



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The 2005-2010 Strategic Plan for the City of Oceanside continues many of the initiatives set forth in the 2000-2005 Consolidated Plan period, adds a new Neighborhood Revitalization Strategy AREA project for the Crown Heights neighborhood, and continues activity in the Calle Montecito neighborhood. The City will promote home ownership for low- and moderate-income families and will encourage families on Section 8 Rental Assistance to explore home ownership. Activities to expand the supply of affordable housing will follow recommendations of the City's Comprehensive Affordable Housing Strategy completed in 2004, including land-banking and development of the La Mision Village apartments and the Libby Lake for-sale housing. Services to homeless persons and families will be concentrated on preventing homelessness and providing transitional housing so that homeless persons and families can return to independent, self-sufficient living. The City will cooperate in a regional approach to reducing chronic homelessness. Community development objectives will target the issues of youth violence and gang activity, encourage activities that strengthen families, and support job-training and employment development programs for "living wage" employment.

Proposed objectives to guide allocation of Community Development Block (CDBG) Program, HOME Investment Partnership (HOME) Program, American Dream Downpayment Initiative (ADDI), federal Emergency Shelter Grants (FESG) Program, and other federal, state and local funds to address overall Consolidated Plan goals are included in the appendices. Specific strategies for each objective, available resources for activities and the anticipated outcomes are set forth in the annual Action Plans and reported in the annual Consolidated Annual Performance and Evaluation Report (CAPER).

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Strategic Plan sets forth a specific course of action for the five-year Consolidated Plan. It is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that individuals, families and communities can work together and thrive. A strategic plan also 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 Strategic Plan forms the basis for annual Action Plans and local allocation of CDBG and other federal, state and local funds.

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. These three goals are to provide decent housing, a suitable living environment, and expanded economic opportunity for all residents. The Consolidated Plan also seeks to address the vision and mission statements of the City of Oceanside:

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

Mission: The City of Oceanside's mission is to enhance the quality of life through outstanding service to its diverse community. The mission of the Housing and Neighborhood services Department is to promote healthy neighborhoods by providing services to enhance the quality of life for the citizens of Oceanside.

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.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1. 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 175,085 (2005 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 50 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 55 percent white/Anglo, 30 percent Hispanic/Latino, 6.3 percent African-American and 6.8 percent Asian/Pacific Islander, including the largest Samoan population outside of the islands. Median household income (2004 est.) is \$46,301, approximately \$1,000 less than the region median, with 27 percent of the households reporting below \$25,000 and 40 percent reporting over \$40,000. Median age of the residents is 33.5 years, the same as 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.

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 only one small park in the neighborhood. Services are provided to residents through a City-sponsored community resource center and one program for children and youth. The City will propose Crown Heights as a Neighborhood Revitalizations Strategy Area for the 2005-2010 Consolidated Plan period. The Eastside neighborhood is a more settled area with a mix of rental and owner-occupied housing, and a higher median family income. Some families have lived in the Eastside for multiple generations. The area has long had a problem with youth gangs, and the first neighborhood-based gang injunction was filed against gang members in this neighborhood. Youth gang violence remains a problem in all three CDBG-eligible neighborhoods. The third area is the North San Luis Rey Valley area of the City including the Libby Lake and Calle Montecito neighborhoods. The City established a Neighborhood Revitalization Strategy Area (NRSA) project in this area under the 2000-2005 Consolidated Plan, resulting in significant improvements to large apartment complexes, development of a new multi-purpose resource center with a community clinic, and improved streets, sidewalks and lighting.

2. The primary factors for allocation of funds are the identification of needs in particular neighborhoods and the presence 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 two NRSA neighborhoods have a higher priority than City-wide activities. The City Council establishes the priority of concerns by weighing all identified needs against available resources. The City Council also seeks to balance the often-competing concerns of groups by funding primary services for each targeted population (e.g., youth, seniors, etc.) while also supporting specific needy groups (battered spouses, homeless families, etc.).

3. The primary obstacle to meeting underserved needs is the limited amount of resources available that can be used for particular needs. The ongoing state budget crisis in California with resultant reductions in current funding and insecurity about future funding for health and social services, and the reduction in funding for block grants from the federal government have stretched local governments and nonprofit providers. The California Legislature's past use of local property funds to balance the State budget has made local officials wary of expanding city and county budgets for fear of similar future reductions in funding.

Wages have not kept pace with the rising cost of living in the region. The lack of health insurance for many working families has brought increasing demand on the local nonprofit community clinics, and rising housing costs in relation to household income has brought a greater demand for emergency food distribution programs serving the working poor.

Rising housing costs have begun to 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 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 buying almost impossible for even moderate-income families. Current estimates are that less than 20 percent of San Diego families qualify to purchase a home in the area, so that many families could not at current prices qualify to buy the home in which they live.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. The Housing and Neighborhood Services Department of the City of Oceanside is responsible for managing the Section 8 Rental Assistance, Family Self-Sufficiency, Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), the American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grants Program (FESG). City staff also oversee a HUD Supportive Housing Program (SHP) grant for the Women's Resource Center and a Health and Human Services - Administration for Children and Families Basic Center grant for YMCA Project Oz North Coast. 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 the annual Consolidated Annual Performance and Evaluation Report (CAPER). The Department works with other City departments - Parks and Recreation, Public Works, Economic Development - and with nonprofit housing, social service and health agencies, and community-based and faith-based organizations to manage programs covered by the Consolidated Plan.

2. The 2005-2010 Consolidated Plan was developed with the participation of public, private, nonprofit and community-based organizations and the collaborative effort of City staff of various departments. Presentations and requests for comment were made at three different times to City advisory commissions composed of residents; this included the Housing, Parks and Recreation, Public Safety, Youth, Senior, and Community Relations Commissions and the Oceanside Public Library Board of Directors. Residents of the three CDBG target neighborhoods - Crown Heights, Eastside and Libby Lake/Calle Montecito - were surveyed with the assistance of neighborhood associations, with surveys in both English and Spanish. Letters requesting comment were sent to local community-based and faith-based organizations. City staff interviewed twelve executive directors of nonprofit organizations that have regularly received CDBG funds, including agencies providing social services, health care, homeless services, transitional and supportive housing, and programs for children, youth and seniors. The proposed objectives and strategies were distributed for comment to the advisory commissions and to local nonprofit agencies for comment, resulting in multiple revisions. Three public hearings were held, one before the Housing Commission and two before the City Council. The final draft was released for a thirty-day comment period in April 2005 and was presented to the Council for approval in May 2005.

3. City staff consulted with a variety of agencies in the development of objectives, strategies and outcome measurements. Agencies that were consulted and/or that provided significant comment were:

- the Brother Benno Foundation providing social services and emergency assistance to homeless and low-income individuals and families;

- CampFire Boys and Girls providing recreational programs and academic assistance to children and youth in the very low-income Crown Heights neighborhood;

- Casa de Amparo providing residential services to abused and neglected children and youth ages 0-18 who have been removed from their homes;

- Faith-Based Community Development Corporation providing financial counseling and homebuying assistance to low-income families;

- Fraternity House providing residential and supportive services to low-income persons with AIDS who would otherwise be homeless;

- Family Recovery Center providing transitional housing and supportive services for women in recovery from substance abuse, including women with children;

- North County Lifeline providing a wide range of social and mental health services for area residents and afterschool programs for children and youth;

- Oceanside Senior Citizens Association providing nutrition and other supportive services for low-income seniors and persons with disabilities, especially those living alone;

- Quality Children's Services providing childcare and preschool for very low- and low-income families;

- San Diego County Health and Human Services Agency staff in the North Coastal regional office, who provided information on concerning homelessness, mental health programs, and lead-based paint issues;

- T.E.R.I., Inc, which provides services to children and adults with developmental disabilities, including education programs for children, residential facilities, job opportunities for adults, and supportive services for families;

- Vista Community Clinic providing medical care for low-income persons and families without health insurance, and health education programs for residents of low-income neighborhoods of the City, including substance abuse, youth violence prevention and pregnancy prevention programs targeting older children and youth;

YMCA Youth and Family Services providing short-term residential care for homeless and runaway youth, and outreach to street youth.

