

DRAFT

**COUNTY OF SAN DIEGO
HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES**

**COUNTY OF SAN DIEGO
2025-2029 CONSOLIDATED
PLAN AND 2025-2026
ANNUAL PLAN**



**LIVE WELL
SAN DIEGO**

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Fiscal Year 2025-29 Consolidated Plan

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of San Diego (County) is home to 3.3 million people, making it the fifth most populous county in the nation (2022 5-Year American Community Survey, or ACS). With 70 miles of Pacific coastline, 75 miles of international border, and 193 square miles of Native American reservations, the County is diverse in both its geography and population. The population of San Diego County is approximately 43.6% White alone; 34.5% Hispanic (of any race); 12.2% Asian, Native Hawaiian, or Other Pacific Islander alone; 4.5% African American alone; and 4.5% Two or More Races (2022 5-Year ACS). The San Diego Association of Governments (SANDAG) projects that the region's population will grow to 3.4 million by 2050.

The San Diego region boasts a strong economy primarily fueled by the military, biomedical, technology, real estate, and tourism industries. In 2023, San Diego County accounted for 8.05% of the Gross Domestic Product (GDP) of California (State) (U.S. Bureau of Economic Analysis). As of October 2024, San Diego County's unemployment rate was 4.7%, compared to the statewide rate of 5.4% (California Economic Development Department). However, cost of living has increased significantly in recent years. Housing costs are a primary driver of high cost of living in the region. According to the Greater San Diego Association of Realtors, the median sales price of a home in San Diego County was \$1,060,000 as of June 2024, which is a 64.3% increase from June 2019. A salary of over \$270,000 is necessary to afford a home of this price, but the median household income in the County is \$96,974 (2018 5-Year ACS data).

The County has approximately 20,000 employees and an annual operating budget of \$8.53 billion. The County has five Strategic Initiatives that provide the framework for setting measurable goals. These initiatives are designed to span the entire organization, break down silos, and extend across groups for all departments to see their work contributing to the overall success of the region. The Strategic Initiatives are Community, Empower, Equity, Justice, and Sustainability. The context for all strategic and operational planning is provided by the County's vision of "*A region that is Building Better Health, Living Safely and Thriving – Live Well San Diego.*"

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the County receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. HUD requires entitlement jurisdictions to submit a Consolidated Plan every five years that identifies needs within low-to moderate-income (LMI) communities and outlines how the

County will address those needs. This document is the County's Consolidated Plan for Program Years 2025 to 2029 and covers the areas known as the "Urban County" and the "HOME Consortium." The Urban County includes the County unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. The HOME Consortium includes the Urban County and the HOME-participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

This Consolidated Plan serves as the County's official application to HUD for the following federal resources:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities. The County anticipates receiving approximately \$4.28 million annually in CDBG during the Consolidated Plan period. The County administers CDBG funds for the Urban County.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to residents with low incomes. The County anticipates receiving approximately \$2.87 million annually in HOME funds during the Consolidated Plan period. The County administers HOME funds for the Urban County and HOME Consortium.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid re-housing programs, and preventing homelessness. The County anticipates receiving approximately \$370,000 annually in federal ESG during the Consolidated Plan period. The County also anticipates receiving approximately \$600,000 annually in State ESG. The County administers ESG funds for the Urban County.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The County anticipates receiving approximately \$6.4 million annually in HOPWA funds during the Consolidated Plan period. The County administers funds for the entire geographic county.

The County’s anticipated total allotment for the Consolidated Plan five-year period is approximately:

CDBG	HOME	ESG	State ESG	HOPWA	Total
\$21,415,000	\$14,352,000	\$1,858,000	\$3,000,000	\$31,849,000	\$72,474,000

This Consolidated Plan is divided into six major parts:

1. The Process – summarizes the County’s efforts to engage residents and stakeholders and determine the community’s priorities;
2. Needs Assessment – identifies the priority needs of the County’s LMI population;
3. Housing Market Analysis – describes the economic environment in which the County will implement its programs;
4. Strategic Plan – establishes goals, policies and actions for addressing the needs of the community;
5. Annual Action Plan for Program Year 2025-26; and
6. Citizen Participation Plan - establishes timelines, public notification procedures, and methods of publicization for all legislative actions related to the Consolidated Plan.

Goals

To develop the strategy contained in this Consolidated Plan for allocating and leveraging entitlement grants, the County used several methods to analyze its housing and community development needs, including surveying residents and stakeholders; analyzing U.S. Census, American Community Survey (ACS), and other economic and demographic data; and using information from various County offices and reports. Additionally, the County hosted public hearings, one-on-one consultations, and 12 community input sessions to encourage participation by all residents, particularly LMI residents, the elderly, and persons with disabilities.

All activities carried out by the County must conform to its mission, values, and the “*Live Well San Diego*” vision and Housing Blueprint. To do so, the County has established the following goals for the 2025-29 Consolidated Plan:

1. Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
2. Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.

3. Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.

Strategic goals are tied to numeric one- and five-year goals. The goals were also informed by HUD's preferred SMART method: Specific, Measurable, Action-Oriented, Realistic, and Time-Based. Further, the established goals are the core of the Five-Year Strategic Plan section that outlines the strategies and actions the County intends to implement to achieve the goals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

San Diego County is the fifth-most populated county in the United States and possesses a robust and strong regional economy, with a household median income much higher than the nation's median income. However, many households throughout the County still struggle with conditions of poverty, and its community development needs are significant. The County is tasked with determining these needs and identifying areas in which investment can have the greatest impact, given the limited resources available.

Through preparing the Needs Assessment and conducting a comprehensive community engagement process, the following key needs were identified:

Housing

- Increase to the housing inventory across all income levels, with a particular focus on long-term affordable housing and housing for vulnerable populations.
- Creative housing solutions utilizing existing housing stock, including homeownership support, shared housing, landlord incentives, affordable housing acquisition and preservation.
- Increase resources to support housing, such as funding for land and development of affordable housing and increased availability of federal housing vouchers.
- Services that increase housing stability including home repairs, rapid rehousing, affordable childcare, and food security programs.
- Development of new affordable housing units, prioritizing seniors, individuals with disabilities, or other households more vulnerable to housing instability.
- Support to purchase and maintain homes, including financial assistance programs, homebuyer education, and home repair programs to help residents achieve and sustain homeownership.
- Explore alternative development models, such as the subsidy of Accessory Dwelling Units (ADUs) or mixed-use affordable housing.

Homelessness

- Comprehensive homeless outreach and prevention services that link people to resources, including rapid rehousing and mental and behavioral health services.
- Expansion of emergency housing programs, including rapid rehousing, short-term emergency rental assistance, and shelters, particularly in the unincorporated areas and smaller cities with limited jurisdictional funding.
- Increase collaboration between jurisdictions to address homelessness through comprehensive policy.
- Supportive services, particularly for the individuals experiencing chronic homelessness, such as mental or behavioral health services and substance abuse treatment.

Quality of Life

- Investment in community facilities or infrastructure that help with the increased cost of living throughout the region, such as, affordable childcare, small business support, and healthcare centers.
- Increase transportation options, especially in areas with large investments in affordable housing, to better connect households to work centers.
- Support for vulnerable populations through public services like nutrition assistance, physical, mental, behavioral health services, general healthcare, childcare, job training, and support for young adults transitioning from foster care.
- Infrastructure that promotes access within rural areas, such as broadband internet support, community centers, or sidewalks in smaller backcountry communities.

3. Evaluation of past performance

HUD's Office of Community Planning and Development (CPD) seeks to support the development of communities that feature decent housing, a suitable living environment, and expanded opportunities for LMI populations. To ensure entitlement jurisdictions are striving to achieve that vision, HUD requires annual submissions of Consolidated Annual Performance and Evaluation Reports (CAPERs).

The latest CAPER was submitted to the County Board of Supervisors in September 2024. This CAPER covered the fourth year of the five-year Consolidated Plan that ends in June 2025. As reported for in the previous Consolidated Plan and each successive CAPER, the County established four 2020-2024 Consolidated Plan strategic goals:

- Consolidated Plan Goal 1: Increase affordable housing opportunities across the region for low- to moderate- income and special needs residents

- Consolidated Plan Goal 2: Prevent and end homelessness through accessible housing and supportive services
- Consolidated Plan Goal 3: Enhance community infrastructure and facilities to provide a suitable and sustainable living environment
- Consolidated Plan Goal 4: Provide housing and support services for those living with HIV/AIDS

The County has performed proficiently in meeting its strategic goals. Below is a summary of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER in September 2025.

Consolidated Plan Goal 1: Affordable Housing Opportunities

- Supported the construction or rehabilitation of 179 affordable rental homes.
- Funded homebuyer assistance to 34 low-income households.
- Provided homeowner rehabilitation assistance to 168 low-income households.
- Provided public services such as shared housing services, resource navigation services, social service referrals, food delivery, and fair housing client referrals to 5,577 individuals.
- Administered tenant-based rental assistance to 240 extremely low- and low-income non-homeless households.

Consolidated Plan Goal 2: Homelessness Prevention

- Provided homelessness prevention and rapid rehousing assistance to 848 persons
- Supported 223,035 Homeless Management Information System (HMIS) database client contacts.
- Emergency shelter program provided 2,952 beds for extremely low-income persons.

Consolidated Plan Goal 3: Community Infrastructure and Facilities

- Funded 34 new infrastructure projects, including ADA projects, street/sidewalk projects, and park projects.

Consolidated Plan Goal 4: Housing and Support Services for Those Living with HIV/AIDS

- Administered tenant-based rental assistance to 378 households, 100% of whom were homeless or at risk of homelessness.
- Provided permanent housing assistance to 266 households.

- Provided transitional or short-term housing to 1,974 households.
- Assisted 228 households with short-term rental, mortgage, or utility assistance.
- Assisted 8,187 households by providing supportive services, including service referrals, alcohol and/or drug counseling, nutritional assistance, medical services, employment assistance, life skills training, mental health services, case management, transportation, education resources, moving assistance, and personal assistance or adult daycare services. Please note that some individuals received more than one supportive service.

4. Summary of citizen participation process and consultation process

The County’s community participation process was informed by the Citizen Participation Plan, which locally codifies federal regulations regarding the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the County held 12 community input sessions, consulted with several key organizational stakeholders, and conducted a community needs survey. Overall, a total of 242 participated in the Consolidated Plan engagement process, including 170 online questionnaire respondents and 72 participants at the community input sessions. These efforts are detailed further in The Process section.

5. Summary of public comments

Qualitative feedback was collected through community input sessions, stakeholder consultations, a public comment period, and at a formal public hearing. These comments provided insight into community needs and informed the goals of the Consolidated Plan. Top priority needs were identified as:

- Increasing the inventory of safe and affordable housing
- Preventing homelessness and providing services to those experiencing homelessness
- Addressing the high cost of living
- Improving access to community amenities, such as transportation, childcare, healthcare, and community centers
- Improving infrastructure, especially those related to community facilities (e.g., childcare and community centers), repairs to damage due to flooding, and access to broadband Internet

The community engagement process and outcomes are discussed in greater detail in sections PR-15 Citizen Participation and Appendices C through G. Feedback received during the public comment period and at the public hearing will be summarized following the completion of those events.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and incorporated into Appendix G - Public Comment.

7. Summary

The County is dedicated to providing every opportunity for residents and service providers in the San Diego region to participate in the Consolidated Plan process. Moreover, the County is committed to allocating HUD funds to both achieve the County's goals and fulfill HUD's mission of creating strong, sustainable, inclusive communities with quality affordable homes for all. This approach aims to create greater opportunities for the County's LMI populations to thrive. This Consolidated Plan, along with its community engagement process, reflects this commitment.

The Process

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Table NA-10.01: Housing Needs Assessment Demographics

Demographics	Base Year: 2015	Most Recent Year: 2022	% Change
Population	1,121,450	1,142,709	+1.9%
Households	377,560	385,620	+2.1%
Median Income	<i>See median income below</i>	<i>See median income below</i>	

Data Source: ACS, 2011-15 and 2018-22 [Data Series DP05]

Table NA-10.02: Housing Needs Assessment Demographics

Urban County Median Household Income Changes, 2018 to 2022								
Year	Coronado	Del Mar	Imperial Beach	Lemon Grove	Poway	Solana Beach	Unincorporated	San Diego County
2018	\$101,520	\$110,966	\$51,838	\$62,004	\$105,732	\$105,821	\$80,911	\$74,855
2022 (in 2018 inflation adjusted dollars) ¹	\$110,695	\$163,396	\$66,766	\$68,619	\$119,553	\$121,353	\$91,792	\$85,495
Change (inflation adjusted)	+9.04%	+47.25%	+28.80%	+10.67%	+13.07%	+14.68%	+13.45%	14.21%
2022 (nominal dollars)	\$125,558	\$185,335	\$75,731	\$77,833	\$135,605	\$137,647	\$104,117	\$96,974
Change (nominal)	+23.68%	+67.02%	+46.09%	+25.53%	+28.25%	+30.08%	+28.68%	+29.55%

Data Source: City Data – ACS, 2018-22 and 2014-2018 [Data Series S1901]; Unincorporated Data – SANDAG, 2018 and 2022

¹ Inflation adjustments were made using the Bureau of Labor Statistics inflation calculator (January 2022 to January 2018).

Table NA-10.02: Housing Needs Assessment Demographics

HOME Consortium Cities Median Household Income Changes, 2018 to 2022							
Year	Carlsbad	Encinitas	La Mesa	San Marcos	Santee	Vista	San Diego County
2018	\$107,172	\$113,175	\$63,947	\$76,619	\$83,533	\$65,696	\$74,855
2022 (In 2018 inflation adjusted dollars) ¹	\$118,260	\$125,637	\$73,747	\$87,645	\$89,729	\$78,213	\$85,495
Change between inflation adjusted values	+10.35%	+11.01%	+15.33%	+14.39%	+7.42%	+19.05%	+14.21%
2022 (nominal dollars)	\$134,139	\$142,506	\$83,649	\$99,413	\$101,777	\$88,715	\$96,974
Change (nominal)	+25.16%	+25.92%	+30.81%	+29.75%	+21.84%	+35.04%	+29.55%

Data Source: City Data – ACS, 2018-22 and 2014-2018 [Data Series S1901]; Unincorporated Data – SANDAG, 2018 and 2022

Table NA-10.03: Total Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Total Households	50,384	47,524	66,095	41,339	173,695	379,037
Small Family Households	15,997	18,268	28,309	19,438	91,825	173,837
Large Family Households	4,434	5,475	7,992	4,777	17,344	40,022
Household contains at least one person 62-74 years of age	12,391	11,307	15,700	10,039	45,468	94,905
Household contains at least one-person age 75 or older	10,262	8,761	9,047	5,004	15,601	48,675
Households with one or more children 6 years old or younger	8,871	8,591	12,351	6,436	17,536	53,785

Data Source: CHAS, 2016 to 2020

The County of San Diego's 2020-2024 Consolidated Plan showed there were 198,708 LMI households in the County, representing households that earn up to 100% of median income. Table NA-10.3 above shows there are now 205,342 LMI households in the County, representing a 3.3% increase. However, most of this population growth has occurred in the middle-income category (81 to 100% of HAMFI), which increased by 8.6%. The other income categories increased by 3.0% or less. Overall, 43% of all households in the Urban County and HOME Consortium are lower income, earning less than 80% of AMI.

Of all households in the Urban County and HOME Consortium, 14% include at least one child six years old or younger, while 38% include at least one person 62 years of age or older. The most common household size is two to four members, or a small family household. 43% of households earn more than the median income, which is slightly less than the percentage reported in the previous Consolidated Plan (47%). More than a quarter (26%) of households earn 50% or less than AMI.

Housing Needs Summary Tables

In general, households earning 80% or less of AMI experience relatively high rates of housing problems. Again, housing problems are defined as:

1. Unit lacking complete kitchen facilities;
2. Unit lacking complete plumbing facilities;
3. Household spending more than 30% of income on housing costs; and
4. Household with more than one person per room.

The following table indicates that, of households with a single housing problem, the vast majority are cost-burdened: 41,905 lower-income households have a housing cost burden of 31 to 50% of their income (11% of households), while an additional 59,905 lower income households have a cost burden above 50% of income (16% of households).

Table NA-10.04: Housing Problems by Tenure & Income

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Substandard Housing	800	740	410	230	2,180	167	125	185	51	528
Severely Overcrowded	835	990	1,025	480	3,330	140	130	395	195	860
Overcrowded (and none of the above problems)	2,565	2,750	2,810	920	9,045	415	426	1,215	705	2,761
Housing Cost Burdened – 50% (and none of the above problems)	18,205	11,355	3,795	660	34,015	11,785	8,085	6,680	2,165	28,715
Housing Cost Burdened – 30% (and none of the above problems)	2,795	7,810	13,765	4,115	28,485	2,765	4,515	10,255	7,280	24,815
Housing Cost Not Computed (and none of the above problems)	2,165	0	0	0	2,165	1,725	0	0	0	1,725

Data Source: CHAS, 2016-2020

Table NA-10.05: Severe Housing Problems by Tenure & Income

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of Households										
Having 1 or more of four severe housing problems	22,415	15,825	8,045	2,285	48,570	12,500	8,770	8,480	3,110	32,860
Having none of four severe housing problems OR cost burden not computed and none of the other 3 severe housing problems	7,600	10,520	23,305	13,925	55,350	7,850	12,395	26,265	22,045	68,555

Data Source: CHAS, 2016-2020

Table NA-10.06: Cost Burden >30% by Tenure & Income

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	9,630	11,045	10,180	30,855	3,850	4,020	6,970	14,840
Large Related	3,240	3,110	1,370	7,720	675	1,106	2,175	3,956
Elderly	6,725	3,805	2,350	12,880	8,495	6,631	6,420	21,546
Other	4,835	4,790	4,900	14,525	2,100	1,190	2,075	5,365
Total need by income	24,430	22,750	18,800	65,980	15,120	12,947	17,640	45,707

Data Source: CHAS, 2016-2020

Table NA-10.07: Cost Burden >50% by Tenure & Income

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	0	0	6,113	6,113	3,314	2,802	0	6,116
Large Related	0	0	1,297	1,297	600	697	639	1,936
Elderly	5,396	2,293	906	8,595	6,511	3,929	2,772	13,212
Other	0	4,383	3,139	7,522	1,778	0	0	1,778
Total need by income	5,396	6,676	11,455	23,527	12,203	7,428	3,411	23,042

Data Source: CHAS, 2016-2020

Table NA-10.08: Crowding by Tenure & Income

	Renter				Total	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Number of Households										
Single Family households	2,849	3,236	3,006	999	10,090	282	424	1,103	518	2,237
Multiple, unrelated Family households	469	533	689	343	2,034	273	133	630	397	1,433
Other, non-Family households	104	98	185	49	436	15	4	4	0	23
Total need by income	3,422	3,867	3,880	1391	12,560	570	561	1,647	915	3,693

Data Source: CHAS, 2016-2020

Describe the number and type of single person households in need of housing assistance.

While the category “Other” in the tables above includes single-person households, the total number of single-person households and households with unrelated people living together is not provided in HUD CHAS data. According to 2022 5-Year ACS data, 106,460 non-family households live in the Urban County and HOME Consortium, including 80,284 single-person households. Single-person households represent 75% of the non-family households (“Other”) and 21% of total households in the Urban County and HOME Consortium.

The calculations to follow combine renter and owner households. Applying the single-person share of 75% to the “Other” category in the cost-burdened tables above (non-family households), it is estimated that approximately 10,894 single-person households earning 80% AMI or less in the County have a housing cost burden of 31 to 50% of their income and may require housing assistance. At the severely-cost burdened level, it is estimated that 5,642 single-person households have a housing cost burden above 50% of their income.

Another way to estimate the housing assistance need for single-person households is by analyzing the Section 8 waiting list. According to the Housing Authority of the County of San Diego’s (HACSD) Public Housing Agency Annual Plan for Fiscal Year (FY) 2023-

2024, the Section 8 Housing Choice Voucher (HCV) program had a waiting list of 80,762 applicants as of the end of 2022. In addition, 41,069 applicants were on the Public Housing program waiting list as of the end of 2022.

The most critical housing assistance needs for single-person households are experienced by the single homeless population. The 2024 WeAllCount report (annual Point-in-Time count data) from the Regional Task Force on Homelessness indicates that 10,605 individuals experience homelessness (sheltered and unsheltered) in San Diego County. Of these 10,605 individuals, only about 15% were in families (1,563 individuals).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Individuals and Families with Disabilities

Of the applicants on the HACSD Section 8 and Public Housing waitlists, approximately 19 and 21% have a disability, respectively. According to 2022 5-Year ACS estimates, 15,924 people with a disability live below the federal poverty line in the Urban County and HOME Consortium (1% of the population). An additional 10,319 people with a disability live at 100-150% of the federal poverty level (also 1% of the population). It is important to note that the federal limits often underestimate economic hardship within San Diego County. The federal poverty level for a one-person household is \$15,060, however, this qualifies as extremely low income in San Diego County.

According to 2022 5-Year ACS estimates, the median income for those living with a disability in San Diego County is 34% less than the median income for the rest of the population. According to the San Diego Foundation’s October 2023 San Diego Economic Equity Report, 20% of people with disabilities in San Diego County are cost burdened (paying more than 30% of income on housing and utilities), which approximates the percentage of people without disabilities who are cost burdened (21%). However, 23% of people with disabilities are severely cost burdened (paying more than 50%), which is significantly higher than people without disabilities (16%).

The HCDS website provides information on rental assistance programs and how interested individuals and families can apply. Highest priority goes to those who live or work in areas served by HACSD (Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista) and meet one of several preferences, one of which is a head of household or spouse living with a disability.

2-1-1 San Diego (2-1-1) is a nonprofit organization that operates the Community Information Exchange (CIE), which provides 24-hour phone and text service and an online database to connect residents with community services, such as emergency shelters, utilities payment assistance, and subsidized rental housing. HCDS has partnered with 2-1-1 to answer HCDS' waitlist calls and to provide specialized customer service that meets the unique needs of applicants on the waitlist and individuals interested in applying for rental assistance and programs serving disabled individuals and families experiencing homelessness.

In 2023, 2-1-1 reported receiving calls from 7,438 clients in the Urban County and HOME Consortium who are living with a disability or health condition. Of those clients, 54% reported physical health concerns, 24% reported mental behavioral health concerns, 22% reported unspecified health conditions, 6% reported having cancer, 3% reported development conditions, and 3% reported substance use. Additionally, 86% of those clients earned an extremely low income. 31% of the needs for the 7,438 clients were related to housing. More specifically, the most common housing needs were related to coordinated entry (5% of total needs), community shelters (3% of total needs), and inclement weather hotel/motel vouchers (3% of total needs). Furthermore, 14% of the needs were related to utility payment assistance, including electric and gas service payment assistance or discounted electric or gas service.

Project One for All (POFA) is an extensive effort by the County and its partners to provide intensive wraparound services, including mental health counseling and housing, to individuals with serious mental illness (SMI) who are experiencing homelessness. 2-1-1 connects clients with agencies that provide a list of services and referrals for mental health and housing agencies. HCDS receives POFA referrals from partners from outpatient clinics and full-service partnership programs. According to the HHSA Mental Health Services Act (MHSA) Three-Year Program and Expenditure Plan for FY 2023-24 through 2025-26, as of December 2022, a total of 2,238 individuals experiencing homelessness were housed and received Behavioral Health Services through POFA.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

According to Open Justice, a total of 5,230 domestic violence incidents were reported to law enforcement agencies in the Urban County and HOME Consortium in 2023, representing a 6% decrease compared to the previous year. However, between 2022 and 2023, reported incidents increased 21% in Santee, 18% in Encinitas, and 17% in both Del Mar and Vista. It is important to note that, according to a 2023 National Crime Victimization Survey, only 45% of violent crime and 46% of rape or sexual assault victimization are reported to law enforcement nationally.

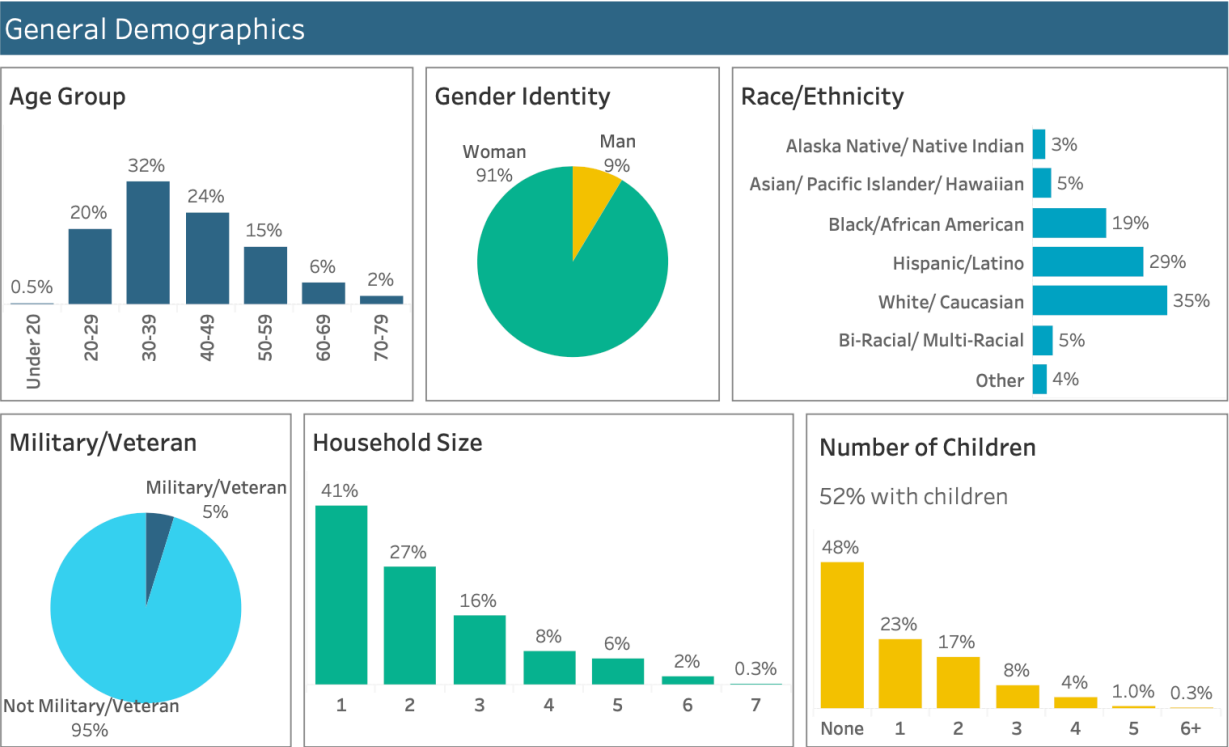
According to the 2018 RTFH WeAllCount report, approximately 5% of the unsheltered homeless persons in the region report experiencing domestic violence, representing approximately 250 individuals. Please note this data has not been updated since 2018. While this population is acutely in need of housing assistance, it is difficult to determine the total number of victims of domestic violence, dating violence, sexual assault, or stalking who need housing assistance. It is likely the numbers are much higher than presented here. According to the U.S. Department of Justice 2020 Biennial Violence Against Women Report to Congress, approximately 44% of women and 25% of men nationwide experience some form of contact sexual violence in their lifetime. Low-income individuals are particularly susceptible to domestic or sexual violence as they have limited access to resources, such as safe and secure housing and legal representation. Chronically underserved populations, including rural victims and victims with disabilities, are also at higher risk. The data suggests that the rate of violence may be higher among the lower income population in San Diego County, particularly in unincorporated areas, leading to a greater need for housing assistance.

In 2023, 2-1-1 San Diego reported receiving calls from 445 clients in the Urban County and HOME Consortium who shared that they were experiencing domestic violence. Of these clients, 91% were female, and they were most commonly between the ages of 30 to 39 (32%). 65% of identified needs were related to housing needs and the overwhelming majority were related to seeking domestic violence shelters. These calls resulted in 1,070 total referrals, most commonly to the YWCA of San Diego County (Becky's House Emergency Shelter), Community Resource Center (Carol's House), and Women's Resource Center (emergency domestic violence shelter).

The following figure shows that 32% of the 445 2-1-1 clients experiencing domestic violence were between the ages of 30 and 39, and 52% had children. In terms of racial demographics, 35% of the clients were White, which is significantly less than their share of the population in the Urban County and HOME Consortium (54% based on 2022 5-Year ACS Data). In contrast, while Black/African Americans constitute 4% of the

population, they represent 19% of the clients. Persons who identify as Hispanic represent 29% of clients, which is commensurate with their share of the population (30%).

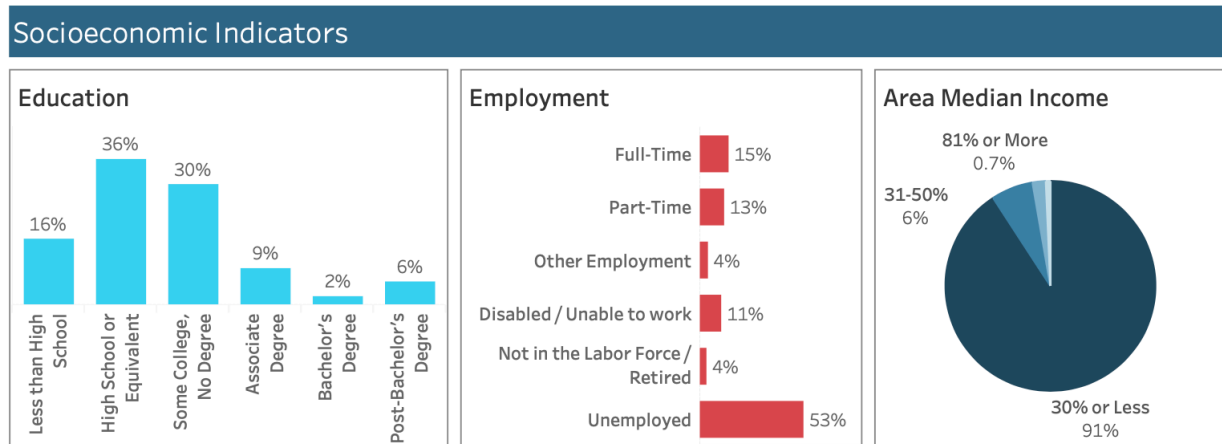
Figure NA-10.01: 2-1-1 Domestic Violence Clients – Demographics



Data Source: 2-1-1 San Diego, 2023

The following figure shows that a slight majority of the 445 clients do not have at least some college education (52%) and reported being unemployed (53%), while another 11% stated that they were unable to work. That 91% of clients reported extremely low incomes illustrates the economic difficulties facing domestic violence survivors.

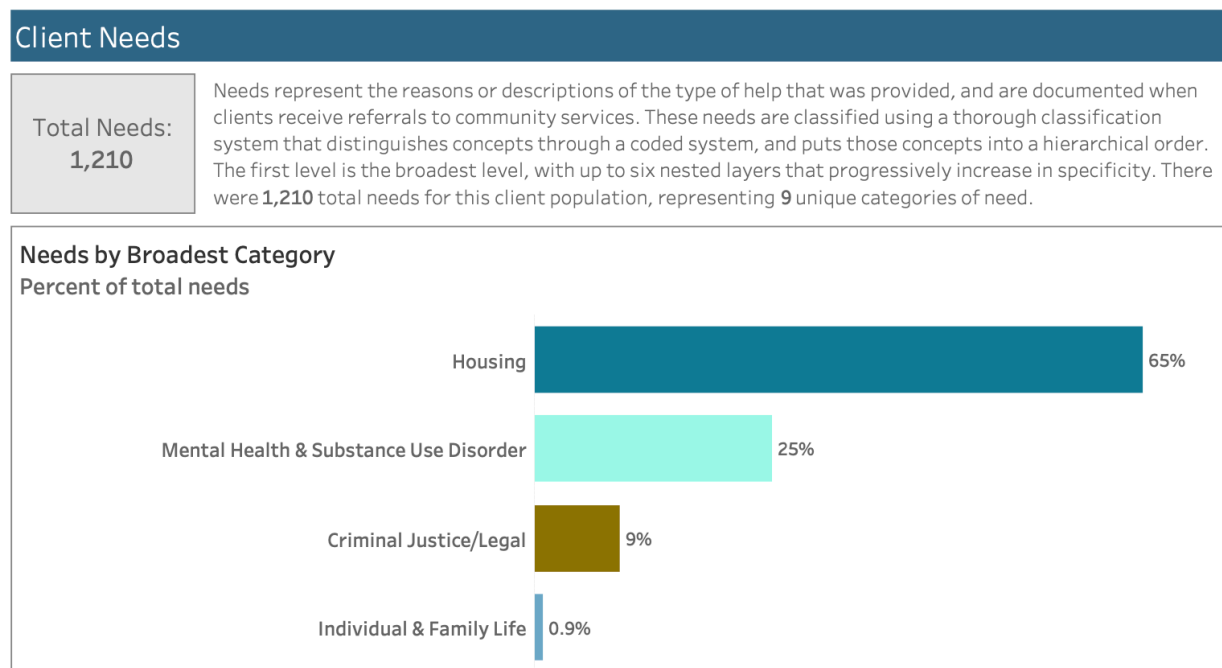
Figure NA-10.02: 2-1-1 Domestic Violence Clients – Socioeconomic Indicators



Data Source: 2-1-1 San Diego, 2023

The following figure illustrates that each of the 445 clients had an average of 2.7 needs, most of which were related to housing (65%), mental health and substance use disorder (25%), and criminal justice/legal (9%).

Figure NA-10.03: 2-1-1 Domestic Violence Clients – Client Needs

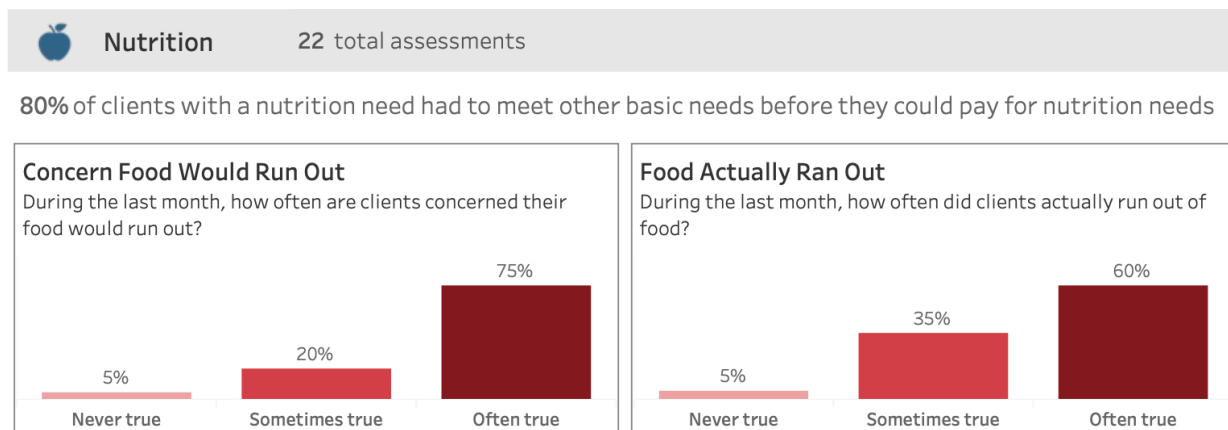


Data Source: 2-1-1 San Diego, 2023

The following figure shows that, of the 22 clients assessed with nutrition needs, 80% had to meet other basic needs before they could pay for food. Additionally, 75% stated that it

was often true that they were concerned that their food would run out, and 60% stated that it was often true that they did run out of food.

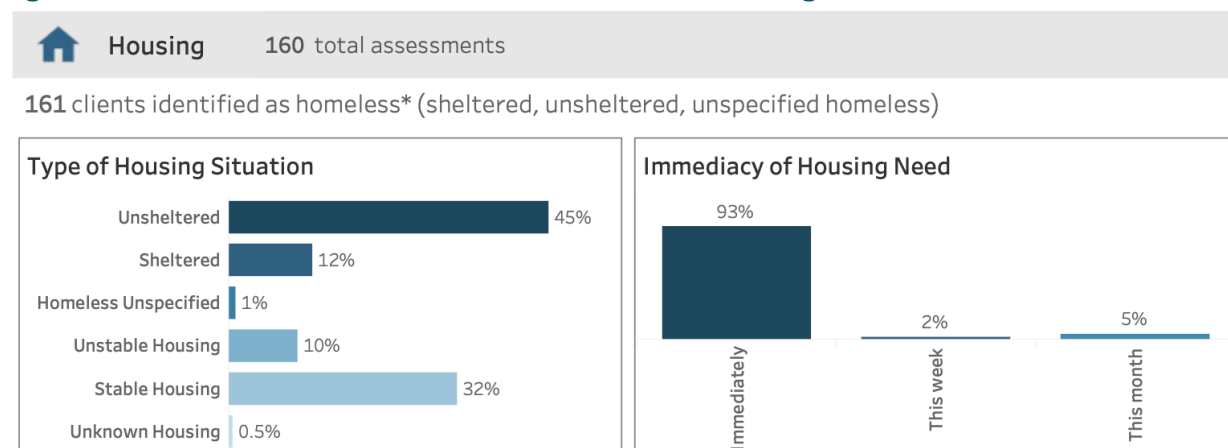
Figure NA-10.04: 2-1-1 Domestic Violence Clients – Nutrition Referrals



Data Source: 2-1-1 San Diego, 2023

The following figure shows that, of the 160 clients who identified as experiencing homelessness, 12% reported currently having shelter, while 45% reported being unsheltered. Additionally, 93% of the clients assessed stated that they had an immediate need for housing, while the remaining 7% stated that they needed housing within a month.

