NCHS) \$15,000 IDIS
- Total (grants renewed at PY 2008 level) \$15,000**

9. Emergency Services

a. Objective: Assist organizations that provide emergency assistance and supportive services to very low- and low-income working persons and families

b. Outcome Statement: Enhance suitable living environment through improved / new accessibility

c. Outcome Measurement: 1,000 persons and 100 households receive services

d. CDBG funding for activities:

- Brother Benno Foundation *Food Basics* \$14,148 IDIS
- Interfaith Community Services *Safety Net* \$7,804 IDIS
- Total (grants renewed at PY 2008 level) \$21,952**

10. CDBG Administration

a. Objective: Planning and Administration of CDBG Program

b. Outcome Statement: Enhance suitable living environment through improved / new accessibility

c. Outcome Measurement: n/a

d. CDBG funding for activities (part of 20% cap on admin and planning):

- CDBG Administration \$150,000 IDIS
- Total (\$150,000 in PY 2008) \$150,000**

11. Housing Program Development, Planning and Administration

a. Objectives:

- Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and that enhances neighborhoods
- Remove regulatory barriers to affordable housing
- Planning and administration of housing programs
- Fair Housing activities

b. Outcome Statement: n/a

c. Outcome Measurement: n/a

- d. CDBG Funding for activities (part of 20% cap on admin and planning)
  - Housing Program Development \$160,000 IDIS
  - Fair Housing program \$17,000 IDIS
  - Total CDBG (\$150,000 in PY 2008) \$177,000**

HOME CHDO funds available for allocation for specific housing projects

12. Code Enforcement

- a. Objective: Prevent blight in low-income neighborhoods and address signs of deterioration throughout the City through targeted code enforcement programs in coordination with affordable housing incentives
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
- c. Outcome Measurement: 125 properties improved with all owners of cited properties referred to the City for homeowner or rental rehab loans
- d. CDBG Funding for activities
  - Code Enforcement officers for targeted areas \$199,800 IDIS
  - Total (\$135,000 in PY 2008) \$199,800**

13. Senior and Disabled Services

- a. Objectives:
  - Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities
  - Assist housing developers to develop affordable housing for low-income senior citizens
  - To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act
  - Assist organizations that provide programs and services to senior citizens that enable them to live independent lives
  - Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 1,000 persons and 20 households receive services
- d. CDBG funding for activities:
  - Angel's Depot Senior Nutrition Program \$8,540 IDIS
  - Junior Seau Fitness Center (Senior Fitness) \$9,176 IDIS
  - Senior Citizens Association Senior Nutrition \$34,400 IDIS
  - Senior Citizens Association – kitchen equipment \$15,000 IDIS
  - Total (grants renewed at PY 2008 level) \$67,116**

14. Homeless Services and Shelter

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

- Assist organizations that provide emergency housing and supportive services for ... homeless and runaway youth
  - Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse, and/or HIV/AIDS
  - Support the development and operation of a regional homeless shelter for the chronically homeless
  - Explore using NSP funds to acquire homes for permanent supportive housing in partnership with a service provider
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 500 persons and 50 households receive services
- d. CDBG funding for activities
- |  |          |                 |
|--|----------|-----------------|
| • Fraternity House (persons with AIDS)         | \$7,600  | IDIS 966        |
| • YMCA Oz North Coast (runaway/homeless youth) | \$17,800 | IDIS 980        |
| <b>Total CDBG (\$27,100 in 2007-08)</b>        |          | <b>\$25,400</b> |

15. Battered and Abused Women

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... victims of domestic violence
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 100 victims of domestic violence receive services; complete improvements to emergency shelter
- d. CDBG Funding: for activities:
- |  |          |                 |
|--|----------|-----------------|
| • Women's Resource Center Emergency Shelter    | \$11,820 | IDIS            |
| <b>Total (grants renewed at PY 2008 level)</b> |          | <b>\$11,820</b> |