City staff presented objectives and received comments from two local coalitions, Partners for Healthy Neighborhoods, a collaborative of residents living in and agencies working in the Eastside and Crown Heights neighborhoods, and the North Coastal Prevention Coalition, the regional substance abuse prevention and education collaborative. Staff also consulted the Mission and Community Outreach Committee of the Tri-City Hospital District Board of Directors. This committee includes hospital board members, local residents, and representatives of local nonprofit health organizations.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
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.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

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

3-5 Year Strategic Plan Citizen Participation response:

1. The City sought and encouraged citizen participation in the development of the Consolidated Plan and Strategic Plan through a number of activities:
 - Presentations to residents of CDBG-eligible neighborhoods through evening meetings of neighborhood associations with comments translated into Spanish and survey forms available in both Spanish and English;
 - An article concerning development of the Consolidated Plan and opportunity for public comment was published in the Spring 2005 issue of the quarterly Oceanside Magazine, which is distributed to every residential and business address in the City;
 - Presentations to City advisory commissions composed of residents appointed by the City Council, including the Public Safety, Parks and Recreation, Youth, Senior, and Community Relations Commissions, and the Oceanside Public Library Board of Trustees;
 - Presentations to the Housing Commission, including one public hearing on February 22, 2005 during the development of the plan and on April 26, 2005 for a recommendation of approval of the Consolidated Plan to the City Council;
 - Presentations to the City Council during the development of the plan and at a public hearing on April 6, 2004 when the plan was released for a thirty-day public comment period, with notice of the availability of the plan at various public site;
 - A final public hearing before the City Council on May 4, 2005 for adoption of the five-year plan and the 2005-06 Action Plan, and approval to submit the documents and application forms to HUD for approval.

3. The draft plan was made available to the public for a thirty-day comment period with paper copies available at the Oceanside Public Library, the City Clerk's office, and the Housing and Neighborhood Services Department. 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.

2. & 4. A summary of citizen comments and responses to those comments is included in the appendices. Also included in the appendices are the City's Public Participation Plan and guidelines for any Substantial Amendment to the Plan.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. Following is a description of the institutional structure through which the City, other public institutions, business, and non-profit organizations carry out the goals and objectives of the Consolidated Plan. All of these organizations play a part in the provision of affordable housing, public facilities, and services.

Public Agencies:

The City of Oceanside has a five-member City Council, which also serves as the Community Development Commission, a separate legal entity that fulfills roles as both the Public Housing Authority and Redevelopment Agency. The City Council holds public hearings, sets policies and priorities, and allocates the City's entitlement funding. The City Manager is responsible for the implementation of Council-approved policies, resolutions, and budgets. The Housing and Neighborhood Services Department manages the Section 8, Community Development Block Grant, Emergency Shelter Grants, and HOME Investment Partnership Programs. The department includes thirty-one staff members in the Housing Division and twelve in the Code Enforcement Division. In addition to the various housing programs, the department includes the City code enforcement division, manages four neighborhood resource centers in low- and moderate-income neighborhoods, and supports grantwriting activities of other departments when related to community development activities. Other City departments directly involved in HUD-funded projects include

the Building, Planning, Public Works, Parks and Recreation, and Police Departments, the Public Library, the City Manager and City Attorney.

The County of San Diego Housing and Community Development (HCD) Department coordinates the regional Continuum of Care Committee and submits the annual Super NOFA application. The County has collaborated in developing and funding local housing projects, including the North County Solutions for Change Family Center for homeless families and providing HOPWA funds for four units in the Old Grove Apartments. The County HCD Department manages the AIDS Housing Committee, which allocates funds to Fraternity House for residential care of persons with AIDS, and to Marisol Apartments in Oceanside, which provides housing for low- and very low-income persons with AIDS and their families. The City and County Section 8 administrators work together as the City has a large number of Section 8 portable vouchers from the County. The County of San Diego Health and Human Services Agency manages the CalWORKs program, with a north coastal regional office located in Oceanside. The City participates in the regional Task Force on the Homeless, the local FEMA committee and other groups. City CDBG staff participate in the quarterly regional meetings of CDBG coordinators.

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 Executive Summary of the RCP is included in the appendices. The City has contracted with SANDAG for preparation of the 2005-2010 Housing Element of the City's General Plan, which will be presented to the City Council in June 2005.

Citizen Advisory Commissions:

The Housing Commission is a seven-member citizen advisory board appointed by the Mayor and City Council to 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, and the Public Library Board of Trustees are citizen advisory committees also directly involved in reviewing and making recommendations on CDBG applications.

Collaboratives and Neighborhood Groups:

The City works with neighborhood associations in the low- and moderate-income neighborhoods of the City including the United Citizens Action Network (UCAN) in the Eastside neighborhood, La Corona Limpieza in the Crown Heights neighborhood, and the Libby Lake Residents Association. These associations have participated in identifying needs and setting goals for revitalization activities to address the needs in their respective neighborhoods.

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. The City partners with the Oceanside and Vista Unified School Districts, both of which serve students in Oceanside, for joint-use facilities and afterschool programs. The City also encourages the participation of neighborhood associations and community-based or faith-based organizations in activities to fulfill goals of the Consolidated Plan.

Non-Profit Service Providers:

The City works with a wide range of nonprofit social service, health and community organizations that address goals and objectives in the Consolidated Plan. Among primary partners for different program areas are:

Youth programs: the Oceanside Boys and Girls Club, Campfire Boys and Girls, Joe and Mary Mottino YMCA, the City Parks and Recreation Department and several other organizations provide afterschool and summer programs for children and youth from low-income neighborhoods. Vista Community Clinic Teen REACH and the North County Lifeline San Luis Rey program provide a range of activities and social services directed to at-risk youth in low-income neighborhoods. The Oceanside Public Library offers a literacy program for youth who are performing below grade level at school.

Senior Programs: The Oceanside Senior Citizen Association provides a nutrition program for seniors and daily "check the welfare" telephone call for seniors who live alone. The City supports a minor home repair program for low-income seniors and persons with disabilities through the Caring Neighbors program of Lutheran Social Services of Southern California - San Diego Region and the Project Care program of Interfaith Community Services.

Social Services: The Brother Benno Foundation, Episcopal Community Services, North County Food Bank, and Interfaith Community Services provide food, rental assistance, emergency services and a variety of social services for needy individuals and families. Women's Resource Center provides emergency shelter and supportive services for women and children fleeing from domestic violence. Casa de Amparo provides shelter and services for abused and neglected children who have been removed from their homes. YMCA Youth and Family Services offers short-term shelter and counseling for runaway and/or homeless youth, and cooperates with Stand Up For Kids for outreach to street youth. New Haven Youth and Family Services, Inc. manages two homes in Oceanside for boys ages 14-18, in addition to their main residential facility in Vista. New Haven recently became a YouthBuild site and is expanding an existing woodworking shop into a construction training program in partnership with local trade unions. Mental Health Systems, Inc. operates the 90-bed Family Recovery Center residential treatment program for women in recovery from substance abuse, including women with children. McAlister Institute for Treatment and Education (MITE) operates a north coastal regional center for outpatient substance abuse treatment, including adolescent treatment and recovery programs. T.E.R.I., Inc. offers residential and educational programs for children and adults with developmental disabilities.

Homeless services: North County Solutions for Change operates a 32-unit Family Center for homeless families, and the Women's Resource Center operates a 23-unit Transitional Housing Facility for homeless women and their children. The Brother Benno Foundation and Interfaith Community Services Coastal Service Center provide supportive services to homeless persons and families, and cooperate in an emergency rental assistance program for families to prevent homelessness. Bread of Life Mission manages an emergency winter shelter program in Oceanside, and the San Diego Interfaith Shelter Network manages a regional winter shelter program for homeless individuals and families in partnership with faith-based organizations.

Childcare for low-income families: North County Community Services, Quality Children's Services, Ivey Ranch Park Association, and the Oceanside and Vista Unified School Districts offer affordable, quality childcare throughout the city. MAAC Project operates several HeadStart sites in the City. The Oceanside Public Library provides resources for childcare centers and for home daycare providers to support "ready-to-learn" activities in the preschools. The City has implemented a "fast-track" permit approval process for persons establishing home-based childcare programs in order to encourage more neighborhood daycare.