Figure NA-10.05: 2-1-1 Domestic Violence Clients – Housing Referrals

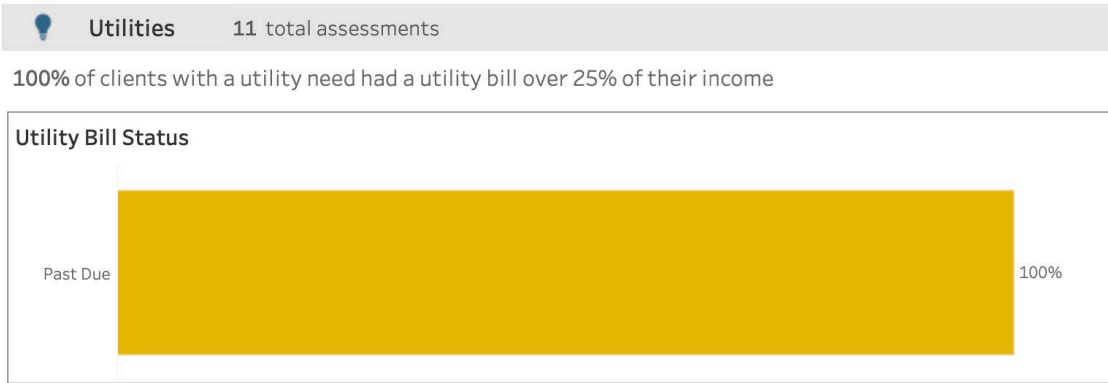


*Data collected for clients with and without housing assessment

Data Source: 2-1-1 San Diego, 2023

The following figure shows that, of the 11 total assessments conducted for clients with a utility need, 100% reported that they had a utility bill over 25% of their income. All 11 clients also reported that they were past due on their utility bill payments.

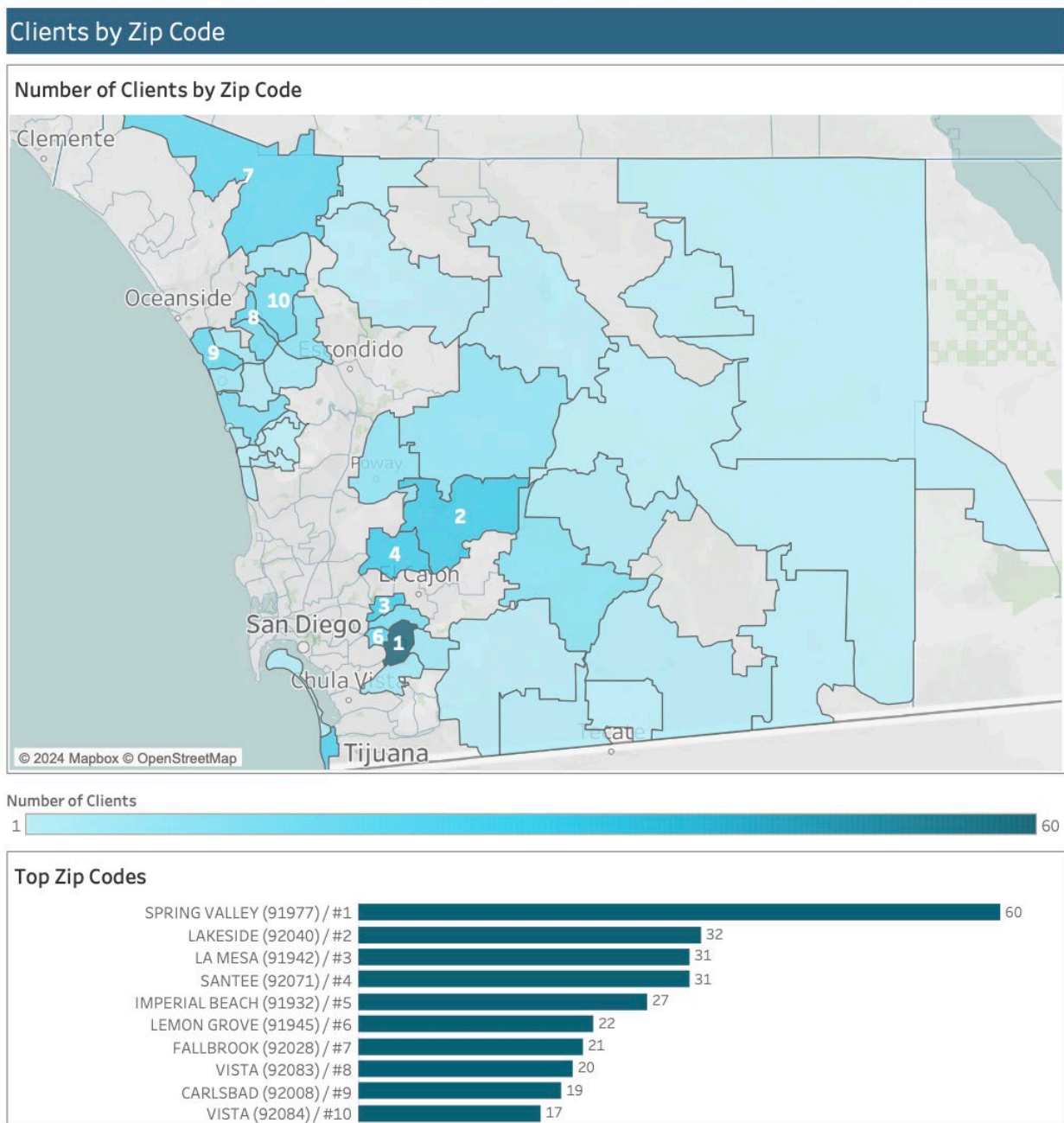
Figure NA-10.06: 2-1-1 Domestic Violence Clients – Utilities Referrals



Data Source: 2-1-1 San Diego, 2023

The map on the following page shows the zip codes of Urban County and HOME Consortium clients experiencing domestic violence who contacted 2-1-1 for information and referrals.

Figure NA-10.07: 2-1-1 Domestic Violence Clients – Referrals by Zip Code



Note: map includes only clients with a documented need.

Data Source: 2-1-1 San Diego, 2023

What are the most common housing problems?

Of the households in the Urban County and HOME Consortium, 63% of the population are owners, and 37% are renters (2016-2020 Comprehensive Housing Affordability

Strategy, or CHAS). While renting households are more likely to have housing problems than owner households, the most prevalent problem for both groups is housing cost burden (spending more than 30% of income on housing costs). Cost burden can lead to other issues, including overcrowding, deferred maintenance of the unit (and thus leading to substandard housing), and inability to afford other essentials, such as healthcare and transportation. Of households with a single housing problem, the vast majority are cost-burdened: 41,905 lower-income households have a housing cost burden of 31 to 50% of their income (11% of households), while an additional 59,905 lower income households have a cost burden above 50% of income (16% of households).

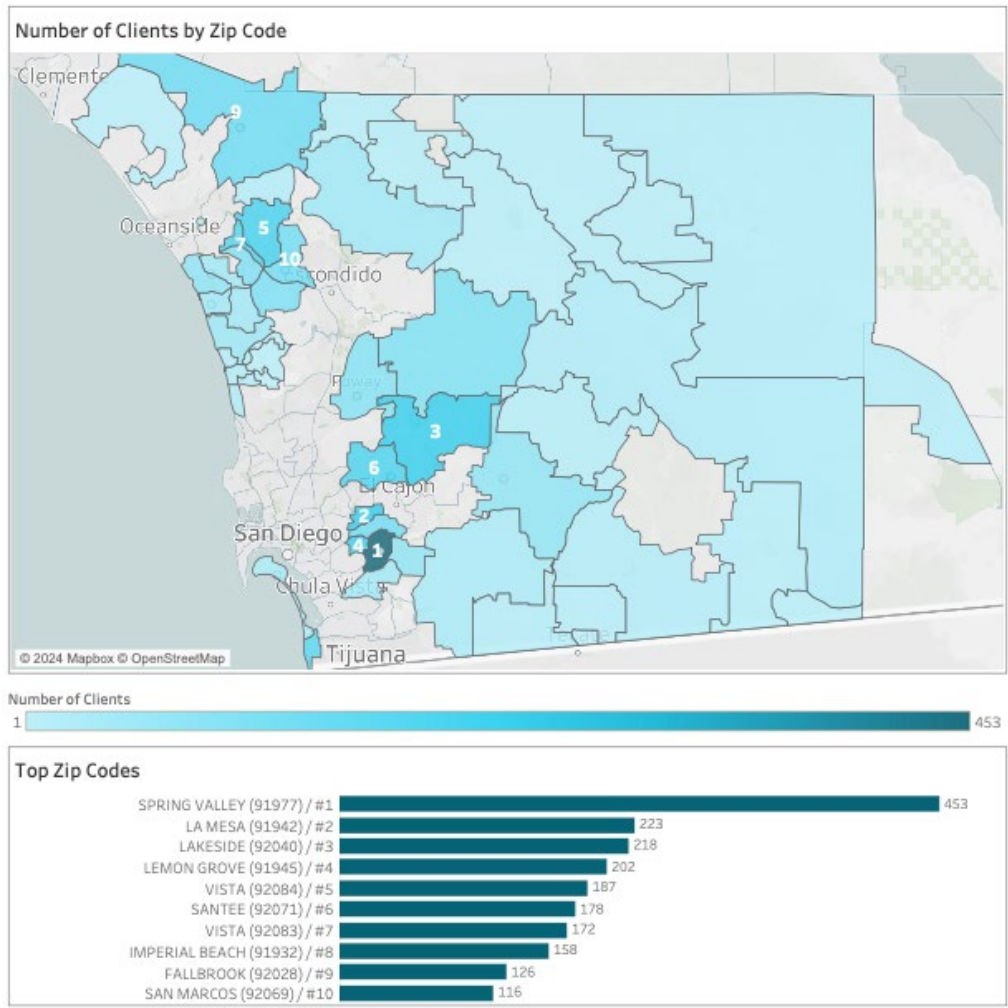
Are any populations/household types more affected than others by these problems?

While all lower income households are more susceptible to housing problems than the general population, housing problems are particularly common amongst the lowest income households (i.e., very low- and extremely low-income households). Like the rest of the population, the most common housing problems for households earning 50% of AMI or less are housing cost burden and overcrowding. However, this group experiences a severe cost burden to a significantly greater degree. As shown above in Figure NA-10.07, 31,703 extremely low- and very low-income households spend more than 50% of their income on housing costs. Very low- and extremely low-income renter households represent 68% of all lower-income households (earning up to 80% of AMI) with a severe cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

In September 2019, 2-1-1 released a policy brief titled “Housing Instability in San Diego County,” in which it was reported that almost 24,000 students between grades K-12 live in households that are “doubled up” with family or friends because the household is unable to maintain housing independently. In 2023, 3,161 2-1-1 clients in the Urban County and HOME Consortium were identified as experiencing housing instability. Of those 3,161 clients, 1,454 reported living with children (46%). The following map shows the number of 2-1-1 clients experiencing housing instability by zip code.

Figure NA-10.08: Distribution of 2-1-1 Clients Experiencing Housing Instability

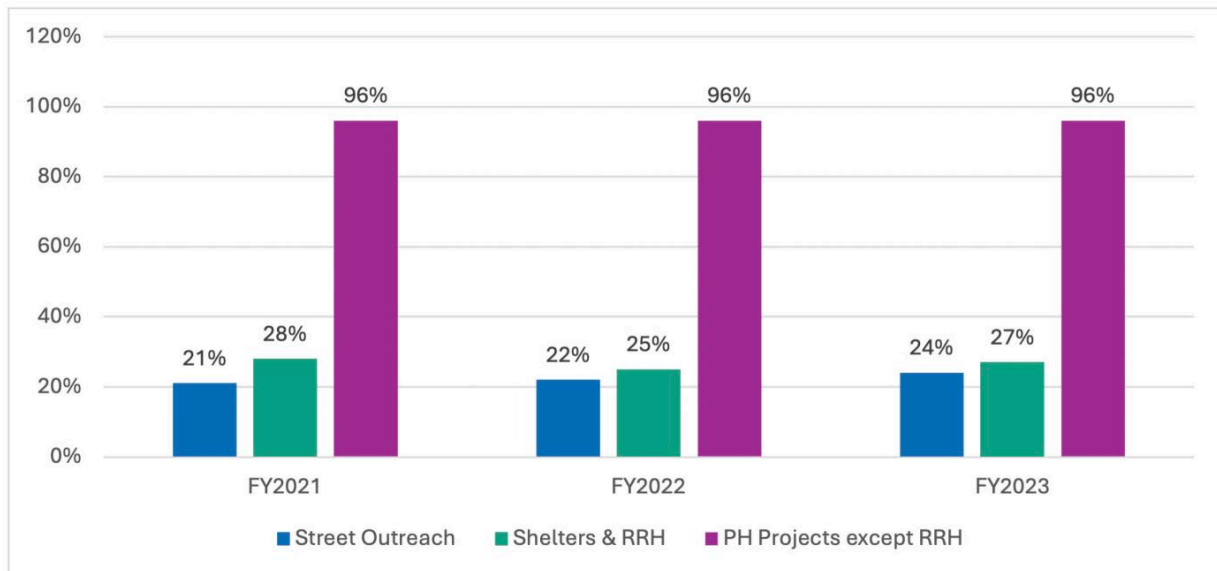


Note: map includes only clients with a documented need.

Data Source: 2-1-1 San Diego, 2023

Families and individuals who are experiencing homelessness may be enrolled in a rapid re-housing program depending on their unique needs. Rapid re-housing provides short- and/or medium-term rental assistance and case management to help a family or individual experiencing homelessness transition to being stably housed. The following figure is from the Regional Task Force on Homelessness' Homelessness Crisis Response System 2023 Data and Performance Report (published in June 2024). As shown in the figure, from 2021 to 2023, shelter and rapid rehousing programs in the region experienced slight variability in the rates of permanent destination exits – a decline from 28% in 2021 to 25% in 2022, followed by an increase to 27% in 2023.

Figure NA-10.09: Percentage of Permanent Destination Exists or Retention of Permanent Housing



Data Source: RTFH Homelessness Crisis Response System 2023 Data and Performance Report, June 2024

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:

The County of San Diego adheres to HUD’s definition of imminent risk of homelessness. This is category two within the full definition of homelessness. An individual or family is considered at imminent risk of homelessness if they will lose their primary nighttime residents, provided that:

- (i) Residence will be lost within 14 days of the date of application for homeless assistance
- (ii) No subsequent residence has been identified; and
- (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing.

During the first four years of the previous five-year Consolidated Plan cycle, the County provided homeless prevention and rapid rehousing assistance to 848 persons.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

While there are many factors that contribute to risk of homelessness, the most significant factor is housing cost. Both low incomes and increased rents and mortgages contribute to this risk. Incomes have not kept pace with rising housing costs, so many households are spending a greater portion of their income on housing and have less disposable income to mitigate financial crisis. In the event of a family emergency, medical crisis, loss of employment, or other financial predicament, households with high housing costs often must reallocate limited income to immediate concerns, thereby increasing their risk of homelessness.

Vulnerable households have a hard time staying stably housed or in housing without significant problems due to high housing costs, low vacancy, and low wages. To address these housing concerns, localities should focus on increasing access to affordable units to lower-income households and increasing the general housing stock to accommodate future growth.

Discussion

Please see above.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table PR-05.01: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	SAN DIEGO COUNTY	Housing and Community Development Services
HOPWA Administrator	SAN DIEGO COUNTY	Housing and Community Development Services
HOME Administrator	SAN DIEGO COUNTY	Housing and Community Development Services
ESG Administrator	SAN DIEGO COUNTY	Housing and Community Development Services

Narrative

The County's Housing and Community Development Services (HCDS) is responsible for preparing the Consolidated Plan and for administering the County's HOME, CDBG and ESG programs. HCDS also administers the HOPWA program on behalf of the City of San Diego as the alternative grantee. HCDS manages the contracts and implementation agreements with County departments, agencies, developers, and organizations selected to carry out eligible projects, activities, programs, and affordable housing development under the four entitlement grant programs.

HCDS staff also prepares the Annual Action Plans and CAPERs, administers the Notices of Funding Availability (NOFA) process, and recommends projects for the Board of Supervisors' approval.

Consolidated Plan Public Contact Information

Kelly Salmons
Deputy Director
Housing and Community Development Services
County of San Diego Health and Human Services Agency
858-694-4806
Kelly.Salmons@sdcounty.ca.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The County conducted comprehensive outreach to key organizations to enhance coordination, solicit feedback, and discuss new approaches and efficiencies with public and assisted housing providers; private and governmental health, mental health, and service agencies; and other stakeholders that utilize funding for eligible activities, projects and programs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Related to the Consolidated Plan, the County coordinated with many organizations throughout the region to assess strengths and needs. The organizations with which the County consulted are described in detail in the table below.

Beyond the Consolidated Plan development process, the County is committed to enhancing coordination among housing providers, private and governmental health agencies, and the business and nonprofit communities. This is evidenced by the many boards, commissions, and committees that serve in an advisory capacity to the County, assist in planning decisions, and often benefit from County representation and resources.

County staff participates in and/or supports standing and special citizen boards, commissions, committees, and task forces formed to advise the Board of Supervisors on issues and policies and to serve as links to the community. County committees are created as a result of state and federal legislation, agreements with public or private agencies, and local needs. Boards, commissions, and committees advise the Board of Supervisors on issues related to community needs throughout the county.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In January 2017, the Regional Task Force on Homelessness (RTFH) (formerly known as the Regional Task Force on the Homeless) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region’s Continuum of Care (CoC). The retooled RTFH is a major stakeholder in addressing homelessness throughout the area, and its relationship with the County and other jurisdictions in the region is becoming more and more impactful. The County is an active member of the RTFH, with a Board Supervisor currently serving as the CoC Board of Directors 1st Vice-Chair.

The RTFH meets monthly to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. During these meetings, jurisdictions consult with the RTFH to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid rehousing services. The County's participation in this forum ensures that its efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region's priorities and respond to the most critical needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

ESG is designed to support the first steps in preventing homelessness and to help people experiencing homelessness move toward safe and healthy living. ESG funds can be used by emergency shelter operators and other service providers for activities such as street outreach, homelessness prevention, rapid rehousing, and data collection. Each year, the County receives ESG funding from HUD. Four types of programs in San Diego County are typically funded with ESG funds: Rapid Rehousing, Homeless Prevention, Emergency Shelter, and Street Outreach. The County, as the Administrative Entity for the Continuum of Care Allocation, also receives funding from the State of California to carry out the State ESG program in the San Diego region.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions' consultations with housing, social service agencies, and other entities

Consolidated Plans are now required to account for the digital divide and resiliency to natural hazards within the relevant jurisdiction. To address the digital divide, the County included a question in its community needs survey that asked residents to rank 11 types of infrastructure in order of importance from greatest to lowest need in their community. In aggregate, the survey respondents ranked access to high-speed Internet infrastructure as the lowest need.

In drafting the Consolidated Plan, the County used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in San Diego County and the ACS to determine the number of households with and without internet access.

Many departments in the County government are involved in resiliency to natural hazards, especially the San Diego County Fire Authority and the Department of Environmental

Health. Their programs are discussed in greater detail in section MA-65 Housing Market Analysis – Hazard Mitigation.

The County consulted with many organizations beyond those relating to the digital divide and resiliency to natural hazards. The County invited 46 organizations to provide consultation feedback during the development of this Consolidated Plan. The table below provides detail on the stakeholders that accepted the invitation to participate in the community engagement process.

Table PR-10.01: Agencies, Groups, And Organizations

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
2-1-1 San Diego	Community Information Exchange	Needs Assessment Market Analysis	Data request. Provided localized data relevant to multiple sections of the Consolidated Plan.
Regional Task Force on Homelessness	Continuum of Care (CoC)	Needs Assessment Market Analysis Strategic Plan	Interviewed staff. Provided information on CoC operations and homelessness needs.
Housing Authority of the County of San Diego	Public Agency	Needs Assessment	Interview staff. Provided information on the County's public housing units, homelessness services, and tenant-based programs.
Cities of Carlsbad, Del Mar, Imperial Beach, La Mesa, Lemon Grove, San Marcos, Santee, and Vista	Public Agencies	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs in their respective jurisdictions.
Various County of San Diego Department – Aging & Independence Services, Parks and	Public Agencies	Need Assessment	Responded to online stakeholder survey. Provided insight on community needs.

Recreation, Planning & Development Services, Office of Education, Department of Homeless Solutions and Equitable Communities, Child and Family Well-Being, Fire Protection District			
San Diego Regional Chamber of Commerce	Local Business Association	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Affirmed Housing, Wakeland Housing & Development Corporation	Local Affordable Housing Developers	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Access to Independence of San Diego, Crisis House, Jewish Family Service of San Diego, Lifeline Community Services	Local Nonprofit Organizations	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.

As noted throughout the Consolidated Plan, the County is actively involved with numerous agencies, groups and organizations, including those involved with housing and social services. Citizen advisory committees range from short-term task-oriented groups to long-term standing committees with broad based jurisdictional responsibilities. The County is involved with the regional Continuum of Care (CoC) and the San Diego Association of Governments (SANDAG), as well as organizations pertaining to health and human services, criminal justice, seniors, planning, land use, parks, libraries, and housing.

These entities, unless formed on an ad hoc basis to address a short-term need, often meet on a regular basis throughout the year and many high-level County personnel serve on the County's behalf. These entities assist and advise the County on its policies and programs, as well as the issues and needs that fall under their purview. The advisory committees, boards, commissions, and other groups provide invaluable information that contributes to the County's decisions on its strategic goals to address the priority needs of its jurisdiction.

Identify any Agency Types not consulted and provide rationale for not consulting

The organizations listed in the table above represent a wide array of sectors and services and include many of the region’s most important and largest organizations. No organization was purposefully excluded from the community engagement process.

TABLE PR-10.02: Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025 Regional Plan	SANDAG	Non-Housing Community Development Needs
Public Housing Agency Plan/ Annual Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs
Regional Housing Needs Assessment 6 th Housing Element Cycle (2021-2029)	SANDAG	Housing Needs
San Diego Regional Analysis of Impediments to Fair Housing Choice	San Diego County region	Housing Needs
Section 8 HCD Administrative Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The sections above described many of the County’s efforts to cooperate and coordinate with public entities and adjacent units of government, including SANDAG and local jurisdictions inclusive of the Urban County and HOME Consortium cities. Coordination with multiple public agencies in California will be increasingly important during the 2025-2029 Consolidated Plan cycle.

Narrative

The County’s collaborative and cooperative planning partnerships with governmental entities represents major partnerships the County actively pursues to ensure that the region’s needs and issues are comprehensively evaluated, and thorough planning efforts take place. Aside from these partnerships, other departments within the County are

involved in collaborating and cooperating with governmental entities in planning efforts and, when appropriate, partnering with HCDS in their planning efforts.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The section below details the citizen participation process and the approaches HCDS took to broaden citizen participation.

Summarize citizen participation process and how it impacted goal-setting

The County carried out a broad, multifaceted community engagement effort in accordance with the Citizen Participation Plan, which is designed to facilitate and encourage the involvement of LMI populations and outlines requirements for the following processes and events:

- Location and publication of public notices;
- 30-day public review period;
- Availability of the documents;
- Public hearings and public meetings;
- Public comment process;
- Required approval; and
- Deadlines.

Adhering to the Citizen Participation Plan, the County conducted the following actions to ensure maximum participation of organizational stakeholders and community members in the Consolidated Planning process:

- Twelve (12) community input sessions;
- Online community needs survey;
- Online stakeholder surveys;
- Presentation at the Board of Supervisors informing the Board of the start of the Consolidated Plan process;
- 30-day public comment period; and
- Two (2) public hearings.

The County made every effort to broaden public participation, including the following methods:

- Consolidated Plan page on the Engage San Diego County website;
- HCDS Email Announcement;
- Online County New Center Story;

- County Health & Human Services Agency (HHSA) and *Live Well San Diego* social media accounts (Facebook and X); and
- County Department of Homeless Solutions and Equitable Communities (HSEC) Regional Community Newsletter.

The County made provision to provide a bilingual (Spanish) interpreter at the community input sessions and ensured that community input session locations were convenient and accessible to those with special needs.

Community Input Sessions

Twelve community input sessions (10 in-person and 2 virtual) were conducted to introduce residents to the County’s Consolidated Plan process, familiarize them with federal funding, and to solicit input on community needs and where investment can be most impactful. The sessions were held predominately in unincorporated areas and sought to obtain broad input from the County’s diverse communities. A total of 113 community members participated in the sessions and provided feedback on their housing and economic and community development priorities. The sessions were held at the following locations:

Table PR-15.01: Community Input Sessions Dates and Locations

Meeting	Date	Location
1	June 17, 2024 4:00 – 6:00 PM	Ramona Ramona Branch Library
2	June 26, 2024 4:00 – 6:00 PM	Alpine Alpine Branch Library
3	June 27, 2024 3:00 – 5:00 PM	Spring Valley Casa de Oro Library
4	July 1, 2024 5:30 – 7:30 PM	Virtual Session
5	July 9, 2024 10:00 AM – 12:00 PM	San Diego HCDS Offices
6	July 10, 2024 3:00 – 5:00 PM	Borrego Springs Borrego Springs Branch Library
7	July 11, 2024 4:00 – 6:00 PM	Fallbrook Fallbrook Branch Library
8	July 17, 2024 3:00 – 5:00 PM	Lakeside Lakeside Branch Library
9	July 19, 2024 10:00 AM – 12:00 PM	Virtual Session
10	July 24, 2024 2:00 – 4:00 PM	Julian Julian Branch Library
11	July 25, 2024 10:30 AM – 12:30 PM	Descanso Descanso Branch Library
12	July 31, 2024 4:00 – 6:00 PM	Imperial Beach Imperial Beach Branch Library

Information about the Consolidated Plan and the community needs that it identifies were presented at each meeting. The presentation included the purpose of the Consolidated Plan, the funding programs with which it is associated, past projects that were funded in the previous Consolidated Plan cycle, and an economic and demographic profile of the County to frame the next Consolidated Plan cycle.

The presentation was followed by a series of facilitated small group discussions in which attendees discussed how the County can make a positive impact in programs supporting LMI residents and communities. Attendees were also asked to list their top priorities in their communities, which the facilitators recorded on poster boards. Categories included infrastructure, jobs, affordable housing, services to those experiencing homelessness, public service, workforce and economic development. Attendees were also invited to provide qualitative feedback. Each data set informed the goals contained in this Consolidated Plan. The presentation is included in Appendix C.

Community Needs Survey

To supplement the community input sessions and to further understand the needs of the County’s LMI residents, a Community Needs Survey was made available. The survey was available online in 134 languages, including all of the County’s threshold languages. In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering as many responses as possible. The survey was available online on the County’s website and hard copies were made available at community input sessions. It was also publicized in the following ways:

- A link to the online survey was placed on the County’s website.
- Organizations, agencies, and persons were emailed a link to the survey.
- Staff posted the link to the survey through the County’s social media accounts.

A copy of the survey is attached in Appendix D.

Citizen Participation Outreach

The table below describes community outreach conducted by the County for the Consolidated Planning process in detail.

Table PR-15.02: Citizen Participation Outreach

Sort Order (Date)	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
6/3/2024	Community input announcement email	General public	14,027 total recipients	None received.	N/A
6/14/2024	Online news posting	General public	N/A	None received.	N/A
6/17/2024	In-person public meeting	General public in Ramona and surrounding areas and stakeholders	4 attendees	Prioritized infrastructure, housing, and homeless services.	None.
6/26/2024	In-person public meeting	General public in Alpine and surrounding areas and stakeholders	2 attendees	Prioritized housing, mental health services, homeless services, and public services.	None.
6/27/2024	In-person public meeting	General public in Spring Valley and surrounding areas and stakeholders	2 attendees	Prioritized housing, infrastructure, and homeless services.	None.
7/1/2024	Virtual public meeting	General public and stakeholders	1 attendee	Prioritized infrastructure.	None.
7/8/2024	Community input announcement email	General public	13,974 total recipients	N/A	
7/8/2024-8/12/2024	Community needs survey	General public	147 completed surveys were submitted	Prioritized housing, homeless services, community infrastructure, and social services.	None.
7/9/2024	In-person public meeting	General public and stakeholders	9 attendees	None.	None.
7/9/2024	Virtual questionnaire post	General public and stakeholders	300 total impressions on social media	None.	None.
7/10/2024	In-person public meeting	General public in Borrego Springs	45 attendees (22	Prioritized housing,	None.

		and surrounding areas and stakeholders	attendees joined virtually via a livestream coordinated by the attendees)	infrastructure, home repair services, and mental health services.	
7/11/2024	In-person public meeting	General public in Fallbrook and surrounding areas and stakeholders	7 attendees	Prioritized housing, infrastructure, rental assistance, and mental health services.	None.
7/14/2024	Virtual questionnaire post	General Public and stakeholders	211 impressions on social media	None.	None.
7/17/2024	In-person public meeting	General public in Lakeside and surrounding areas and stakeholders	7 attendees	Prioritized housing.	None.
7/18/2024	Meeting announcement email	General public	13,957 total recipients	None received.	N/A
7/19/2024	Virtual public meeting	General public and stakeholders	19 attendees	Prioritized home repairs services and infrastructure.	None.
7/24/2024	In-person public meeting	General public in Julian and surrounding areas and stakeholders	5 attendees	Prioritized infrastructure.	None.
7/25/2024	In-person public meeting	General public in Descanso and surrounding areas and stakeholders	2 attendees	Prioritized infrastructure.	None.
7/25/24	Virtual questionnaire post	General public and stakeholders	222 impressions on social media	None.	None.
7/26/2024	Email with link to stakeholder survey	Stakeholder distribution list	100 stakeholder email addresses	23 survey responses. Prioritized housing, homeless services, economic security, transportation, and public	None.

				services to address food insecurity.	
7/31/2024	In-person public meeting	General public in Imperial Beach and surrounding areas and stakeholders	9 attendees	Prioritized housing and rental assistance.	None.
8/5/2024	Virtual questionnaire post	General public and stakeholders	152 impressions on social media	None.	None.
8/6/2024	Questionnaire announcement email	General public	13,970 total recipients	None received.	N/A
10/15/2024	Meeting announcement email	General public	10,738 total recipients	None received.	N/A
10/16/2024	Virtual CDBG meeting	General public and interested applicants	13 attendees	Several technical questions asked about application process.	None.
11/6/2024	Meeting announcement email	General public	13,986 total recipients	None received.	N/A
11/6/2024	Virtual CDBG meeting	General public and interested applicants	14 attendees	Several technical questions asked about application process and eligibility.	None.
2/7/2025-3/11/2025	Public comment period	General public and stakeholders	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.
3/11/2025	Public hearing	General public and stakeholders	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The County of San Diego has seen increasing housing needs throughout the region. While the region's economy has grown steadily during the last Consolidated Plan cycle, there are many parts of the County that have not kept pace with economic growth in the urban areas but have nonetheless seen cost of living rise significantly. Today, LMI residents have limited access to affordable housing opportunities – particularly affordable rental units – homeless intervention services, and programs to support economic mobility, such as education and job training.

The Needs Assessment includes the following sections:

- NA-10 Housing Needs Assessment
- NA-15 Disproportionately Greater Need: Housing Problems
- NA-20 Disproportionately Greater Need: Severe Housing Problems
- NA-25 Disproportionately Greater Need: Housing Cost Burden
- NA-30 Disproportionately Greater Need: Discussion
- NA-35 Public Housing
- NA-40 Homeless Needs Assessment
- NA-45 Non-Homeless Special Needs Assessment
- NA-50 Non-Housing Community Development Needs

Note that all tables in this section pertain to the Urban County and HOME Consortium areas, unless otherwise specified.

Below are HUD demographic terms and definitions found throughout the Needs Assessment:

- Small Family Household: A household with two to four members.
- Large Family Household: A household with five or more members.
- Elderly: Individuals aged 62 and older.
- Household: All people living in a housing unit. Members of a household can be related (family) or unrelated (non-family).
- Family: Related individuals living in the same household.
- Non-Family: Unrelated individuals living in the same household.

The four housing problems outlined in the HUD data and narrative below are defined in narrow terms as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs (including utilities) exceed 30% of monthly income. A household is severely cost burdened if their monthly housing costs (including utilities) exceed 50% of their monthly income.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

The following outlines income categories used in this Consolidated Plan:

Area Median Income (AMI):

- Acutely low income: 0 to 15% of AMI
- Extremely low income: 15 to 30% of AMI
- Very low income: 30 to 50% of AMI
- Low income: 50 to 80% of AMI
- Moderate income: 80 to 120% of AMI
- Median income: 100% of AMI

HUD adjusted Area Median Family Incomes (HAMFI):

- Extremely low income: 0 to 30% of HAMFI
- Very low income: 30 to 50% of HAMFI
- Low income: 50 to 80% of HAMFI
- Middle income: 80 to 100% of HAMFI
- Upper income: 100% of HAMFI and above

Note that HAMFI and AMI are similar metrics and can be compared to one another. There are slight differences in their measurement due to HUD adjustments, but results are similar. For the purposes of this Consolidated Plan, we use HAMFI and AMI interchangeably.

Below are the income limits that correlate to the tables outlined in the Needs Assessment and Housing Market Analysis.

Table NA-05.01: San Diego County 2024 Income Limits

	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
Area Median Income: \$119,500	Acutely Low	\$12,550	\$14,350	\$16,150	\$17,950	\$19,400	\$20,800	\$22,250	\$23,700
	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	\$119,500	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Data Source: California Department of Housing and Community Development

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10% above the need for the total households at a particular income level. For example, if 40% of all very low-income households in a jurisdiction experience one or more of the four defined housing problems, but 50% of one specific ethnic group's very low-income households experience housing problems, that would be considered a disproportionate need.

Again, the four housing problems are:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 30% of income on housing costs; and
4. Household includes more than one person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a housing problem.

Table NA-15.01: Disproportionate Housing Problems – 0-30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	33,331	4,703	6,899	74.2%
White	19,296	3,175	5,132	69.9%
Black / African American	1,748	115	76	90.1%
Asian	1,127	208	642	57.0%
American Indian, Alaska Native	356	132	43	67.0%
Pacific Islander	120	0	0	100.0%
Hispanic	9,599	956	830	84.3%

Data Source: CHAS, 2016-2020

Table NA-15.02: Disproportionate Housing Problems – 30-50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	34,731	9,861	0	77.9%
White	19,369	6,929	0	73.7%
Black / African American	1,592	465	0	77.4%
Asian	1,337	282	0	82.6%
American Indian, Alaska Native	203	133	0	60.4%
Pacific Islander	92	0	0	100.0%
Hispanic	11,506	1,900	0	85.8%

Data Source: CHAS, 2016-2020

Table NA-15.03: Disproportionate Housing Problems – 50-80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	40,029	22,052	0	64.5%
White	24,267	14,152	0	63.2%
Black / African American	1,907	597	0	76.2%
Asian	1,896	837	0	69.4%
American Indian, Alaska Native	128	220	0	36.8%
Pacific Islander	299	14	0	95.5%
Hispanic	10,799	5,962	0	64.4%

Data Source: CHAS, 2016-2020

Table NA-15.04: Disproportionate Housing Problems – 80-100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	18,856	18,719	0	50.2%
White	12,871	12,505	0	50.7%
Black / African American	948	603	0	61.1%
Asian	836	770	0	52.1%

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
American Indian, Alaska Native	33	74	0	30.8%
Pacific Islander	35	10	0	77.8%
Hispanic	3,810	4,266	0	47.2%

Data Source: CHAS, 2016-2020

Discussion

0-30% of AMI (Extremely Low Income)

In the extremely low-income category, 74% of the jurisdiction experiences one or more of the four housing problems. Three populations, Pacific Islander, Black/African American, and Hispanic households, experience these housing problems at disproportionately higher rates of 100%, 90%, and 84%, respectively. Note that, in absolute numbers, the Pacific Islander households constitute a small population with only 120 extremely low-income Pacific Islander households. Also note that over 50% of the population amongst all races experience one or more of the four housing problems, indicating a correlation to income.

30-50% of AMI (Very Low Income)

In the very low-income category, 78% of the total population experience at least one or more of the four housing problems. Pacific Islander households experience a disproportionately higher occurrence of housing problems at 100%. Note that, in absolute numbers, this group is a small population with only 92 very low-income Pacific Islander households.

50-80% of AMI (Low Income)

In the low-income category, 65% of the jurisdiction experiences one or more of the four housing problems. Two populations, Pacific Islander and Black/African American households, experience these housing problems at a disproportionately higher rate of 96% and 76%, respectively.

80-100% of AMI (Middle Income)

In the middle-income category, 5% of the jurisdiction experiences one or more of the four housing problems. Two populations, Pacific Islander and Black/African American households, experience these housing problems at a disproportionately higher rate of 78% and 61%, respectively.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

While Section NA-15 measured disproportionate housing problems, this section measures disproportionate severe housing problems, which are defined as follows:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 50% of income on housing costs; and
4. Household includes more than 1.5 person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10% above the need for the total households at a particular income level. The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a severe housing problem.

Table NA-20.01: Disproportionate Severe Housing Problems – 0-30% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	29,176	8,850	6,899	64.9%
White	16,599	5,864	5,132	60.2%
Black / African American	1,593	265	76	82.4%
Asian	953	385	642	48.1%
American Indian, Alaska Native	300	187	43	56.6%
Pacific Islander	120	0	0	100.0%
Hispanic	8,610	1,968	830	75.5%

Data Source: CHAS, 2016-2020

Table NA-20.02: Disproportionate Severe Housing Problems – 30-50% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	23,965	20,590	0	53.8%
White	13,830	12,458	0	52.6%
Black / African American	1,064	994	0	51.7%
Asian	877	722	0	54.8%
American Indian, Alaska Native	115	217	0	34.6%
Pacific Islander	52	40	0	56.5%
Hispanic	7,572	5,838	0	56.5%

Data Source: CHAS, 2016-2020

Table NA-20.03: Disproportionate Severe Housing Problems – 50-80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	19,290	42,845	0	31.0%
White	11,949	26,462	0	31.1%
Black / African American	832	1,658	0	33.4%
Asian	963	1,761	0	35.4%
American Indian, Alaska Native	75	276	0	21.4%
Pacific Islander	40	273	0	12.8%
Hispanic	5,139	11,607	0	30.7%

Data Source: CHAS, 2016-2020

Table NA-20.04: Disproportionate Severe Housing Problems – 80-100% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Percent with one or more housing problems
Jurisdiction as a whole	5,992	31,579	0	15.9%
White	3,626	21,765	0	14.3%
Black / African American	214	1,341	0	13.8%
Asian	330	1,254	0	20.8%
American Indian, Alaska Native	18	89	0	16.8%
Pacific Islander	0	45	0	0.0%
Hispanic	1,678	6,411	0	20.7%

Data Source: CHAS, 2016-2020 **Discussion**

0-30% of AMI (Extremely Low Income)

In the extremely low-income category, 65% of the jurisdiction experiences one or more severe housing problems. Three populations, Pacific Islander, Black/African American, and Hispanic households, experience severe housing problems at a disproportionately higher rate of 100%, 82%, and 76%, respectively. Note that, in absolute numbers, the Pacific Islander households constitute a small population with only 120 extremely low-income Pacific Islander households.