16. Abused and Neglected Children

- a. Objective: Assist organizations that provide emergency housing and supportive services for ... abused and neglected children
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: 100 abused or neglected children receive services
- d. CDBG for activities:
- |  |         |                |
|--|---------|----------------|
| • Casa de Amparo                               | \$7,500 | IDIS           |
| <b>Total (grants renewed at PY 2008 level)</b> |         | <b>\$7,500</b> |

17. Economic Development and Job Training

- a. Objectives:
- Assist organizations that provide services leading to employment, including literacy, job training and employment placement services, with special emphasis on programs targeting youth, senior citizens, and persons with disabilities
  - In collaboration with public educational institutions, explore economic development opportunities that positively affect the jobs/housing balance and reduce transportation impacts

- b. Outcome Statement: Provide economic opportunity through improved / new accessibility
- c. Outcome Measurement: n/a
- d. CDBG funding for activities (\$0 in 2008-09) **\$0**

18. Childcare Services

- a. Objectives
  - Assist organizations that provide quality, affordable preschool and childcare programs for children from low-income families
  - Assist organizations that provide afterschool and summer programs for children ages 6-12 to develop positive personal assets, encourage academic achievement, and reduce the risk of juvenile delinquency
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: number of children from low-income families served
- d. CDBG funding for activities
 

• Boys and Girls Club Libby Lake Program	\$12,000	IDIS
• Camp Fire USA Program in Crown Heights	\$10,000	IDIS
• Parks & Recreation <i>For Kids Sake</i> afterschool	\$18,200	IDIS
• Oceanside Public Library <i>Adelante</i> Bookmobile	\$11,000	IDIS
• Ivey Ranch Park Association <i>Camp Ivey</i>	\$7,542	IDIS
<b>Total (grants renewed at PY 2008 level)</b>		<b>\$58,742</b>

19. Capital Projects by Community-based Organizations

- a. Objective: Assist organizations that provide programs and services to low- and moderate-income persons, families and neighborhoods to acquire, construct, and/or rehabilitate community facilities, service centers, or residential buildings
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: Projects complete
- d. CDBG funding for activities:
 

• T.E.R.I., Inc. Fitness and Recreation Center	\$25,000	IDIS
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- e. Funding for projects and activities with CDBG-Recovery Act funds will be determined by the City Council through a substantial amendment
 

• Family Recovery Center kitchen renovation	\$75,000	IDIS
• New roof at Women's Resource Center	TBD	IDIS
<b>Total CDBG (\$245,000 in PY 2008)</b>		<b>\$25,000</b>
<b>CDBG-R proposed</b>		<b>TBD</b>

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

- a. Objective: Prevent blight in low-income neighborhoods through targeted code enforcement programs in coordination with affordable housing incentives
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability

- c. Outcome Measurement: 25 properties improved
- d. Funding for activities:
  - CDBG allocation for neighborhood improvement \$50,000 IDIS
  - City funding sources TBD
  - Donation and contributions in-kind

**Total (\$100,000 in 2007-08) \$50,000**

21. City ADA Compliance Capital Improvements

- a. Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods and at City facilities to meet ADA accessibility requirements
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: Complete sidewalk improvements and other eligible ADA compliance activities, including Section 504 compliance monitoring of all CDBG-related facilities
- d. Funding for activities and projects with CDBG-Recovery Act funds will be determined by the City Council through a substantial amendment **TBD**

22. Section 108 Loan Payment

- a. Objective: Revitalize the Calle Montecito neighborhood through the implementation of a comprehensive neighborhood revitalization plan
- b. Outcome Statement: n/a
- c. Outcome Measurement: Payment of principal and interest on construction of Libby Lake Community Center (LLCC) and Fire Station 7
- d. CDBG Funding for payment (P&I)
  - Libby Lake Community Center \$214,652 IDIS
  - Fire Station 7 (est.) \$265,645 IDIS

**Total (\$458,775 in PY 2008) \$480,207**

23. Development of Childcare Facilities

- a. Objective: Assist organizations that provide affordable childcare for low-income families to acquire, construct, and/or rehabilitate childcare centers
  - b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
  - c. Outcome Measurement: Complete and open second and third of four proposed and funded childcare / child development centers
  - d. CDBG funding for activities
- Total (\$85,000 in 2007-08) \$0**