Business Partners:

The City seeks to expand economic opportunity through partnerships with private industry, especially to attract new "living wage" jobs to the City. The City also works with local educational institutions - MiraCosta Community College and California State University at San Marcos - to develop education and vocational training programs that will prepare residents to work in local businesses and industries. The City works with the San Diego WorkForce Partnership and the North Coastal Career Center in Oceanside, the nonprofit SER/Jobs for Progress vocational training program, and the State Employment Development Department to develop a workforce that meets the needs of business and industry. Interfaith Community Services and New Haven Youth and Family Services, two local nonprofit agencies, work with labor unions to promote apprentice programs and vocational training, especially for young people. Welcome Homes Ministries works with local businesses to place persons recently released from incarceration in positive work environments. The Faith Based Community Development Corporation offers financial literacy and credit/debt management classes for families, especially first-time homebuyers.

2. Strengths and gaps in the Institutional Structure

The City has identified the following gaps between needs and accomplishments:

- a. The limited number of private, for-profit developers willing and able to produce affordable rental and for-sale housing
- b. Limited equity investment in affordable housing (e.g. tax credits)
- c. Limited State financing for affordable housing (e.g. State bonds)
- d. The limited number of nonprofit developers willing and able to develop permanent supportive housing for persons with disabilities
- e. The steady reduction in available funding for social service, health and community development services from federal and state agencies
- f. The need for education including language and literacy education for new immigrants, especially those coming from Mexico, Central and South America
- g. The rapid rise in the cost of living in the region - due primarily to the cost of housing - that is not matched by a similar rise in wages, especially for low- and moderate-income families

The City does have significant strengths to deal with the gaps:

- 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.
- b. The City is an active participant in regional and sub-regional planning projects for housing, transportation, and economic development.
- c. The City has recently completed a Comprehensive Affordable Housing Strategy 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. This Strategy is included in the appendices.
- d. The City provides technical assistance to developers and community-based organizations willing and able to develop affordable housing and public services facilities, including support for Community-Based Development Organizations (CBDO) and Community Housing Development Organizations (CHDO). The City fully utilizes its 15 percent CHDO setaside of HOME funds.
- e. The City has worked with Community HousingWorks, 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. LISC is a national non-profit organization dedicated to affordable housing and community development. Community HousingWorks is a primary partner for neighborhood revitalization programs in the Libby Lake / Calle Montecito and Crown Heights neighborhoods.

e. The City has developed positive working relations with nonprofit organizations that provide services to residents, and has been able to encourage partnerships and collaborative activity among these organizations.

f. The City has developed positive working relations with and has cooperated with numerous banks and mortgage lenders on first-time homebuyer programs and homeowner rehabilitation programs. Bank of America, Wells Fargo, and Washington Mutual have community development banks that make construction loans for affordable housing development.

g. The City encourages local nonprofit social service and health organizations to apply for grants from private sources, and provides information, letters of support and memoranda of understanding whenever possible and appropriate. The City assists the development of grant proposals with demographic information and other technical assistance as requested.

h. The City has an active Economic Development Department that seeks to bring new jobs to the City, especially "living wage" and higher-paying jobs.

3. Strengths and Gaps in Public Housing

The City of Oceanside's Public Housing Authority (PHA) is operated and managed by the Housing and Neighborhood Services Department under the direction of the City Council / Community Development Commission and the PHA five-year plan. The City does not itself own or manage any public housing as a Public Housing Agency; the City does manage a Section 8 Rental Assistance Program, a Mobilehome Rental Assistance Program (M-RAP), and a Family Self-Sufficiency (FSS) Program.

The Housing and Neighborhood Services Department 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. Under the voucher program, the household may rent a unit that exceeds the Fair Market Rent (FMR), but must pay the difference between the voucher amount and the actual rent. However, the household's portion of the rent cannot exceed 40 percent of the adjusted household income.

The City currently has an allocation of 1,313 vouchers for its Section 8 program, and administers 270 portable vouchers. Over 5,400 households are on the Section 8 waiting list, with an estimated wait time of four years. The Housing Authority strives to achieve and maintain a 100 percent lease-up rate. However, in 2005 HUD provided a set amount for housing assistance payments, unlike in past years when HUD committed to funding all of the vouchers. The Housing Authority will strive to use all available funding to assist the same number of participants each year as in 2004. The policy of a set amount of funding rather than full funding of the number of vouchers, and the rising cost of rents in the region will impact the number of program recipients who can be assisted. The City anticipates a drop in the number of households that can be enrolled in the program due to receiving a set amount of funding in a region with rising rental costs.

The City provides a Family Self-Sufficiency program (FSS), which provides assistance to 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. A strong incentive in the program is a savings program. 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 supports a homeownership program for Section 8 recipients and in particular for those involved in the FSS program; two Section 8 families became homeowners in the past year.

The City provides a Mobilehome Rental Assistance Program (M-RAP) with funding from Section 8 Administrative Fee Reserves. The M-RAP program provides space rental assistance to very low-income mobilehome owner individuals and families, primarily seniors on fixed income, who are on the Section 8 Program waiting list. The City maintains a mobilehome rent control ordinance in order to preserve this source of affordable housing, especially for seniors, while guaranteeing park owners a fair return on their investment.

The City Council acts as the Community Development Commission (CDC) for the Public Housing Authority (PHA), and as the CDC approves the five-year and annual PHA plans. The City does not own or manage any public housing. The City develops new affordable housing - both rental and for-sale - in partnership with housing development organizations. The City does annual inspections of rental housing developed with HOME or other City funds to ensure that properties are maintained properly, and that low- and moderate-income individuals and families are the beneficiaries of the projects.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring will be directed toward program, financial, and regulatory performance. Primary objectives are (1) to make sure subrecipients comply with all regulations governing their administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars and including Davis-Bacon prevailing wage requirements; (2) to make sure subrecipients achieve their performance objectives within schedule and budget, and (3) to provide technical assistance to subrecipients as needed or requested. Subrecipients are provided copies of HUD documents and Office of Management and Budget (OMB) circulars that provide guidance on managing CDBG, HOME and other entitlement or competitive grant funds.

Specific steps in monitoring include the following:

1. CDBG staff review proposed projects of subrecipients at 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.

2. CDBG staff prepare an environmental review of each activity funded under the CDBG program to ensure compliance with federal and State requirements.
3. CDBG staff from North San Diego County participating jurisdictions conduct an orientation training at the beginning of the program year for all new subrecipient agencies and new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program, including reporting, financial management, and monitoring expectations.
4. Subrecipients are required to provide quarterly updates and an annual comprehensive report; these 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. Data from these reports is entered into the IDIS reporting system and used for the CAPER.
5. CDBG staff will provide technical assistance as shown to be needed or as requested by subrecipients, especially those agencies that are inexperienced with CDBG program requirements or with management of federal funds.
6. CDBG staff will establish an annual monitoring plan with these components:
 - a. Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year
 - b. Development of a schedule for on-site visits, with joint visits whenever possible with CDBG staff from other cities that fund particular subrecipients.
 - c. Annual on-site monitoring of all subrecipients. The subrecipient is notified in advance of the visit, told the purpose, and advised as to questions that will be raised for discussion.
 - d. 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.
7. CDBG staff will request and maintain on file copies of annual audits on subrecipient agencies, including Single Audits when required, and any management letters that are included in annual audits. Subrecipients must clear any findings affecting financial management of CDBG grant funds before further allocations can be awarded.
8. CDBG staff will monitor faith-based organizations that receive CDBG or ESG funds to ensure full compliance with non-discrimination regulations while recognizing the exceptions and/or revisions to these regulations under the administration's Faith-Based and Community Initiative and HUD's implementation of this initiative.
9. HOME staff in the Housing and Neighborhood Services Department conduct annual inspection of projects developed with HOME funds to ensure that HOME units are occupied by households that meet the specific income limitations for the units, and to ensure that the units are maintained in a healthy and safe condition.
10. Department staff inspect rehabilitation projects; these can include CDBG-funded rehab projects for owner-occupied single-family residences or mobilehomes, HOME-funded rehab projects for transitional housing or permanent supportive housing, and local funds for rental rehabilitation projects. Final payments are not made to contractors until both City building inspectors and housing staff have approved the project. Department staff also do annual inspections and monitoring of rental rehab projects to ensure that owners maintain low-income renter compliance.
11. All records of monitoring visits, copies of subrecipient quarterly and annual reports, and any correspondence with subrecipients are maintained in individual files together with requests for payment and contract documents. Files are kept for three years in the Housing and Neighborhood Services Department offices, and then placed in the City archives for long-term storage. Files related to any disputed claims or unresolved issues are maintained in the offices for three years following resolution of claims and/or issues.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

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 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 Process and revised based on public response and information on availability of federal, state and local funds. The housing and community development objectives in the Strategic Plan are prioritized in accordance with HUD categories, 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 applications by local agencies for federal assistance, when the application is for funds for a project or activity that is directly related to one of the objectives in the five-year plan.