30-50% of AMI (Very Low Income)

In the very low-income category, 54% of the total population experience at least one or more severe housing problems. No very low-income groups experience a disproportionately higher occurrence of severe housing problems.

50-80% of AMI (Low Income)

In the low-income category, 31% of the jurisdiction experiences one or more severe housing problems. No low-income groups experience a disproportionately higher occurrence of severe housing problems.

80-100% of AMI (Middle Income)

In the middle-income category, 16% of the jurisdiction experiences one or more severe housing problems. No middle-income groups experience a disproportionately higher occurrence of severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionate greater need relative to housing cost burden is calculated by dividing the number of households in a cost burden category (i.e., spending more than 30% on housing or spending more than 50% on housing) by the total number of households for that given racial or ethnic group or the jurisdiction for a whole. For example, 58.1% of the jurisdiction spends 30% or less of their income on housing costs. This is calculated by dividing 220,709, or the number of households in this category, by the total households, or 380,066. The total households are calculated by summing the numbers in the top data row shown below. Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10% above the need for the total households in a cost burden category.

Housing Cost Burden

Table NA-25.01: Housing Cost Burdens by Race and AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	220,709 58.1%	81,382 21.4%	70,852 18.6%	7,123
White	157,638 60.0%	53,372 20.3%	46,471 17.7%	5,230
Black / African American	5,397 45.2%	3,206 26.8%	3,266 27.3%	76
Asian	13,159 64.6%	3,768 18.5%	2,767 13.6%	677
American Indian, Alaska Native	1,713 69.7%	270 11.0%	424 17.2%	51
Pacific Islander	537 45.9%	438 37.5%	194 16.6%	0
Hispanic	37,841 51.6%	18,743 25.5%	15,870 21.6%	925

Data Source: CHAS, 2016-2020

Discussion

30-50% Cost Burden

Approximately 21.4% of the general population spends 30 to 50% of their income on housing costs. The only housing group to experience a disproportionately greater need than the jurisdiction as a whole within this cost burden category are Pacific Islander households at 37.5%. Additionally, Black/African American and Hispanic households are

in this category slightly more frequently than other groups, with 26.8% and 25.5% of households, respectively.

Greater than 50% Cost Burden

Approximately 18.6% of the jurisdiction spends more than 50% of their income on housing costs. No ethnic or racial group experiences this level of housing cost burden at a significantly greater rate than the jurisdiction as a whole, but Black/African American households are nearing the disproportionate level at 27.3%.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data presented in Sections NA-15 through NA-25 show that some racial or ethnic groups experience disproportionately greater need in terms of housing problems and cost burden. Again, HUD defines a disproportionate need as any need for a certain race/ethnicity that is more than 10% above the need for the total households at a particular level of income or cost burden. To summarize the preceding sections, the following racial or ethnic groups have disproportionately greater need:

Housing Problems:

- 0-30% AMI: Black/African American, Hispanic, Pacific Islander
- 30-50% AMI: Pacific Islander
- 50-80% AMI: Black/African American, Pacific Islander
- 80-100% AMI: Black/African American, Pacific Islander

Severe Housing Problems:

- 0-30% AMI: Black/African American, Hispanic, Pacific Islander

Housing Cost Burden:

- 30-50% cost burden: Pacific Islander

Pacific Islander followed by Black/African American and Hispanic households are the most common groups to experience disproportionately greater needs. White, Asian, and American Indian/Alaska Native households do not have disproportionately greater need in any category at any income level.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following table outlines the racial breakdown of the San Diego region as a whole, the unincorporated parts of the County, and each of the Urban County and HOME Consortium cities.

Table NA-30.01: San Diego County Racial Demographics

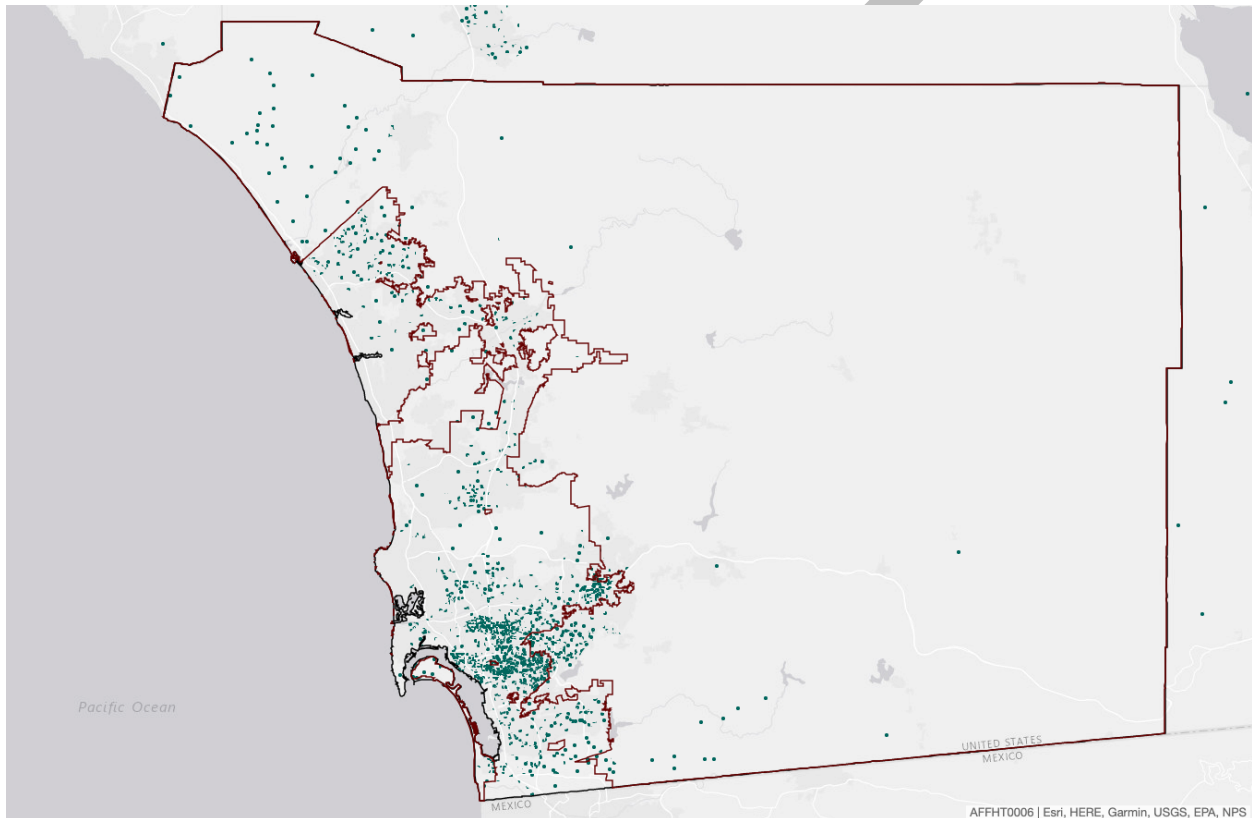
Region as a Whole	Urban County							HOME Consortium Cities					
	Unincorp.	Coronado	Del Mar	Imperial Beach	Lemon Grove	Poway	Solana Beach	Carlsbad	Encinitas	La Mesa	San Marcos	Vista	Santee
White 43.6%	40.48%	69.80%	40.14%	29.54%	22.65%	58.30%	68.15%	70.15%	73.94%	51.84%	42.37%	38.80%	65.59%
Black/African American 4.5%	3.18%	4.60%	2.04%	5.06%	15.20%	1.69%	0.71%	1.21%	0.53%	7.13%	1.54%	3.10%	1.61%
American Indian, Alaska Native 0.3%	0.93%	0.53%	0.33%	0.54%	0.01%	0.04%	0.09%	0.25%	0.08%	0.07%	0.74%	0.41%	0.49%
Asian 11.8%	5.37%	3.36%	44.47%	6.93%	8.47%	21.26%	6.77%	1.51%	4.03%	7.76%	10.59%	4.19%	4.79%
Pacific Islander 0.4%	0.26%	0.21%	0.42%	0.03%	0.37%	0.34%	0.00%	0.20%	0.06%	0.53%	0.09%	1.18%	0.22%
Hispanic 34.5%	22.49%	17.75%	12.45%	52.97%	47.21%	14.38%	16.93%	19.61%	17.18%	26.24%	38.94%	47.63%	19.65%
Other	2.66%	0.30%	0.01%	0.01%	0.10%	0.33%	0.00%	0.60%	0.14%	0.18%	0.48%	0.52%	0.10%
Two or More	24.62%	3.44%	0.15%	4.92%	5.99%	3.66%	7.35%	6.46%	4.05%	6.25%	5.25%	4.17%	7.54%

Data Source: SANDAG Population and Housing Estimates, 2023

Black/African American:

The following map shows where there is a concentration of Black/African American households in the County. As shown below and in the table above, there is a larger concentration of these households in the City of Lemon Grove and, to a lesser extent, the City of La Mesa. Additionally, the unincorporated neighborhood of Spring Valley has a higher concentration of Black/African American households. It should be noted that these three areas border on one another.

Figure NA-30.01: Concentration of Black/African American Non-Hispanic Population



Data Source: HUD AFFH Maps (Released July 10, 2020)

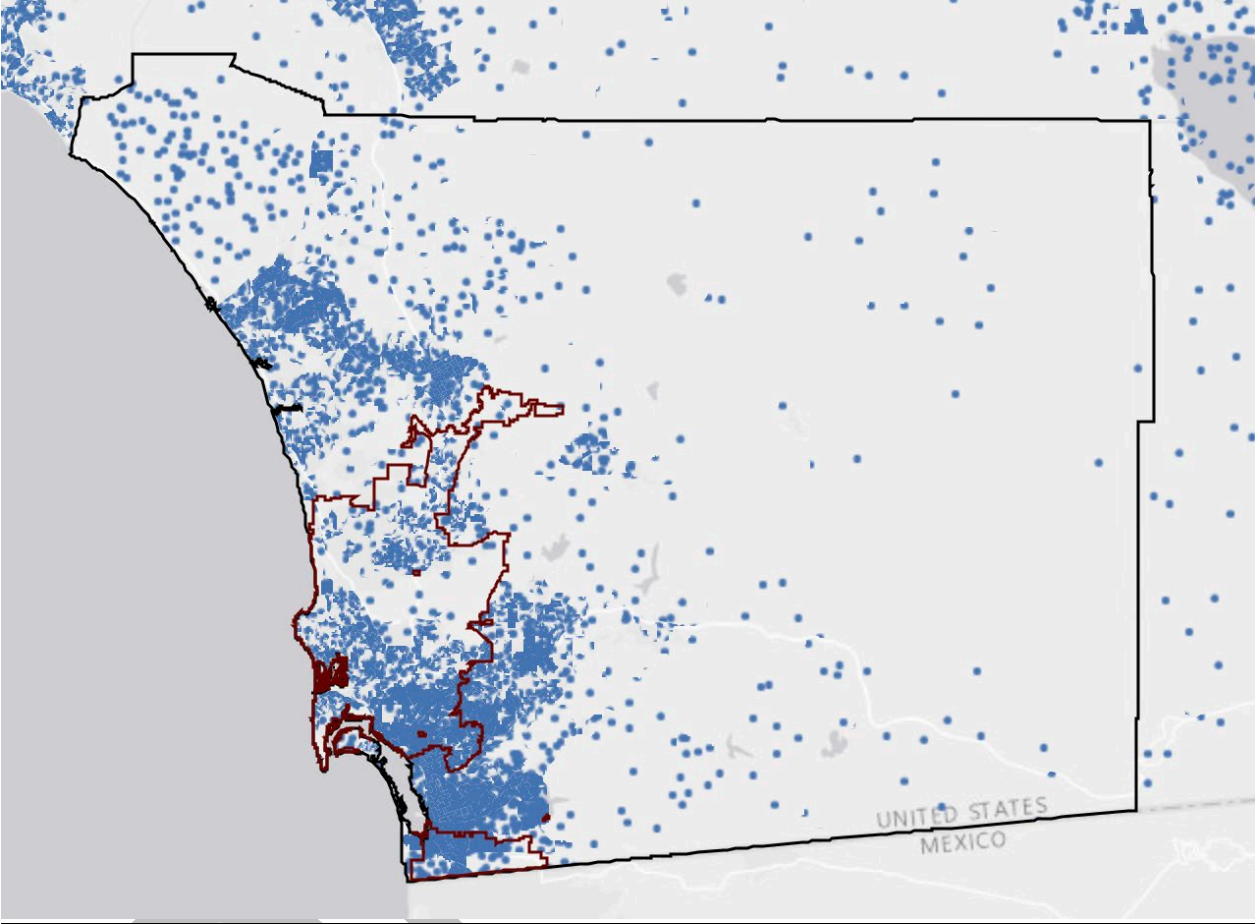
Pacific Islander:

As shown in Table NA-30.1, the Pacific Islander household population is generally evenly dispersed throughout the County's jurisdiction, with populations ranging from 0.00% to 1.18% in the unincorporated areas and the participating cities. This aligns with the regional population of 0.4%.

Hispanic:

The following map shows where there is a concentration of Hispanic households in the County. As shown below and in the table above, there is a larger concentration of Hispanic households in the Cities of Imperial Beach, Lemon Grove Vista, and San Marcos.

Figure NA-30.02: Concentration of Hispanic Population

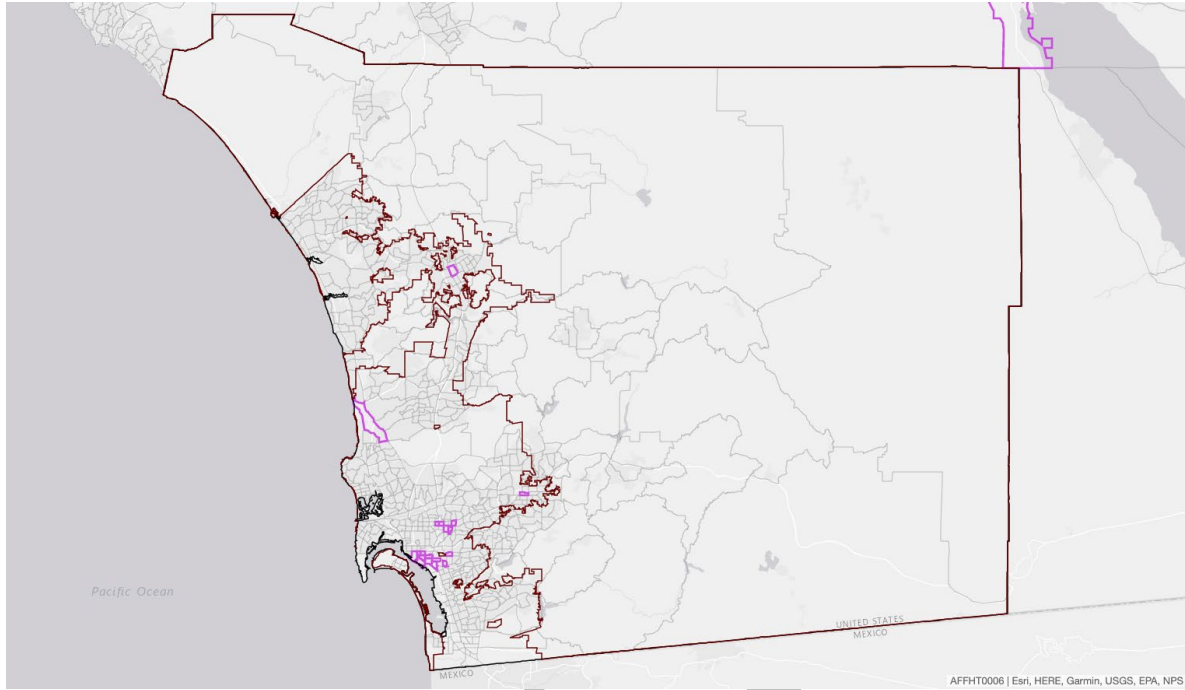


Data Source: HUD AFFH Maps (Released July 10, 2020)

R/ECAP:

HUD has developed census-tract based areas called R/ECAPs, or racially/ethnically concentrated areas of poverty. These areas have a non-white population of more than 50% as well as 40% or more of the population living under the poverty line. San Diego County’s jurisdiction includes several of these areas, one in area the City of Escondido, another area in the City of El Cajon, and the rest within the City of San Diego.

Figure NA-30.03: R/ECAP Census Tracts



Data Source: HUD AFFH Maps (Released July 10, 2020)

DRAFT

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The below section details the types of vouchers administered by the Housing Authority of the County of San Diego (HACSD), as well as the demographics of the voucher recipients.

Totals in Use

Table NA-35.01: Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	25	159	10,746	203	10,949	954	86	230
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table NA-35.02: Characteristics of Public Housing Residents by Program Type

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program		
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0		
Average length of stay	0	3	6	6	0	6	0	0		
Average Household size	0	2	2	2	0	2	1	0		
# Homeless at admission	0	0	2	3	0	3	0	0		
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0		

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	12	23	2,885	0	2,828	33	0
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table NA-35.03: Race or Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Table NA-35.04: Ethnicity of Public Housing Residents by Program Type

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of San Diego (HACSD) has 159 public housing units in its jurisdiction. Five of the units are occupied by resident managers (one per development). Of the 155 units available to low-income tenants, 11 units are accessible. One to two accessible units are located at each of the three public housing family developments and six one-bedroom accessible units are located at the public housing development for seniors and residents with disabilities.

The FY 2023-2024 HACSD Public Housing Agency Annual Plan states that there were 8,624 applicants with disabilities on the HACSD’s public housing waiting list at the end of 2022 (21% of 41,069 applicants). According to 2022 5-Year ACS Estimates, 48% of the County’s disabled population have mobility disabilities. Based on that percentage, it is estimated that, of the 8,624 applicants with disabilities on the public housing waiting list, up to 4,140 applicants may need accessible units (48% of 8,624 applicants). Note that the waiting period for public housing applicants is about 8 to 11 years, depending on household size.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

According to the FY 2023-2024 HACSD Public Housing Agency Annual Plan, at the end of 2022, 80,762 applicants were on the HCV Program waiting list. The following provides statistics on these applicants:

- 19% disabled
- 11% elderly

- 63% White
- 22% Black/African American
- 7% Asian
- 3% American Indian
- 3% Pacific Islander
- 37% Hispanic/Latino
- 63% non-Hispanic/Latino

At the end of 2022, the Public Housing program waiting list included 41,069 applicants, who were:

- 21% disabled
- 10% elderly
- 61% White
- 25% Black/African American
- 6% Asian
- 3% American Indian
- 3% Pacific Islander
- 43% Hispanic/Latino
- 57% non-Hispanic Latino

Based on a comparison of 2022 5-Year ACS data and the HACSD waiting lists, African American and Hispanic households are seeking housing assistance at a significantly higher rate than their representation in the general population. African American households comprise about 5% of the population countywide but make up 22% of the Section 8 HCV program waiting list and 25% of the Public Housing program waiting list. Hispanic households make up 35% of the general population but 37% of the Section 8 HCV program waiting list and 43% of the Public Housing program waiting list.

To ascertain the needs of residents of HACSD's Public Housing Program and participants of its HCV Program, the HACSD's Resident Advisory Board meets at least twice per year. The Board makes recommendations regarding the development of the HACSD's annual plan for submittal to HUD. The Board is comprised of nine appointed seats, which include current residents of public housing or participants of the HCV programs. Annually, at least one meeting is held with the residents of public housing. The areas of interest and immediate needs of public housing residents and HCV holders include the following: Transportation services for medical appointments and stores; services for domestic violence victims, seniors, and people with disabilities; transportation to special events and on weekends; emergency food assistance; family

self-sufficiency employment services; fair housing information, including tenant rights; clothing assistance; tax preparation services; employment training; information on employment; tutoring; emergency preparation; and college scholarships.

HCV holders have reported the following issues when searching for eligible rental units to initiate their assistance: high rents, low vacancy rates, landlords not interested in participating in the program, overly strict credit worthiness standards, and amount of security deposits.

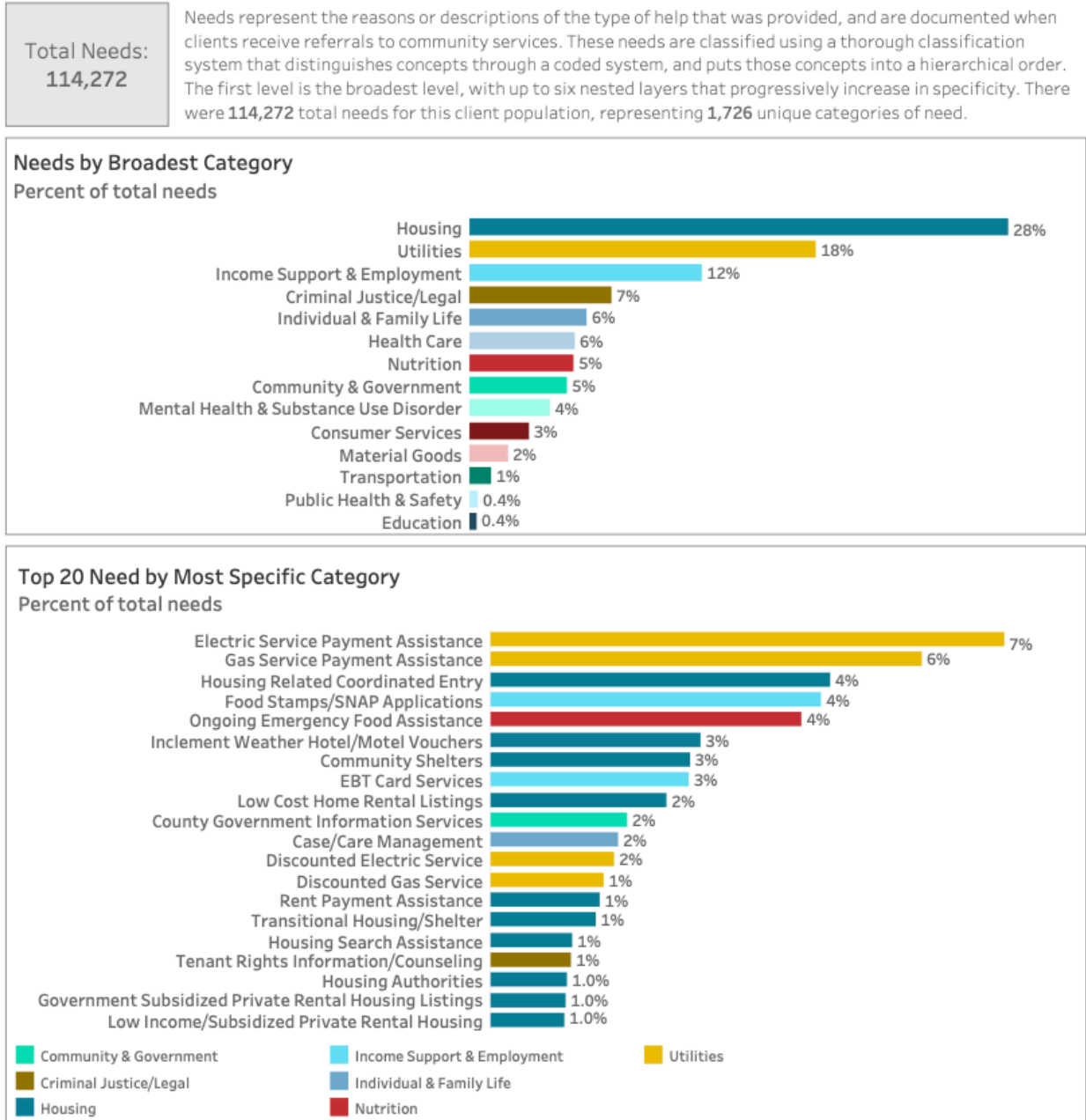
How do these needs compare to the housing needs of the population at large?

It is difficult to compare the housing needs of public housing residents and HCV holders to the population at large, because participants of these affordable housing programs are not encountering the challenges of those not receiving the benefit of public housing programs. While monthly housing costs are limited for program participants of the HACSD's rental assistance programs, according to 2022 5-Year ACS data, 53% of renters countywide were considered burdened by their housing cost (paying more than 30% of their income on rent and utilities), and 27% of renters spent more than half of their income on rent and utilities. According to RentCafe, an online data aggregator, rent increased in the HACSD's jurisdiction between 3% to 7% from the previous year.

Discussion

According to 2-1-1 San Diego, 41,954 callers in the Urban County and HOME Consortium represented 114,272 needs in 2023, which are summarized in the below figure. As shown, the most common needs were related to housing (28 percent) and utilities (18 percent).

Figure NA-35.01: 2-1-1 Client Needs



Data Source: 2-1-1 San Diego, 2023

NA-40: Homeless Needs Assessment – 91.405, 91.205 (c)

Introduction:

The County of San Diego embraces a regional approach in preventing and ending homelessness. This includes collaboration, coordination, and participating in leadership to guide regionwide solutions to end homelessness. County Board Supervisor Terra Lawson-Remer serves as the 1st Vice Chair on the CoC Board of Directors, the region's CoC and local homeless planning body. Additionally, the County currently has leadership appointed to two designated seats, the SD County HHSA and the Public Housing Authority seats. The RTFH oversees the region's Homeless Management Information System (HMIS), a local web-based information technology system which captures data on clients and projects regarding homeless services utilization, performance and outcomes. RTFH is the lead HMIS agency and administers the system.

Definitions:

- Number experiencing homelessness each year: Unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year: Unduplicated count of persons with new HMIS entries during the year
- Number exiting homelessness each year: Unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness: Average of the sums of the lengths of stays for each person

The [RTFH Project Level Dashboard](#) displays key data points graphed over time from HMIS and are considered conservative, as not all homeless service providers within the County of San Diego utilize HMIS and are not required to do so, unless funded by HUD.

Population	Estimate the # of persons experiencing homelessness on a given night (2024 Point-in-Time)		Estimate the # experiencing homelessness each year*	Estimate the # becoming homeless each year**	Estimate the # exiting homelessness each year***	Estimate the # of days persons experience homelessness****
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	142	1,421	5,511	2,140	1,287	154
Persons in household with Only Children	13	11	329	210	69	25
Persons in Households with Only Adults	5,955	3,063	16,582	5,070	2,157	105
Chronically Homeless Individuals	2,677	1,072	8,651	1,434	903	212
Chronically Homeless Families (Persons in Families Count)	10	59	1,117	193	195	183
Veterans	544	321	1,338	297	350	115
Unaccompanied Youth (18-24)	372	363	2,127	977	408	79
Persons with HIV	87	117	486	88	80	105

Notes:

Universe is entire CoC-601

* CY 2023 HMIS Data - client count in shelters and outreach programs.

** CY 2023 HMIS Data - First enrollment in HMIS into Street Outreach/Emergency Shelter/Safe Haven or Transitional Housing Project Types in CY2023

*** CY 2023 HMIS Data - Client Exited to a Housed Permanent Destination from Street Outreach/Safe Haven/ Transitional Housing Project Types in CY2023

**** CY 2023 HMIS Data - Total Number of Days Clients were Active in Street Outreach/Safe Haven/ Transitional Housing Project Types divided by Total Number of Clients Served in Street Outreach/Safe Haven/ Transitional Housing Project Types

Data Source: RTFH, 2024

The Annual Point-in-Time Count (PIT) consists of data collected on the sheltered and unsheltered homeless population. It is a physical count of all persons experiencing homelessness who are living in emergency shelter, transitional housing, safe havens, and

on the street in a single night. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible and collected directly from providers not using HMIS as needed. Unsheltered persons experiencing homelessness are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population at a single point-in-time.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Table NA-40.02: Race and Ethnicity of Sheltered and Unsheltered

Race:	Sheltered:	Unsheltered (optional)
White	2,496	2,767
Black, African American, or African	1,031	1,018
Asian or Asian American	85	124
American Indian, Alaska Native, or Indigenous	121	153
Native Hawaiian or Pacific Islander	80	32
Middle Eastern or North African	19	89
Multiple Races	207	244
Singularly Hispanic	553	1,683
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,946	1,910
Not Hispanic	2,646	4,200

Data Source: RTFH, 2024

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Regarding families with children, the San Diego Foundation's October 2023 San Diego Economic Equity Report states that 85,956 children in San Diego County live in poverty. Youth poverty disproportionately impacts certain racial and ethnic groups. Black children are two and a half times as likely as White children to live in poverty. Hispanic children are twice as likely as White children to live in poverty. Additionally, 16,000 students in the County are unhoused. Black public school students are more than six times as likely to be unhoused than White students, and Hispanic students are more than five times as likely.

Regarding families of veterans, the National Alliance to End Homelessness has found that veterans are more likely than civilians to experience homelessness. The San Diego region has the largest military concentration in the world. According to the San Diego Military Advisory Council's (SDMAC) [2024 San Diego Military Economic Impact Study](#), San Diego is home to over 111,000 active-duty military personnel, 6,000 military reservists, and 30,000 civilians directly employed in federal defense jobs. The SDMAC website reports that San Diego has one of the largest naval personnel concentrations in the U.S., as it is the home port for nearly a quarter of all Navy vessels and 17% of the Navy's active-duty personnel. Additionally, San Diego is home to approximately one-third of the U.S. Marine Corps active-duty force.

According to 2022 5-Year ACS data, 72,692 veterans reside in the Urban County and HOME Consortium. Approximately 6% of those veterans earned income in the past 12 months that places them below the poverty level (4,222 individuals).

Most veterans and their families need services similar to those required by the civilian population. However, their housing crises are often due to a lack of affordable housing, economic hardship, and unique challenges brought on by having experienced multiple and/or extended deployments. Many of these families are housed through rapid rehousing by receiving housing location services, rental and move-in assistance, and case management to end their housing instability. A smaller percentage of veteran families are served through HUD Veterans Affairs Supportive Housing (VASH), which combines Housing Choice Voucher (HCV) rental assistance with clinical case management from the Department of Veteran Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to 2022 5-Year ACS data, Blacks/African Americans comprise 5% of the population in San Diego County. However, 17% of the unsheltered population are Black or African American. In contrast, Asians make up 12% of the population but represent

only 2% of the unsheltered population. The following table provides a breakdown of race for the unsheltered population as compared to census data.

Table NA-40.02: Unsheltered Population by Race (Countywide)

Race:	Percentage of County Population	Percentage of Unsheltered Population
White	43.6%	45.3%
Black, African American, or African	4.5%	16.7%
Asian or Asian American	11.8%	2.0%
American Indian, Alaska Native, or Indigenous	0.3%	2.5%
Native Hawaiian or Pacific Islander	0.4%	0.5%
Middle Eastern or North African	Not Provided in ACS Data	1.5%
Multiple Races	4.5%	4.0%
Singularly Hispanic	34.5%	27.5%

Data Source: County Population – ACS, 2018-22 [Data Series DP05]; Unsheltered Population – RTFH, 2024

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness. Based on the RTFH 2024 Point-in-Time Count, 10,605 persons experience homelessness in the San Diego region on any given night. Approximately 6,110 individuals are unsheltered, and 4,495 individuals are sheltered. Of those unsheltered, 9% are veterans, 2% are families with at least one child, 8% are youth, and 44% are chronically homeless. Of those sheltered, 7% are veterans, 32% are families with at least one child, 30% are youth, and 24% are chronically homeless.

Discussion:
See above.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Specific groups within the population of the County are more susceptible to poverty and housing affordability issues. Physical and medical needs compound these issues, as these populations often have a greater demand for health, social, and community services or require individuals to live on limited incomes. This combination of factors often impedes a household's ability to live in safe and affordable housing.

The following sections evaluate the need of the following groups based on their prevalence and need in the community:

- Seniors aged 65+
- Persons with disabilities
- Persons with severe mental illness
- Persons with substance abuse issues
- Persons with HIV/AIDS
- At-risk and transition-aged youth
- Victims of domestic violence
- Persons unstably housed and at-risk of homelessness

HOPWA

Table NA-45.01: HOPWA Data

Current HOPWA formula use:	
Cumulative cases of AIDS reported	6,381
Area incidence of HIV	406
Number of new HIV cases prior year (3 years of data)	1,143
Rate of AIDS per 100,000 population	190.1 per 100,000
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	16,200
Area Prevalence (PLWH per 100,000 population)	579.4 per 100,000
Number of new HIV cases reported last year	402

Data Source: 2022 CDC HIV Surveillance and 2022 California HIV Surveillance Report

HIV Housing Need (HOPWA Grantees Only)

Table NA-45.02: HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	5,050*
Short-term Rent, Mortgage, and Utility (STRMU)	0**
Facility Based Housing (Permanent, short-term or transitional)	0**

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

*HOPWA TBRA Waitlist as of 1/1/25

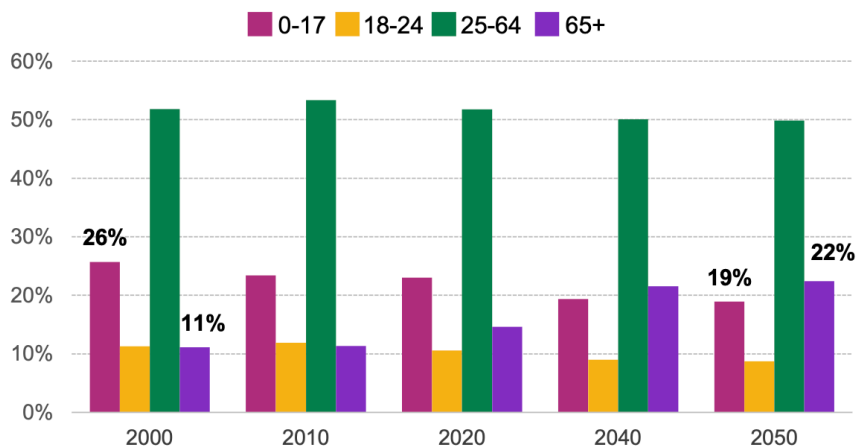
**The County does not collect waitlist information about STRMU or facility-based housing as these are operated by partner organizations.

Describe the characteristics of special needs populations in your community:

Seniors

SANDAG's March 2024 Regional Growth Forecast predicts a rapidly aging population. As shown in the following figure, SANDAG projects that the population of adults aged 65 and older will increase from approximately 11% of the region in 2000 to 22% in 2050.

Figure NA-45.01: Age Breakdown of the San Diego Region's Population, 2000-2050



Data Source: SANDAG, March 2024

Affordable housing units are needed to meet the needs of the County's aging population. According to 2022 5-Year ACS data, 8% of adults aged 65 and over in the Urban County and HOME Consortium (about 13,800 individuals) had income below the Federal Poverty Level. Older adults on fixed incomes are at particular risk of homelessness because an unexpected expense, such as a medical bill, can lead to an inability to pay rent and result in eviction.

Older adults who rent their homes are more vulnerable to rising housing costs than homeowners with fixed mortgages. According to 2022 5-Year ACS data, 20% of

householders aged 65 and over in the Urban County and HOME Consortium rent their homes (approximately 20,855 householders). Note that the term “householder” refers to the person (or one of the people) in whose name the housing unit is rented.

There is a need for affordable housing that provides older adults support as they age. Older adults who require supportive housing have special needs unique to their age, which may include physical limitations, mental health challenges, social isolation, fixed incomes, significant health expenditures, and increased dependence on others for assistance.

The average cost of a residence at an assisted living facility was \$87,000/year (\$7,250/month) in San Diego County in 2023 (Genworth Cost of Care Survey, Compare Long Term Care Costs Across the United States, California, San Diego Area, Monthly). The average cost of Alzheimer’s care is often 20 to 30% more expensive than typical assisted living care (Paying for Senior Care. Payment Options & Financial Assistance for Alzheimer’s Dementia Care, September 2019). These costs are expected to rise substantially over the next ten years.

Persons with disabilities

According to 2022 5-Year ACS data, 113,000 persons with disabilities live in the Urban County and HOME Consortium, representing approximately 10% of the population. The most common disabilities are ambulatory difficulties (25% of disabilities), independent living difficulties (21% of disabilities), and cognitive difficulties (20% of disabilities). Note that many people with disabilities have more than one type of disability.

The largest age group among people living with disabilities in the Urban County and HOME Consortium are 35 to 64 years old (32 percent). The second largest group is 75 years old and above (29 percent), followed by those who are 65 to 74 years old (18 percent).

The median income for those living with a disability in San Diego County is 34% less than the median income for the rest of the population (2022 5-Year ACS estimates). According to the San Diego Foundation’s October 2023 San Diego Economic Equity Report, 20% of people with disabilities in San Diego County are cost burdened (paying more than 30% of income on housing and utilities), which approximates the percentage of people without disabilities who are cost burdened (21%). However, 23% of people with disabilities are severely cost burdened (paying more than 50%), which is significantly higher than people without disabilities (16%).

According to 2022 5-Year ACS estimates, 15,924 people with a disability live below the federal poverty line in the Urban County and HOME Consortium (1% of the population). An additional 10,319 people with a disability live at 100-150% of the federal poverty level (also 1% of the population). It is important to note that the federal limits often

underestimate economic hardship within San Diego County. The federal poverty level for a one-person household is \$15,060, however, this qualifies as extremely low income in San Diego County.

In 2023, 2-1-1 reported receiving calls from 7,438 clients in the Urban County and HOME Consortium who are living with a disability or health condition. Of those clients, 54% reported physical health concerns, 24% reported mental behavioral health concerns, 22% reported unspecified health conditions, 6% reported having cancer, 3% reported development conditions, and 3% reported substance use. Additionally, 86% of those clients earned an extremely low income. 31% of the needs for the 7,438 were related to housing. More specifically, the most common housing needs were related to coordinated entry (5% of total needs), community shelters (3% of total needs), and inclement weather hotel/motel vouchers (3% of total needs). Additionally, 14% of the needs were related to utility payment assistance, including electric and gas service payment assistance or discounted electric or gas service.

The following figure shows the demographic data collected by 2-1-1 for clients with disabilities or health concerns.