24. Neighborhood Revitalization Program Planning

- a. Objective: Planning and Administration of NRSA Programs
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
- c. Outcome Measurement: n/a
- d. CDBG funding for activities (subject to 20% cap on planning and admin)
  - Neighborhood Revitalization Planning \$45,000 IDIS

**Total (\$65,000 in 2007-08) \$45,000**

25. Crown Heights Neighborhood Revitalization Program

- a. Revitalize the Crown Heights neighborhood through the implementation of a comprehensive neighborhood revitalization plan
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability
- c. Outcome Measurement: Approval of Crown Heights NRSA
- d. CDBG funding for activities
  - *Community HousingWorks* Resident Leadership \$15,000

**Total (\$15,000 in 2007-08) \$15,000**  
HOME CHDO funds available for allocation for specific projects

26. CHDO and CBDO Housing Development Activities

- a. Objectives:
  - Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and low-income seniors while also enhancing and/or improving neighborhoods
  - Identify opportunities for acquisition / rehabilitation and rental rehabilitation
- b. Outcome Statement: Create decent housing with improved / new affordability
- c. Outcome Measurement: Projects or units completed
- d. HOME funding for activities (15% CHDO Setaside funds)
  - CHDO setaside for 2009-10 \$123,074

**Total \$123,074**

27. City Capital Improvement Projects

- a. Objectives:
  - Construct or renovate public facilities that serve low- and moderate-income individuals, families and neighborhoods, including community centers for senior citizens, youth, and families; neighborhood resource centers; and recreation facilities.
  - Construct or renovate public infrastructure, including streets, sidewalks, lighting and other improvements in low-income neighborhoods
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: Projects completed
- d. Funding for projects and activities with CDBG-Recovery Act funds will be determined by the City Council through a substantial amendment
  - Renovation at Oceanside Senior Citizens Center \$75,000
  - New roof at Libby Lake Community Center

28. Calle Montecito Neighborhood Revitalization Program

- a. Objective: Revitalize the Calle Montecito neighborhood through the implementation of a comprehensive neighborhood revitalization plan
- b. Outcome Statement: Enhance suitable living environment through improved / new sustainability

- c. Outcome Measurement: Complete performance measurement evaluation of Calle Montecito NRSA Plan
- d. No new CDBG funding for activities

29. Emergency Shelter Grants Program

- a. Objectives:
    - Assist organizations that provide transitional housing, emergency winter shelter, case management and mental health and other supportive services for homeless persons and families
    - Support the development and operation of a regional homeless shelter for the chronically homeless
    - Support the regional Alliance for Regional Solutions winter shelters
  - b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
  - c. Outcome Measurement: Number of persons given shelter and services
  - d. Funding for activities: No ESG in PY 2009 as the City was not eligible
- Total 2009-10 funding** (\$80,095 in PY 2008) **\$40,000**

30. Rental Rehab Program

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

31. Rental Assistance Program and Prevention of Homelessness

- a. Objectives:
  - Assist very low-income renter families to have safe, healthy, affordable housing
  - Prevent homelessness through short-term rent and utility assistance programs and other services
  - Assist organizations that provide essential services to homeless persons and families, and assist families to remain in housing
- b. Outcome Statement: Enhance suitable living environment through improved / new accessibility
- c. Outcome Measurement: Number of households served in the Section 8 Rental Assistance Program; number of households provided emergency rental assistance
- d. Funding for Section 8 activities:
  - Section 8 Housing Choice Voucher allocation \$9,869,524
  - Family Self-Sufficiency grant \$143,403

**Total Housing Assistance Programs** **\$10,143,931**
- e. Funding for programs under the Homelessness Prevention and Rapid Re-Housing Program will be determined by a substantial amendment to the PY 2008 Action Plan submitted to HUD by May 19

## **D. DESCRIPTION OF ACTIVITIES**

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