The primary obstacle toward meeting underserved or unmet needs is the lack of available funds for community development and public services. The current budget crisis in the State has led to restricted funding for social service and health programs, while also reducing the amount of funds returned to local governments by the State. The rise in housing costs and the cost of land for housing across the state continues to be a major obstacle in developing any form of affordable housing. The City will work with nonprofit social service, health, community development and housing organizations to make the best use of available funds, and will encourage collaboration whenever indicated to be an effective response to community needs.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

1. The City of Oceanside has 29,334 housing units built prior to 1979, close to half the units in the City (based on Census 2000). While most of these units could contain lead-based paint hazards, the vast majority of the single-family units are occupied by moderate-income and higher income individuals and families. Units most likely to house extremely low-, very low- and low-income families are rental units - apartments or other multi-family dwellings. The City inspected 16 units for lead-based paint hazards as part of rehabilitation loans in 2004, and only one unit required mitigation of hazards. The County Health and Human Services Agency has shown higher than average levels of lead in blood tests of children from the Crown Heights neighborhood, but this has been traced to lead-wrapped candy from Mexico and the use of cooking pots made with lead that have been brought in from Mexico and other Central American countries. The City does not consider lead-based paint to be an acute danger for residents in NRSA neighborhoods. At the same time, the City maintains an active outreach program to inform residents of such hazards, and an inspection program to identify lead-based paint hazards as part of building and code inspection efforts, inspections related to City-funded rehab loans, and visual inspection of properties under consideration by first-time homebuyers. All persons receiving CDBG, HOME/ADDI or local funds funds for acquisition or rehab of housing built before 1978, including rehab or rental units, receive information on lead-based paint hazards, whether or not a hazard has been detected.

2. The City places a high priority on addressing lead-based paint hazards. Code Enforcement officers will look lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Department inspectors will be alert to rental units that may contain lead-based paint, and will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will distribute the brochures, "Lead Based Paint, a Threat" and "Protect Your Family From Lead in Your Home." The City will share and compare 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) inspector, the Rehabilitation Specialist, and Section 8 Housing Specialists will attend 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 new guidelines for its housing and community development programs:

1. For rehabilitation projects financed with CDBG, HOME or ESG funds that are for less than \$5,000, the City will require that painted surfaces disturbed during rehab work be tested for the presence of lead-based paint, and that all such surfaces be repaired as part of project. 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.

2. For rehabilitation projects financed with CDBG, HOME or ESG funds that are between \$5,000 and \$25,000, the City will require paint testing of disturbed surfaces, and risk assessment of any properties constructed before 1978. Depending upon the results of testing, the City will require lead hazard reduction

activities through interim controls, standard treatments or complete abatement. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.

3. For rehabilitation projects financed with CDBG, HOME or ESG funds that are in excess of \$25,000, the City will require paint testing of disturbed surfaces, and risk assessment of any properties built before 1978. All lead hazards detected in these rehab projects shall be abated. The City will require that all workers assume the presence of lead-based paint, use safe work practices and clear the work site at completion of the project.

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 of Oceanside does not currently have a TBRA program, but if one is developed, the following steps must be followed when there is a risk of lead-based paint contamination in potential TBRA units:

- a. Notification to tenants
 - Pamphlet and disclosure
 - Notice of Lead Hazard Evaluation or Presumption, if applicable
 - Notice of Lead Hazard Reduction Activity
- b. Evaluation of real or potential hazard
 - Visual assessment by Housing Quality Standards (HQS) inspector
 - Paint testing on deteriorated services
- c. Reduction of hazard
 - Paint stabilization by property owner
 - Safe work practices by property owner/contractor
 - Clearance by city
- d. Ongoing Maintenance of units
 - Ongoing inspection of maintenance by HQS inspector.

HOUSING

Housing Needs (91.205)

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

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

The City of Oceanside is currently developing the 2005-2010 Housing Element of the General Plan, and this document when adopted by the City Council will guide housing development for the period of the Consolidated Plan. The Needs Assessment of the 2005-2010 Housing Element is attached as an appendix.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

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Housing Market Analysis (91.210)

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

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

The City of Oceanside is currently developing the 2005-2010 Housing Element of the General Plan, and this document when adopted by the City Council will guide housing development for the period of the Consolidated Plan. The Housing Market Analysis Table is attached.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
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 the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

1. Housing Objectives in the Strategic Plan
 - a. Assist very low-income renter households to obtain affordable, quality housing through the Section 8 Housing Choice Voucher rental assistance program
 - b. Provide low-interest loans to low-income homeowners to rehabilitate their homes
 - c. Provide grants to low-income mobilehome owners to repair and/or improve their mobilehomes
 - d. Assist low-income households - including families receiving Section 8 Rental Assistance and that are enrolled in the Family Self-Sufficiency (FSS) program - to purchase homes through deferred loan and tax credit programs
 - e. Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities

- f. Assist housing developers to develop affordable housing for low-income senior citizens
- g. Assist housing developers to develop for-sale and rental housing that is affordable to low-income households and enhances neighborhoods
- h. Assist multi-family property owners to rehabilitate their properties and maintain affordability
- i. Facilitate and support the conversion of mobilehome parks to ownership by a nonprofit organization
- j. To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act
- k. Assist growers who are willing to finance and develop housing for farm workers
- l. Work with neighboring jurisdictions to develop housing for homeless individuals and families, and especially for chronically homeless persons with special needs
- l. Identify and remove regulatory barriers to affordable housing in the City's General Plan and/or Zoning Ordinance

Detail on Housing objectives with specific strategies and projected outcomes are in the appendices and in the annual Action Plans.

2. Use of anticipated resources to address particular needs

The City of Oceanside anticipates having resources available toward addressing housing needs in the next five years from the following programs:

- a. HOME Investment Partnership and American Dream Downpayment Initiative (ADDI)
- b. Community Development Block Grant
- c. Emergency Shelter Grants
- d. CalHOME (State housing funds)
- e. 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 averages approximately \$600,000 annually. The City plans to utilize the set-aside funds to finance new multi-family construction, rental rehabilitation and homeownership loan programs.
- f. Inclusionary Housing fees: The City's inclusionary housing program requires that developers of three or more housing units reserve 10 percent of the units for low- and moderate-income households. For-sale residential projects of 3 or more units must reserve 10 percent of the units 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 adjusted annually. The fee is calculated using a formula which is based on the difference between what a family of four earning the median income can afford and the median price of resale homes in Oceanside. The City plans to utilize the in-lieu fee funds to finance affordable housing development and homeownership loan programs.

- g. Condominium Conversion fees: The City receives fees from owners when apartment units that were originally planned as condominium units are converted from apartments to for-sale units. Fees cover the costs of relocation of renters and applicable City administrative and program

management fees. The City also receives a percentage of the sales price when units are 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.

h. 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.

i. Program Income - Homebuyers: Homebuyer programs sponsored by the City of Oceanside include recapture provisions for the entire subsidy amount regardless of original source of the subsidy funds. Recaptured HOME funds are put back into the program and are used before any new HOME funds are drawn down.

j. Program Income - Homeowner Rehab: The City provides low-interest loans to low-income homeowners for rehabilitation and repair of owner-occupied homes. The loans must be repaid when the home is sold or the loan refinanced with a commercial lending agency, and the funds returned to the City as program income to the CDBG program. Although not a revolving loan program, this income can be used to expand the homeowner rehab program.

k. Section 8 Rental Assistance

l. Supportive Housing Program (competitive)

m. Section 202 and 811 Programs (competitive)

n. California Housing and Community Development Department funds made available through Proposition 46 of 2002 (competitive programs)