DRAFT

Figure NA-45.02: 2-1-1 Clients with a Disability or Health Condition- Demographics

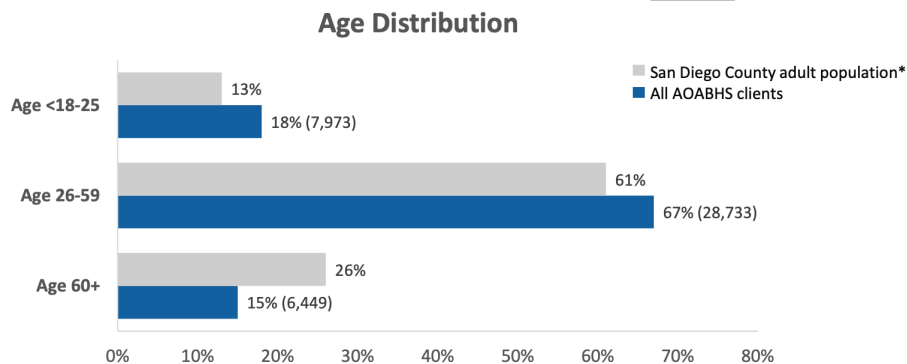


Data Source: 2-1-1 San Diego, 2023

Persons with severe mental illness

According to the FY 2022-23 County Adult and Older Adult Behavioral Health Services (AOABHS) Annual System of Care Report, AOABHS delivered mental health services to 43,155 adults, transition age youth (TAY), and older adults in FY 2022-23. The following figure shows the age distribution of the clients compared to the countywide adult population. As shown, the majority of clients were between the ages of 26 and 59 (67 percent), while 18% were TAY aged 18 to 25, and 15% were aged 60 or older.

Figure NA-45.03: Age Distribution of AOABHS Mental Health Clients



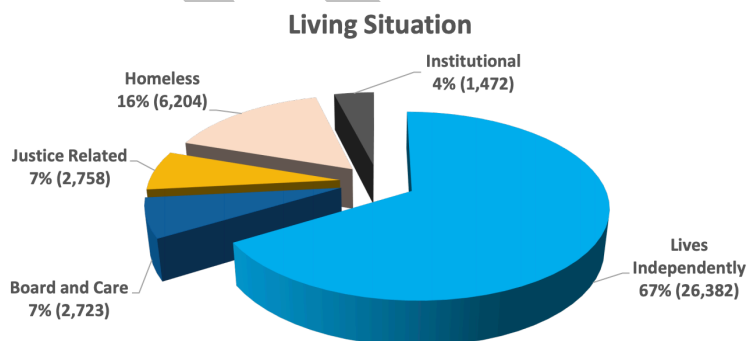
*Source: U.S. Census Bureau, 2022 American Community 5-Year Estimates Age and Sex (San Diego County population)

Note: San Diego County population estimates were not available for the CA mandated age categories. To provide the best approximation, the percentages reported for the San Diego County population are age 18-24, age 25-59, and age 60+.

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

The figure below shows the living situation of the AOABHS mental health clients in FY 2022-23. Most of the clients were living independently (67 percent). However, it is notable that 16% were homeless.

Figure NA-45.04: Living Situation of AOABHS Mental Health Clients



*Client living situation reflects status at time of most recent client assessment.

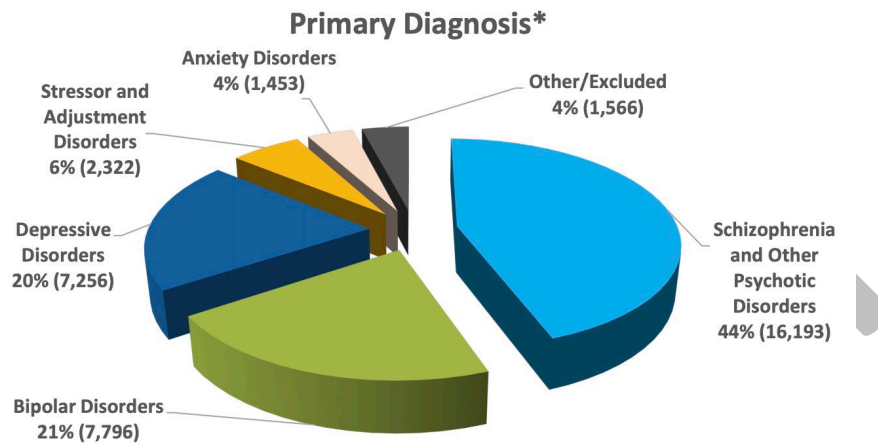
**Clients living independently includes clients living with family at the start of services.

Note: Clients with an other/unknown living status (n = 3,616) are excluded from the figure and percentages reported above.

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

The following figure shows the primary mental health diagnosis of AOABHS mental health clients in FY 2022-23. The figure shows that the most common diagnoses were schizophrenia and other psychotic disorders (44 percent), followed by bipolar disorders (21 percent) and depressive disorders (20 percent).

Figure NA-45.05: Race/Ethnicity of AOABHS Mental Health Clients

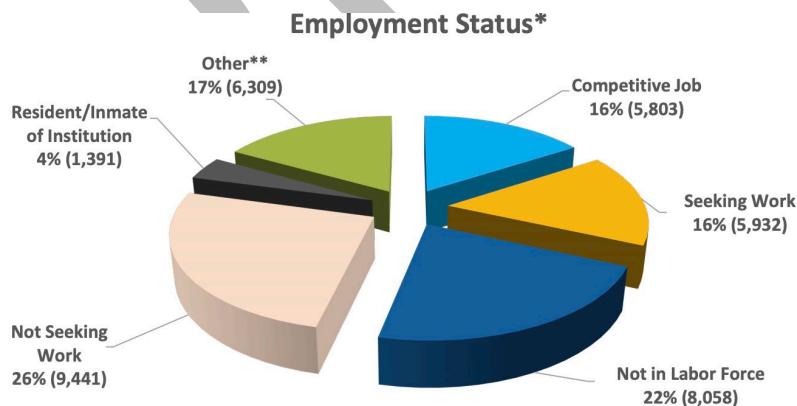


*The graph and percentages reported above exclude invalid/missing values (n = 6,569).

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

The figure below shows the employment status of FY 2022-23 AOABHS mental health clients. As shown, most clients were either not seeking work (26 percent) or not in the labor force (22 percent).

Figure NA-45.06: Employment Status of AOABHS Mental Health Clients



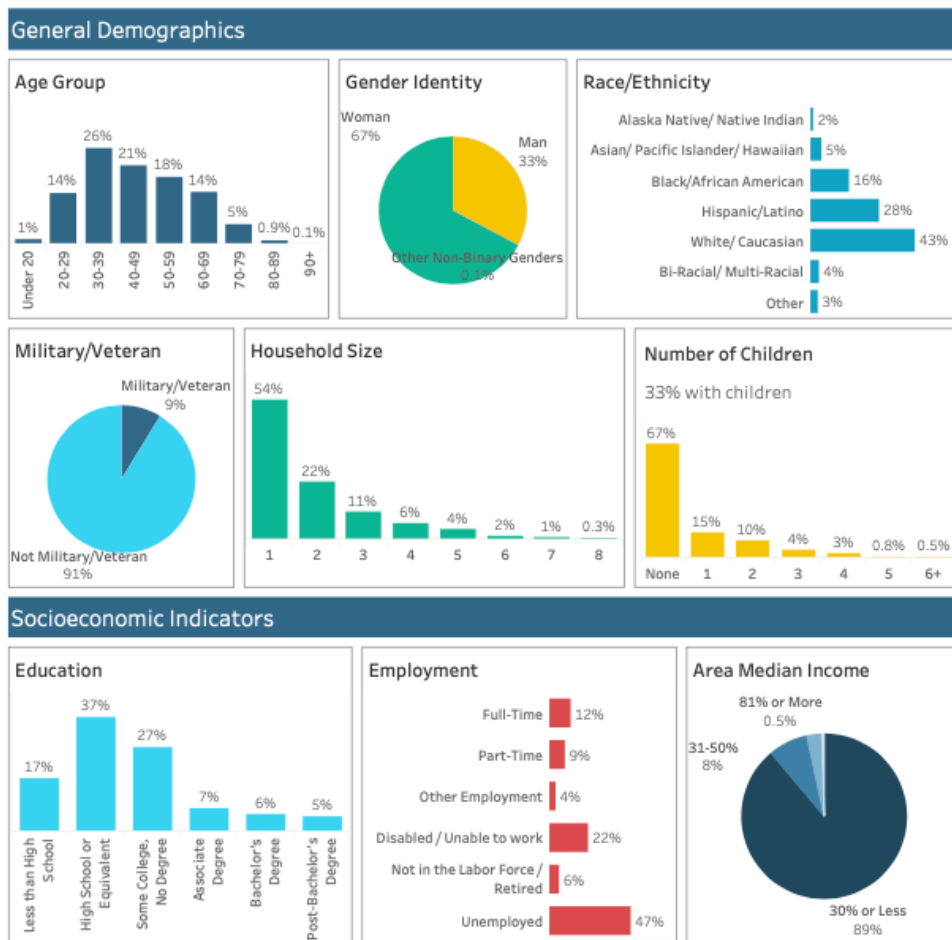
*The graph and percentages reported above exclude Unknown values (n = 6,221).

**Other includes clients who are: homemakers, retired, students, training part/full-time, or volunteers.

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

According to 2-1-1 San Diego, 1,854 Urban County and HOME Consortium clients in 2023 were identified as having mental health or substance related needs. For non-substance abuse issues, the most common identified needs were for individual counseling (6 percent) and domestic violence hotlines (5 percent). Of the 382 clients for which a housing assessment was conducted, the most common living situation was stable housing (44 percent), but 36% were unsheltered while experiencing homelessness, 9% were sheltered while experiencing homelessness, and 8% had stable housing. The figure below shows the demographics of the clients.

Figure NA-45.07: 2-1-1 Clients with a Mental Health or Substance Use Related Need – Demographics

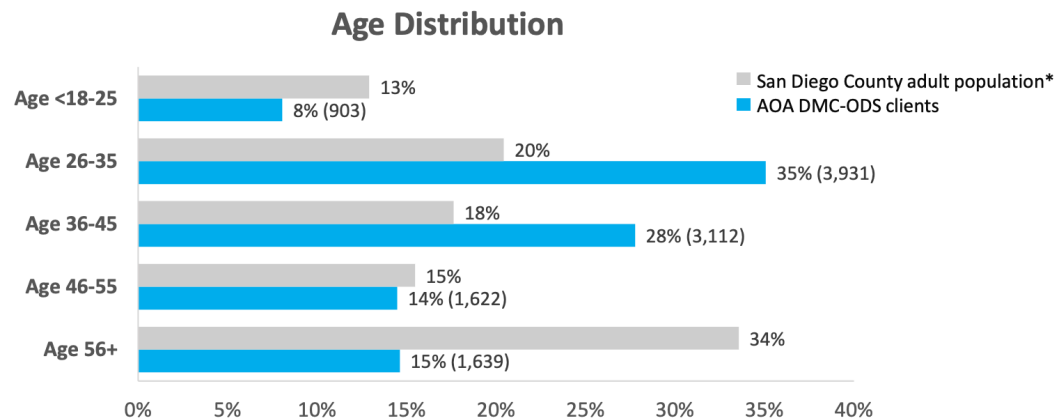


Data Source: 2-1-1 San Diego, 2023

Persons with substance abuse issues

According to the FY 2022-23 AOABHS Annual System of Care Report, AOABHS delivered substance use disorder treatment services to 11,207 clients. The figure below shows the age distribution of the clients compared to the countywide adult population. As shown, most clients are 26 to 35 years old (35 percent) or 36 to 45 years old (28 percent).

Figure NA-45.08: Age Distribution of AOABHS Clients with Substance Use Disorders

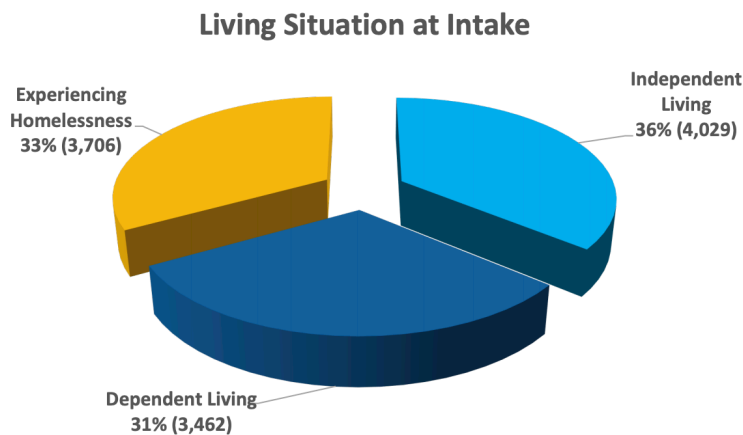


*Source: U.S. Census Bureau, 2022 American Community 5-Year Estimates Age and Sex (San Diego County population)
 Note: San Diego County population estimates were not available for the age categories reported from the DMC-ODS. To provide the best approximation, the percentages reported for the San Diego County population are age 18-24, age 25-34, age 35-44, age 45-54 and age 55+.

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

The figure below shows the living situation of the FY 2022-23 AOABHS clients with substance use disorders. The most common living situation was living independently (36 percent), but one-third of the clients were experiencing homelessness at the time of their intake.

Figure NA-45.09: Living Situation of AOABHS Clients with a Substance Use Related Need



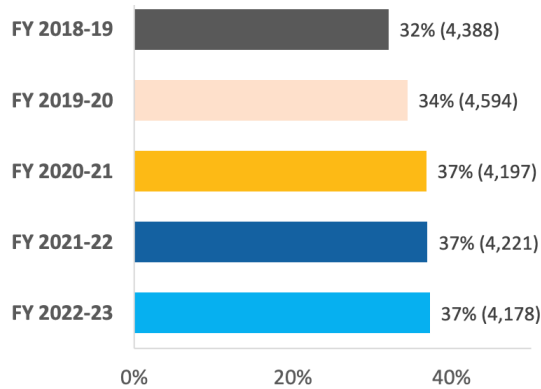
*Client living situation reflects status at the intake of the client's most recent admission.
 Note: Clients with an unknown living situation at intake (n = 10) are excluded from the figure and percentages reported above.

Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

The following figure shows the percentage of AOABHS clients with co-occurring substance use disorder and mental illness at intake in FY 2018-19 to FY 2022-23. In FY

2022-23, more than one-third of the clients had a co-occurring substance abuse disorder and mental health illness, indicating the correlation between the health conditions.

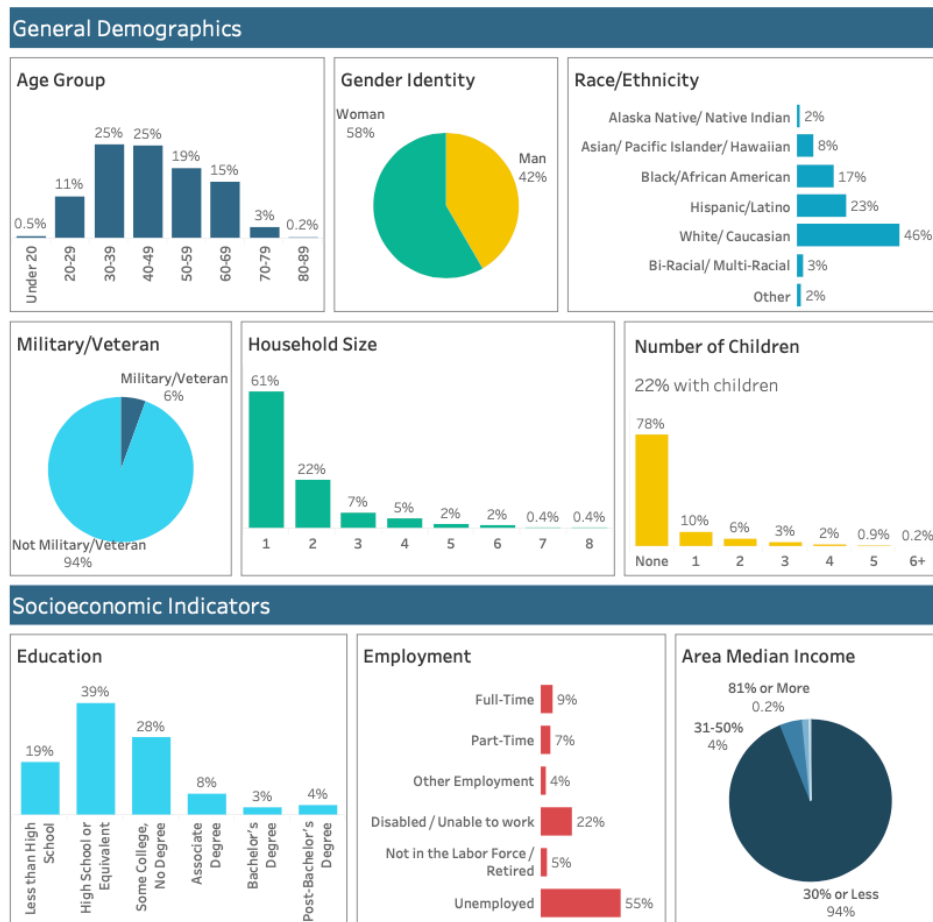
Figure NA-45.10: AOABHS Clients with Co-occurring Substance Use Disorder and Mental Illness at Intake



Data Source: Adult and Older Adult Behavioral Health Services Annual System of Care Report, FY 2022-23

In 2023, 707 Urban County and HOME Consortium clients with identified substance use issues utilized 2-1-1, which resulted in 1,222 referrals. Alcohol use disorder and drug use disorder was identified in 20 and 14% of clients, respectively. Unspecified substance use or dependency was identified in 4% of clients. Of the 155 clients for which a housing assessment was conducted, 41% were unsheltered while experiencing homelessness, 40% had stable housing, 9% were sheltered while experiencing homeless, and 6% had unstable housing. The following figure shows the demographics of the clients.

Figure NA-45.11: 2-1-1 Clients with a Substance Use Related Need – Demographics



Data Source: 2-1-1 San Diego, 2023

Persons with HIV/AIDS

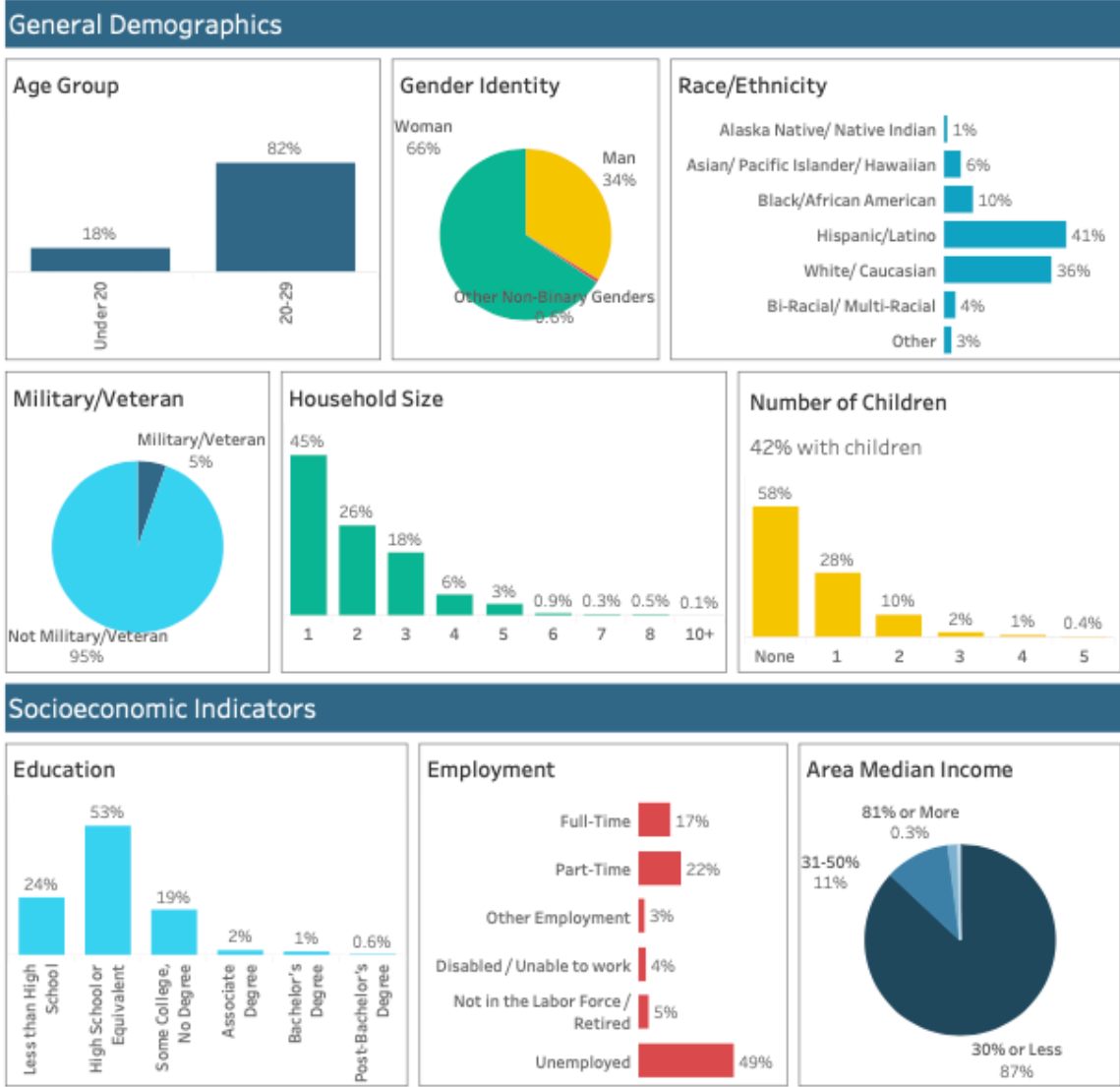
The CDC's HIV Surveillance report estimates that through 2022 there were approximately 16,200 people living with HIV/AIDS within the county. During the 2019-2022 period, there were an average of 381 new cases in San Diego County yearly. The most common cause for new cases in both men and women was through sexual contact with men.

At-risk and transition-aged youth

2-1-1 San Diego had 2,512 transitional age youth clients (ages 18 to 24) in 2023 who lived in the Urban County and HOME Consortium. Housing was the most common need amongst this population (34% of needs), with housing related coordinated entry and community shelters being the most common specific needs within the category (6% and 4% of needs, respectively). Of the 175 clients for which a housing assessment was conducted, 55% had stable housing, 23% were unsheltered while experiencing

homelessness, 13% were sheltered while experiencing homelessness, and 7% had unstable housing. The following figure shows the demographics of the TAY clients.

Figure NA-45.13: 2-1-1 Transitional Age Youth Clients (Ages 18-24) – Demographics



Data Source: 2-1-1 San Diego, 2023

Victims of domestic violence

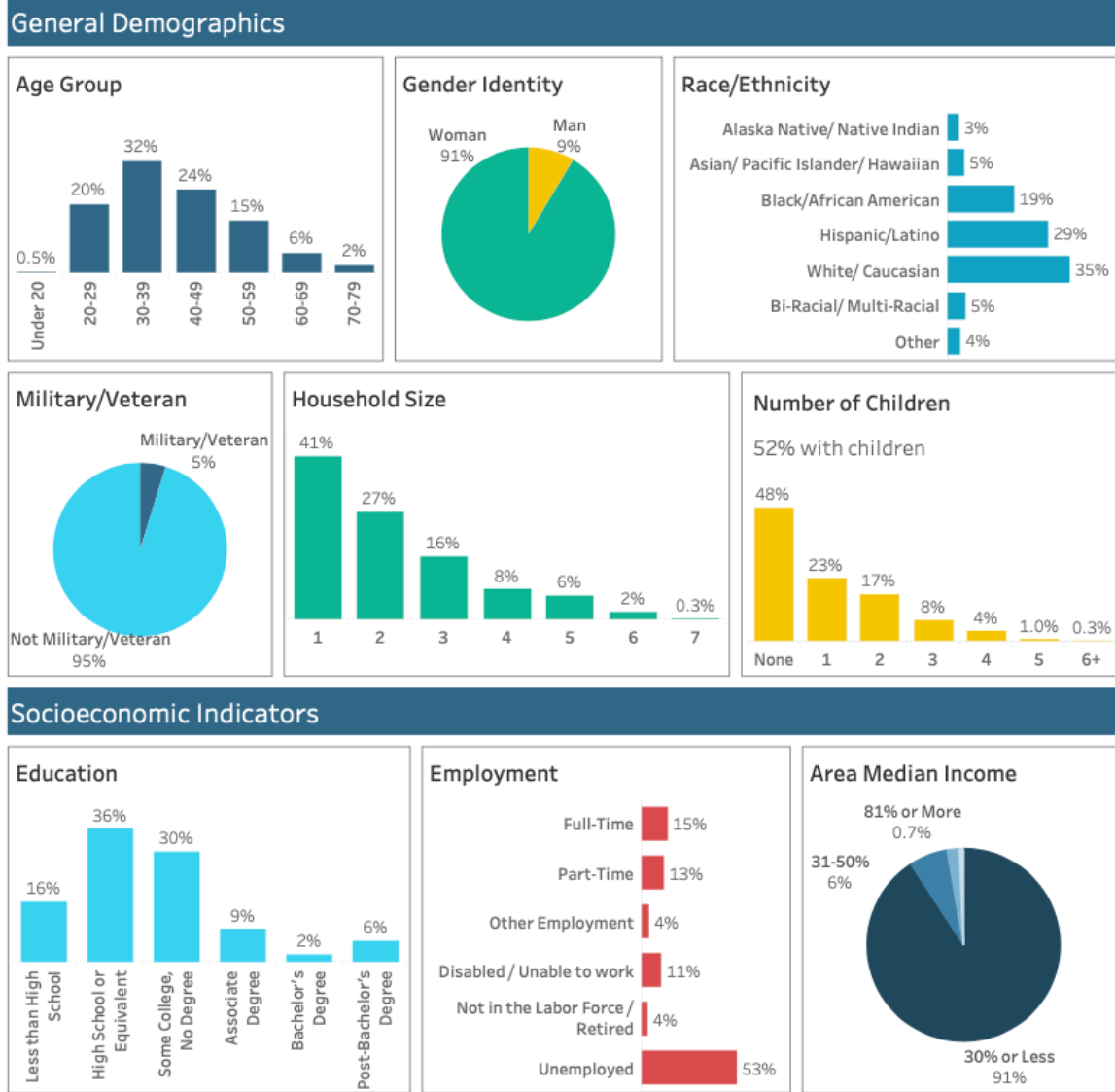
In 2023, 2-1-1 San Diego reported receiving calls from 445 clients in the Urban County and HOME Consortium who shared that they were experiencing domestic violence. Of these clients, 91% were female, and they were most commonly between the ages of 30 to 39 (32%). 65% were related to housing needs and the overwhelming majority were related to seeking domestic violence shelters. These calls resulted in 1,070 total referrals,

most commonly to the YWCA of San Diego County (Becky's House Emergency Shelter), Community Resource Center (Carol's House), and Women's Resource Center (emergency domestic violence shelter). The most common housing situation being unsheltered while experiencing homelessness (45%). An additional 12% was sheltered while experiencing homelessness and 10% reported having unstable housing.

The following figure shows that 32% of the 445 2-1-1 clients experiencing domestic violence were between the ages of 30 and 39, and 52% had children. In terms of racial demographics, 35% of the clients were White, which is significantly less than their share of the population in the Urban County and HOME Consortium (54% based on 2022 5-Year ACS Data). In contrast, while Black/African Americans constitute 4% of the population, they represent 19% of the clients. Persons who identify as Hispanic represent 29% of clients, which is commensurate with their share of the population (30%). Of the 161 clients for which a housing assessment was conducted, only 32% were stably housed.

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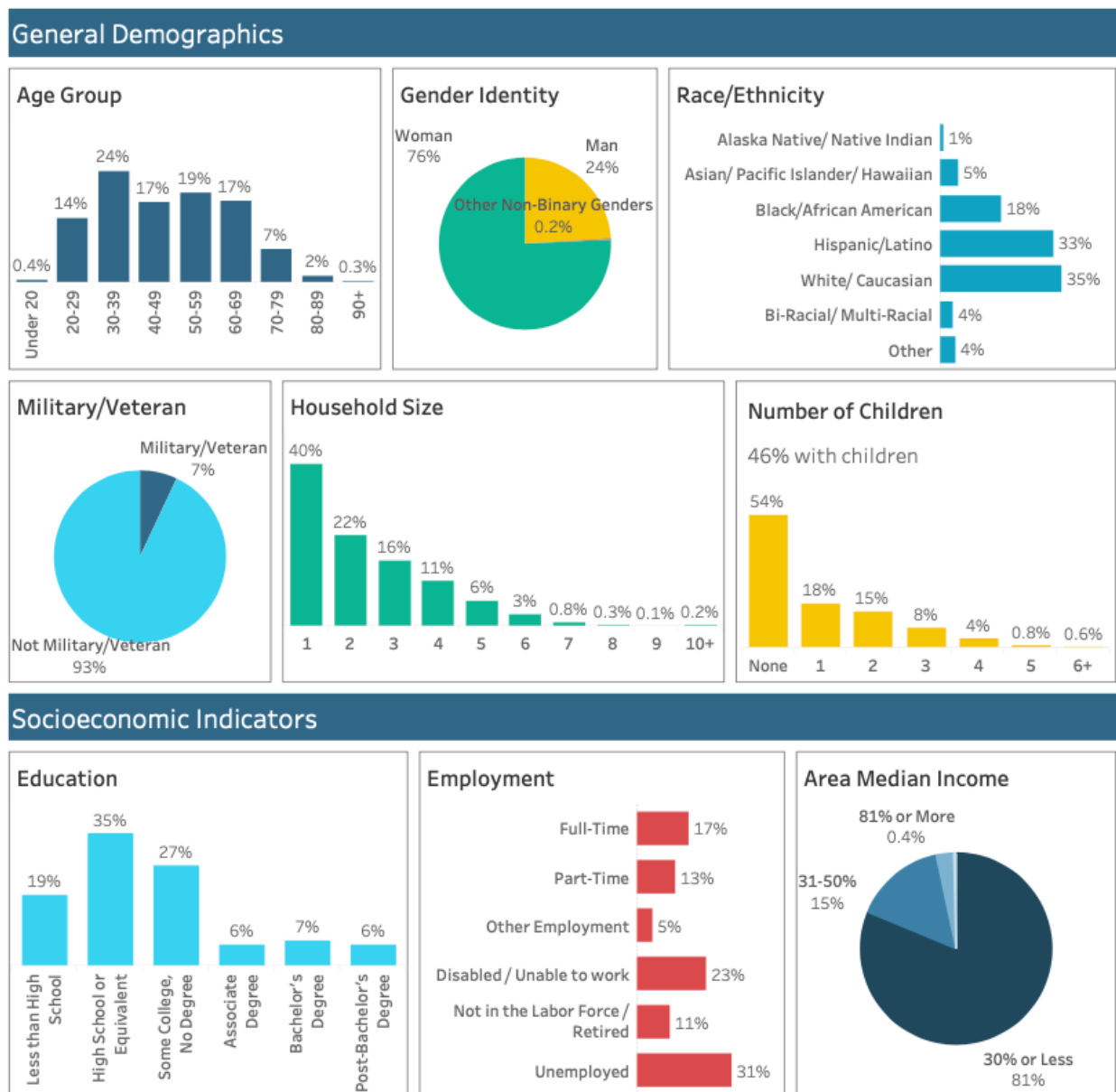
Figure NA-45.14: 2-1-1 Clients Experiencing Domestic Violence – Demographics



Persons unstably housed and at risk of homelessness

In 2023, 2-1-1 San Diego identified 3,161 Urban County and HOME Consortium clients who were experiencing housing instability. Of the assessed housing needs, the most common needs were related to low-cost home rental listings (11 percent), housing-related coordinated entry (11 percent), and rental payment assistance (8 percent). Most commonly, clients were referred to the HCDS rental assistance and affordable housing directory (in 674 instances). The following figure shows the demographic data collected by 2-1-1 San Diego for unstably housed clients.

Figure NA-45.15: 2-1-1 Clients Experiencing Housing Instability – Demographics



What are the housing and supportive service needs of these populations and how are these needs determined?

See above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The CDC's HIV Surveillance report estimates that through 2022 there were approximately 16,200 people living with HIV/AIDS within the county. During the 2019-2022 period, there

were an average of 381 new cases in San Diego County yearly. The most common cause for new cases in both men and women was through sexual contact with men.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The region's population is expected to grow from 3.33 million in 2020 to around 3.40 million in 2050, a 2% increase (SANDAG). As shown in Table NA-10.02 above, between 2018 and 2022, the County's median household income increased by 14% in inflation-adjusted dollars (ACS). According to 2022 5-Year estimates, 113,000 persons with disabilities live in the Urban County and HOME Consortium, representing approximately 10% of the population. Additionally, 14% include at least one child six years old or younger, while 38% include at least one person 62 years of age or older. Overall, 43% of all households in the Urban County and HOME Consortium are lower income, earning less than 80% of AMI. Public facilities are needed to serve the existing population and its unique needs, as well as the needs of an anticipated growth in population.

The County's Department of Parks and Recreation (DPR) manages an award-winning parks system, which consists of over 150 facilities, including local and regional parks, campgrounds, historic sites, fishing lakes, ecological preserves, and a botanical garden. DPR operates and manages over 58,000 acres of parkland and more than 380 miles of trails. Park facilities operate year-round with thousands of programs, many of which serve families, seniors, those with disabilities and at-risk youth. To meet the needs of a growing population, DPR must continue to build new facilities, while rehabilitating and upgrading its existing facilities to address deteriorating conditions and conform to current and future standards.

The Fire Authority of the County of San Diego's (County Fire) mission is to coordinate, regionalize, and improve fire protection and emergency response services provided to the unincorporated areas of the County. The Fire Authority was created by the County Board of Supervisors in June 2008 to improve fire protection and emergency services in the region and enhance fire protection to the unincorporated area that previously had limited or part-time "on-call" protection.

The unincorporated area consists of approximately 2.3 million acres, more than 90% of which is either open space or undeveloped. The area contains several large federal, state and regional parklands, as well as the Cleveland National Forest. According to the County's Land Use Element in its General Plan, approximately 35% or 807,000 acres of the unincorporated County is privately owned. The remaining land is publicly owned and not subject to development. It is critical that an adequate number of full-service fire stations be in place and older deteriorating fire stations be rehabilitated to adequately respond to fires. In addition, fire conditions are expected to worsen due to climate change and prolonged drought periods.

How were these needs determined?

DPR assesses its needs by gathering input from a wide variety of sources, including community planning groups, internal parks and recreation experts, and guidance from the County Board of Supervisors. In addition, DPR has a standing Parks Advisory Committee appointed by the Board of Supervisors to advise DPR, the Board of Supervisors and the County Chief Administrative Officer on DPR's programs, issues, and long-range budget items. This advisory committee typically meets on the second Friday of each month.

The County Fire assesses its needs through the development of its five-year Strategic Plan. Last updated for the 2020 to 2025 period, the Plan reviews the current state of volunteer firefighter personnel, apparatus, equipment, and facilities and identifies current and projected needs over the next five years. To develop and revise its five-year plan and determine needs, the Fire Authority confers with staff; collaborates with local Fire Protection Districts, Tribal Governments, and other fire agencies; participates with the Greater San Diego Fire Safe Council; and conducts site visits to review fire station needs and inventory. For the 2020-2025 Strategic Plan Period, the Fire Authority has developed four key goals:

- Employee Health and Professional Development: Build an engaged, motivated, and innovative workforce focused on the health and wellbeing of all employees through continuous mentorship and growth.
- Exceptional Emergency Services: Strengthen the delivery of public safety and emergency response services with a commitment to the ongoing quality improvement process.
- Resilient Communities: Enhance community resilience by anticipating and preparing for catastrophic emergencies and maximizing opportunities to lessen the impacts through education, engineering, and enforcement.
- Organizational Excellence and Fiscal Stability: Refine operations to ensure continued organizational excellence and provide for long-term financial stability through enhanced systems planning and technology utilization.

All other County departments are involved in an extensive planning process to develop an operational plan that identifies and budgets for public facility and other capital needs for two-year periods. The budget process begins annually with submittal of the Chief Administrative Officer (CAO) Recommended Operational Plan, which is based on information provided by the departments and compiled through each department's internal and external evaluation process. This document is submitted to the Board of Supervisors in May of each year.

The Operational Plan includes summary tables outlining financing sources and expenditures for all County funds, and among other budgetary items, an explanation of the capital program planning process. This document also includes a description of the

new capital projects recommended, the operating impact of the capital projects scheduled for completion during the next two fiscal years and budget summaries for capital projects.

Prior to adopting a budget, the Board of Supervisors conducts public hearings for 10 calendar days. The process commences with presentations by community organizations that have applied for grant funds available through the Community Enhancement Program. Public hearings on the Operational Plan begin during the first half of June. All requests for revisions to the Chief Administrative Officer Recommended Operational Plan, whether from members of the Board of Supervisors, County staff, County advisory boards, or members of the public, must be submitted to the Clerk of the Board in writing by the close of public hearings.

The Urban County cities carry out their own needs assessments and annually submit applications for CDBG funds for their projects.

Describe the jurisdiction’s need for Public Improvements:

With the region’s expected population growth, the County’s existing public infrastructure must be expanded, maintained, and rehabilitated to address needs and legislative requirements, such as the Americans with Disabilities Act (ADA).

The County’s Department of Public Works (DPW) is responsible for providing reliable infrastructure within the County’s unincorporated communities, which includes County-maintained roads, traffic safety devices, flood control, County airports, and water/wastewater pipelines and facilities. DPW maintains 1,947 miles of roadways, a vast network of sewage pipes and pump stations, flood channels and water detention facilities, drains and storm channels. DPW also designs and builds roadways, sidewalks, bike lanes, pedestrian pathways, trails, bridges, as well as other solutions to address mobility needs of residents, such as traffic signals and streetlights.

As outlined above, DPR manages over 50,000 acres of parkland and rehabilitates aging facilities, as well as manages the development of new park and recreation facilities. County Fire coordinates fire services for the vast high-fire danger unincorporated area and oversees the acquisition of needed apparatus eligible under the Public Improvements category. The need for new and rehabilitated fire stations and equipment continues to grow with the expanding population and continued drought conditions.

According to the County’s FY 2024-29 Capital Improvement Needs Assessment included in the FY 2024-25 and 2025-26 Adopted Operational Plan, major capital improvement projects underway include:

- Calavo Park: Constructing a new park on Calavo Drive in Spring Valley to include a sport field and courts, all-wheel skate area, community garden, picnic areas, playgrounds, and other recreation amenities.

- Mira Mesa Epicentre: Upgrading the existing Mira Mesa Youth and Community Center.
- Casa de Oro Library: Constructing a new library.
- Central Region Behavioral Health Community-Based Care: Constructing a residential facility located in the Central region of the County with a home-like environment providing an array of residential services for adults living with behavioral health conditions.
- Hall of Justice: Replacing life safety, mechanical, electrical, plumbing and architectural components past their useful life and to meet current code.

How were these needs determined?

As outlined previously, the County assesses its public improvement needs through its two-year operational planning process. As discussed, the Urban County cities carry out their own needs assessments and annually submit applications for CDBG funding for their projects.

Describe the jurisdiction’s need for Public Services:

As outlined above, DPR operates thousands of public service programs, many of which are focused on families, seniors, those with disabilities, and at-risk youth. As the population continues to increase, including special needs populations, the need for public services is expected to increase. HHSa carries out many public services activities and evaluates the need for public services in the region through the previously described County planning process.

As discussed in the NA-45 section, SANDAG projects that adults aged 65 and older will make up 22% of the region’s population in 2050, compared to 11% in 2000. An increase in the aging population is expected to result in an equivalent increase in the public services needed by this population, including health, mental health, accessibility, social, daily living services to extend their independence and improve the quality of their lives.

How were these needs determined?

As outlined previously, the County assesses its public services needs through its two-year operational plan process. Due to limited CDBG funding for public services projects, the Urban County cities are rarely funded for public services activities.

Housing Market Analysis

MA-05 Overview

The Housing Market Analysis includes the following sections:

- MA-10 Housing Market Analysis: Number of Housing Units
- MA-15 Housing Market Analysis: Cost of Housing
- MA-20 Housing Market Analysis: Condition of Housing
- MA-25 Public and Assisted Housing
- MA-30 Homeless Facilities and Services
- MA-35 Special Needs Facilities and Services
- MA-40 Barriers to Affordable Housing
- MA-45 Non-Housing Community Development Assets
- MA-50 Needs and Market Analysis Discussion
- MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households
- MA-65 Hazard Mitigation

Note that all tables in this section pertain to the Urban County and HOME Consortium areas, unless otherwise specified.

Housing Market Analysis Overview:

According to 2010 and 2022 5-Year ACS Data, housing stock in the Urban County and HOME Consortium increased 6% between 2010 and 2022 (nearly 19,700 units). The areas with the largest percentage growth in housing stock were as follows:

- Camp Pendleton South Census Designated Place (CDP): +71% (2,051 units)
- Boulevard CDP: +65% (83 units)
- Jacumba CDP: +51% (117 units)

The areas with the largest nominal growth in housing units were as follows:

- City of San Marcos: +5,078 units (19%)
- City of Carlsbad: +3,937 units (9%)
- City of Santee: +2,359 units (13%)

The areas with the largest percentage decreases were as follows:

- Potrero CDP: -73% (-226 units)
- Mount Laguna CDP: -59% (-174 units)
- Descanso CDP: -16% (-109 units)

Lastly, the areas with the largest nominal decreases were as follows:

- City of Imperial Beach: -544 units (-5%)
- Lake San Marcos CDP: -408 units (-15%)
- Lakeside CDP: -301 units (-4%)

As of 2022, SANDAG estimates that there are a total of 421,820 housing units in the Urban County and HOME Consortium, an increase of nearly 3% since 2018. The table below shows the breakdown by housing type. As shown, attached single family units increased significantly – by nearly 30 percent. The only housing type that decreased during this period were detached single family units, which are the most expensive housing product on the market. Thus, the data suggests a market focus on the production of more affordable dwelling types and denser developments that produce more units.

The 2022 vacancy rate for multifamily was 6.96 percent, while the vacancy rates for single family detached and single family with multiple units were 5.70% and 7.30 percent, respectively.

Table MA-05.01: Total Housing Stock

	Total 2018	Total 2022	% Change
Single Family - Detached	248,160	242,554	-2.26%
Single Family - Attached	41,374	53,174	+28.52%
Multifamily	98,209	102,515	+4.38%
Mobile Homes	23,459	23,577	+0.50%
Total	411,202	421,820	+2.58%

Data Source: SANDAG, 2024

As shown in Table MA-05.02 below, the Greater San Diego Association of Realtors reports a substantial increase of 64% in median home sale prices in San Diego County between 2019 and 2024. Prices increased in every Urban County and HOME Consortium city, increasing most significantly in Carlsbad (84 percent), Poway (79 percent), and Vista

(75 percent). Table MA-05.03 shows median home values, which increased significantly as well.

Table MA-05.02: Median Home Sales Prices

Urban County	June 2019 YTD	June 2024 YTD	% Change
	Median Home Sales Price	Median Home Sales Price	
Coronado	\$2,060,000	\$3,002,500	+45.75%
Del Mar	\$1,925,000	\$3,275,000	+70.13%
Imperial Beach	\$615,000	\$962,500	+56.50%
Lemon Grove	\$474,000	\$765,000	+61.39%
Poway	\$782,500	\$1,400,000	+78.91%
Solana Beach	\$1,560,500	\$2,675,000	+71.42%

HOME Cities	June 2019 YTD	June 2024 YTD	% Change
	Median Home Sales Price	Median Home Sales Price	
Carlsbad	\$974,625	\$1,795,625	+84.24%
Encinitas	\$1,435,442	\$2,350,000	+63.71%
La Mesa	\$602,250	\$988,750	+64.18%
San Marcos	\$687,500	\$1,117,500	+62.55%
Santee	\$539,000	\$847,500	+57.24%
Vista	\$541,833	\$945,693	+74.54%

San Diego Region	June 2019 YTD	June 2024 YTD	% Change
	Median Home Sales Price	Median Home Sales Price	
		\$645,000	\$1,060,000

Data Source: Greater San Diego Association of Realtors

Table MA-05.03: Median Home Values

Location	Median Home Value – June 2019	Median Home Value – June 2024	Percent Change
Urban County			
Coronado	\$1,674,487	\$2,532,571	51.24%
Del Mar	\$2,390,772	\$3,648,062	52.59%
Imperial Beach	\$614,266	\$887,183	44.43%
Lemon Grove	\$485,093	\$756,802	56.01%
Poway	\$753,394	\$1,251,865	66.16%
Solana Beach	\$1,323,037	\$2,141,172	61.84%
HOME Cities			
Carlsbad	\$868,464	\$1,556,313	79.20%
Encinitas	\$1,117,667	\$1,895,847	69.63%
La Mesa	\$572,870	\$915,630	59.83%
San Marcos	\$617,176	\$984,952	59.59%
Santee	\$511,306	\$811,833	58.78%
Vista	\$545,474	\$813,508	49.14%
Countywide	\$600,156	\$957,574	59.55%

Data Source: Zillow Home Value Indices, 2019 and 2024

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The homeownership rate in the Urban County and HOME Consortium is 63% (2016-2020 CHAS). As shown in the table below, 60% of households live in a one-unit detached structure. Note that the table provides the count of housing units (rather than properties). For example, a 50-unit building is counted 50 times in the “20 or more units” category. Also note that the counts include vacant units.

Table MA-10.01: Count of Housing Units by Property Type

Property Type	Number	%
1-unit detached structure	248,146	59.7%
1-unit, attached structure	41,557	10.0%
2-4 units	21,148	5.1%
5-19 units	40,468	9.7%
20 or more units	39,906	9.6%
Mobile home, boat, RV, van, etc.	24,218	5.8%
Totals	415,443	100.0%

Data Source: ACS, 2018-2022 [Data Series B25024]

The following table provides the count of housing units by bedroom count and tenure (owner vs. renter). Note that vacant units are excluded. As shown in the table, the majority of owners occupy units with three or more bedrooms. Only 32% of renters live in similarly sized units. Most renters live in one- or two-bedroom units (63 percent).

Table MA-10.02: Count of Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,224	0.5%	7,008	5.0%
1 bedroom	4,683	1.9%	28,032	20.1%
2 bedrooms	40,943	16.7%	59,766	42.8%
3 or more bedrooms	198,955	80.9%	45,009	32.2%
Totals	245,805	100.0%	139,815	100.0%

Data Source: ACS, 2018-2022 [Data Series B25042]

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The County currently tracks 97 developments with affordable units throughout the County. There are 5,735 units in these developments, of which 4,173 have affordability restrictions levied by the County. The funding for these projects come from a variety of sources, including federal, state and local funds. The following pages show the complete list of

these units. Note that seven projects are included on the list twice (with no units counted on one of the rows) to denote the use of two County funding sources.

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Table MA-10.03: Units by Income Targeting

Project Name / Developer	Affordability Expires	Funding Source	Location	Total Units	HCDS Restricted Units	Affordability Description
4s Ranch	30 Years - December 2035	Density Bonus	San Diego	540	308	21 Units (80% AMI); 287 Units (120% AMI)
Agriculture Worker Units - Firebird		Public Housing	San Marcos	38	37	
Almond St (Ncsc)	15 Years - September 2024	NSP	Fallbrook	1	1	1 SFR Unit (50%)
Alora	20 Years - August 2041	HOME	San Marcos			11 Home Units; 5 At 30% AMI; 3 At 40% AMI; 3 At 50% AMI
Alora	99 Years - August 2120	IHTF	San Marcos	100	100	32 Units At 30% AMI; 21 Units At 40% AMI; 21 Units At 50% AMI; 25 Units At 80% AMI, 1 Manager
Alpha Project	55 Years - July 2053	SHP	Vista	1	1	Provide Supportive Services To Residents (46 Beds)
Alpine Family Apartments	55 Years - Feb 2076	Density Bonus	Alpine			3 Density Bonus Units
Alpine Family Apartments	99 Years - Jan 2120	IHTF	Alpine	38	38	4 Units At 30%, 4 Units At 40%, 23 Units At 50%, 6 Units At 60%, 1 Mgr. Unit; 3 Density Bonus Units
Amanecer (Formerly Ulric Street Apts)	99 Years - Oct 2119	IHTF	San Diego	96	96	54 Units At 30%, 30 Units At 50%, 11 Units At 60%, 1 Mgr. Unit; Preferences For 10 Tay Units And 10 Vet Units
Anza Terrace	60 Years - March 2047	Density Bonus	El Cajon	64	26	26 Units (55% AMI)
Apollo	99 Years - Nov 2119	IHTF	Poway	44	44	3 Units At 40% AMI, 11 Units At 50%, 29 Units At 60%, 1 Mgr. Unit
Brookview Senior Apts	55 Years - May 2055	HOME	Poway	102	11	11 Units (50% AMI)
Casa Anita (Formerly Anita Street)	55 Years - May 2076	NPLH	Chula Vista			21 Units At 25% AMI; 3 Units At 30% AMI; NPLH Units

Casa Anita (Formerly Anita Street)	99 Years - May 2120	IHTF	Chula Vista	96	96	21 Units At 25% AMI; 8 Units At 30% AMI; 10 Units At 50% AMI; 56 Units At 60% AMI; 1 Manager
Casa Estable	55 Years - June 2050	CDBG	Imperial Beach	7	7	7 Units (50% AMI)
Casa Estable li	55 Years - June 2051	HOME	Imperial Beach	8	8	8 Units (50% AMI)
Cedar Road	55 Years - December 2049	HOME	Vista	40	11	11 Units (50% AMI)
City Heights Place (Fka Union Bank Apts)	99 Years - August 2120	IHTF	San Diego - City Heights	60	60	6 Units At 30% AMI; 12 Units At 45% AMI; 24 Units At 50% AMI; 17 Units At 60% AMI; 1 Manager
Copper Creek 9%	55 Years - September 2058	HOME/CDBG	San Marcos	48	47	15 Units (25% AMI); 5 Units (40%); 27 Units (50%)
De Luz	55 Years - July 2055	HOME/CDBG	Fallbrook	25	25	14 Units (50%); 11 Units (80%)
Dorothy Street Manor		Public Housing	Chula Vista	22	21	
Dove Canyon-4s Ranch	55 Years - July 2057	HOME	San Diego	120	11	11 Units (50%)
Eastgate	55 Years - July 2070	HOME	San Marcos	42	11	8 Units (60%); 3 Units (50%); Veterans Preference
El Cajon Senior Veterans Apartments	99 Years - April 2120	IHTF	El Cajon	9	9	8 PBVs; 1 Unit At 30% AMI; 7 Units At 40% AMI; 1 Manager Unit
Fallbrook View	55 Years - December 2057	HOME/CDBG	Fallbrook	80	79	11 Units (50%) - All Restricted Except Manager View
Fanita (Cedar Creek)	55 Years - October 2064	Santee RDA	Santee	48	47	10 Units (50%); 37 Units (60%)
Forester Square	55 Years - December 2066	SanteE RDA	Santee	44	43	5 Units (50%), 38 Units (60%)
Fraternity House - Michaele	55 Years - August 2054	HOPWA	Vista	1	1	
Greenbrier Village	55 Years - Dec 2077	NPLH	Oceanside	60	29	29 NPLH Units At 30% AMI
Helix Vista Apartments	60 Years - March 2046	Density Bonus	Spring Valley	58		57 Units Age Restricted (Elderly 62)

						Or Older); All Market Units
Kalmia Courtyards	51 Years - February 2045	HOME	Fallbrook	28	11	5 Units (50%); 6 Units (60%)
L Street Manor		Public Housing	Chula Vista	16	15	
La Posada	55 Years - December 2053	HOME/HOPWA	San Ysidro	24	23	23 Units (50%)
Lakeside Gardens	55 Years - December 2058	CDBG	Lakeside	85	83	83 Units (50%) - Per Reg 2 Are For Maintenance/Manager
Lamar Springs Apts	60 Years - March 2044	Density Bonus	Spring Valley	8	6	6 Units (80%)
Las Casitas	55 Years - June 2070	HOME	Solana Beach	3	3	3 SFR Units (50%)
Levant Senior Cottages		Excess County Sites	San Diego - Linda Vista	127	127	
Los Arcos	55 Years - July 2057	HOME	Poway	84	11	11 Units (80%)
Maplewood	55 Years - July 2055	HOME/CDBG	Lakeside	78	78	13 Units (35%); 35 Units (50%); 30 Units (60%)
Mariposa Apts	55 Years - May 2057	HOPWA	San Marcos	0	0	Mariposa Replaced With Alora And Estrella
Marisol-Tremont	55 Years - February 2052	HOME/HOPWA	Oceanside	21	11	11 Units (80%)
Martin House	40 Years - July 2043	CDBG	Fallbrook	1	1	1 SFR Unit (35%)
Mazzola	Deferred Until Transfer Of Title	Santee RDA	Santee	1	1	1 SFR Unit (80%)
Melrose Manor		Public Housing	Chula Vista	24	23	
Mercy Gardens	55 Years - January 2056	HOPWA	San Diego	23	22	
Mid-City Apartments (Formerly East Block Family)	99 Years - April 2119	IHTF	San Diego - Kensington - Talmadge	78	78	8 Units At 50% AMI, 69 Units At 60%, 1 Mgr. Unit
Milejo Village (Fka Jamboree)	55 Years - Dec 2075	NPLH	San Diego-San Ysidro			25 NPLH Units At 25% AMI

San Ysidro Psh)						
Milejo Village (Fka Jamboree San Ysidro Psh)	99 Years - Dec 2119	IHTF	San Diego-San Ysidro	65	65	64 Units At 25% AMI (25 NPLH Units), 1 Mgr. Unit
Montecito Village	12/31/2079	Excess County Site	Ramona	70	69	
Nestor Senior Village	55 Years - April 2077	NPLH	San Diego - Otay Mesa	74	35	25 NPLH Units At 25% AMI; 10 NPLH Units At 30% AMI
Old Grove Apts	55 Years - December 2056	HOPWA	Oceanside	56	4	
Paseo Artist Village	87 Years - March 2107	IHTF	Vista	60	60	18 Units At 30%, 6 Units At 50%, 39 Units At 59%, 1 Mgr.. Unit; Float Up At Year 56 For All Units To 59%
Paseo Del Oro/West Mission Corridor	55 Years - December 2055	HOME/HOPWA	San Marcos	120	119	92 Units (50%); 27 Units (60%)
Paseo La Paz	99 Years - May 2119	IHTF	San Diego - San Ysidro	139	139	15 Units At 50% AMI; 122 Units At 60% AMI; 2 Manager Units
Pepper Tree Apartments	55 Years - February 2036	Density Bonus	Spring Valley	104	104	94 Units (60% AMI); 10 Units (50% AMI)
Persimmon Terrace	60 Years - August 2046	Density Bonus	El Cajon	36	14	14 Units (75% AMI)
Pine View	55 Years - September 2059	HOME/CDBG/PBV/SHP	Fallbrook	101	101	21 Units (50%); 6 Units (35%); 74 Units (80%); (25 Are PBVs); Includes 5 SHP Units (10 Beds)
Playa Del Sol	99 Years - Jun 2118	IHTF	San Diego - Ocean View Hills / Otay Mesa	42	42	30 Units Families, 12 Units For Persons With Disabilities
Presioca Villa	55 Years - March 2051	HOME	Spring Valley	94	30	10 Units (35%); 20 Units (50%)
Primrose	55 Years - April 2066	HOME/CDBG	Vista	22	21	16 Units (60%); 5 Units (50%)
Project Oriente	40 Years - September 2042	CDBG	Vista	1	1	1 SFR Unit (35%)

Project Roher	40 Years - September 2042	CDBG	San Marcos	1	1	1 SFR Unit (50%)
Raecorte	30 Years - Feb 2050	Density Bonus	Escondido	14	1	
Ramona Schmale Family Senior Apartments	55 Years - April 2073	HOME/PBV	Ramona	62	61	61 PBVs
San Martin De Porres	55 Years - November 2055	HOME/CDBG	Spring Valley	116	11	11 Units (50%) * Load Docs Did Not Restrict 100%, Only The 11
Serenity Village	55 Years - June 2058	HOME	Escondido	4	4	4 Units (60%)
Shadow Hill	55 Years - July 2056	HOME/HOPWA/Santee RDA	Santee	0	0	9 Units (20%); 17 Units (30%); 55 Units (60%); (Up To 5 HOPWA)
Shadow Hill	99 Years - July 2121	IHTF	Santee	82	82	29 Units At 30% AMI; 52 Units At 60% AMI; 1 Manager Unit
Sierra Vista/Autumn Ridge	55 Years - February 2055	CDBG/HOPWA	San Marcos	192	192	38 Units (50%); 154 Units (60%)
Silversage	55 Years - April 2064	HOME/CDBG/RDA	Lakeside	80	79	63 Units (60%), 16 Units (50%)
Solara	55 Years - February 2061	HOME	Poway	56	55	43 Units (50%); 12 Units (60%)
Solutions Family Center	55 Years - July 2058	CDBG	Vista	32	7	7 Units (80%) - Confirmed Only 7 Restricted 8/30
Sonoma Court Apts	55 Years - May 2057	HOPWA	Escondido	61	2	
Spring Valley Apts	55 Years - April 2075	CDBG	Spring Valley	0	0	46 Units (60%); 12 Units (50%)
Spring Valley Apts	55 Years - February 2057	CDBG/HOPWA	Spring Valley	60	60	46 Units (60%); 12 Units (50%)
Spring Villa Apts	55 Years - June 2061	HOME/CDBG	Spring Valley	136	136	11 Units (50%); 3 Units (50%); 122 Units (60%)
Springbrook Grove	55 Years - June 2063	HOME/CDBG	Fallbrook	44	16	12 Units (65%); 4 Units (50%); - Confirmed Only 16 Restricted 8/30
St. Teresa Of Calcutta Village	55 Years - Dec 2075	NPLH	San Diego	326	60	60 NPLH Units At 25% AMI

Stepping Stone - Central	55 Years - August 2054	HOPWA	San Diego	1	15	
Stepping Stone - Enya	55 Years - July 2054	HOPWA	San Diego	1	8	
Summeridge/ Village West	55 Years - June 2056	HOME/CDBG	Fallbrook	95	95	20 Units (50%); 20 Units (60%); 55 Units (80%)
The Center - Sunburst Apts	55 Years - October 2060	HOPWA	San Diego	23	3	
The Grove	90 Years - March 2109	IHTF	Vista	81	81	24 Units At 30% AMI, 8 Units At 45%, 28 Units At 50%, 20 Units At 60%, 1 Mgr. Unit; Float Up At Year 70 For All Units To 59%
The Grove	90 Years - March 2109	HOME/PBV	Vista			80 Home Units; 24 PBVs
Town Center Manor		Public Housing	Chula Vista	59	58	
Townspiece /Wilson Ave	55 Years - December 2050	HOPWA	San Diego	8	8	
Trenton	55 Years - July 2065	HOME	Chula Vista	7	4	4 Units (60%)
Trolley Trestle	55 Years - December 2054	HOME	Chula Vista	11	10	10 Units (35%)
Troy Community Care	55 Years - April 2051	CDBG	Spring Valley	1	1	1 Unit (50%)
Valencia Pointe	99 Years - Oct 2119	IHTF	San Diego - Encanto	102	102	21 Units At 40%, 18 Units At 50%, 41 Units At 60%, 21 Units At 80%, 1 Mgr. Unit
Valley Senior Village	99 Years - Dec 2120	IHTF	Escondido	50	50	25 Units At 30% (24 NPLH), 19 Units At 50%, 5 Units At 60%, 1 Mgr. Unit
Valley Senior Village	99 Years - Dec 2120	NPLH	Escondido			24 NPLH Units At 30% AMI
Ventaliso/ Richmar	55 Years - January 2056	HOME	San Marcos	48	8	5 Units (50%); 3 Units (60%)
Veterans Village Of San Diego		Project Based Vouchers	Escondido	54	5	5 PBVs

Victorian Heights	55 Years - May 2055	CDBG	National City	8	7	7 Units (50%)
Villa De Vida	99 Years - April 2118	IHTF/PBV	Poway	54	54	53 PBVs
Villa Lakeshore	59 Years - June 2063	CDBG/RDA/PBV	Lakeside	34	34	28 PBVs; 17 Units (50%) & 17 Units (60%)
Villa Serena	99 Years - March 2120	IHTF	San Marcos	85	85	17 Units At 30% AMI; 24 Units At 40% AMI; 11 Units At 50% AMI; 32 Units At 60% AMI; 1 Manager Unit
Vista Del Puente	99 Years - March 2119	IHTF	San Diego - Southcrest	52	52	12 Units At 30% AMI, 19 At 40%, 12 At 50%, 8 At 60%, 1 Mgr. Unit.
Vista Lane		IHTF	Chula Vista	151	151	All 80% Units
Vista Las Flores	55 Years - May 2074	HOME/CHDO	Carlsbad	28	28	17 Units At 50% AMI, 10 Units At 60%, 1 Mgr. Unit; Inclusive Of 5 Home-Assisted Units
Vista Terrace	15 Years - August 2028	Project Based Vouchers	Vista	48	35	35 PBVs
Windmill Senior Villas	30 Years - November 2030	Density Bonus	Lakeside	27	10	10 Units (50% AMI)
Windsor Pointe	55 Years - Sept 2075	NPLH	Carlsbad	50	24	24 NPLH Units At 25% AMI
YWCA (Becky's House)	55 Years - February 2061	HOME	Confidential DV Shelter	14	14	14 Units (50%)
			Totals	5,735	4,173	

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Two deed-restricted units with contracts or other restrictions will expire in the next ten years. An additional 85 non-deed restricted density bonus units at the following two properties may no longer be affordable in the near future: (1) Bonita Bluffs, which remains affordable only as long as the U.S. Navy owns it (75 units) and (2) Campo Hills, where the affordability requirement applied only at initial sale and until the 10th unit in the development is sold (10 units). These affordable units were developed according to the Neighborhood Stabilization Program or density bonus requirements. The units at high risk of conversion are in four developments and are listed on the following page.

Table MA-10.04: Units to be Lost to Affordable Inventory

Project Name / Developer	Affordability Expires	Funding Source	Location	Total Units	HCDS Restricted Units	Affordability Description
Bonita Bluffs (Us Navy Property)	30 years - January 2020	Density Bonus	Spring Valley	75	0	Affordability Suspended as long as the property is owned by the US Navy
Campo Hills	Expires once the 10th unit is sold as affordable	Density Bonus	Campo	10 (of 222)	0	No ongoing affordability; only applied at the initial point of sale
Windmill Senior Apartments	30 years – November 2023	Density Bonus	Lakeside	10 (of 27)	10	10 of 27 units at development are for very low-income elderly households
Hitzke - Lynden	15 years – October 2024	NSP	Fallbrook	1	1	1 SFR Unit (50%)
Hitzke – Resava	15 years - November 2024	NSP	Valley Center	1	1	1 SFR Unit (50%)
Hitzke – Kenwood	15 years - November 2024	NSP	Spring Valley	1	1	1 SFR Unit (50%)

Hitzke – Tokaj	15 years – January 2025	NSP	Spring Valley	1	1	1 SFR Unit (50%)
Hitzke – Mapleview	15 years – April 2025	NSP	Lakeside	1	1	1 SFR Unit (50%)
Hitzke – Madera	15 years – May 2025	NSP	Lemon Grove	1	1	1 SFR Unit (50%)
North County SFC – Almond	15 years – September 2024	NSP	Fallbrook	1	1	1 SFR Unit (50%)
North County SFC – 233 E Dougherty	15 years – September 2024	NSP	Fallbrook	2	2	2 SFR Units (50%)
North County SFC – Alvarado	15 years – November 2024	NSP	Fallbrook	1	1	1 SFR Unit (50%)
North County SFC – Kensington	15 years – December 2024	NSP	Bonsall	1	1	1 SFR Unit (50%)
North County SFC – Cumbres	15 years – February 2025	NSP	Valley Center	1	1	1 SFR Unit (50%)
North County SFC – Del Cielo	15 years – February 2025	NSP	Bonsall	1	1	1 SFR Unit (50%)
North County SFC – Old Stage	15 years – July 2025	NSP	Fallbrook	1	1	1 SFR Unit (50%)
North County SFC – 131 E Dougherty	15 years – August 2025	NSP	Fallbrook	1	1	1 SFR Unit (50%)
Vista Terrace	15 years – August 2028	Project Based Vouchers	Vista	48	35	35 PBVs
			TOTALS	158	60	

Does the availability of housing units meet the needs of the population?

As shown in Table NA-25.01, 159,357 households in the Urban County and HOME Consortium, or 42%, are housing cost-burdened (spending at least 30% of their income on housing or have no or negative income). Of those households, 70,852 are spending more than 50% of their income on housing costs, representing 19% of the Urban County and HOME Consortium population. These statistics indicate a severe need for more affordable housing production to increase the supply of housing available to households earning an extremely low to moderate income. According to the California Housing Partnership's 2024 Housing Needs Report, the San Diego region needs 134,537 more rental homes affordable to extremely low- and very low-income households, as the current inventory is less than 75,000.

Describe the need for specific types of housing:

Larger rental units are in short supply throughout the County. These units are essential to house low-income families, particularly those with children. These unit types are also useful to accommodate the growing residential population trends, such as multi-generational housing and co-housing.

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The following section provides information on the cost of housing within the County. Some of the data is for the entire County if data specific to the Urban County and HOME Consortium was not available. This information is noted where possible. Note that HUD Cost of Housing data has not been provided but has been supplemented with ACS data.

Table MA-15.01: Cost of Housing (Countywide)

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	\$484,900	\$725,000	+49.6%
Median Contract Rent	\$1,381	\$1,886	+36.6%

Data Source: ACS, 2013-2017 and 2018-2022 [Data Series B25077 for home values and B25058 for rents]

Table MA-15.02: Rent Paid (Urban County and HOME Consortium)

Rent Paid	Number of Renter-Occupied Units	%
Less than \$500	2,542	1.7%
\$500-999	18,920	12.8%
\$1,000-1,499	18,607	12.6%
\$1,500-1,999	36,441	24.7%
\$2,000 or more	71,286	48.2%
Total	147,796	100%

Data Source: ACS, 2018-2022 [Data Series B25063]

Table MA-15.03: Housing Affordability (Urban County and HOME Consortium)

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	6,610	No Data
50% HAMFI	19,655	8,030
80% HAMFI	69,200	18,381
100% HAMFI	No Data	32,012
TOTAL	95,465	58,423

Data Source: CHAS, 2016-2020

Table MA-15.04: Monthly Rent (Countywide)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$2,062	\$2,248	\$2,833	\$3,819	\$4,638
High HOME Rent	\$1,198	\$1,284	\$1,543	\$1,775	\$1,960
Low HOME Rent	\$936	\$1,003	\$1,203	\$1,391	\$1,552

Data Source: HUD FMR and HOME Rents, FY 2024 (San Diego-Carlsbad MSA)

Is there sufficient housing for households at all income levels?

No. There is a significant deficit in the total number of affordable units compared to the number of households that need housing. As shown in the table below, this reality is most evident at the extremely low and very low-income levels, where the deficit in units is 43,774 and 19,839, respectively.

Table MA-15.05: Housing Supply

Monthly Rent (\$)	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI
Number of Units (see Table MA-15.03)	6,610	27,685	87,581	32,012
Household Need (see Table NA-10.03)	50,384	47,524	66,095	41,339
Surplus/(Deficit)	(43,774)	(19,839)	21,486	(9,327)

How is affordability of housing likely to change considering changes to home values and/or rents?

For-sale housing is increasingly unaffordable to first-time homebuyers, as the median sales price for homes in San Diego County have significantly increased. Lack of affordable housing is also a problem for renters. The below figure shows vacancy rates reported by the Southern California Rental Housing Association in 2024. In East County, North County, and South Bay, overall vacancy rates are below 5 percent.

Figure MA-15.01: 2024 Vacancy Rates by County

Location	Age of Property	Percent Vacant	Total Units	Number Vacant
East County	Less than 6 years	4.8%	62	3
	6-25 years	6.8%	176	12
	Over 25 Years	4.4%	2,320	103
	Age Undefined	0.0%	0	0
	Total	4.6%	2,558	118
North County	Less than 6 years	0.0%	53	0
	6-25 years	2.9%	244	7
	Over 25 Years	4.2%	2,494	104
	Age Undefined	0.0%	0	0
	Total	4.0%	2,791	111
City of San Diego	Less than 6 years	0.0%	36	0
	6-25 years	0.0%	17	0
	Over 25 Years	9.8%	4,524	443
	Age Undefined	3.0%	402	12
	Total	9.1%	4,979	455
South Bay	Less than 6 years	11.0%	182	20
	6-25 years	1.7%	117	2
	Over 25 Years	2.9%	648	19
	Age Undefined	1.8%	167	3
	Total	4.0%	1,114	44
Countywide Total		6.4%	11,442	728

Data Source: Southern California Rental Housing Association, 2024

Low-income groups and others least able to face the added costs will have additional challenges as prices, rents rise, and the affordable housing stock dwindles further. Without programs and policies that incentivize and subsidize housing production throughout the region, increasing the supply of housing that meets the needs of the lowest-income renters and owners will be a challenge.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table MA-15.4 shows the current HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. As noted elsewhere, rapidly increasing rents in the region’s market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

Discussion

The discussions above emphasize that homes throughout the San Diego region are becoming increasingly more expensive, and the affordability gap is growing wider. Considering the large difference between income and housing costs, there is an extraordinary need for more affordable housing, not just for the lowest-income residents, but also for many moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the region's population.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The County of San Diego's housing stock is aging, leading to further units considered in "substandard condition." Numerous units throughout the region were built prior 1980, commonly necessitating lead-based paint abatement.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

The HOME Consortium jurisdiction, including the unincorporated area and the Urban County, has a significant number of units built prior to 1980. In addition to potential lead-based paint hazards posed by older units, it can be assumed that many of these units need rehabilitation. The costs of labor and materials continue to increase while incomes fail to keep pace with inflation. Most affected by these conditions are low-income seniors and those with disabilities who do not have the resources, and in many instances, the physical capabilities to maintain their residences. Owners of aging rental units also face challenges when there is insufficient cash flow to enable them to keep abreast of the maintenance and rehabilitation needs of their units.

As shown in the table below, 33% of the owner-occupied units and 60% of the renter-occupied units in the Urban County and HOME Consortium have one or two selected physical or financial conditions. Note that the conditions are identical to the four housing problems: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) more than 1 occupant per room, and (4) housing costs greater than 30% of household income.

Table MA-20.01: Condition of Units (Urban County and HOME Consortium)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	78,817	32.1%	74,578	53.3%
With two selected Conditions	2,194	0.9%	8,629	6.2%
With three selected Conditions	80	0.0%	228	0.2%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	164,714	67.0%	56,380	40.3%
Total	245,805	100.0%	139,815	100.0%

Data Source: ACS, 2018-2022 [B25123]

As reflected below in Table MA-20.02, in the Urban County and HOME Consortium, just under 50% of both owner- and renter occupied housing units were constructed prior to

1980, which means that many of these units – especially those occupied by lower-income households – may be in need of rehabilitation.

Table MA-20.02: Year Unit Built by Tenure (Urban County and HOME Consortium)

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	49,386	20.1%	24,263	17.4%
1980-1999	74,836	30.4%	49,494	35.4%
1950-1979	109,312	44.5%	59,705	42.7%
Before 1950	12,271	5.0%	6,353	4.5%
Total	245,805	100.0%	139,815	100.0%

Data Source: ACS, 2018-2022 [B25036]1

The following table shows the percentage of units built before 1980 for each of the Urban County and HOME Consortium cities. In Del Mar, La Mesa, Lemon Grove, and Solana Beach, over 70% of the housing units were constructed before 1980.

Table MA-20.03: Year Unit Built by City

Urban County Cities	Occupied Units Built Before 1980	Total Occupied Units	%
Coronado	4,286	6,549	65.4%
Del Mar	1,410	1,822	77.4%
Imperial Beach	6,051	9,115	66.4%
Lemon Grove	6,672	9,159	72.8%
Poway	8,968	16,159	55.5%
Solana Beach	3,964	5,436	72.9%
Total	31,351	48,240	65.0%
HOME Consortium Cities	Occupied Units Built Before 1980	Total Occupied Units	%
Carlsbad	14,384	43,912	32.8%
Encinitas	12,507	23,837	52.5%
La Mesa	18,327	24,824	73.8%
San Marcos	8,852	30,503	29.0%
Santee	11,663	20,642	56.5%
Vista	12,443	30,836	40.4%
Total	78,176	174,554	44.8%

Data Source: ACS, 2018-2022 [B25036]2

Table MA-20.04: Risk of Lead-Based Paint (Urban County and HOME Consortium)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	120,116	50.2%	67,944	48.5%
Housing units built before 1980 with children age 6 or younger present	15,611	6.5%	13,417	9.6%

Data Source: Total Units – ACS, 2016-2020 [B25036], Units with Children Present – CHAS, 2016-2020 [Table 13]3

Table MA-20.04: Vacant Units (Urban County and HOME Consortium)

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Not Available	Not Available	29,823
Abandoned Vacant Units	Not Available	Not Available	Not Available
REO Properties	Not Available	Not Available	Not Available
Abandoned REO Properties	Not Available	Not Available	Not Available

Data Source: ACS, 2018-2022 [B25002]

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The HOME Consortium jurisdiction has a significant number of units built prior to 1980. In addition to potential lead-based paint hazards posed by older units, it can be assumed that many of these units need rehabilitation. The costs of labor and materials continue to increase while incomes stagnate, leading to deferred maintenance. Most affected by these conditions are low-income seniors and those with disabilities who do not have the resources, and in many instances, the physical capabilities to maintain their residences. Owners of aging rental units also may face challenges when there is insufficient cash flow to enable them to keep abreast of the maintenance and rehabilitation needs of their units.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to the 2022 Five-Year ACS data, the Urban County cities have 31,351 occupied units constructed before 1980 and the HOME Consortium cities have 78,176, representing 65 and 45% of the occupied housing stock, respectively. Countywide, there are about 591,040 units built before 1980, indicating that there may be lead-based paint risks to a significant number of households.

It is important to note that 14% of households in the Urban County and HOME Consortium region include at least one child six years old or younger, who are particularly vulnerable to lead-based paint hazards. According to the U.S. Centers for Disease Control and

Prevention (CDC), children under six years old are at a higher risk of lead exposure, because their bodies are rapidly developing and more susceptible to taking in lead if exposed. Young children tend to put their hands or other objects in their mouths, which can result in lead exposure if their hands or other objects are lead-contaminated.

Discussion

Please see above.

DRAFT

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

Table MA-25.01: Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	25	159	10,746	203	10,949	954	86	230
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The HACSD currently owns and operate five public housing developments – three family developments (Dorothy St. Manor, Melrose Manor Apartments, and L St. Manor Apartments), one development services for seniors and residents with disabilities (Town Center Manor), and one development for agricultural workers (Firebird Lane Manor). The five developments include 159 public housing units, including five units reserved for on-site managers. Four of the public housing developments are located in the City of Chula Vista and one in the City of San Marcos.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As outlined above, the HACSD has 155 public housing units available to residents plus four resident-manager units. These units are addressed in the HACSD PHA Plan. The HACSD received a Public Housing Assessment System (PHAS) inspection score of 96 out of a possible 100 points for the fiscal year ending on June 30, 2024. The HACSD continues to improve its Public Housing stock with funding from its Capital Fund Program.

Table MA-25.02: Public Housing Condition

Public Housing Development	Average Inspection Score
HACSD Public Housing Program (CA108)	96

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The approximate ages of the HACSD’s four developments are as follows:

- Dorothy Street Manor – approximately 32 years;
- L Street Manor – approximately 32 years;
- Towncentre Manor – approximately 40 years;
- Melrose Manor – approximately 39 years; and
- Firebird Lane Manor – approximately 29 years.

As is the case with complexes of this age, major systems and components begin to meet or exceed their life expectancies and must be restored or replaced at an accelerating rate, which often exceeds the funding available to take the appropriate actions in a timely manner.