The City of Oceanside will use these resources toward the primary objectives set forth in this Strategic Plan and as recommended in the Comprehensive Affordable Housing Strategy. Specific projects for immediate use of the funds include:

a. Development of the La Mision apartments as a mixed-use development (acquisition and construction)

b. Development of affordable for-sale units at Libby Lake (construction)

c. Acquisition of land for future use (land-banking)

d. Development of the Lake Boulevard Senior Housing Project (construction), which is conditional upon receipt of a federal 202 loan

e. Acquisition and rehab of rental units in the Crown Heights neighborhood, in partnership with a nonprofit housing developer and as part of the Crown Heights Neighborhood Revitalization Strategy

f. Rehab and possible expansion of existing transitional housing facilities, especially for victims of domestic violence, homeless or emancipated youth, or other special needs homeless population, in partnership with a nonprofit social service agency

g. The City's rental rehabilitation program approved by the City Council in March, 2005, which includes both traditional rehab of entire buildings and a new tenant-based rental rehab program. In both cases the units that are improved will be under rent restrictions for a fixed number of years to keep the units affordable to low-income families. The City will monitor these projects to ensure compliance with the rent restrictions. The tenant-based program will allow an owner to develop a mixed-income rental project.

h. Development of regional facilities to house and serve homeless individuals and families, and especially supportive housing for chronically homeless persons with special needs

The American Dream Downpayment Initiative (ADDI) is part of the City's HOME program, which also uses CalHOME funds as available to promote homeownership. CalHome has a Section 8 homeownership provision and eligible recipients have been identified as potential applicants by the Section 8 staff. Manufactured housing on real property is an eligible CalHome and HOME/ADDI use of those funds. The City works with local banks and organizations on homeownership workshops, and presents information on HOME/ADDI funding at these workshops. The City has provided funds to the Faith Based Community Development Corporation located in Oceanside for homeownership workshops, financial literacy education, and outreach to minority communities. The City participates in the homeownership workshops, presenting information on the various homeownership programs available to low- and moderate-income residents; the ADDI program is already one of the programs presented to persons attending the workshop. The City partners with the Homeownership Center of Community HousingWorks, a charter member of NeighborWorks, for outreach and assistance to Section 8 and FSS families.

The City of Oceanside publishes a quarterly magazine, which is distributed to all residential and business addresses in the City. The Housing and Neighborhood Services Department writes at least one article on ADDI and the HOME program each year, with information as to qualification and requirements. The Department will also place advertisements in the magazine concerning the program and inviting residents to apply for ADDI / HOME funds for homeownership and/or rehab loans.

The Housing and Neighborhood Services Department has an established process for qualifying residents for successful applications for HOME funds as part of the overall program of promoting homeownership in the City. This process begins with explanation of requirements and expectations, pre-purchase homeownership and financial management training, assistance with the application and purchase process, and then post-purchase homeownership training. At each step in the process the HOME staff ensure that the applicants/residents fully understand the program and meet all qualifications. The process and qualification/requirements are described in the program description, which is provided at the beginning to the potential applicant. The City tracks the number of persons inquiring, applying and completing homeownership programs and rehab projects. Results of this tracking will be used to identify ways to improve the programs, including common barriers for applicants and opportunities to streamline application processes.

ADDI funds will be used as a component of the City's first-time homebuyer program, since the limited amount of ADDI funds compared to the cost of housing in the region will lead to a blend of ADDI, HOME and CalHOME funds for qualifying homebuyers.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The City of Oceanside is a Public Housing Authority (PHA) for its Section 8 Rental Assistance Program but does not manage or own any housing as a Public Housing Agency. The Community Development Commission approved the five-year (2005-2010) PHA Plan in April, 2005.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. 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. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

1. The City of Oceanside does not own or manage any public housing. The City primarily uses the Section 8 Rental Assistance Program to assist low-income individuals and families with housing costs. The City provides a Mobilehome Rental Assistance Program (M-RAP) for very low- and low-income mobilehome owners who are on the Section 8 waiting list; the M-RAP subsidizes the cost of space rental for eligible families. The M-RAP especially targets seniors on fixed incomes and persons with severe disabilities. The Housing and Neighborhood Services Department provides information and referral for low- and moderate-income families on affordable rentals in the area and homebuyer programs. The Department partners with the Faith Based Community Development Corporation for an annual homebuyer fair to help low- and moderate-income families gain information and establish plans to overcome obstacles to homeownership, and with the HomeOwnership Center of Community HousingWorks four outreach to low- and moderate-income families.

A recent increase in the number of apartment buildings being converted to for-sale condominium homes has displaced some very low- and low-income families. The City works with the apartment owners/condominium developers to ensure that proper relocation payments are made to eligible families, with a City staff person managing the relocation payment process. At the same time, these lower-priced condominium conversions offer an opportunity for low- and moderate-income families to become homeowners. The City's Family Self-Sufficiency (FSS) program

assists Section 8 families move toward homeownership. FSS families are able to use their equity savings and continuing Section 8 support to become owners. These FSS families, like all recipients of City homeownership program funds, must go through housing counseling programs including topics ranging from credit and debt management to home repair.

The City maintains a rent control ordinance to maintain affordability on most spaces in mobilehome parks in in the City, especially for senior citizens. The City Council appoints residents including residents of mobilehome parks to the Manufactured Homes Fair Practices Commission, which reviews and determines requests for rental adjustments by owners.

3. The City of Oceanside has been designated by HUD as a "high performer" for its PHA Section 8 and FSS program.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

1. The primary barrier to affordable housing in the City of Oceanside and in 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. The major factor in the rising consumer prices is the cost of housing, with a median price of over \$450,000 for a single-family home at the beginning of 2005. Less than 20 percent of the families in the San Diego region earn enough to purchase a home. The steadily declining availability of land for housing that is still accessible to employment means that housing will remain expensive for the majority of families in the region, and that many younger families will either remain in rental housing or seek housing - and possibly employment - in other areas. Western Riverside County has become a primary source of lower-cost housing for families whose employment is in San Diego or Orange counties. 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 pursue a land-banking program to preserve land for future development of affordable housing or housing for targeted groups (seniors, etc.). The Strategy (included as an

appendix) identified parcels for consideration for land-banking or development for future development of affordable housing.

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

a. Manufactured Home Rental Adjustment Program

The City enacted a mobilehome rent control ordinance that regulates rent increases for mobilehome 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. The City currently administers this program for 22 mobile home parks with approximately 3,000 units, with the goal of maintaining affordability.

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 of the total units of a housing development for low-income household; or

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

at least 50 percent of the total units for elderly households.

The City currently has a density bonus ordinance to facilitate developer use of this program.

c. Coastal Zone Replacement Housing

The City's existing coastal zone program / Local Coastal Plan requires the replacement of any units occupied by low- and moderate-income households lost through demolition or conversion to a non-residential use. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on 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. These units will replace those lost during both coastal zone and redevelopment agency activity.

2. The City is currently working with SANDAG to develop a 2005-2010 Housing Element of the City's General Plan, part of which will deal with regulatory barriers and the City's strategy in response to SANDAG's Regional Comprehensive Plan and the regional housing goals for 2003-2010. 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 the new housing. Once adopted by the City Council, the 2005-2010 Housing Element will be sent to the State Housing and Community Development Department for review and certification.

The 2005-2010 Strategic Plan includes an objective to identify and remove any regulatory barriers to affordable housing in the City's General Plan and the Oceanside Zoning Ordinance. The Housing and Neighborhood Services Department is working with the City Planning Department to achieve this objective.

The Housing and 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 beyond what City staff can provide to developers and for City-sponsored projects.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

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

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

The Regional Task Force on the Homeless conducted a census of homeless persons and families in the region in February, 2005. The tables will be completed when this data becomes available.

The City - and the north coastal regional generally - deals with four groups of homeless individuals or families:

First - and probably the largest group - are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Calrsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. Very often a significant portion of their income is sent back to families in their home countries. The encampments sometimes serve as stopping points for persons who have crossed the border illegally and are moving north to Los Angeles. The encampments pose a health threat to the community due to the unsanitary conditions, a potential public safety threat due to range fires that come from cooking fires, and an ecological threat to watersheds in which the encampments are located. This is a transient population, and is expected to decline in numbers as available agricultural land is developed for other uses. The trend toward increased mechanization has also reduced the need for agricultural labor except for labor-intensive crops such as strawberries. The primary need of this population - beyond shelter - is health care and disease prevention; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery, usually by other homeless persons.

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 would be classified as homeless individuals. They maintain themselves by occasional day jobs, prostitution, drug sales and pan-handling for spare change. YMCA Project Oz North Coast and Stand Up For Kids - Oceanside have an outreach program for these youth, and provide a daytime site for the youth to gather, with food, laundry facilities, and the opportunity to continue education. The youth can receive basic health care through a Teen Clinic operated by Vista Community Clinic. When possible, counselors assist in family reunification. Many of the street youth are reluctant to enter shelters - "too many rules" - and have difficulty setting or completing any goals.