HACSD expects to receive approximately \$358,000 in Capital Funds in FY 2025-2026 for the modernization and operation of the four public housing developments in the City of Chula Vista. HACSD recently completed a renovation to update multiple building systems at the Town Centre Manor site and plans to make additional capital improvements identified in a Physical Needs Assessment conducted on all four properties over the next several years. In addition, the HACSD intends to financially reposition the properties to address future capital needs and ensure the long-term viability of the affordable housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The HACSD holds an annual Capital Improvement and Resident Services meeting with public housing residents to elicit information, feedback, and recommendations for future capital fund projects and other resident needs. The HACSD works with residents to prioritize resident needs so that funds are directed first to higher priority items with a priority focus on energy efficiency improvements. A contracted property management company is directed to promptly address all needed repairs.

HACSD conducts annual quality control inspections. The HACSD is currently addressing the high priority deficiencies identified in the Physical Needs Assessment. The long-term goal of the HACSD is address all the deficiencies identified in the report, however it is faced with the challenge of securing funding to take the appropriate actions in a timely manner.

Discussion:

As was discussed above, as the HACSD public housing ages, restoration and rehabilitation needs are expected to increase at an accelerating rate. However, income from rents generally remains level, and other sources of income, such as capital funding, do not rise at the same rate as accelerating costs. The HACSD is seeking other options, such as Rental Assistance Demonstration (RAD) conversion of the public housing units and asset repositioning to fully transition the public housing stock to a Housing Choice Voucher platform. HACSD will work with HUD to consider the best option that will allow these units to remain affordable and at the same time increase the life span of the units by conducting the restoration and rehabilitation.

DRAFT

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The County administers programs, vouchers, shelters, and permanent housing for individuals experiencing homelessness that tie into the *Live Well San Diego* vision. Additionally, the County supports the Regional Task Force on the Homeless, which has been designated as the region's Continuum of Care (CoC).

Table MA-30.01: Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional and Rapid Rehousing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development*
Households with Adult(s) and Child(ren)	1,238	11	2,366	2,317	N/A
Households with Only Adults	2,558	143	2,031	7,258	N/A
Chronically Homeless Households	0	0	0	866	N/A
Veterans	16	0	843	2,637	N/A
Unaccompanied Youth	123	0	277	219	N/A

Data Source: RTFH Housing Inventory Count, 2024

*Permanent supportive housing under development is not tracked for the region as a whole.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

According to 2-1-1 San Diego, the mainstream services most sought by homeless persons and those at risk of homelessness in 2018 included housing and income support. HUD-funded homeless programs work to connect persons experiencing homelessness to mainstream benefits, which include Supplemental Nutrition Assistance Program (SNAP), Medicare, Medi-Cal, State Children's Health Insurance, veterans' benefits, Temporary Assistance to Needy Families (TANF), and Section 8. This is achieved by offering case management and follow-up, as well as assisting with screenings and referrals.

Additionally, the County of San Diego has developed an initiative called [Project One For All \(POFA\)](#) which provides intensive wrap around services, including mental health counseling and housing, to homeless individuals with serious mental illness. This program aligns with the vision of *Live Well San Diego* of a region that is building better health, living safely, and thriving. It is a coordinated approach that allows for a mechanism for County resources to be matched with individual need. It is a method for cities, local housing authorities, and nonprofits to pair with County resources. POFA includes outreach and engagement, permanent housing, and treatment services for the region's most vulnerable. According to the HHS Mental Health Services Act (MHSA) Three-Year Program and Expenditure Plan for FY 2023-24 through 2025-26, as of December 2022, a total of 2,238 individuals experiencing homelessness were housed and received Behavioral Health Services through POFA. New POFA vouchers are no longer being issued by HCDS, however existing voucher recipients are still receiving support and services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The RTFH is designated as the Continuum of Care (CoC) by HUD to administer approximately \$30-40 million annually of CoC funds. In 2024, the CoC is renewing 58 housing and supportive service projects that serve homeless individuals including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. In addition, the CoC has applied for the HUD Youth Demonstration Grant (YHDP) in the amount of \$4.09 million for 6 projects throughout the San Diego region for homeless youth.

The CoC Board has designated seats for mainstream providers (County Department of Health and Human Services Agency, VA, and behavioral health), the Hospital Association, and other program representatives filling Board seats to provide updates on services, community training, and changes in policies. The CoC conveys the notices and highlights of system or policy changes impacting homeless persons to agencies to ensure current knowledge of benefits and resources. The Board and RTFH CEO foster system coordination; CoC Staff coordinate training; and an evaluation committee explores homelessness impacts.

Monthly membership and Board meetings, newsletter releases, updates from 2-1-1, the RTFH website, and CoC email blasts alert the community about new information regarding mainstream benefits for homeless and at-risk persons. Most grantees receive direct notification from public listservs as well. CoC helps monitor agency performance in tracking the provision of assistance. Periodic special training is offered through full membership meetings. Virtually all (99 percent) of CoC-funded providers assist clients with identifying, accessing, and maintaining appropriate mainstream benefits. Case managers work directly and indirectly with mainstream programs to understand benefits. Agencies track referrals to local resources and many staff are SOAR (SSI/SSDI Outreach, Access, and Recovery) trained. CoC agencies and outreach teams also use the 2-1-1 phone line to assist people in accessing current information and applying for mainstream resources.

Providers conduct follow-up with participants during the first year to ensure that mainstream benefits are renewed. Staff in a major hospital and community clinic were cross trained for CES referral. Agencies contracted to provide public education and screening for State or Federal health programs advertise services to or outstation in CoC agencies.

The CoC outreach team networks to reach homeless individuals throughout the county and includes teams from the County Health & Human Services Agency, law enforcement, VA, non-profits, emergency response teams, faith-based organizations, businesses, and churches. Providers focus on specific populations (veterans, Severely Mentally Ill, youth, individuals experiencing domestic violence) and tailor outreach to the areas where homeless individuals may be found.

CoC Grantees hold dozens of agreements with employers and employment services. The CoC offers information and support for new/recurring funding to support job services. The collective action of participating agencies, businesses, employers on the Board and the federally funded WFP offers formal MOUs and region-wide strategic initiatives. Consideration is given to overall productivity of youth participating in either work or school. Education and jobs impact future income growth for participants. Jobs that offer safety are promoted for survivors of domestic violence.

CoC agencies proactively link clients to mainstream resources and work to identify methods to improve employment outcomes and access to mainstream benefits. Strategies include job support staff; partnerships with Workforce Investment Act (WIOA)-funded workforce development providers; tangible support for job/training; skills development classes; SSI/SSDI Outreach, Access, and Recovery (SOAR) training; phone enrollment in mainstream benefits; low/no-cost IDs; call-in centers to resolve eligibility issues or benefits denial; and clinics to access VA benefits. The RTFH and the Local Initiative Support Corporation (LISC) partnership offers employment training.

DRAFT

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The San Diego region has a growing number of individuals with special needs, including those aged 65 or older, persons with disabilities, and those experiencing HIV/AIDS. For those living with HIV/AIDS, the County of San Diego administers housing programs via HOPWA assistance, which is outlined in the table below.

Table MA-35.1: HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their Families
TBRA	130 Households
Permanent Housing in Facilities	99 households
STRMU	60 households
Short-Term or Transitional Housing Facilities	87 households
Emergency Housing	120 households
PH Placement	0 households

Data Source: 2023-2024 CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management, with a shorter-term rehabilitation. Other more challenging/ongoing conditions might require supportive services that include long-term assisted living, as well as transportation and nursing care. Persons living with disabilities (either mental or physical) may require affordable housing with flexible supportive services to help them access and maintain housing and community supports to live independent and dignified lives. These vulnerable populations are more likely to experience housing instability and/or homelessness given their challenges to increase income and potential service needs. Those with intellectual and development disabilities require additional resources towards supportive housing, including house set-asides for people with these disabilities.

Older Adults' Special Needs for Facilities and Services

Older adults have unique supportive housing needs as compared to the general population. According to the best practices recommended by the Corporation for Supportive Housing, older adults need permanent supportive housing that will promote

aging-in-place. Supportive housing for older adults must recognize that older adults are progressing toward increasing physical limitations and increasing dependency.

Supportive housing can promote aging in place by accommodating the following older adult needs:

- **Physically accessible units:** ADA compliant units with physically accessible designs are suited to increasing physical limitations over time.
- **Comprehensive, on-site, geriatric case management:** Providing comprehensive, on-site, geriatric case management may improve health outcomes and quality of life as older adults move toward increasing dependency. Access to on-site case management services is important to remove transportation and accessibility barriers. Older adults also benefit from case managers who specialize in geriatric needs, such as reduction of monthly expenditures and health care costs, connection with Home and Community Based Services (HCBS), Medi-Cal care coordination benefits, and medical and palliative care coordination. Older adults may also need assistance furnishing and moving into a new residence. They benefit from help acclimating to their new neighborhood, including navigation of social services, health clinics, and transportation options.
- **Access to shops, services, and transportation:** Community feedback from Age Well San Diego, the County's age-friendly initiative, highlighted the need for more housing in "mixed-use" villages, where residences were within walking distance to shops and services. For older adults, living near a pharmacy, grocery store, and other supportive services is important, especially when driving is no longer an option. Public transportation access was also a community priority for older adults to access shops and services outside of their neighborhood.
- **Services addressing mental health and social isolation:** Risk of depression may increase as older adults face health challenges and lose functional ability.
- **Dementia-friendly services, supports, and housing:** A livable community for all ages requires appropriate support for individuals living with dementia so they can live as independently as possible.
- **Language services:** Permanent supportive housing can support older adults who speak limited or no English by providing language services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The County's Behavioral Health Services team conducts Assertive Community Treatment (ACT) and Strengths-Based Case Management in treating its clients. ACT program

services include mental health and substance use assessment and treatment, intensive case management, emergency assistance with food and clothing, individual goal planning, independent living skills development, and employment services. SBCM program services include mental health and substance use assessment, group and/or individual counseling, crisis prevention and intervention, rehabilitation, community integration, and linkage/consultation/placement services.

For services within individualized populations, the County offers the following services:

Small Family Homes

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

Adult Residential Facility

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Residential Care Facilities for the Elderly

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

Social Rehabilitation Facility

A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

Community Care Coordination (C3)

Community Care Coordination (C3) provides comprehensive care coordination, service navigation, and housing assistance to participants that have a serious mental illness, are homeless or at-risk of homelessness, and exiting local jail. The C3 Teams consist of a Case Manager and Peer Support Specialists that provide intensive in-reach engagement activities and case management that begins in a custodial setting and continues for up to twelve months when the participant reenters the community. C3 services include peer support, immediate housing, housing navigation for permanent housing, transportation, family reunification, and system navigation to link clients to mental health treatment, substance use treatment, healthcare, benefits, and other needed supportive services that improve the client's quality of life, reduce the risk of recidivating, and diminish the impact of untreated mental health, substance use, and untreated health issues.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

91.315(e)

As part of its HOPWA program, the County offers the following services:

- Housing Information and Referral Services through 2-1-1 San Diego
- Housing Operating Costs – Housing operating costs help provide housing units to clients by supporting projects with funding for maintenance, security, utilities, and other operating expenses.
- Project or Tenant-Based Rental Assistance
- Supportive Services - Examples of supportive services include a meal delivery service, a moving service, and services within housing projects such as case management and meals/nutritional services
- Short-Term Rent, Mortgage Payment or Utility payments

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Santee:

Support service needs in the City of Santee include: elder in-home services, elder care managers, Meals on Wheels, nutrition support and food support, senior center services, case management, in-home supportive services, health advocacy, going outside the home for the disabled and employment support, supplemental SSI, Medicaid, 24-hour

round-the-clock support where needed, inpatient care for certain disabilities, residential treatment, alcohol and drug treatment, screening and assessment, medication management, crisis intervention and group and individual therapy, physical, recreational, occupational, speech and respiratory therapies, etc. For persons with AIDS/HIV, important supportive housing services include, but are not limited to dental care, legal services, transportation and rental support, etc.

During the forthcoming year, and the five years covered in the FY 2025-29 City of Santee Consolidated Plan, Santee will:

- Continue to support activities that improve the quality of life for seniors, youth and persons with special needs.
- Continue to explore opportunities for senior service group partnerships and collaboration.
- Collaborate with and offer incentives and regulatory concessions to developers to facilitate the construction or acquisition and rehabilitation of housing for seniors and fund agencies that provide supportive services including meals and case management services to seniors.
- Explore the provision of CDBG resources to non-profit organizations that provide home improvement and repair services to lower-income households, including ADA improvements.

La Mesa:

In the coming year, the City of La Mesa residents will have access to a HOME Consortium down payment and closing cost assistance program. The City of La Mesa will operate a senior resources fair with county and local partners. The City of La Mesa also completed a project called Livable La Mesa through AARP's Livable Communities Initiative to improve the health and quality of life for older adults and is an affiliate of the World Health Organization's Global Network of Age-Friendly Cities and Communities. The City of La Mesa also provides a free congregate lunch for seniors, designed in partnership with a Registered Dietitian. Serving Seniors' meals provides one-third of an older adult's nutrition requirements and accommodates a wide variety of dietary needs. Lastly, the City will continue to undertake planned accessibility improvements, including new and repaired sidewalks and curb ramp upgrades in the coming year.

Encinitas:

The agencies providing services to special needs populations and persons experiencing homelessness in the Encinitas have a long history and expertise in providing these services. These include Community Resource Center, Meals on Wheels, Coastal Roots Farm, and Legal Aid Society of San Diego. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower income households, homeless residents, and more.

San Marcos:

The activities that the City of San Marcos plans to undertake during the next Consolidated Plan period to address the housing and supportive services of the City's special needs populations are to: continue to commit funding to increase the supply of affordable housing that include special needs units, continue to implement San Marcos' Americans with Disabilities Transition Plan to increase access to City facilities, programs and services, continue to affirmatively further fair housing by conducting non-complaint based testing for impediments to fair housing choice, continue to fund North County San Diego's network of homeless shelter providers, the Alliance for Regional Solutions, continue to provide senior nutrition programs and senior community health workshops at the San Marcos Senior Activity Center, and continue to increase access to community, health, social and disaster services. The San Marcos Community Foundation (SMCF) will continue to provide grants to local non-profits that assist our special needs populations. In 2023-24, the SMCF granted \$42,000. Agencies that have received funding included: Casa de Amparo, I Love a Clean San Diego, Big Brothers Big Sisters SD, Voices for Children, First Gen Scholars, Kids College, Just in Time for Foster Youth, Palomar College Foundation, Mama's Kitchen, Pedal Ahead, TERI, Inc., Honor Flight San Diego, Arthritis Foundation, Boys & Girls Club of San Marcos, Escondido Creek Conservatory, BIPOC Support Foundation, California State University San Marcos, Fraternity House, Inc., HomeMore Project, Inc., Jacobs and Cushman San Diego Food Bank, North County Health Project dba TrueCare, Peace Under Love, Inc., Sharia's Closet, San Marcos Promise, Bithiah's Family Services- San Marcos Resource Center, Classic 4 Kids, Senior Veteran Home Solutions, North County Buckeyes Basketball, Richland Elementary School Library.

Carlsbad:

The City of Carlsbad plans to undertake the following activities for the forthcoming year, and the five years covered in the FY 2025-29 Consolidated Plan:

- Provide direct benefit to lower income persons through the provision or retention of affordable housing units in Carlsbad;
- Provide direct assistance to lower income households to prevent or eliminate residential Building or Municipal Code violations and/or improve the quality of housing units in Carlsbad through residential (rental and/or owner occupied) rehabilitation programs;
- Provide shelter or services to homeless or near homeless persons/families which result in an improved situation through employment, permanent or transitional housing, treatment of mental, or substance abuse problems, etc.;
- Provide assistance to non-profit public service providers who meet the basic needs of lower income residents and residents with special needs. Basic

needs are defined as those which provide food, shelter, clothing and, in some cases, health care;

- Provide assistance to organizations administering programs that directly benefit lower income children living in Carlsbad. The programs must provide one or more of the following activities: daycare, after-school care, cultural enrichment, recreation, health care/immunization or self-improvement. The City may also give priority to single-parent assistance programs such as counseling services; and
- Provide assistance to organizations administering programs that directly benefit low income adults living in Carlsbad. The programs must provide one or more of the following activities for adults: employment services, job training, and educational programs.

Vista:

Support services in the City of Vista include Alpha Project's Homeless Outreach Program, Boys and Girls Club's SMART Moves Program, City of Vista Senior Center's Nutrition Program, Mama's Kitchen's Home-Delivered Hot Meals Program, Meals on Wheels' Senior Care In-Home Program, North County Lifeline's Communities in Action (youth and emergency services) Program, Operation HOPE's Emergency Shelter and Case Management Program, Palomar Family Counseling Services' Child, Youth and Family Response Program, Voices for Children- CASA Program, Vista Community Clinic's Wellness Center and Rancho Buena Vista High School REACH Program, Bridge Housing Motel Voucher Program, and CSA Fair Housing Services.

In the forthcoming year, the City of Vista will:

- Oversee compliance of various affordable housing agreements including the 56 Permanent Supportive Housing units approved by City Council in June 2024 and the negotiation of additional 70 units to be recommended to City Council in 2025.
- Waive development impact fees for Accessory Dwelling Unit owners who sign 10-year Affordability Covenants.
- Continue to implement and provide bi-annual updates to the Strategic Plan to Address Homelessness.
- Continue to support Alliance for Regional Solutions, North County San Diego's collaborative network of homelessness service providers.
- Receive Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program.
- Continue to support the Public Service Providers listed above to improve the quality of life for low-income residents.
- Continue sidewalk improvements in areas with high poverty rates, high population densities, and high pedestrian volumes of those traveling to schools.

- Construct single-occupancy restrooms at Luz Duran Park to provide increased cleanliness standards and social distancing in response to the COVID-19 pandemic.

DRAFT

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Based on the previous work of the San Diego's Regional Planning Agency in its 2020 Analysis of Impediments to Fair Housing Choice and recent studies and research regarding housing affordability, the following is a list of barriers to affordable housing in the County:

Lending and Credit Counseling: White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Approval rates for Black and Hispanic applicants were well below the approval rates for White and Asian applicants in the same income groups. Additionally, Black and Hispanic applicants continued to get higher-priced loans more frequently than White and Asian applicants.

Overconcentration of Housing Choice Vouchers: Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred. El Cajon and National City continue to experience high rates of voucher use.

Housing Options: Housing options for special needs groups, especially for seniors and persons with disabilities, have improved, but remain limited. Affordable programs and public housing projects have long waitlists. Additionally, the housing stock has lost multifamily units over time, affecting affordability. The County should work to promote the distribution of affordable housing and a range of housing choices for households with special needs.

Enforcement: Housing enforcement activities are limited. Fair housing services focus primarily on outreach and education; there is less emphasis on enforcement of policies. Fair housing tests should be conducted regularly and developers/renters should be held accountable for policy violations.

Outreach and Education: Increasingly fewer people rely on traditional media sources like newspapers to receive information. Other printed items like public notices and flyers are costly and ineffective means to reach the community at large. Frequent workshops with targeted population should be conducted to allow for meaningful discussions and dissemination of useful information. Organizations should involve neighborhood groups and other community organizations when conducting outreach and education activities.

Racial Segregation and Linguistic Isolation: Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, 15.4% of residents indicated they spoke English "less than very well" and can be considered linguistically isolated. Within San Diego County, there are RECAPs (Racially/Ethnically Concentrated Areas of Poverty) scattered in small sections of

Escondido, El Cajon, La Mesa, Lemon Gove, National City, and Chula Vista. Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego.

Public Policies: Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available within the County. Several jurisdictions within the county have yet to update their zoning ordinances to address special needs housing, thus adding pressure to surrounding areas. The Turner Center for Housing Innovation has found that maintaining anti-density zoning, such as land use being dominated by single-family detached housing, results in more racially segregated cities and tend to exclude blue collar workers. Jurisdictions in the region should work together to amend the zoning ordinances that reflect the growing needs and expectations of the area.

DRAFT

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides insight into the economic development landscape within the County. A discussion of employment trends, industries, business sectors, unemployment, as well as commute time and educational attainment by job type is evaluated to determine the economic needs of the County’s LMI residents.

Table MA-45.01: Economic Development Market Analysis -- Business Activity (Countywide)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,112	6,402	1.2%	1.9%	0.7%
Arts, Entertainment, Accommodations	42,472	45,133	9.7%	13.2%	3.6%
Construction	33,261	33,299	7.6%	9.8%	2.2%
Education and Health Care Services	97,370	68,202	22.2%	20.0%	-2.2%
Finance, Insurance, and Real Estate	24,934	17,051	5.7%	5.0%	-0.7%
Information	9,225	2,490	2.1%	0.7%	-1.4%
Manufacturing	39,528	42,148	9.0%	12.4%	3.3%
Other Services	13,406	11,864	3.1%	3.5%	0.4%
Professional, Scientific, Management Services	53,686	29,688	12.2%	8.7%	-3.5%
Administration and Support, Waste Management	27,445	18,775	6.3%	5.5%	-0.8%
Public Administration	17,545	7,851	4.0%	2.3%	-1.7%
Retail Trade	42,119	34,421	9.6%	10.1%	0.5%
Transportation & Warehousing	15,323	8,335	3.5%	2.4%	-1.0%
Wholesale Trade	17,546	15,578	4.0%	4.6%	0.6%
Grand Total	438,972	341,237	100.0%	100.0%	0.0%

Notes: In the “Jobs less workers %” column, a negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers). The number of workers is based on where workers live; number of jobs are based on where workers are employed; both analyses are based on primary jobs

Data Source: U.S. Census Bureau Longitudinal Employer-Household DynAMICS OnTheMap, 2021

Table MA-45.02: Labor Force (Urban County and HOME Consortium)

Total Population in the Civilian Labor Force	232,189
Civilian Employed Population 16 years and over	216,293
Unemployment Rate	6.85%
Unemployment Rate for Ages 16-24	13.04%
Unemployment Rate for Ages 25-65	5.24%

Data Source: ACS, 2018-2022 [Data Series B15001]

Table MA-45.03: Occupations by Sector (Urban County and HOME Consortium)

Occupations by Sector	Number of People
Management, business and financial	103,462
Farming, fisheries and forestry occupations	2,779
Service	95,406
Sales and office	113,573
Construction, extraction, maintenance and repair	29,326
Production, transportation and material moving	52,817

Data Source: ACS, 2018-2022 [Data Series S2401]

Table MA-45.04: Travel Time (Urban County and HOME Consortium)

Travel Time	Number	Percentage
< 30 Minutes	112,989	54.1%
30-59 Minutes	76,880	36.8%
60 or More Minutes	18,857	9.0%
Total	208,726	100%

Data Source: ACS, 2018-2022 [Data Series B08303]

Education:

Table MA-45.05: Educational Attainment by Employment Status in Urban County and HOME Consortium (Population 25 and 64 Years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,695	1,812	12,138
High school graduate (includes equivalency)	45,221	3,701	18,896
Some college or associate's degree	73,580	4,206	23,968
Bachelor's degree or higher	77,119	3,145	15,019

Data Source: ACS, 2018-2022 [Data Series B23006]

Table MA-45.06: Educational Attainment by Age in Urban County and HOME Consortium

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	378	1,965	2,244	6,757	4,520
9th to 12th grade, no diploma	3,821	3,383	3,088	6,895	3,750
High school graduate, GED, or alternative	29,913	17,507	13,156	26,859	18,680
Some college, no degree	19,006	19,966	15,665	29,924	20,845
Associate's degree	3,041	6,761	5,496	11,387	8,200
Bachelor's degree	3,872	14,535	14,060	26,124	16,559
Graduate or professional degree	225	4,637	8,315	16,035	13,390

Data Source: ACS, 2018-2022 [Data Series B15001]

Table MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months (Countywide)

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,530
High school graduate (includes equivalency)	\$38,034
Some college or Associate's degree	\$46,491
Bachelor's degree	\$74,134
Graduate or professional degree	\$99,906

Data Source: ACS, 2018-2022 [Data Series B20004]

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As shown in Table MA-45.01, the three sectors with the greatest number of jobs in the County are Education and Health Care (68,202 jobs); Arts, Entertainment and Accommodations (45,133 jobs); and Manufacturing (42,148 jobs). However, these figures are slightly different for the sector with the greatest number of workers. There are fewer jobs in several sectors than workers, meaning that workers are commuting to other jurisdictions to work – for example, there are only 68,202 Education and Health Care Services jobs in the County, but 97,370 workers. At the other end of the spectrum, there are more jobs than workers in the Agriculture and Mining sector, demonstrating that additional people are commuting into the County for work. Overall, there are about 438,972 workers in the County, but just 341,237 jobs.

Table MA-45.04 provides a look at the commuting patterns of the County's workers. Most workers drive less than 30 minutes to their place of employment. Only 9% of workers in the County drive more than an hour to work. Longer commute times lead to greater transportation costs, more greenhouse gas emissions, and a range of health issues.

State Employment Development Department data indicates that the overall unemployment rate for the County as a whole is 4.7% as of October 2024. The following tables shows the unemployment rates for each of the Urban County and HOME Consortium cities.

Table MA-45.08: Unemployment Rate

URBAN COUNTY CITIES	October 2024
	Unemployment Rate (Estimate)
Coronado	4.0%
Del Mar	1.8%
Imperial Beach	5.5%
Lemon Grove	4.9%
Poway	3.9%
Solana Beach	2.4%

HOME CONSORTIUM CITIES	October 2024
	Unemployment Rate (Estimate)
Carlsbad	4.4%
Encinitas	3.8%
La Mesa	4.5%
San Marcos	4.7%
Santee	4.2%
Vista	5.1%

Data Source: California Employment Development Department, 2024

Describe the workforce and infrastructure needs of the business community:

The San Diego region has one of the most dynamic economies in the nation. Key industries include aerospace, advanced manufacturing, clean energy, cybersecurity, defense, healthcare, information and communication technologies, life sciences, and tourism. By focusing on these sectors, workforce development systems and the community colleges can address what is called the hourglass economy. This consists of many high-wage earners and low-wage earners, but relatively few middle-income earners. The employers in these sectors reported the most significant hiring difficulties are a small applicant pool and insufficient non-technical skills and certifications. Therefore, it is imperative to grow the workforce in the Priority Sectors by expanding skillsets and focusing on individuals who are typically underrepresented.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Board Supervisors serve on SANDAG's Board of Directors, which gives the County a voice in regional initiatives and investments. The most significant effort SANDAG is working on is its 5 Big Moves, a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

1. Complete Corridors
2. Transit Leap
3. Mobility Hubs
4. Flexible Fleets
5. Next OS

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and effect the workforce and businesses. The County has an expansive transportation network that includes major Interstates, as well as Metropolitan Transit System's trolley service.

The County is also in the process of implementing its Housing Element in accordance with the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation and methodology approved by the SANDAG Board of Directors in November 2019 for the 2021 to 2029 period. RHNA delineates the number of new homes a jurisdiction must plan for based on expected population growth, income distribution, and other factors.

The State Department of Housing and Community Development lauded SANDAG for its allocation methodology. Sixty-five% of the regional allocation will be distributed to local jurisdictions with access to transit, with the remaining 35% based on the total number of jobs in the jurisdiction. There was an additional equity adjustment to ensure low-income housing isn't concentrated in any one jurisdiction.

The methodology resulted in the unincorporated County receiving an estimated allocation of 6,700 homes. The County is not required to build those units, or even ensure they get built. It must simply plan for that many homes, but this can still spur economic development efforts, as homebuilders and businesses can account for growth areas and business opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The San Diego Region has a diverse economic base with more than 1.6 million employment opportunities. The innovation economy is growing faster than the overall San Diego economy. San Diego has a higher-than-average concentration of Science, Technology, Engineering, and Mathematics (STEM) workers who can be employed in the innovation economy, which translates to higher median earning than other sectors.

The County of San Diego's workforce skillset and education highly favors the health care and professional management business sectors of the local economy. Such sectors have continued to see steady and significant growth in the last decade and the workforce has responded accordingly. According to the County's 2024-25 Operational Plan, the large employers in the county in 2023 (other than the U.S. military) were the County of San Diego, Collins Aerospace, and the University of California-San Diego. The region is also seeing rebounding growth in the manufacturing and service sector. The workforce in these sectors, such as construction and food services and hospitality, face significant challenges as the pool of candidates becomes increasingly specialized in other sectors. A challenge the workforce faces relates to the high cost of living, those in San Diego are spending significantly more income on housing cost as compared to peer cities, which creates a local challenge in retaining top talent.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and diversity, equity and inclusion. These pillars allow SDWP to focus on the region's Priority Sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders. The services offered by SDWP can be accessed by residents of Santee and will support desired economic development advancement.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

See previous discussions.

Discussion

See previous discussions.

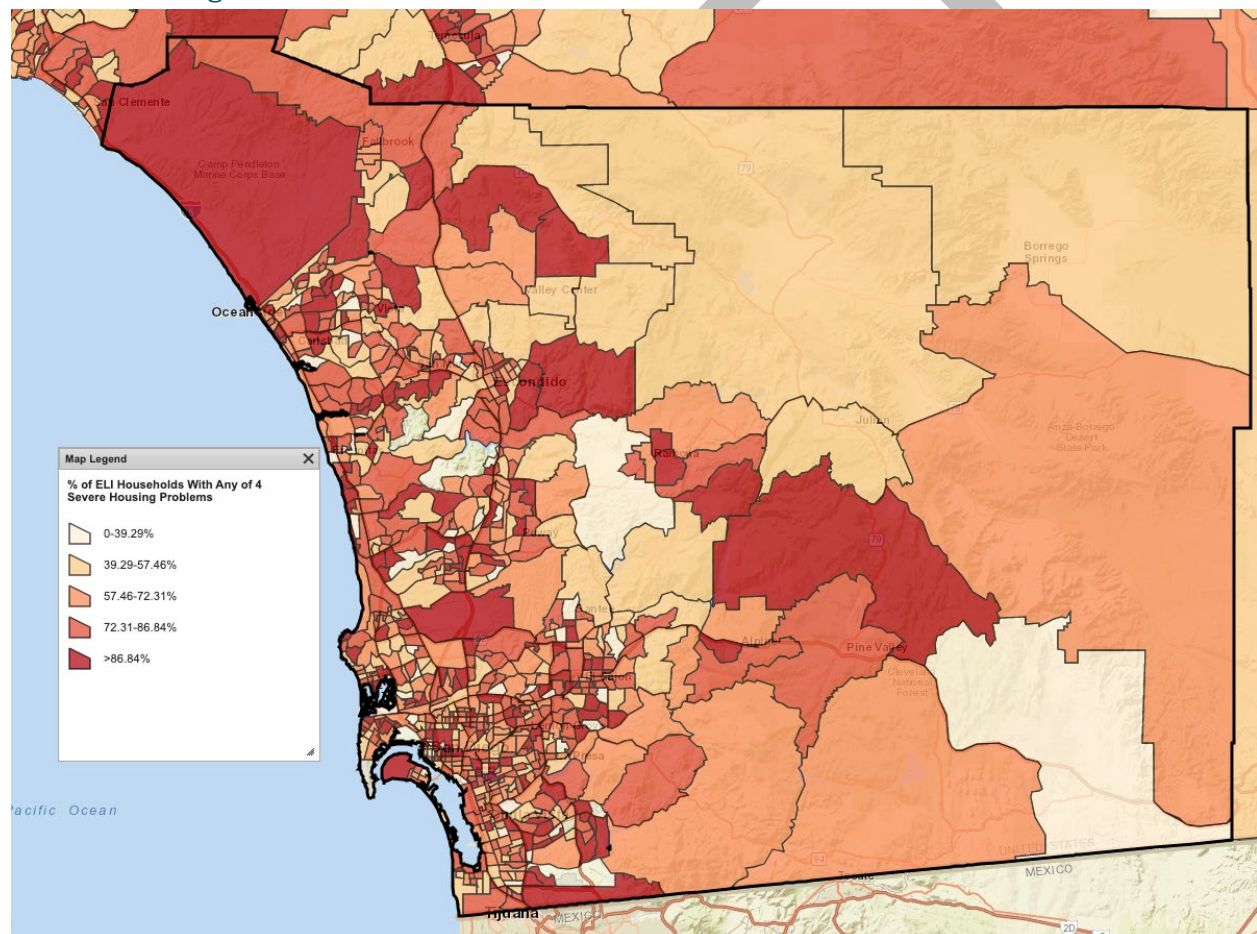
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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Again, the four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack complete plumbing facility, more than one occupant per room (overcrowding), and cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden greater than 50 percent. Below is a map indicating census tracts with a concentration of extremely low-income households with any of the four severe housing problems.

Figure MA-50.01: Percentage of Extremely Low-Income Households with Any of the Four Severe Housing Problems



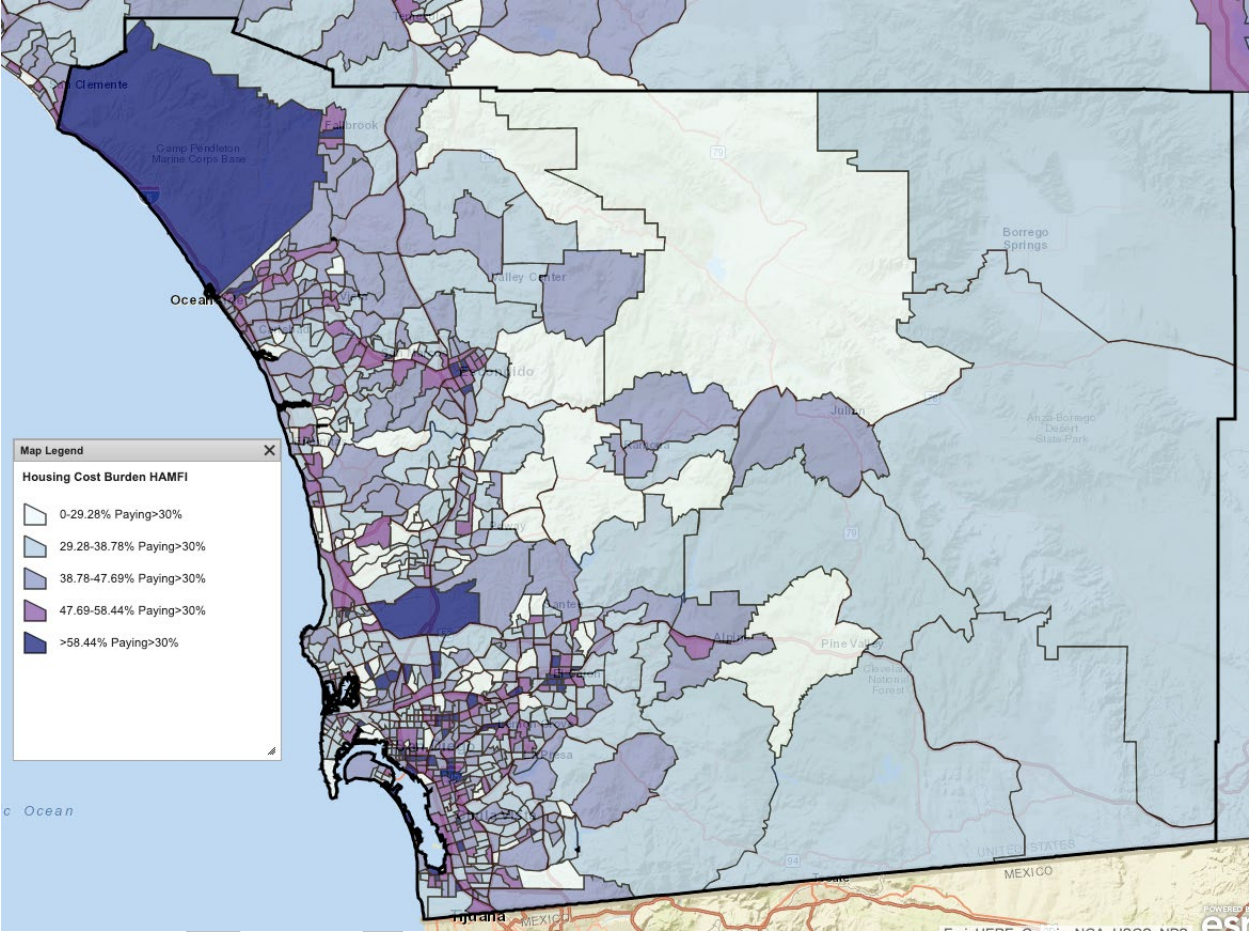
Data Source: HUD CPD Maps (<https://egis.hud.gov/cpdmaps/>) as of July 18, 2024

Most of the census tracts with the highest concentrations of severe housing problems exist within the incorporated municipalities, but the unincorporated county does contain

census tracts with concentrated severe housing problems. These areas are on or near borders with incorporated municipalities.

The same is true for housing cost burden. The most impacted census tracts exist within incorporated municipalities, but the county does have many census tracts in which a large share of the population is housing cost-burdened. These are concentrated along or near the border with incorporated cities.

Figure MA-50.02: Percentage of Households with Housing Cost Burden

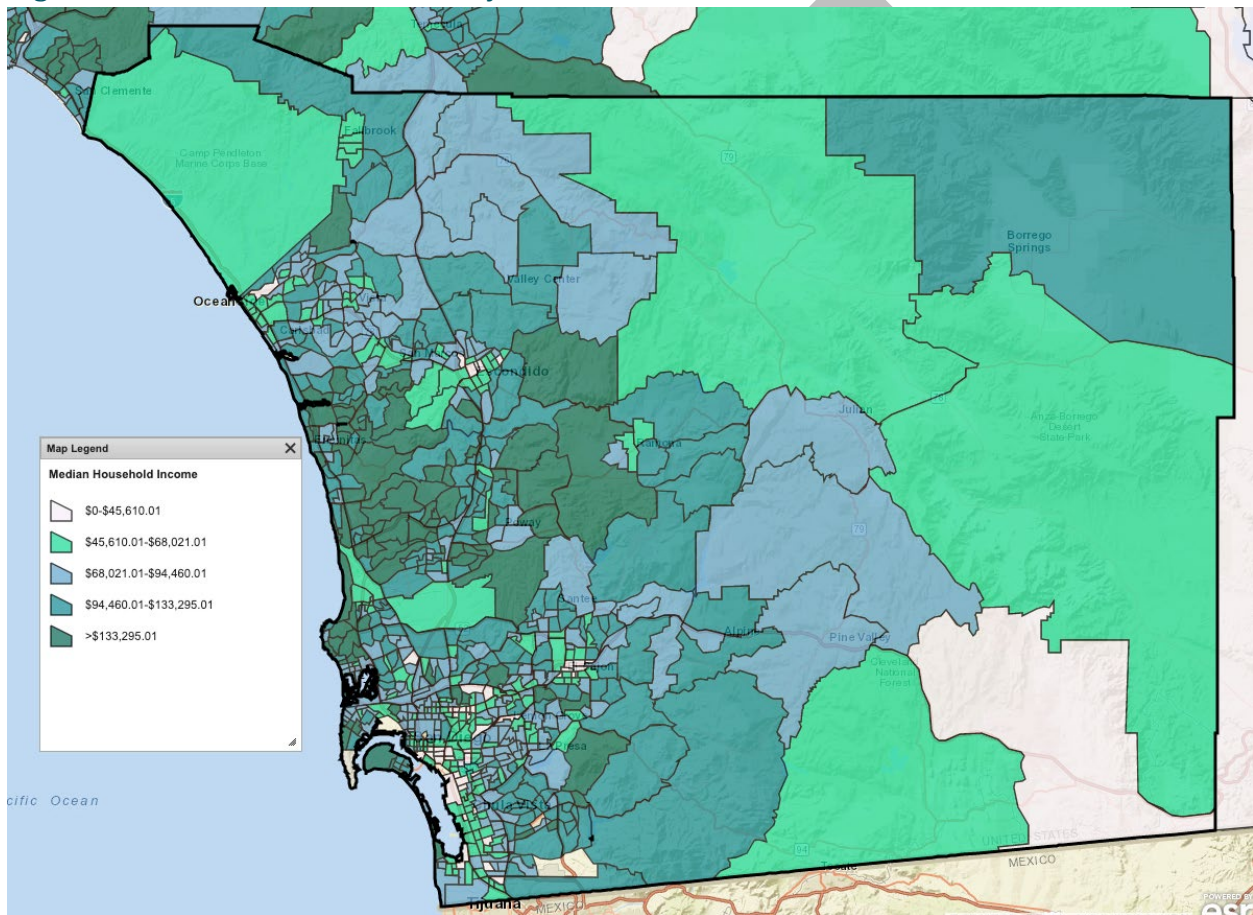


Data Source: HUD CPD Maps (<https://egis.hud.gov/cpdmaps/>) as of July 18, 2024

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The incorporated municipalities possess higher median incomes and are more racially diverse. According to 2022 5-Year ACS data, Whites comprise 54% of the Urban County and HOME Consortium cities, whereas the entire San Diego County is just 44% White. The County’s more diverse census tracts are located along the US-Mexican border and in South County cities such as Imperial Beach and National City. However, these census tracts largely have lower median incomes.

Figure MA-50.03: Median Income by Census Tract



Data Source: HUD CPD Maps (<https://egis.hud.gov/cpdmaps/>) as of July 18, 2024

What are the characteristics of the market in these areas/neighborhoods?

Outside of the City of San Diego, housing problems are predominately concentrated in unincorporated communities including Ramona, unincorporated Escondido, Fallbrook, Bonsall, Pauma Valley, and Mount Cuyamaca. These areas are rural in nature. The most common housing problem in these areas is Severe Housing Cost Burden, which means households are spending more than 50% of their income of housing costs.

Are there any community assets in these areas/neighborhoods?

Each of these affected areas are rural in nature, which means they are less developed than the urban core of San Diego County. However, Ramona and Fallbrook have developed clusters of commercial areas. Additionally, both communities have several community assets such as shopping centers, restaurants, libraries, health facilities, schools, senior and community centers, paved streets and sidewalks. Bonsall, Pauma Valley, and Mount Cuyamaca are significantly less populated areas. Bonsall and Pauma Valley are home to many agricultural assets such as citrus groves, vineyards, and horticulture. There are parts of these rural areas with unpaved privately and publicly owned roads.

Are there other strategic opportunities in any of these areas?

According to the County's General Plan, the strategic opportunities posed by the above discussed semirural and rural communities lie in those vast areas of undeveloped lands that buffer unique communities. Strategic opportunities in these areas reside with preserving wildlife and natural resources, and the rural and semirural nature of these communities. The Land Use Element addresses strategic opportunities for urban areas and those areas experiencing urban growth. The Land Use Element indicates strategic opportunities include focusing development in and around existing communities to allow the County to maximize existing infrastructure, provide for efficient service delivery, and strengthen town center areas.

Other possible strategic opportunities include rehabilitating existing older housing stock, streamlining the permitting process to encourage developers and owners to construct rental and owner-occupied housing, and revitalizing aging commercial areas. In addition, strategic opportunities include funding accessibility improvements to public areas, constructing sidewalks and paved streets where none exist; funding the rehabilitation of aging infrastructure, funding new or improved public areas, and funding public facilities that meet accessibility requirements in order to accommodate the future needs of a diverse and aging population.

Finally, it is important that local coordination, input, and approval of California Department of Transportation (Cal-Trans) projects take place to ensure that Cal-Trans roadway, highway, crosswalk, sidewalk, and freeway designs do not detrimentally impact the quality of life, safety, accessibility, and property values of local communities.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Consolidated Plans are now required to account for the digital divide and resiliency to natural hazards within the relevant jurisdiction. To address the digital divide, the County included a question in its community needs survey that asked residents to rank 11 types of infrastructure in order of importance from greatest to lowest need in their community. In aggregate, the survey respondents ranked access to high-speed Internet infrastructure as the lowest need.

2ACCESS from AT&T (ACCESS) is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receive Supplemental Security Income benefits. SDGE offers a program called California Alternate Rates for Energy, which offers a 30% monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

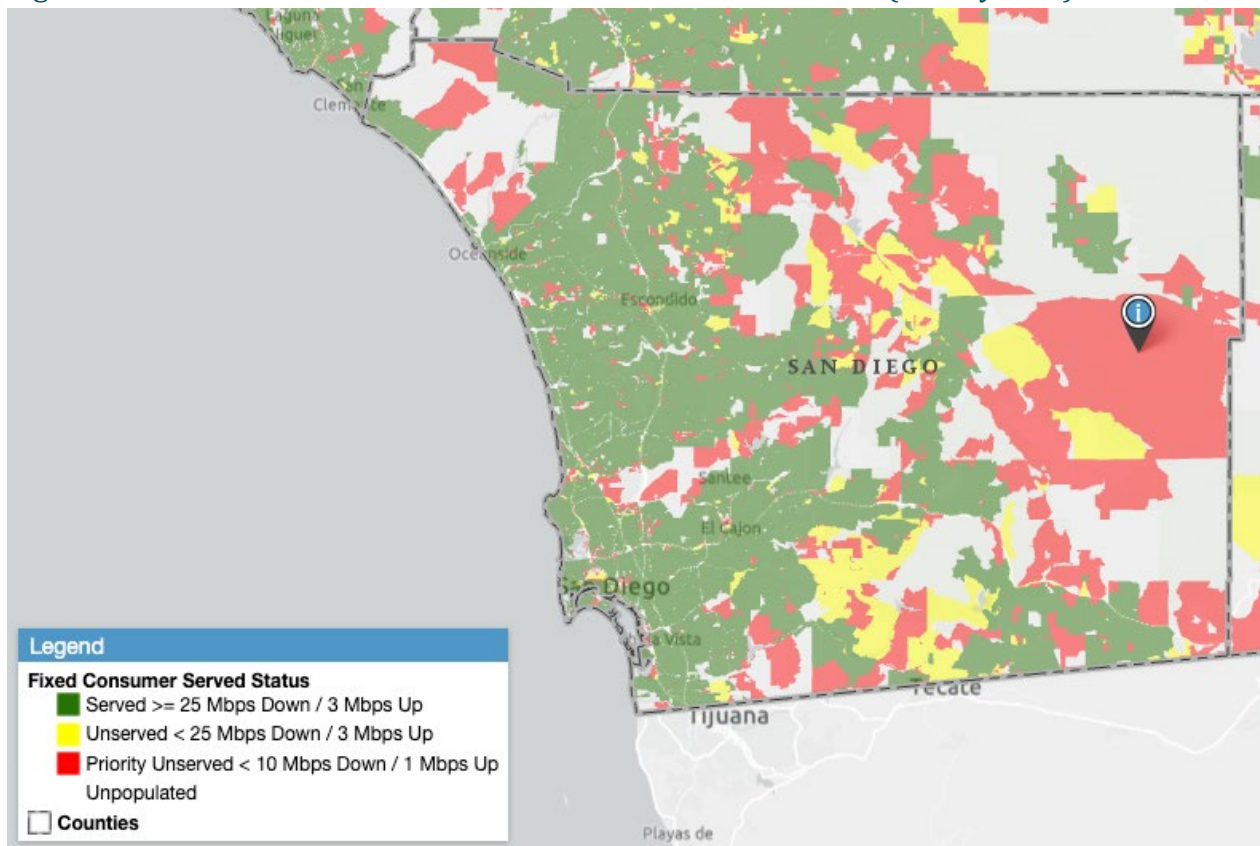
Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Additionally, Cox Communications has opened a Technology Center at the Payne Family Boys & Girls Club in the southern part of the County. In addition, County libraries provide access to both computers and internet for free and are located throughout the County, including in places with lower access, such as Borrego Springs.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the Consolidated Plan, the County used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in San Diego County and the US Census Bureau's American Community Survey to determine the number of households with and without internet access.

Below is a map showing the County's access to providers offering broadband services. To be considered broadband, a provider must offer speeds of 25Mbps download and 3Mbps upload.

Figure MA-60.01: Percent of Units with Fixed Broadband Access (Countywide)



Data Source: California Interactive Broadband Map (data as of December 31, 2021)

Most residents in San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drives competition in the broadband market and pushes rates lower, therefore making them more affordable to LMI households. One area that sees less access to broadband internet in the County is the more rural areas, such as Borrego Springs, where fewer residents have access to more than two providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Consolidated Plans are now required to account for resiliency to natural hazards within the relevant jurisdiction. Many departments in the County government are involved in resiliency to natural hazards, especially San Diego County Fire and the Department of Environmental Health. Among other duties, the Environmental Health Department protects public health and safeguards environmental quality, educates the public to increase environmental awareness, and implements and enforces local, state, and federal environmental laws. San Diego County Fire delivers comprehensive fire protection and emergency medical services across 1.73 million acres of unincorporated San Diego County through a “cohesive fire strategy” focused on public education, defensible space inspections, structure hardening, fuels management and protecting evacuation corridors.

Aligning perfectly with HUD's focus on resiliency, the County developed and implemented the County Resilience Program. A main component of the program is a Resilience Review conducted by a Resilience Review Working Group. In January 2019, the Resilience Review Working Group published its first report on wildland fires. This is in response to increasing risk and intensity of wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

San Diego County has a higher wildfire risk to homes rating than 99.4% of counties in the nation. Wildfires are the most prevalent and costly acute shock facing the region, with more than a third of the area's 2.9 million acres burned since 1950. The 2003 Cedar Fire remains the fourth most destructive wildfire in California history, causing an estimated \$204 million in damages, destroying nearly 3,000 structures, and killing 15 people. These record-breaking wildfires, in addition to recent climate models, signal that new strategies are needed to keep communities safe; strategies that not only focus on managing and fighting fires, but on

building community resilience and adaptation to wildfires and their impacts. Wildfire is an ecological process that can support a healthy ecosystem, but when it intersects with human communities, the results can be catastrophic. The rising housing market has driven many families to seek affordable homes in high-risk areas of the wildland urban interface (WUI). Meanwhile, these residents often cannot afford their rising wildfire insurance; and implementing mitigation measures such as tree trimming, brush removal, or retrofitting can be cost prohibitive. Lacking access to a car, or being a non-English speaker, also increases risk during evacuations. People in vulnerable populations – such as people living in poverty, people who are disabled, elderly people, and those with language barriers

– suffer disproportionately because they are the least able to absorb, recover, and reduce risk. Access to aid and resources during an evacuation can be obstacles for people who lack transportation, language skills, or have medical conditions worsened by wildfire smoke. These populations also face harsher longer-term consequences should they lose their home. Many are renters who are ineligible for the federal assistance available to homeowners.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the strategies and policies with which the County plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the County's Consolidated Plan goal by guiding investments in the jurisdiction's LMI communities. The goals for the 2025-2029 Consolidated Plan cycle are:

- Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
- Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.
- Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity. They also support the County's *Live Well San Diego* initiative which focuses on programs that:

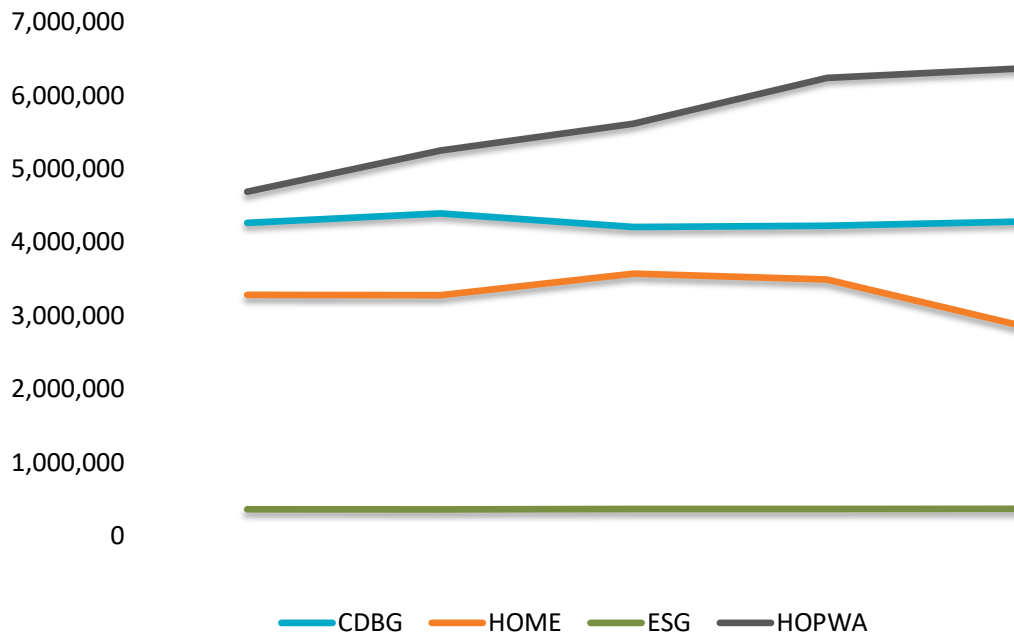
- Allow residents to access their basic needs.
- Allow residents to access programs and services that enable them to flourish.
- Provide for independent living for residents who are aging and/or have disabilities.

Table SP-05.01: CDBG and HOME Funding Changes

Year	CDBG	% Change	HOME	% Change
FY 19/20	\$ 4,150,987	0.2%	\$ 3,060,621	-6.9%
FY 20/21	\$ 4,265,959	2.8%	\$ 3,286,351	7.4%
FY 21/22	\$ 4,395,761	3.0%	\$ 3,280,906	-0.2%
FY 22/23	\$ 4,210,628	-4.2%	\$ 3,575,146	9.0%
FY 23/24	\$ 4,227,770	0.4%	\$ 3,496,403	-2.2%
FY 24/25	\$ 4,283,065	1.3%	\$ 2,870,446	-17.9%
Overall Change		3.2%		-6.2%

. Data Source: HUD Funding Actuals

Table SP-05.02: Funding History



Data Source HUD Funding Actuals

Funding for the County’s two larger entitlement programs, CDBG and HOME, has been consistent but slightly varied over the previous Consolidated Plan cycle, with a net increase of 3% in CDBG funding and a net decrease of 6% in HOME funding. The County CDBG and HOME funding allocations during this five-year period are reflected in Table SP 05-01. ESG funding has remained relatively flat, while HOPWA funding has increased since FY 2020 due to the gradual introduction of HOPWA formula modernization. It is expected that HOPWA funding will level off in the upcoming Consolidated Plan cycle.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

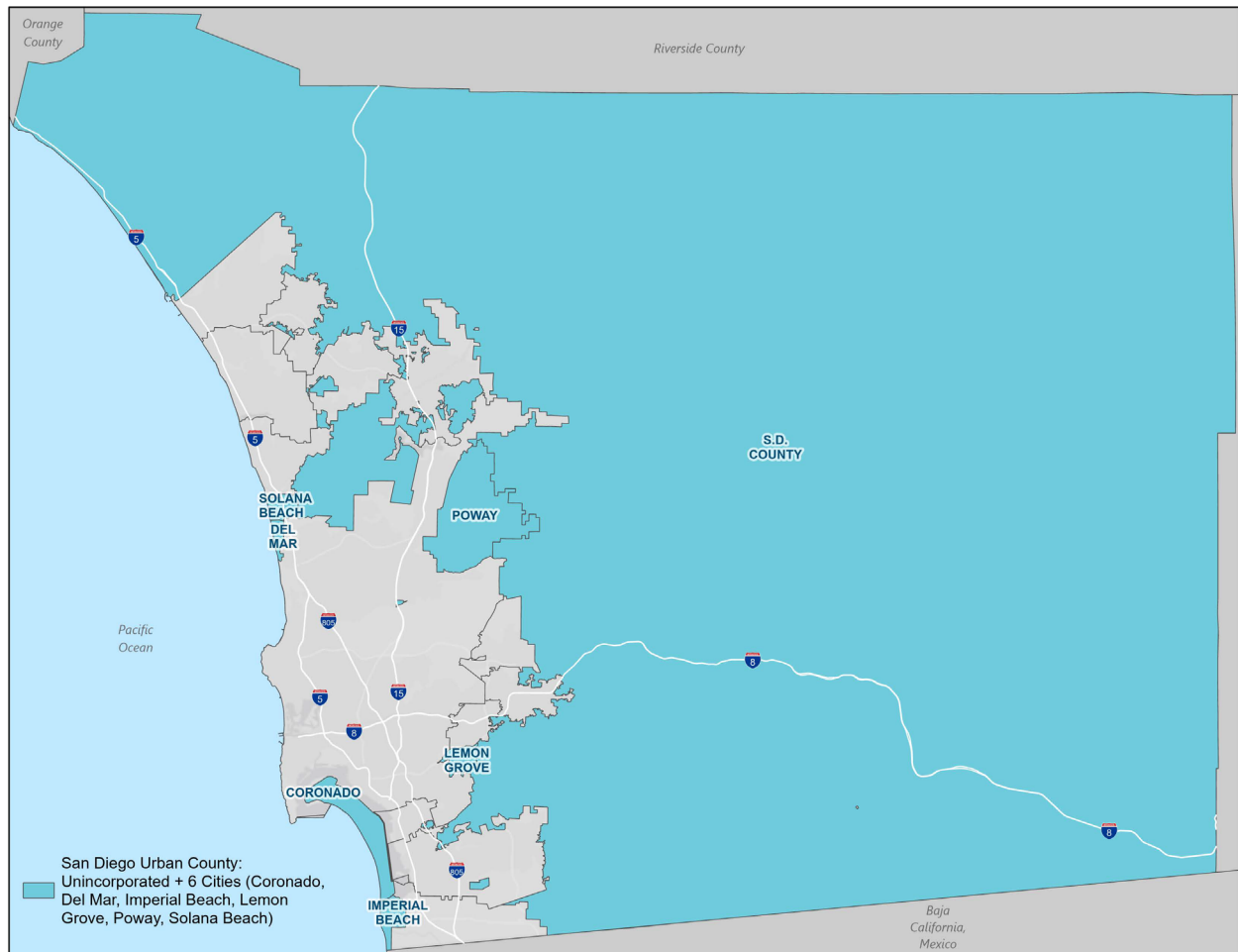
Geographic Priority Areas

Not applicable.

General Allocation Priorities

The County will not be allocating funding on a geographic basis. Funding will be provided to activities and programs based on quality and quantity of applications, as well as their alignment with the Consolidated Plan's priorities and goals. However, some activities must occur within CDBG-eligible block groups, which are those in the Urban County that have at least 51% Low- to Moderate-Income populations. The map below shows the Urban County that may be eligible for place based CDBG activities.

Figure SP-10.01: CDBG and ESG Urban County



For HUD funding purposes, the areas in the San Diego County are divided into the following three categories:

- “Urban County” cities are not large enough to receive CDBG or ESG directly. They receive CDBG from the County’s annual allocation and are included in the County’s ESG activities. These cities are Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. The Urban County also includes the unincorporated areas in the County.
- “HOME Consortium” cities receive CDBG, but not HOME funds, directly. Residents of these cities are eligible to participate in HOME-funded activities administered by the County, and new HOME-funded developments may be constructed here. These cities are Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. The cities in the Urban County are also considered part of the HOME Consortium.
- “Entitlement Community” cities are large enough to receive direct allocations of CDBG and HOME and, as such, do not participate in the County’s Consolidated Plan process.

Entitlement funds are available throughout the Urban County for eligible CDBG and ESG activities, throughout the County Consortium for eligible HOME activities, and throughout the region for eligible HOPWA and State ESG activities.

The County provides affordable housing services and community development improvements using CDBG dollars to the unincorporated areas within the County and to the Urban County participating cities for a wide variety of housing and community development activities. The dollars are allocated to the cities based on a formula that accounts for population levels, overcrowding, and poverty. The cities receiving the funding manage the completion of their projects.

HOME funds typically support the HOME Consortium-wide tenant-based rental assistance programs, the HOME Consortium-wide homebuyer assistance program, and HOME Consortium-wide affordable rental housing development. ESG funds are available for use in the Urban County for homeless shelters and services through a competitive NOFA process. The ESG NOFA is posted on the HCDS website and electronically distributed to Continuum of Care homeless services providers. HOPWA funds are available for use in the entire region for housing and supportive services for those living with HIV/AIDS and their families. HOPWA funds are also provided through a NOFA Process.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Table SP-25.1: Priority Needs Summary

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Affordable Housing and Services	High	<ul style="list-style-type: none"> Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions 	<ul style="list-style-type: none"> Urban County (CDBG and ESG) HOME Consortium (HOME) County of San Diego (HOPWA) 	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.	<ul style="list-style-type: none"> Development of new affordable housing Preservation of existing affordable homes Mortgage assistance to first time homebuyers. Housing services, including fair housing, supportive services for those in housing facilities, and resource referrals. 	Affordable housing has been identified as the highest priority based on local housing data and input from community meetings. This funding area was also identified as a top need in the community needs survey.
Services and housing for those experiencing homelessness	High	<ul style="list-style-type: none"> Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic 	<ul style="list-style-type: none"> Urban County (CDBG and ESG) 	Strengthen and support housing stability amongst the region's most vulnerable populations	<ul style="list-style-type: none"> Housing assistance and support services to those experiencing homelessness 	In 2024 the RTFH reported a total of 10,605 persons were experiencing homelessness

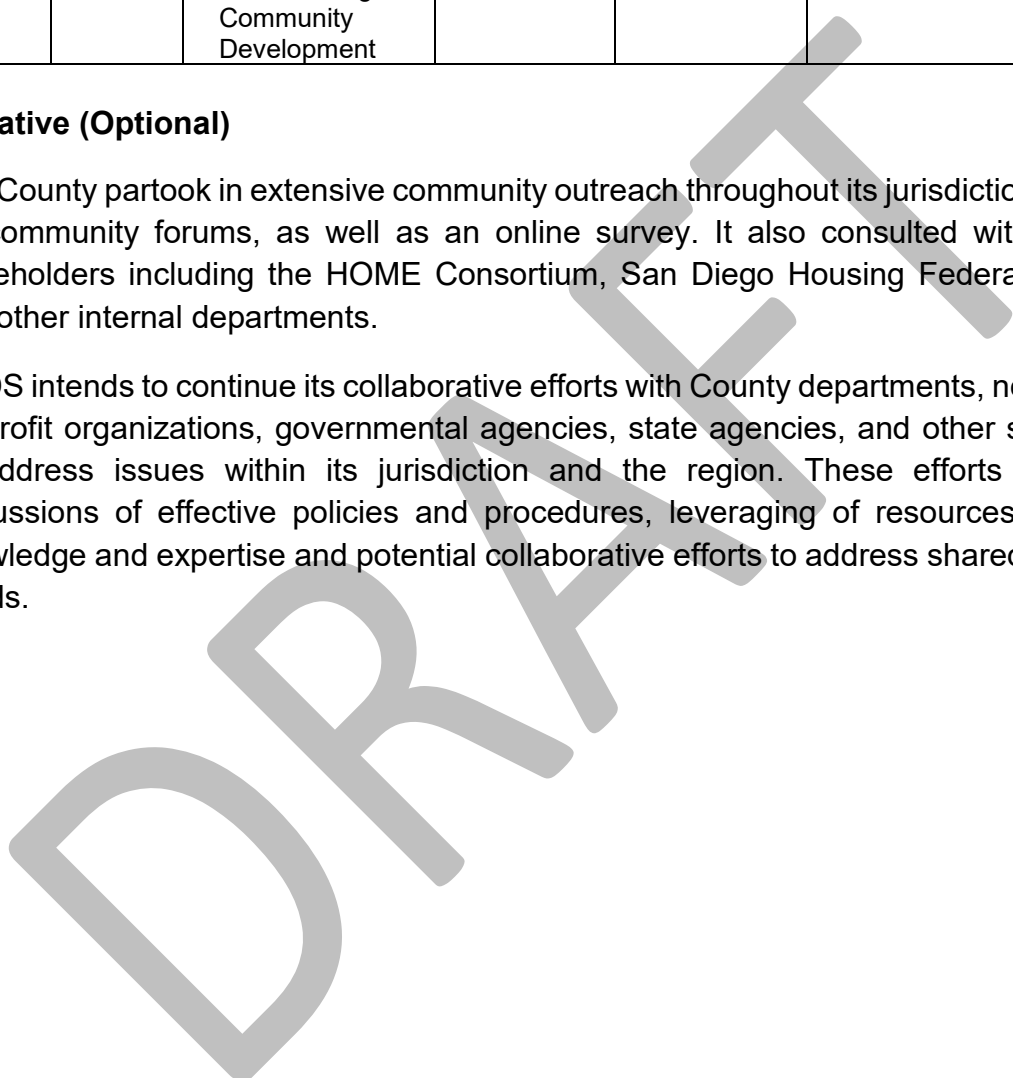
		<ul style="list-style-type: none"> Substance Abuse • Veterans • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied Youth 		by supporting programs across the homeless to housed continuum.		s during the PIT. Of those, 6,110 were unsheltered. This funding area was also identified as a top need in the community needs survey. The County will be working with the CoC, service providers, stakeholders, and other departments to facilitate the project and application process.
Public Improvements and Services	High	<ul style="list-style-type: none"> • Extremely Low • Low Moderate • Large Families • Families with Children • Elderly • Rural • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied Youth • Elderly • Frail Elderly • Persons with Mental Disabilities 	<ul style="list-style-type: none"> • Urban County (CDBG and ESG) • HOME Consortium (HOME) • County of San Diego • (HOPWA) 	Improve quality of life throughout communities by improving access to vital services, community infrastructure and economic development opportunities.	<ul style="list-style-type: none"> • The jurisdiction requires improvements to sidewalks, streets, and accessible public facilities. • Economic development support to low-income residents and business owners. • Public services that improve low income residents' quality of life. 	This emerged as a need within the community needs survey. The County will need to invest funding towards rehabilitating the current infrastructure, revitalizing economic development, and providing public services that improve quality of life.

		<ul style="list-style-type: none"> • Persons with Physical Disabilities • Persons with Developmental Disabilities • Persons with Alcohol or Other Addictions • Non Housing Community Development 				
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Narrative (Optional)

The County partook in extensive community outreach throughout its jurisdiction by holding 12 community forums, as well as an online survey. It also consulted with numerous stakeholders including the HOME Consortium, San Diego Housing Federation, RTFH, and other internal departments.

HCDS intends to continue its collaborative efforts with County departments, non-profit and for-profit organizations, governmental agencies, state agencies, and other stakeholders to address issues within its jurisdiction and the region. These efforts will include discussions of effective policies and procedures, leveraging of resources, sharing of knowledge and expertise and potential collaborative efforts to address shared community needs.



SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Table SP-30.1: Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Housing cost burden is the most significant housing problem facing LMI households. LMI households have faced increased housing cost burdens, which affects their overall economic stability. With a wait of 18-20 years before qualifying households receive a Housing Choice Voucher, LMI households are at great risk of homelessness. Even with rental vouchers in hand, LMI renters are experiencing difficulties finding affordable market rate housing or landlords willing to rent to them.
TBRA for Non-Homeless Special Needs	Vulnerable populations of all types face significant barriers to a stable housing situation. For persons living with HIV/AIDS, for example, high housing costs within San Diego County make it difficult to transition program participants from HOPWA funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. There will also be an increase in the number of those needing services as those living with HIV/AIDS age, placing further strain on the already scarce resources.
New Unit Production	There is a significant deficit in the total number of affordable units compared to the number of households that need housing. As shown in Table MA-15.0, this reality is most evident at the extremely low and very low-income levels, where the deficit in units is 43,774 and 19,839, respectively. Several factors contribute to this low level of housing production. These include high construction and labor costs, prohibitive fees and permitting processes, and constrictive zoning and building codes. There have also been insufficient public funds to fill the affordability gap by subsidizing new income-restricted housing units. As a response, the County has instituted several changes to spur development, particularly affordable housing development. Ordinances regulating impact fees and accessory dwelling units have been revised and incentives and streamlining for dense, infill, and affordable housing have been implemented.
Rehabilitation	According to 2022 Five-Year ACS data, countywide, there are about 591,040 units built before 1980, just two years after lead-based paints were prohibited in residential properties. Rehabilitation is also important for senior populations. SANDAG projects that, by 2050, 22% of the County's population will be 65 or older, creating a need for age- and health- appropriate housing. The County's Age Well Action

	Plan calls for more resources to provide housing opportunities, including remaining in their current home, for seniors.
Acquisition, including preservation	The high cost of housing and land, and the persistent need for affordable rents, lead to insufficient resources to adequately provide enough income-restricted housing. However, the County is committed to identifying affordable housing units nearing the end of their income-restricted affordability terms and leveraging resources to extend that affordability. As a result, the County is investigating several avenues through which to expand the affordable housing stock, including utilizing publicly owned properties.

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The County of San Diego anticipates receiving slightly under \$14 million annually in federal funding through the CDBG, HOME, ESG, and HOPWA programs. The below table details to projected use of these resources.

Table SP-35.01: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
CDBG	Public - Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Services	\$4,283,065	\$1,000,000	\$350,000	5,633,065	\$17,132,260	Up to 20% of the Program Income will be allocated to CDBG Administration. The remaining 80% will be returned to the CDBG Housing Development Fund. Exceptions: 1) the Home Repair Program will receive 80% of the Program Income it generates, and 2) 100% of participating cities' Program Income will be returned to the respective city for use on CDBG eligible activities.
HOME	Public - Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily Rental New Construction, Multifamily Rental Rehab, New Construction for Ownership, TBRA	\$2,870,446	\$1,000,000	\$9,000,000	\$12,870,446	\$11,481,784	Up to 10% of Program Income will be allocated to HOME administration. The remaining 90% will be allocated to HOME Consortium activities. Prior year resources have been conditionally awarded to developers for development of affordable housing but must be reallocated until construction begins.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$		
ESG	Public – Federal	Conversion and Rehab for Transitional Housing, Financial Assistance, Overnight Shelter, Rapid Re-Housing, Rental Assistance, Services, Transitional Housing	\$371,576	\$0	\$0	\$371,576	\$1,486,304	Refer to the Uses of Funds. ESG activities to be funded through Notices of Funding are used for five potential activities: 1, Emergency Shelters. 2. Rapid re-housing for persons experiencing homelessness. 3. Engagement of persons experiencing homelessness. 4. Essential services to shelter residents; and 5. Homelessness prevention.
HOPWA	Public – Federal	Housing Operations, Tenant-Based Rental Assistance, Supportive Services, Information and Referral Services, Emergency Housing, Short-Term Rent, Mortgage and Utility Assistance	\$6,369,845	\$0	\$0	\$6,369,845	\$25,479,380	Providing Housing and Support Services for those living with HIV/AIDS.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. The HOME program does require a match of at least a 25% on funds spent for affordable housing, as does the ESG program. There must be a 100% match with ESG. County HCDS uses federal, State, and local funds, as well as other non-federal resource contributions to housing, to meet its matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in the Urban County or HOME Consortium). For its part, the County regularly reviews its real estate portfolio and assesses if properties are being put to best use.

The County has provided funding for several affordable housing developments, including the Imperial Beach Neighborhood Center Apartments, Nestor Senior Village, and Paseo del Rey. These developments will be built on properties owned by faith-based organizations. Furthermore, Skyline, Beyer Boulevard Trolley Village, and Spring Street Trolley Apartments developments are located on San Diego Metropolitan Transit System (MTS) owned property. Over the last few years, the County identified eleven County-owned sites that can be repurposed for affordable housing. To facilitate and accelerate developments, the County has established agreements with developers and has taken steps such as demolishing existing structures and performing CEQA review. The first affordable housing development on County surplus property, Levant Senior Cottages, opened with 127 units for low-income seniors in 2024. Construction is underway on two additional surplus County sites.

Discussion

See above discussion.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The institutional structure includes a coalition of agencies, local governments, nonprofits, and private entities involved in carrying out a range of housing and supportive services programs. HCDS continues to play a significant role in regional housing and homeless issues and participates in intergovernmental activities that include:

- City/County Reinvestment Task Force;
- San Diego Regional Alliance for Fair Housing;
- Regional Assessment of Impediments to Fair Housing Choice;
- Joint City/County HIV Housing Committee;
- Urban County CDBG Program;
- CoC Board of Directors;
- CoC General Membership;
- CoC Governance Advisory sub-committee; and
- HOME Consortium.

The allocations to the Urban County cities are awarded by formula and through an application process. Annually, each Urban County city submits CDBG applications for projects it wishes to fund during the next fiscal year. The application provides enough detail to determine if the project is eligible for CDBG funding. HCDS staff evaluates the projects for eligibility and the eligible projects are submitted to the County Board of Supervisors for approval. After approval, subrecipient agreements are executed with the Urban County cities. The Urban County cities are responsible for administering and carrying out the projects in conformance with all CDBG regulations and the subrecipient agreements. HCDS also administers HOME funding on behalf of the HOME Consortium jurisdictions.

Some of these funds are retained by HCDS to administer its own programs, while the remaining funds are awarded to subrecipients, other County departments, developers, nonprofits and contractors. Funds are distributed via annual applications, requests for qualifications/proposals, and notices of funding availability. As outlined in the County's Citizen Participation Plan, HCDS commences the annual award process by notifying the public and other stakeholders and by holding several community meetings in various locations. This process is culminated with a publicly noticed public hearing before the Board of Supervisors.

ESG funding priorities are established through consultation with the CoC. The grants are awarded through a competitive application process. HCDS staff evaluates project eligibility for funding. Once approved, implementation agreements are executed.

Table SP-40.01: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County of San Diego, Housing and Community Development Services	Government Agency	CDBG Administrator Home Administrator ESG Administrator HOPWA Administrator	Unincorporated Area HOME Consortium Urban County
City of Carlsbad	Local Government	HOME Consortium	City of Carlsbad
City of Coronado	Local Government	Urban County Member	City of Coronado
City of Del Mar	Local Government	Urban County Member	City of Del Mar
City of Encinitas	Local Government	HOME Consortium	City of Encinitas
City of Imperial Beach	Local Government	Urban County Member	City of Imperial Beach
City of La Mesa	Local Government	HOME Consortium	City of La Mesa
City of Lemon Grove	Local Government	Urban County Member	City of Lemon Grove
City of Poway	Local Government	Urban County Member	City of Poway
City of San Marcos	Local Government	HOME Consortium	City of San Marcos
City of Santee	Local Government	HOME Consortium	City of Santee
City of Vista	Local Government	HOME Consortium	City of Vista
Regional Task Force on the Homeless	CoC	CoC	Region

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

- A portion of CDBG funds is available to nonprofits to carry out needed projects in their communities.
- Stakeholders and the public are involved in the CDBG application process.

- The public is given the opportunity, through a series of public meetings, to receive information about the CDBG, HOME and ESG programs, eligible projects and activities, as well as how nonprofit organizations may apply for CDBG funds.
- County departments, subrecipients, non-profits, developers, etc. often leverage their awards with their other funding sources.
- Subrecipients awarded CDBG funds attend an annual training to learn about program requirements and receive tools needed to administer their projects.
- Developers, nonprofits, and other potential subrecipients are provided technical assistance regarding their proposed projects.

Gaps

- Land use, zoning, permitting, environmental, and other project development issues that slow progress of construction projects, increase project costs, or result in project termination.
- Complexity of program regulations that discourage potential applicants.
- Grantee/subrecipient staff time constraints.
- Limited resources available to smaller non-profits, which can constrain administrative capacity.
- Public and stakeholder apathy

Availability of services targeted to homeless persons and persons with HIV and mainstream service

Table SP-40.02: Homeless Prevention Services Summary

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Regarding homelessness, chronic homeless, and homelessness prevention, the County will continue to work with homeless service providers to access resource so they can continue to provide shelter, services, and housing to its homeless and at-risk clients. The County’s HHSA and HCDS are integral to the region achieving its goal of reducing homelessness. These agencies administer the HOME and ESG programs and offer many healthcare services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The agencies providing services to special needs populations and persons experiencing homelessness throughout the County have a long history and expertise in providing these services. These include RTFH, Meals on Wheels, Salvation Army, Interfaith Shelter Network, and Legal Aid Society of San Diego. These organizations, all funded in the past by the CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Exciting opportunities to fill gaps are emerging at the State level. A more concerted focus on homelessness as an issue can provide local organizations more tools to address homelessness. Continuing its partnership with the CoC and its nonprofit partners, the County will work diligently to fill gaps and reduce homelessness. Through its commitment and dedication, the CoC, along with its supporting agencies, will continue to strategize and implement best practices. Ultimately, this will provide homeless individuals with a home of their own.