A third group are the chronic homeless, 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 a disability check. Without a permanent homeless shelter with supportive services, this group will remain on the streets.

A fourth group is made up of homeless families, both single-parent and dual-parent families, who have become homeless or are constantly at risk of homelessness. A job loss, medical expenses or other unusual costs can be the turning point to homelessness - usually to living out of a car or van, stretches at one of the local beach state parks, or to one of the winter shelters. Many of these families still have income from work, but never enough for the entry costs to an apartment. Credit problems are common, and job opportunities are limited by a lack of education or availability of childcare. The rising cost of living - especially for housing - coupled with level wages will increase the number of families at risk of homelessness. This group - whether homeless or at risk of becoming homeless - is a priority group for transitional housing in the region.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

1. Staff of the Housing and 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 to help them return to independent, self-sufficient living. This group

makes recommendations for allocation of funds available under the Emergency Shelter Grants (FESG) Program. The representatives seek ways to improve collaboration and share scarce resources. CDBG staff met with directors of agencies providing services to homeless individuals and families to gain input on priorities for the use of resources during the five-year period of the Consolidated Plan. The consensus from service providers is to emphasize prevention of homelessness first, then transitional housing and support services for individuals and families, and finally support for chronically homeless individuals. These priorities guide use of CDBG and FESG funds that are awarded to the City. At the same time, the City seeks to serve all individuals and families who are homeless and find ways to provide housing, food and supportive services for them.

The 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 training, and employment development opportunities.

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 (90 beds with 75 active); North County Safe Havens, a residential facility for homeless persons with chronic mental illness (12 beds); Fraternity House and the Marisol Apartments providing permanent supportive housing for persons with HIV/AIDS; and the Brother Benno Foundation providing transitional housing for men in recovery from substance abuse. The City supports the Women's Resource Center, which provides emergency safe shelter for victims of domestic violence, and Casa de Amparo for children and youth removed from their homes by Child Protective Services. The City recognizes a significant gap in both services and housing for homeless persons with long-term substance abuse problems, persons with mental illnesses and persons with co-occurring disorders.

Another gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing.

2. The City of Oceanside will cooperate with the regional Task Force on the Homeless 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 regional housing and services for chronically homeless persons, especially homeless veterans and homeless individuals with disabilities and/or mental illnesses. The Leadership Council has published a preliminary plan to end chronic homelessness in the San Diego region; the plan summary is included as an appendix. The City has also begun discussions with neighboring jurisdictions on ways to address homelessness as a regional issue, with the potential of partnerships for facilities and services.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

The City of Oceanside works with a number of local and regional organizations and agencies to provide supportive services to homeless individuals and families, to prevent homelessness, and to assist formerly homeless persons and families return to independent, self-sufficient lives. Most of the agencies have received CDBG and/or FESG funds from the City. Agencies and organizations either in Oceanside or serving Oceanside residents are:

The County of San Diego Health and Human Services Agency - North Coastal Center provides mental health services and case management services to homeless persons and families in partnership with local nonprofit agencies. The County Board of Supervisors voted in April 2005 to "privatize" mental health services in the north county region through a contract with Mental Health Services, Inc.

Bread of Life Ministries is a faith-based organization that provides a volunteer based emergency winter shelter program for single adults - men and women - and families with children, including an evening meal and breakfast, referral services, and counseling. The shelter is limited to 50 persons per night from December 1 through April 15, and is open three to four nights per week. During the rest of the year volunteers provide an evening meal and other assistance, serving especially the chronic homeless population.

Brother Benno Foundation provides breakfast and sack lunch, clothing, hygiene packs, shower and laundry facilities, assistance with prescriptions, and an address for mail and identification documents for homeless persons. Brother Benno's also manages three small group homes for men in recovery from substance abuse and one home for homeless women.

Casa de Amparo provides residential care and counseling for children and youth removed from their homes by Child Protective Services. Casa has 24 beds for children ages 6-18 and 6 beds for children ages 0-5.

Catholic Charities of San Diego manages the County's hotel/motel voucher program, to which the City contributes funds. Vouchers are distributed through North County Lifeline and the Interfaith Coastal Service Center.

Episcopal Community Services provides the Safe Haven small group homes for homeless men with significant mental illness.

Fraternity House provides 20 beds at two sites (outside Oceanside) for residential care, supportive services, individual and/or family counseling, and access to medical care for persons with AIDS who would otherwise have no place to live.

The City collaborated with State, County and federal agencies to develop the Marisol Apartments in Oceanside, a twelve-unit apartment building for low- and very-low-income individuals or families, when the individual or one person in the family is HIV+ or has AIDS and can no longer work.

Interfaith Community Services - Coastal Service Center provides supportive services to homeless individuals, counseling and referral services, and emergency rental assistance for working families to prevent homelessness. Rental assistance can extend to security deposits to help families move into housing when the family

demonstrates the ability to pay the monthly rent. Interfaith will extend its successful "Project Hope" program to Oceanside during program year 2005; this program identifies chronically homeless persons who qualify for social security and/or veterans benefits but are not receiving them. Project Hope assists the persons to apply for and receive these payments so that they can pay for housing and medical expenses. Interfaith partners with the Faith Based Community Development Corporation to offer family financial literacy and budget planning to help families better manage their money.

North County Solutions for Change manages a 32-unit/101 bed transitional living facility in the City of Vista adjacent to Oceanside to assist families, including some from Oceanside, return to independent, self-sufficient living after a period of homelessness. Oceanside provides ESG funds to the Solutions Family Center.

The Women's Resource Center manages a 23-unit/51-bed transitional living facility for single women and women with children, focussing primarily on victims of domestic violence; the City manages a Supportive Housing Program (HUD-SHP) grant for the Center, which is part of the County Continuum of Care program.

YMCA Youth and Family Services manages Project Oz North Coast, a short-term residential facility with ten beds for runaway and/or at-risk youth, with individual, group and family counseling. Project Oz partners with San Diego Youth and Community Services, Stand Up for Kids - San Diego, and the Vista Community Clinic for an outreach program to homeless and street youth in Oceanside.

The Oceanside Police Department works with many of the above agencies when responding to calls for service involving homeless persons.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which

the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

1. Staff of the Housing and Neighborhood Services Department meet every six months with representatives of agencies that provide services to homeless individuals and families, and agencies that provide transition housing for individuals and families to help them return to independent, self-sufficient living. This group makes recommendations for allocation of funds available under the Emergency Shelter Grants Program. The representatives seek ways to improve collaboration and share scarce resources. The City participates in the regional Task Force on the Homeless and the regional Continuum of Care Council to ensure consistency between local efforts and regional goals. The City's primary objective is to prevent homelessness through programs of emergency assistance, rental assistance, and case management including family financial management/budgeting classes for families at risk of becoming homeless. At least one-third of FESG funds go to activities that prevent homelessness, especially through emergency rental assistance for otherwise stable families. The City supports various agencies that work with homeless persons and families, and agencies that provide transitional and/or permanent supportive housing, with CDBG or FESG funds for program support, HOME funds to acquire or rehab transitional living facilities and permanent supportive housing, and other local funds to develop affordable housing. The City also works with and provides ESG funds to faith-based organizations and nonprofit agencies for emergency winter shelters from DEcember 1 through April 15 each year.

The City has an economic development plan to expand local employment on all levels, and to increase the number of living wage jobs available to residents. The Housing and Neighborhood Services supports job-training and employment development programs for low-income persons, persons with disabilities, and seniors who are living on fixed incomes. Partners in job-training and employment development include the North Coastal Career Center (San Diego WorkForce Partnership), SER/Jobs for Progress, Interfaith Community Services, and North County Lifeline. The City will explore partnerships for a YouthBuild program to develop apprenticeship programs for youth. The City provides CDBG funding to agencies that provide emergency food, clothing, financial counseling and other services to very low-income families whose income is not sufficient for monthly expenses. When appropriate the agencies also make referrals for family counseling or legal services. The City also supports community clinics providing basic health care to low-income families and to persons and families without health insurance.

2. Chronic Homelessness

The City of Oceanside will cooperate with the regional Task Force on the Homeless 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. During the five-year period of the Consolidated Plan the City intends to work with the cities of Vista, Carlsbad and San Marcos to identify and develop additional sites for housing and services to chronically homeless individuals. The City is an active participant in the Regional Task Force on the Homeless and the Regional Continuum of Care Committee (RCCC). The City works with community-based and faith-based organizations for services to the chronically homeless, especially during winter months.

3. Homelessness Prevention

The City provides CDBG and FESG funds to local nonprofit agencies specifically to prevent individuals and/or families from becoming homeless. The specific activities include:

Emergency assistance, including food, clothing, infant supplies, prescriptions, utility payments and other assistance 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 normal end-of-month request.

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. 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 and family financial management classes. The City provides CDBG and FESG funds to support the emergency rental assistance program.

The City encourages informal partnerships and sharing of resources between the various organizations providing 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 the homeless 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.

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

Brother Benno Foundation provides services to homeless individuals and emergency services to individuals and families at risk of homelessness;

Casa de Amparo provides shelter and services for abused and neglected children;

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 and the Interfaith Coastal Service Center in Oceanside provide services to homeless individuals, emergency services 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 and provides supportive services for families moving from homelessness to independent, self-sufficient living;

Women's Resource Center manages an emergency shelter and provides services for women and children who are victims of domestic violence, and manages a transitional living facility and supportive services for families moving from homelessness to independent, self-sufficient living;

YMCA Shelter Services provides a short-term transitional living facility for runaway/homeless youth, and works with Stand Up For Kids in an outreach program to street youth and youth at risk of becoming chronically homeless.

The City also encourages cooperation and resource sharing among the various agencies and organizations through periodic meetings, maintenance of an e-mail list of primary contacts, and sharing of information on possible cooperative activities.

5. Discharge Coordination Policy

The City will work with the County of San Diego and other governmental agencies to develop and implement a Discharge Coordination Policy by the end of the 2005-06 Program Year. The City is particularly concerned about housing and services for youth aging out of the foster care system with no "next step" in place. Welcome Home Ministries in Oceanside already works with women returning to Oceanside after incarceration, and partners with Interfaith Community Services under a U.S. Department of Labor grant to help the women re-enter society.

6. Homeless Objectives in the Strategic Plan

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

Details on Homeless objectives with strategies and projected outcomes are in the appendices.

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.

3-5 Year Strategic Plan ESG response:

Not applicable. The Women's Resource Center in Oceanside had been a recipient of State of California ESG funds through 2005, but California does not award state ESG funds to agencies physically located in an ESG participating jurisdiction.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*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), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. 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.

3-5 Year Strategic Plan Community Development response:

1. The priority non-housing community development objectives for assistance with CDBG funds have been identified as the following:
 - a. Activities that will develop positive personal assets in youth and reduce involvement in youth gangs
 - b. Activities that will strengthen family life in low- and moderate-income households
 - c. Activities that will improve living conditions and enhance employment opportunities for the "working poor"
 - d. Activities that will enable seniors and persons with disabilities to remain independent

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

- a. Public facilities: complete the Adult Community Center (second senior center) at the El Corazon site, a teen room at the Joe Balderrama Recreation Center to serve youth in the Eastside neighborhood, the Libby Lake job-training and employment development center (with SER/Jobs for Progress), and the Libby Lake Child Development Center (with Quality Children's Services)
 - b. Public improvements: complete street, lighting, and other improvements proposed under the Calle Montecito and Crown Heights Neighborhood Revitalization Strategy Area Programs
 - c. Public services: address problems of youth violence and the impact of youth gangs in low-income neighborhoods; provide 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
 - d. Economic development: address problems of the "working poor" with expanded job training and employment development programs

2. 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 in the Strategic Plan are prioritized in accordance with HUD categories, 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 applying for federal assistance, when the application is directly related to objectives in the five-year plan.

3. The primary obstacle to meeting underserved community development needs is a lack of available funds and human resources for the tasks. The budget crisis in the State of California has led to significant cutbacks in current 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 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.

Other obstacles are ones that are known to all communities: One is a lack of public awareness of or support for particular problems, such as the unique problems of housing and supportive services for homeless persons with mental illnesses. A second is local resistance to small residential facilities for at-risk youth, persons in recovery or persons with development disabilities. A third obstacle is the limited

funding to support residential care for special needs populations who have been "de-institutionalized," leading to a low-paid workforce and high turnover among workers.

4. Community Development Objectives

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

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

In order to alleviate poverty, a number of quality of life issues must be addressed. These include the availability and quality of:

- affordable housing
- public facilities (including parks, community centers, libraries)
- public services (police, fire, code enforcement, social services)
- affordable childcare for working families
- access to healthcare, both preventive and emergency
- education, literacy programs and job training opportunities
- public transportation

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

1. In this 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 communities and populations, and all of 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 affordable housing development.

2. The City's largest federally funded program is the Section 8 rental assistance program. Section 8 not only provides stable housing for lower-income households but also provides choice in housing, with assisted households spread over neighborhoods 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 declining resources.

3. The City coordinates the Family Self-sufficiency program with 125 participating families. The FSS Coordinator is working with these families to develop short and long-term objectives to improve their quality of life. These objectives include becoming free of all forms of welfare and increasing household income. As an incentive, the City maintains an escrow account for each 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 in their escrow account.

4. The City has initiated neighborhood revitalization programs in two NRSA neighborhoods: Libby Lake/Calle Montecito and Crown Heights. The revitalization program plans were developed in collaboration with neighborhood residents, community-based organizations, nonprofit social service and health providers, and various City departments. The plans are reviewed and revised/updated each year. The Crown Heights neighborhood, which is the most densely populated in the City and has the lowest average median income, will be a primary focus for attention in the 2005-2010 Consolidated Plan

5. The City has established four 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.

6. The City has used CDBG funds to establish childcare centers to serve low- and moderate-income households with affordable, quality childcare. The City views the development of such childcare as a key support for working families and neighborhood improvement.

7. The City through the Oceanside Public Library has established an English language literacy program for both youth and adults. The program trains volunteer tutors and matches them with learners. For a working adult, the ability to read and write is critical to take advantage of better job opportunities; the literacy program works to develop such reading, writing and comprehension skills as well as computer literacy.

8. The City has developed a community computer center, established computer labs at each of the four resource centers, and installed public access computers at its two libraries. 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 need such technology for homework and school-related research.

9. 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.

10. 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. This initiative will also improve the City's jobs-housing balance and positively impact transportation and traffic issues in the region.

11. The City used State Jobs-Housing Balance Program funds to develop a job-training center at the Libby Lake Community Center. The training center will be managed by SER/Jobs for Progress with specific activity to assist low-income workers train for better paying employment.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
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 the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. The City of Oceanside has three Strategic Plan objectives to provide assistance to the special needs population in the City:

1) Assist housing developers to develop independent living and supportive housing opportunities for low-income persons with disabilities

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

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

2) To the greatest extent feasible, construct or modify assisted housing units to comply with the Americans with Disabilities Act

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 include

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

3) Assist organizations that provide programs and services to persons with disabilities that enable them to live independent lives

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 low-cost fully accessible housing opportunities. Strategies include

a) Provide operating support to organizations that enables them to provide health, referral, 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 food, transportation, and other services that they need to live independently with dignity

c) Support a minor home repair program that assists 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

2. The City will use CDBG, HOME and available state and local funds to complete these objectives, working with public agencies and local nonprofit organizations. The City will assist local nonprofit organizations and agencies in the search for other funding sources, and will support such grant applications. 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, the City will assist in the acquisition and/or rehabilitation of residential facilities for special needs populations.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. See the Non-Homeless Special Needs Table

2. A primary non-homeless special needs population in the City of Oceanside is the growing number of elderly persons, especially those living alone. Census 2000 showed that over 15 percent of the City's residents were 62 years of age or older, and this percentage is expected to increase to 20 percent by 2010. This population will require an increasing number of senior housing units, including units that are fully accessible to seniors with disabilities. An important need already identified for the Oceanside senior population - indeed, for the entire North County region - is easily available public transportation. As more seniors stop driving, their demand for transportation for medical appointments, shopping, and other purposes is increasing. A lack of easily available transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems. The need for easy access to good nutrition is also growing, especially as local meal delivery services (Meals-on-Wheels) face declining support from state and local agencies; some are already moving to weekly delivery of frozen meals, further reducing the level of human contact for persons living alone.

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. 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 area cost of living.

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 proximity of the 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 in outreach to this population and in developing a shelter specifically for homeless or at-risk veterans. Interfaith Coastal Community Services assists homeless veterans to apply for assistance for which they are entitled, and then to direct them toward positive use of this assistance, i.e., shelter and medical services.

3. 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, 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 applying for federal assistance, when the application is directly related to objectives in the five-year plan.

4. The primary obstacle to overcoming the gap between needs and available services and housing for the special needs population is a lack of available funds and human resources for the tasks. The budget crisis in the State of California has led to significant cutbacks in current 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 funds will be divided between the State budget and local jurisdictions. At the same time, funding for federal programs for this population from the Department of Health and Human Services has not kept pace with increasing needs in the community; even funds for competitive programs are reduced through "earmarks" in appropriation bills.

Other obstacles are ones that are known to all communities: One is a lack of public awareness of or support for particular problems, such as the unique problems of housing and supportive services for homeless persons with mental illnesses, or the long-term housing needs for developmentally disable persons.. A second is local resistance to small residential facilities for persons in recovery or persons with development disabilities. A third obstacle is the increasingly limited funding to support residential and treatment care for special needs populations who have been "de-institutionalized," leading to a low-paid workforce and high turnover among such workers. A fourth is the increasing number of families without health insurance, leading to a lack of family funding for early treatment of mental illness, developmental disorders and other special needs. The trend toward reduced funding for these programs will only exacerbate the problem in coming years. At the same time, many families are unaware of health programs and services for which they are eligible, leading to a gap between providers and eligible recipients.

5. The City works with a number of local agencies that provide housing and/or service to persons with special needs and their families, in the case of children.

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. T.E.R.I. provides education as appropriate to developmentally disabled children on behalf of local school districts across the North County region.

Brother Benno Foundation manages small group homes and treatment for persons in recovery from alcoholism, and referral services for individuals returning from institutions or incarceration who are at risk of becoming homeless.

Ivey Ranch Park Association provides daycare, recreation and treatment for children with disabilities, both physical and developmental, including an equestrian program designed for children with significant developmental disabilities. Ivey Ranch also provides a summer weeklong daycamp for both able-bodied and disabled children.

The McAlister Institute (MITE) and Mental Health Systems, Inc. (MHS) both 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 - recently released from prison who are at risk of becoming homeless or reverting to substance abuse.

The senior nutrition program operated by the Oceanside Senior Citizens Association provides home delivery of meals five days a week to seniors who are homebound, and to persons with disabilities that make it difficult for the person to get out. The Association also provides a daily "check the welfare" telephone call to seniors and persons with disabilities who are living alone.

Fraternity House provides 24/7 housing, meals, supportive services and access to health care for persons with AIDS who would otherwise be homeless.

The City and North San Diego County region generally lack supportive housing and services for persons who are released from incarceration, "de-institutionalized" or otherwise returned to the area after a period of time in institutions. The City understands that these persons can easily become part of the homeless population in the City, and will work with neighboring jurisdictions to address the issue of additional supportive housing.

6. The City does use 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 only when the organization can show available funds for operation and management of the program, and can demonstrate that there is an unmet need for the specific kind of services. The City has not used HOME funds for tenant-based rental assistance (TBRA) in the past, and would only do so with a substantial amendment to the Consolidated Plan.

Housing Opportunities for People with AIDS (HOPWA)

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

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address

identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be 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. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The City of Oceanside does not receive HOPWA funds. The City does allocate CDBG funds to Fraternity House, a supportive housing program that receives San Diego County HOPWA funds to provide services for persons with AIDS. The City has also partnered with the County to use HOPWA funds to develop the Marisol Apartments and the Old Grove Apartments. The former building provides housing for low- and very low-income families in which at least one person has AIDS or is HIV+ and can no longer work. Old Grove Apartments has two units set aside for the same purpose. Community HousingWorks, developer of the Marisol Apartments, has received HOPWA funds for a resident manager and supportive services at the Marisol Apartments. The City will continue to seek opportunities to provide housing and supportive services for persons with AIDS, and to seek HOPWA funds for such housing developments. The City will also continue CDBG support for Fraternity House for housing and supportive services for Oceanside residents at the facility.

Specific HOPWA Objectives

1. 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 strategic plan.

3-5 Year Specific HOPWA Objectives response:

The City of Oceanside does not receive HOPWA funds.

OTHER NARRATIVE

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

1. FAIR HOUSING

The City of Oceanside operates its own fair housing program through the Housing and Neighborhood Services Department and an annual contract with the Fair Housing Council of San Diego. 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 included in the appendices. The 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 in rents than owners are, which operates as a barrier to housing choice.

The 2004 Regional AI included a recommendation that the City of Oceanside consider amending its policies and regulations to address the potential impediments identified. As the 2005-2010 Housing Element is developed, the City will review the recommendations from the Regional AI. The AI Summary Matrix with identified impediments, goals, planned activities and funding for the five-year period of the Consolidated Plan is attached as an appendix. This may change with the development and approval of the 2005-2010 Housing Element, and will be updated with each year's Action Plan.

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

a. As part of the development of the 2005-2010 Housing Element, the City will evaluate impediments to fair housing and mitigate if necessary and feasible in order to comply with the State Housing Element law. The City will address in the 2005-2010 Housing Element constraints to housing development, housing needs of special needs populations, and providing for a variety of housing for all income groups.

b. The City will conduct audits that will test for discrimination based on family status and disabilities.

c. The City will provide assistance to tenants in completing and submitting HUD fair housing complaint forms.

d. The City will sponsor public awareness and education programs, including Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and community resource centers, and reports to the Housing Commission.

e. The City will educate landlords and property managers through workshops.

f. 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.

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

The City has identified low- and moderate-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. Two of the neighborhoods - Crown Heights and Libby Lake - are Neighborhood Revitalization Strategy Areas. The extreme 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.

Baseline: The City of Oceanside is 55 percent white/Anglo, 30 percent Hispanic or Latino, 6.3 percent African-American and 6.8 percent Asian/Pacific Islander. Census tracts showing minority populations significantly higher than the baseline numbers (based on Census 2000) are:

Tract 0182.00	62.4% Hispanic or Latino
Tract 0184.00	56.2% Hispanic or Latino
Tract 0185.09	58.0% Hispanic or Latino
Tract 0185.18	49.9% Hispanic or Latino
Tract 0185.19	49.7% Hispanic or Latino
Tract 0186.03	66.0% Hispanic or Latino
Tract 0186.10	45.5% Hispanic or Latino
Tract 0194.04	64.2% Hispanic or Latino

Tract 0186.11 shows a significant percentage (3.6%) of Pacific Islander residents, primarily Samoan, against a Citywide 1.3% Pacific Islander.

The Hispanic or Latino population is predominantly - 80% - Mexican heritage.

2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS

This is attached as an appendix.

3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN

This is attached as an appendix.

4. RELOCATION ASSISTANCE PLAN

This is attached as an appendix.

5. PROGRAM INCOME

First-time homebuyer programs sponsored by the City of Oceanside include recapture provisions for the entire subsidy amount regardless of original source of the subsidy funds. Recaptured HOME or ADDI funds are put back into the program and are used before any new funds are drawn down.

The sole source for CDBG program income is from the repayment of rehabilitation loans made to homeowners; repayment happens when the owner refinances the mortgage on the home or when the home is sold. CDBG program income is reported at the next drawdown of CDBG funds and used prior to request for new funds.

The City has used CDBG funds to construct or rehabilitate City facilities, including the Libby Lake Community Center, the Beach Community Center, Joe Balderrama Recreation Center, the Oceanside Senior Center and other facilities. Space in these facilities is sometimes leased to other agencies upon approval by the City Council, such as Vista Community Clinic operating a clinic at the Libby Lake Community Center. The facilities are available for short-time use by private organizations or groups, such as church groups that use recreation center space on Sunday mornings. The lease/rental costs charged to agencies, organizations or private parties are calculated based on the actual cost for use, including necessary City staffing, maintenance, utilities, etc. As there is no income to the City from such leases and rentals above the cost of providing the space, these facilities do not generate program income for reporting as part of CDBG or HOME programs.

The FESG program does not create any program income. FESG subrecipients do match the grant amount dollar for dollar; this is reported at the end of the program year when the final request for payment is made and program reports filed.