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SP-45 Goals - 91.415, 91.215(a)(4)

Table SP-45.01: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Investing in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.	2025	2029	Affordable Housing Non-Homeless Special Needs Housing	Consortium Area	Affordable Housing and Services	CDBG HOME HOPWA	<ul style="list-style-type: none"> Rental Housing Development: 350 affordable units Homebuyers Assistance: 35 households Homeowner Rehabilitation: 225 households Housing Services: 10 shared housing clients, 5,250 resource referrals, 300 short-term rental assistance households, 350 fair housing counseling Tenant-Based Rental Assistance: 850 households Housing for Individuals with Specific Needs: 495 households
2	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.	2025	2029	Homeless	Urban County	Homeless Shelters and Services	CDBG ESG HOME	<ul style="list-style-type: none"> Homelessness Prevention and Rapid Re-housing: 225 Persons Homeless Management Information System: 250,000 Client Contacts Transition, Short-Term, and Emergency Housing: 885 households Emergency Shelter Program: 4,250 persons
3	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.	2025	2029	Non-Housing Community Development Public Services	Regional	Public Improvements and Public Services	CDBG HOME HOPWA	<ul style="list-style-type: none"> Public Improvements, Infrastructure and ADA Projects: 20 projects Non-Housing Public Services: 3,000 persons Low to Moderate Income Jobs: 100 jobs for low-income individuals

Goal Descriptions

Goal Name	Goal Description
1	Affordable Housing Opportunities
	Investing in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
2	Housing Stability
	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to house continuum.
3	Quality of Life
	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The County estimates approximately 1,880 households will be provided affordable housing during FY 2025-29, including:

- 400 new affordable rental units constructed
- 35 low-income residents provided first-time homebuyer assistance
- 950 households provided tenant based rental assistance, and
- 495 households placed in permanent housing facilities

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

As outlined in the HACSD Annual Plan, HACSD offers scholarships to public housing residents who are attending two- or four-year colleges or vocational training. Additionally, HACSD emails important information of interest to the residents, such as Resident Opportunity Grant Program (ROSS) grant programs, activities and achievements.

HACSD employs a service coordinator to coordinate supportive services and other activities designed to help and encourage the involvement of public housing residents in attaining economic and housing self-sufficiency. The coordinator provides services to residents of the HACSD's 117 rent-restricted public housing units. Additionally, there are 4 employee units in the County's public housing portfolio. Services provided, thus far, include assistance in establishing a food delivery program to the senior/disabled complex, disaster preparedness plans, vials of life to record pertinent medical information, resume' building workshops, access to career fairs, community resource guides, resources to provide low-cost eyeglasses and assistance with the disability benefits application process.

As discussed in the PHA plan, public housing residents are encouraged to join the residence advisory board (RAB), which meets several times a year. RAB meeting topics included the public housing scholarship program, the public housing budget, fair housing, security deposit and homeless assistance, communication barriers for those with limited English proficiency, family self-sufficiency, the ROSS grant, efforts to end homelessness, and the new on-line application portal.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

As part of the Consolidated Plan process, a regional Analysis of Impediments to Fair Housing Choice (AI) was conducted for all jurisdictions in the County in 2020. The AI is a review of barriers that prevent people from choosing their preferred housing, including an assessment of the availability of affordable, accessible housing. MA-40 of this document also addresses barriers to affordable housing. The primary barriers to affordable housing identified in the AI and MA-40 are summarized below.

Funding. The dissolution of redevelopment agencies (RDAs), diminishing HUD budgets, and insufficient State funding all make it difficult to construct enough affordable housing to meet the need for it. State tax credits, grants, and gap financing are highly competitive. A local source of revenue has not replaced the loss of RDAs.

Development Costs. The cost of developing housing, inclusive of land, material, and labor costs, has outpaced inflation in recent years. Development fees, often referred to as impact fees, also contribute to the increased cost of development and are gaining more attention as a barrier to construction. While the County's fees are not onerous relative to other jurisdictions, and such fees are normal practice across the country, the Turner Center found that, generally, fees in California are especially high. This is due in part to Proposition 13, which caps property tax increases, and the decreased federal investment in housing. These factors compel cities to seek alternative revenue sources, like development fees, for infrastructure and parks.

Zoning. Throughout the country, zoning reform continues to be a focal point of housing policy discussions. In recent years, California has passed significant legislation, such as Senate Bill (SB) 9 and SB 10, to promote higher-density housing. Increasing residential density – or rather, allowing apartment buildings – in more areas can increase housing affordability by increasing the supply of smaller and thus less expensive homes.

Education and Outreach. Educational opportunities regarding fair housing available to the public are limited, but fair housing education has been identified as an effective strategy for furthering fair housing. Outreach methods should be expanded beyond traditional newspaper and website press releases. Instead, it should utilize diverse neighborhood groups and organizations.

Lending and Credit Counseling. According to the 2020 AI, Hispanics and Blacks continue to be underrepresented in the homebuyer market and experienced large disparities in loan approval rates. Studies on housing and economic disparities in the San Diego region show that system inequities, such as historical redlining, continue to disproportionately impact minority groups. These communities often face barriers to accessing financial

products, such as loans, contributing to underrepresentation in loan applicant pools compared to White applicants.

Overconcentration of Housing Choice Vouchers. Geographic disparities in housing costs across San Diego County contribute to where HCVs are used. Communities with more affordable housing often see a higher concentration of voucher holder. The region aims to combat this overconcentration by promoting the voucher program to property managers and implementing de-concentration policies.

Housing Options for Special Needs. Housing that is accessible for special needs groups, such as seniors or persons with disabilities, is limited. Significant portions of the voucher and public housing waiting lists are disabled or seniors due to these limited options. Universal design principles in new development would allow for more accessible housing options.

Enforcement. Enforcement is a key driver for expanding access to fair housing, but enforcement activities are limited throughout the region. Instead, services tend to focus on outreach and education. A shift to enforcing fair housing could lead to more results.

Racial Segregation and Linguistic Isolation. According to 2022 5-Year ACS data, 6% of the San Diego County households are considered a limited English-speaking household. Information about fair housing is less likely to reach residents if they are linguistically isolated. Education and advocacy materials should be disseminated in languages that reflect the demographics of the area.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The region has identified the following strategies to remove or ameliorate the barriers to affordable housing:

- Ensure ease of access to information about fair housing on websites with links between jurisdictions and contracted service provider.
- Increase knowledge of the process of reporting complaints and access/referral to government entities.
- Continue to utilize SDRAFFH to coordinate and promote outreach and education activities in the region
- Collaborate with the City-County Reinvestment Task Force to monitor lender performance and provide homebuyer education
- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.
- Expand the affordable housing inventory, as funding allows.

- Promote the Housing Choice Voucher program to rental property owners.
- Increase education of Housing Choice Voucher recipients regarding choice and availability.
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.
- Increase housing options for special needs populations.
- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements.
- Encourage inter-departmental collaboration.
- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties.
- Education and outreach activities need to be expanded to have a multi-media coverage, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.
- Involve neighborhood groups and other community organizations when conducting outreach and education activities.
- Include fair housing outreach as part of community events.
- Diversify and expand the housing stock to accommodate the varied housing needs of different groups.
- Promote equal access to information for all residents through updated LEP plans that reflect demographic changes to a community.
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's primary homelessness program is Project One for All, an effort to provide intensive wraparound services, including mental health counseling and housing, to homeless individuals with serious mental illness. The program has three key components: countywide outreach and engagement, housing, and treatment services. According to the HHS Mental Health Services Act (MHSA) Three-Year Program and Expenditure Plan for FY 2023-24 through 2025-26, as of December 2022, a total of 2,238 individuals experiencing homelessness were housed and received Behavioral Health Services through POFA.

Project One for All unifies many regional entities and assets under a single program. As the Community Information Exchange, 2-1-1 San Diego is the first line in connecting people in need with services and resources and the County's Behavioral Health Services provides well-being through prevention, treatment, and intervention at County-operated facilities throughout the region. Other contributing partners include the San Diego Housing Commission, the County's Psychiatric Emergency Response Team (PERT), and the Mental Health Contractors Association of San Diego County.

Separately, three County representatives serve on the CoC Board of Directors, including as a Vice-Chair, where HCDS actively engages other jurisdictions and partners around issues related to homelessness. The County also funds the Homeless Management Information System (HMIS), a key piece to the assessment of client needs and coordination of services.

Furthermore, the County supports and participates in RTFH's annual Point-in-Time (PIT) count that assesses the extent of homelessness throughout the region on a single night. Finally, HCDS provides ESG funding for street outreach activities.

Addressing the emergency and transitional housing needs of homeless persons

HCDS does not directly administer emergency or transitional housing, but it does fund the winter shelter voucher program through the CDBG and ESG programs. This funding is distributed to shelter operators both by the County itself and the Urban County jurisdictions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including

shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Longstanding sources of funding for permanent housing include HOME, CDBG, federal and State Low Income Tax Credits, and rental assistance vouchers. The County will continue administering these resources to increase the amount of housing opportunities throughout the region.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Through RTFH, the County's Health and Human Services Agency (HHS) participates in the Youth Homeless Demonstration Program (YHDP), an innovative grant from HUD to prevent and reduce youth homelessness. The grant is tailored to provide a wide range of services, including rapid rehousing, supportive services connect to permanent housing, transitional housing, host homes, and prevention and diversion.

Inspired by its successful *Live Well San Diego* vision, which establishes a vision of supporting residents to be healthy, safe, and thriving, the County developed Age Well San Diego. Age Well unites the County, the San Diego Foundation, AARP, and numerous community partners to communities throughout San Diego better places to age across the lifespan.

Housing is a core tenant of Age Well, which adopts the following relevant goals:

1. Implement zoning ordinances and design requirements that create accessible, mixed-use villages with a variety of housing types services.
2. Implement policies and programs to prevent and overcome homelessness.
3. Institutionalize a coordinated approach to creating and financing affordable housing stock.
4. Develop comprehensive supports associated with housing for successfully aging in community.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County administers the Childhood Lead Poisoning Prevention Program (CLPPP) that seeks to eliminate childhood lead poisoning from lead-based paint (LBP) by providing nurse case management for lead poisoned children and identifying and eliminating sources of lead exposure. Services provided include nursing, case management for children, as well as education to health care providers, communities and families.

HCDS will continue to maintain policies and procedures to increase access to housing without LBP hazards. Funding is not provided until it is determined properties are free of LBP hazards. Types of properties covered include: a) federally-owned housing being sold; b) housing receiving a federal subsidy that is associated with the property, rather than with the occupants (project-based assistance); c) public housing; d) housing occupied by a family (with a child) receiving a tenant-based subsidy (such as a voucher or certificate); e) multifamily housing for which mortgage insurance is being sought; and, f) housing receiving federal assistance for rehabilitation, reducing homelessness, and other special needs.

Types of housing not covered include: a) housing built since January 1, 1978, when lead paint was banned for residential use; b) housing exclusively for seniors or people with disabilities, unless a child under age six is expected to reside there; c) zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories or military barracks; d) property that has been found to be free of lead based paint by a certified lead-based paint inspector; e) property where all lead-based paint has been removed; f) unoccupied housing that will remain vacant until it is demolished; g) non-residential property; h) any rehabilitation or housing improvement that does not disturb a painted surface; and, i) emergency homeless assistance, unless the assistance lasts more than 100 days, in which case the rule does apply.

These policies and procedures include a matrix outlining LBP reduction requirements by type of housing and/or amount of funding and/or type of activities being funded. These requirements may include one or more of the following activities as mandated under federal regulations:

- Provision of pamphlet
- Risk assessment
- Interim controls
- Notice to occupants
- Ongoing LBP maintenance and reevaluation

- Response to EBL child
- Visual assessment
- Paint stabilization
- LBP inspection
- Paint testing of surfaces to be disturbed
- Safe work practices in rehabilitation
- Repair disturbed paint
- Notice to occupants.

Generally, lead paint assessments are conducted on all units built prior to 1978 prior to the approval of program funding that involves acquisition and/or rehabilitation. If the risk assessment finds the presence of LBP hazards, prior to approval of funding, mitigation of those hazards must take place and then a clearance test must be performed on the properties to ensure they are free of lead hazards.

For rental assistance benefits to be provided, all units are inspected and if built prior to 1978, the inspections must include an evaluation for lead-based paint hazards. If it is determined that lead-based paint hazards may be present in units being evaluated for rental assistance, testing and/or the abatement of lead-based paint hazards must be completed prior to the approval of rental assistance.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2022 Five-Year ACS data, the Urban County cities have 31,351 occupied units constructed before 1980 and the HOME Consortium cities have 78,176, representing 65 and 45% of the occupied housing stock, respectively. Countywide, there are about 591,040 units built before 1980, indicating that there may be lead-based paint risks to a significant number of households.

It is important to note that 14% of households in the Urban County and HOME Consortium region include at least one child six years old or younger, who are particularly vulnerable to lead-based paint hazards. According to the U.S. Centers for Disease Control and Prevention (CDC), children under six years old are at a higher risk of lead exposure, because their bodies are rapidly developing and more susceptible to taking in lead if exposed. Young children tend to put their hands or other objects in their mouths, which can result in lead exposure if their hands or other objects are lead-contaminated.

The following table shows the percentage of units built before 1980 for each of the Urban County and HOME Consortium cities. In Del Mar, La Mesa, Lemon Grove, and Solana Beach, over 70% of the housing units were constructed before 1980.

Table SP-65.01: Percentage of Housing Stock Built Prior to 1980

Urban County Cities	Occupied Units Built Before 1980	Total Occupied Units	%
Coronado	4,286	6,549	65.4%
Del Mar	1,410	1,822	77.4%
Imperial Beach	6,051	9,115	66.4%
Lemon Grove	6,672	9,159	72.8%
Poway	8,968	16,159	55.5%
Solana Beach	3,964	5,436	72.9%
Total	31,351	48,240	65.0%

HOME Consortium Cities	Occupied Units Built Before 1980	Total Occupied Units	%
Carlsbad	14,384	43,912	32.8%
Encinitas	12,507	23,837	52.5%
La Mesa	18,327	24,824	73.8%
San Marcos	8,852	30,503	29.0%
Santee	11,663	20,642	56.5%
Vista	12,443	30,836	40.4%
Total	78,176	174,554	44.8%

Data Source: ACS, 2018-2022 [B25036]

How are the actions listed above integrated into housing policies and procedures?

The actions above are included in the following types of HCDS documents: Desk Procedures (7/2024) of the Home Repair Program; CDBG Program Guidelines (7/2011); HACSD Administrative Plan updated annually (HCV Administrative Plan and TBRA Administrative Plans), contracts, agreements, memorandums of understanding/agreement, Notices of Funding Availability, project checklists; and, HUD regulations, manuals, guidebooks and checklists.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level families

The County has established strategic goals, policies, programs, and services that directly or indirectly assist families in poverty to improve their economic circumstances and become financially independent. A program with direct anti-poverty relevance is the County's Community Action Partnership (CAP). As a part of HHS's Office of Strategy and Innovation, it partners with the Office of Refugee Coordination empower economically disadvantaged individuals and Families to achieve the vision of *Live Well San Diego*. The program focuses on families at or below the Federal Poverty Line and work-ready refugee families who have been in the country for 60 months or less.

The County administers many other programs that help reduce and prevent poverty. These include but are not exclusive to:

- CalFresh (food stamps)
- CalWORKs
- Cash Assistance Program for Immigrants
- Child Welfare Services
- First 5 Commission of San Diego
- Medi-Cal
- Veterans Services

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Each of the programs and resources listed above complements the resources offered by HCDS, and as addressed previously, HCDS collaborated with many County Departments, service providers, and stakeholders to develop this Consolidated Plan. Every entity strives to empower lower-income residents so they can achieve stability and financial independence. HCDS has developed its Consolidated Plan strategic goals in conjunction, conformance, and in coordination with the County's mission, goals and initiatives.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HCDS's Compliance and Monitoring team conducts a yearly risk assessment prior to the commencement of the upcoming fiscal year. The risk assessment process begins with a review of factors such as a contractor or subrecipient being new to federal programs, turnover in key staff positions, past compliance or performance problems, undertaking multiple federally funded activities for the first time and not submitting timely reports.

HCDS develops a monitoring plan as a result of the risk assessment process, which includes a combination of desk and on-site monitoring. Federal programs monitored include CDBG, HOME, HOPWA, ESG, in addition to local programs such as Density Bonus. HCDS ensures long term compliance with program requirements by providing monitoring result letters to the contractors and subrecipients. Corrective action measures are implemented with proof of satisfactory completion necessary to close out the annual monitoring process. These actions are undertaken to ensure overall compliance during the affordability period and/or are undertaken to ensure compliance during the contract term.

Fiscal Year 2025-26
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AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of San Diego (County) is home to 3.3 million people, making it the fifth largest county in the nation. With 70 miles of Pacific coastline, 18 incorporated cities, 75 miles of international border, and 193 square miles of Native American reservations, the County is diverse in both its geography and population. San Diego County's population is approximately 34.5% Hispanic. Among the total population, 43.6% are White, 4.5% Black, 12.2% Asian, 12.2% Native Hawaiian, Pacific Islander (NHPI), or American Indian/Alaska Native (AIAN), and 4.5% two or more races. The San Diego Association of Governments (SANDAG) projects that by 2050 the region's population will grow to 3.4 million, with most of the growth in the Hispanic population.

The San Diego region boasts a strong economy primarily fueled by the military, biomedical, technology, real estate, and tourism industries. In 2023, the region accounted for 8.05% of the State's Gross Domestic Product (U.S. Bureau of Economic Analysis). As of October 2024, San Diego's unemployment rate was 4.7%, about 0.7 percentage points below the state average (California Economic Development Department). However, real wages have been generally flat in the region for a decade and cost of living has increased. Housing costs are a primary driver of high cost of living in the region; by the end of 2024, the median price of a single-family home in the metropolitan area was \$1,060,000, according to the California Association of Realtors. This is a 64.3% increase from June 2019. As a result, a salary of more than \$270,000 is necessary to afford a home of this price, but the median household income is \$96,974 (2018 5-Year American Community Survey).

As a recipient of HUD entitlement funding, the County Housing and Community Development Services (HCDS) develops a five-year Consolidated Plan. The Consolidated Plan serves as a strategic plan and guiding document for projects funded with the County's federal entitlement funding. The Consolidated Plan consists of a demographic profile, lists housing and community development funding needs, and describes a strategy for addressing those needs through the County's four entitlement programs. The current Consolidated Plan is in effect for the period of Fiscal Years 2025-29 (July 1, 2025, to June 30, 2029).

The five-year Consolidated Plan follows an annual cycle which includes three stages, resulting in the following documents: the Annual Plan Strategy, the Annual Action Plan (Annual Plan), and the Consolidated Annual Performance and Evaluation Report (CAPER). The Annual Plan Strategy is the first stage of the cycle. The Annual Plan Strategy relies on public input, allowing the public to make recommendations on how the

County will prioritize projects and meet annual goals. The second stage results in the Annual Plan, which provides a list of recommended projects for funding to the San Diego County Board of Supervisors (Board). The third and final stage is the CAPER, which details the outcomes and accomplishments from the prior year's Annual Plan.

This document is the 2025-26 Annual Plan, which is the first of five annual subcomponents of the 5-year Consolidated Plan. Some portions of the 2025-26 and subsequent Annual Plans are duplicative of the same sections in the Consolidated Plan. This is because all funding recommended in Annual Plans is tied to the needs identified in the Consolidated Plan. Data will be updated throughout the FY 2025-29 Consolidated Plan cycle where appropriate.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the County receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. This funding primarily serves low- to moderate-income (LMI) communities through activities to support community development, affordable housing, and a reduction in homelessness. The County receives annual allocations from four HUD federal entitlement programs:

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including housing or land acquisition, neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities. The County anticipates receiving approximately \$4.2 million annually in CDBG for the FY 25-26 period.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental or homebuyer assistance to low-income residents. The County anticipates receiving approximately \$2.8 million annually in HOME funds for the FY 25-26 period.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid re-housing programs, and homelessness prevention. The County anticipates receiving approximately \$370,000 annually in federal ESG for the FY 2025-26 period. The County also anticipates receiving approximately \$400,000 annually in state ESG.

- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The County anticipates receiving approximately \$6.3 million annually in HOPWA funds for the FY 2025-26 period.

The Annual Plan also serves as the County’s official application to HUD for entitlement funding for the jurisdiction of the County of San Diego Consortium. The County of San Diego Consortium includes the areas known as the “Urban County”, “HOME Consortium”, and “San Diego County”:

- **The Urban County** – Jurisdictional boundary for the CDBG and ESG programs, composed of the County unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.
- **The HOME Consortium** – Jurisdictional boundary for the HOME program, composed of the above Urban County, as well as the HOME participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.
- **San Diego County** – Jurisdictional boundary for the HOPWA program, composed of the entire geographical boundaries of the County, including the unincorporated County and all 18 incorporated cities.

2. Summary of the objectives and outcomes identified in the Plan

Throughout the planning, development, and project procurement process, HCDS uses the County’s General Management System, in prioritizing community engagement, aligning with County goals and initiatives, and supporting the County’s vision for a just, sustainable and resilient future for all.

During the months of June and July 2024, HCDS conducted a variety of community engagement activities to gather vital community input through community input sessions and online surveys. Both were promoted widely through various methods including social media, emails, and news stories. The input received served to identify 5-year regional goals and project priorities for the 2025-26 fiscal year. Community forums were hosted in Alpine, Borrego Springs, Central San Diego, Descanso, Fallbrook, Imperial Beach, Julian, Lakeside, Ramona, and Spring Valley, as well as twice virtually.

As a result of the community engagement efforts, the County established the following goals for the 5-year 2025-29 Consolidated Plan:

1. Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
2. Strengthen and support housing stability amongst the region’s most

vulnerable populations by supporting programs across the homeless to housed continuum.

3. Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.

3. Evaluation of past performance

HUD's Office of Community Planning and Development (CPD) seeks to support the development of communities that feature decent housing, a suitable living environment, and expanded opportunities for LMI populations. To ensure entitlement jurisdictions are achieving that vision, HUD requires annual submissions of Consolidated Annual Performance and Evaluation Reports (CAPERs). Overall, the FY 2023-2024 CAPER reported positive results in progress towards its strategic goals. The CAPER also provides valuable insight into programs that support future decision-making in the Annual Plan.

4. Summary of Citizen Participation Process and consultation process

The County's community participation process was informed by the Citizen Participation Plan (CPP), which locally codifies federal regulations regarding the implementation of a community engagement process and notification of community meetings and public hearings. The CPP is required by HUD regulations as part of the Consolidated Plan (24 CFR Part 91, Section 91.105) and identifies strategies and standards related to encouraging citizens to participate in the planning, execution, and evaluation of all HUD entitlement funding. The County is committed to fostering a citizen participation process that reflects the diverse needs, voices, and aspirations of all residents. The approach of HCDS community engagement is centered on equity, innovation, and thoughtful engagement, ensuring meaningful input informs the development and implementation of the 2025-29 Consolidated Plan and the 2025-26 Annual Plan.

In recognizing that historic barriers, such as language, accessibility, and lack of representation, have limited some communities' ability to fully participate in decision-making processes, HCDS incorporated new strategies to develop equitable participation opportunities and increase accessibility for information. HCDS hosted public community input sessions in accessible locations, including virtual sessions and in-person, provided translation of community input surveys and public notices in the languages most commonly spoken in the region, and consulted with trusted community-based organizations.

To leverage innovative tools and methods to make participation dynamic, interactive, and relevant for all residents, HCDS deployed online community input surveys and social media campaigns to broaden outreach and capture diverse audiences and perspectives.

Ensuring that community engagement was thoughtful and inclusive decision-making, HCDS worked in collaboration with the County Communication Office and the Office of Equitable Communities - community leadership teams to incorporating inclusive and equitable best practices and deployed new online tools and County resources. Key organizational stakeholders were also consulted to ensure a range of input was received. All community engagement and outreach efforts are detailed further in Section PR-05.

5. Summary of public comments

This section will be updated at the end of the public comment period, closing on March 11, 2025.

6. Summary of comments or views not accepted and the reasons for not accepting them

This section will be updated after the public comment period, closing on March 11, 2025.

7. Summary

The County is committed to providing every opportunity for residents and service providers in the San Diego region to participate in the 2025-29 Consolidated Plan and the 2025-26 Annual Plan process and to allocating HUD funds to create strong, sustainable, inclusive communities with quality affordable homes for all. This plan and the associated community engagement process are reflective of that commitment.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

The following section provides an overview of the Consolidated Plan and Annual Plan process.

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table PR-05.1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	San Diego County	Health and Human Services Agency, Housing and Community Development Services
HOME Administrator	San Diego County	Health and Human Services Agency, Housing and Community Development Services
ESG Administrator	San Diego County	Health and Human Services Agency, Housing and Community Development Services
HOPWA Administrator	San Diego County	Health and Human Services Agency, Housing and Community Development Services

Narrative

The County's Health and Human Services Agency, Housing and Community Development Services (HCDS), as a recipient of HUD entitlement program funding, develops a five-year Consolidated Plan. The Consolidated Plan consists of a demographic profile, lists housing and community development needs, and analysis of community data indicators. The Consolidated Plan also identifies 5-year goals to address regional community needs through the County's four entitlement programs. The current Consolidated Plan is in effect for the period of Fiscal Years 2025-29 (July 1, 2025, to June 30, 2030) and is included in this document.

For each year of the Consolidated Plan, HCDS follows an annual cycle which includes three key stages: the development of the Annual Plan Strategy, the Annual Action Plan (Annual Plan), and the Consolidated Annual Performance and Evaluation Report

(CAPER).

The Annual Plan Strategy is developed through community engagement and sets forth the project and funding priorities for the upcoming Annual Plan. The Annual Plan Strategy is shaped by community input, Board priorities and serves to achievement the 5-year Consolidated Plan goals. Community engagement efforts include a series of community outreach, community input sessions and online surveys.

The Annual Plan is shaped by the Annual Plan Strategy, which provides a thoughtful roadmap for the County in meeting community needs and regional goals. The Annual Plan identifies eligible activities and projects for the upcoming fiscal year. With the approval of the Board of Supervisors, HCDS works to administer the procurement for eligible projects, implements County contracts and agreements with County departments, agencies, developers and organizations, as well as the Notice of Funding Availability (NOFA) process for affordable housing development.

The CAPER details the outcomes and accomplishments from the prior year's Annual Plan and is an effective method to track and measure the County's progress in meeting the 5-year Consolidated Plan goals.

To ensure meaningful input informed the development and implementation of the 2025-29 Consolidated Plan and the 2025-26 Annual Plan, HCDS conducted a variety of community engagement activities to gather vital feedback. The community engagement efforts yielded nearly 85,000 impressions from online outreach and engagement campaigns, and the participation of 242 residents in community input sessions and surveys.

Consolidated Plan Public Contact Information

Kelly Salmons
Deputy Director
Housing and Community Development Services
County of San Diego Health and Human
Services Agency 858-694-4806
Kelly.Salmons@sdcounty.ca.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section discusses stakeholders that were consulted in the development of the 2025-29 Consolidated Plan, as well as the continuous coordination efforts between the County, the Continuum of Care, and other stakeholders. Please refer to the following sections and the FY 2025-29 Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I)).

As addressed in detail in the County of San Diego 2025-29 Consolidated Plan, the County coordinated with many organizations throughout the region to assess strengths and needs. The organizations with which the County consulted are described in detail in the table below.

Beyond the Consolidated Plan development process, the County is committed to enhancing coordination among housing providers, private and governmental health agencies, and the business and nonprofit communities. County Health and Human Services Agency (HHS) provides a broad range of health and social services, promoting wellness, self-sufficiency, and a better quality of life for all individuals and families in San Diego County, especially the most vulnerable populations such as those experiencing homelessness. HHS integrates health and social services through a unified service-delivery system. This system is evidence based and centers on a trauma informed, outcome-driven services delivery approach.

HHS's integrated approach addresses the whole person, considering the individual's needs in all areas of life and providing the applicable services. These integrated programs include: the Mobile Crisis Response Team (MCRT), Crisis Stabilization Units (CSU's), Psychiatric Emergency Response Teams (PERT), which all provide mental health supports to unsheltered persons; enhanced mental health treatment programs through outpatient clinics, Assertive Community Treatment (ACT) and Strength Based Case Management (SBCM) Services; integrated Foster Care discharge systems that ensure housing stability; rental assistance and landlord incentives to provide permanent housing subsidies; and acquisition and rehabilitation of affordable housing to ensure the development of new permanent resources.

HCDS's work is a key component to this integrated approach to whole person wellness. Coordination amongst agencies is achieved through numerous external boards, commissions, and committees that serve in an advisory capacity to the County, assist in

planning decisions, and often benefit from County representation and resources. County staff participates in and/or supports standing and special citizen boards, commissions, committees, and task forces formed to advise the Board of Supervisors on issues and policies and to serve as links to the community. County committees are created because of state and federal legislation, agreements with public or private agencies and local needs. Boards, commissions, and committees advise the Board of Supervisors on issues related to community needs throughout the county.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In January 2017, the Regional Task Force on Homelessness (RTFH) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region's Continuum of Care (CoC). The RTFH is a major stakeholder in addressing homelessness throughout the region and its relationship with the County and other jurisdictions is key to shaping the region's homelessness response. The County is an active member of the CoC Advisory Board, which operates as an unincorporated association, with three County representatives currently serving on the CoC Advisory Board. The Advisory Board advises all jurisdictional plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. The County's participation in this forum ensures that its efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region's priorities and respond to the most critical needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies, and procedures for the operation and administration of HMIS.

ESG is designed to support the first steps in preventing homelessness and to help people experiencing homelessness move toward safe and healthy living. ESG funds can be used by emergency shelter operators and other service providers for activities such as street outreach, homelessness prevention, rapid re-housing, and data collection. Each year, the County receives ESG funding from HUD. There are four types of programs in San Diego County currently funded with ESG funds: Rapid Re-housing, Homeless Prevention, Emergency Shelter, and Street Outreach. The County, as the Administrative Entity for the Continuum of Care Allocation, also receives funding from the State of California to carry out the State ESG program in the San Diego region.

The CoC Advisory Board, acts on behalf of the CoC and represents relevant stakeholders,

including multiple County representatives. During quarterly Board meetings, the County and other jurisdictions consult with the CoC Advisory Board to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. States, local governments, private non-profit organizations, and other eligible applicants compete for HUD grant funds through a national selection process.

2. Agencies, groups, organizations, and others who participated in the process and consultations.

During the development of the 2025-29 Consolidated Plan and 2025-26 Annual Plan, the County consulted with many organizations and community stakeholders. The table below summarizes all stakeholders that participated in the consultation process.

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Table AP-10.01: Agencies, groups, organizations who participated in consultation process.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
2-1-1 San Diego	Community Information Exchange	Needs Assessment Market Analysis	Data request. Provided localized data relevant to multiple sections of the Consolidated Plan.
Regional Task Force on Homelessness	Continuum of Care (CoC)	Needs Assessment Market Analysis Strategic Plan	Interviewed staff. Provided information on CoC operations and homelessness needs.
Housing Authority of the County of San Diego	Public Agency	Needs Assessment	Interview staff. Provided information on the County's public housing units, homelessness services, and tenant-based programs.
Cities of Carlsbad, Del Mar, Imperial Beach, La Mesa, Lemon Grove, San Marcos, Santee, and Vista	Public Agencies	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs in their respective jurisdictions.
Various County of San Diego Department – Aging & Independence Services, Parks and Recreation, Planning & Development Services, Office of Education, Department of Homeless Solutions and Equitable Communities, Child and Family Well-Being, Fire Protection District	Public Agencies	Need Assessment	Responded to online stakeholder survey. Provided insight on community needs.
San Diego Regional Chamber of Commerce	Local Business Association	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Affirmed Housing, Wakeland Housing & Development Corporation	Local Affordable Housing Developers	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Access to Independence of San Diego, Crisis House, Jewish Family Service of San Diego, Lifeline Community Services	Local Nonprofit Organizations	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.

As noted throughout the County’s 2025-29 Consolidated Plan and 2025-26 Annual Plan, San Diego County is actively involved with numerous agencies, groups, and organizations, including those involved with housing and social services. Citizen advisory committees range from short-term task-oriented groups to long-term standing committees with broad based jurisdictional responsibilities. The County is involved with the regional Continuum of Care (CoC) and the San Diego Association of Governments (SANDAG), as well as organizations pertaining to health and human services, criminal justice, seniors, planning, land use, parks, libraries, and housing. Table 3 below shows other regional plans that were considered during the preparation of this Plan.

Table AP-10.02. Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Task Force on Homelessness	Housing Needs/Homeless Needs
2050 Regional Transportation Plan	San Diego Association of Governments	Non-Housing Community Development Needs
Public Housing Agency Plan / Annual Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs
Regional Comprehensive Plan	San Diego Association of Governments	Housing Needs
Regional Housing Needs Assessment 6 th Housing Element Cycle	San Diego Association of Governments	Housing Needs
Section 8 HCV Administrative Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs
FY 2025-29 County of San Diego Consolidated Plan	County Housing and Community Development Services	All goals were covered

These entities, unless formed on an ad hoc basis to address a short-term need, often meet on a regular basis throughout the year and many high-level County personnel serve on the County’s behalf. These entities assist and advise the County on its policies and programs, as well as the issues and needs that fall under their purview. The advisory committees, boards, commissions, and other groups provide invaluable information that contributes to the County’s decisions on its strategic goals to address the priority needs of its jurisdiction.

Identify any Agency Types not consulted and provide rationale for not consulting.

No organization was purposefully excluded from the community engagement process.

Narrative

The County’s collaborative and cooperative planning partnerships with governmental entities is codified through formal consultations in the Consolidated Plan and demonstrated through subrecipient partnerships in the Annual Plan. While HCDS’ work with regional partners is ongoing, the County actively pursues partnerships to ensure that the region’s needs and issues are comprehensively evaluated, and thorough planning efforts take place. Aside from these partnerships, other departments within the County are involved in collaborating and cooperating with governmental entities in planning efforts and, when appropriate, partnering with HCDS. Detailed information and a complete listing of other local, regional, state, and federal planning efforts considered are outlined in the Consolidated Plan.

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AP-12 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation.

The section below details the citizen participation process and the approaches HCDS took to broaden citizen participation.

Summarize citizen participation process and how it impacted goal setting

The County carried out a broad, multifaceted community engagement effort in accordance with the Citizen Participation Plan, which is designed to facilitate and encourage the involvement of LMI populations and outlines requirements for the following processes and events:

- Location and publication of public notices;
- 30-day public review period;
- Availability of the documents;
- Public hearings and public meetings;
- Public comment process;
- Required approval; and
- Deadlines.

Adhering to the Citizen Participation Plan, the County also conducted the following actions to ensure community engagement is at the center of process, planning and decision-making. The following efforts were designed to maximize participation of community members and organizational stakeholders for the Annual Planning process:

- Inclusive and Equitable Communications - Publication of Public Notices;
- Online Survey;
- Engage San Diego County website;
- Social Media Announcements;
- Two virtual community forums;
- Ten in-person community forums;
- Employ County resources – Regional Community Coordinator Team, Live Well San Diego network;
- 30-day public comment period; and
- A formal public hearing.

In alignment with the County's Inclusive and Equitable Communications Plan, HCDS made every effort to incorporate the best practices, strategies and resources for inclusive and equitable community engagement and communication. This included publishing the Annual Plan public notices in seven local newspapers, expanding the accessibility for engagement opportunities to non-English speaking residents. These publications included the *San Diego Union Tribune*, the *Voice and Viewpoint of San Diego* (English), *El Latino*

(Spanish), *NGUOI VIET News* (Vietnamese), *Asian Journal* (Tagalog), *Beirut Times* (Arabic), and the *Saigon Times* (Chinese). Public announcements in Dari, Farsi, and Somali were also shared and available on the HCDS website.

This year's outreach efforts to promote engagement opportunities included working in collaboration with the County Communications Office to establish a comprehensive, online engagement project platform on the Engage San Diego County website, the County's online engagement portal. The site included an online survey, question and answer sections, information related to the Annual Planning process, key dates and timelines; opportunities for in-person feedback through community forums, and other informational materials. Other engagement strategies included the utilization of County resources such as the County's social media accounts, County News Center, as well as the County's Regional Community Coordinator teams, the Live Well San Diego non-profit network, and HCDS' stakeholder listserv.

Through the expanded efforts to center community engagement and maximize citizen participation, the total community engagement activities yielded a 524% increase in total participation from the prior year, with nearly 85,000 impressions and 242 residents' participation in community forums and online surveys. The community feedback received from all outreach and engagement efforts were essential in determining funding prioritization. The feedback received indicated strong community support for the County's funding prioritization in the areas of affordable housing, homelessness, and infrastructure.

Community Forums

Twelve community forums were conducted to introduce residents to the County's Annual Plan process, familiarize them with federal funding, and to solicit community input on community needs and feedback on funding priorities. The County's diverse geography and population was considered when determining community forum locations. In addition to five in-person meetings, two virtual meetings were scheduled, with a morning and evening option to maximize accessibility. Information about the Annual Plan and the community needs that it identifies were presented at each meeting. The presentation included the purpose of the Annual Plan, the funding programs with which it is associated, past projects that were funded in previous cycles, and an economic and demographic profile of the County. The presentation was followed by a question-and-answer session where County staff provided information about eligible activities and the application process to interested applicants. A total of 72 community members participated in the workshops and provided feedback on their housing and economic and community development priorities. Details of the community forums follow.

Table AP-10.03: Community Forum Details

Meeting	Date	Location
1	June 17, 2024	Ramona
2	June 26, 2024	Alpine
3	June 27, 2024	Spring Valley
4	July 1, 2024	Virtual
5	July 9, 2024	HCDS Central Office
6	July 10, 2024	Borrego Springs
7	July 11, 2024	Fallbrook
8	July 17, 2024,	Lakeside
9	July 19, 2024	Virtual
10	July 24, 2024	Julian
11	July 25, 2024	Descanso
12	July 31, 2024	Imperial Beach

Additionally, the County hosted two virtual CDBG Application Workshops, which provided hands-on technical assistance and guidance to community members, organizations, and units of local government applying for 2025-26 CDBG funds. This process facilitated access to funding resources and a chance to garner further feedback from community members. A total of 11 community members participated in the CDBG Applications workshops.

Table AP-10.04. CDBG Application Workshop Details

Date	Time	Location
October 16, 2024	10-12 pm	Virtual Session
November 06, 2024	5-7 pm	Virtual Session

Citizen Participation Outreach

This year’s outreach efforts to promote engagement opportunities included working in collaboration with the County Communications Office to establish a comprehensive, online engagement project platform on the Engage San Diego County website, the County’s new online engagement portal. This project platform centered on promoting meaningful and equitable information sharing and engagement opportunities. The site included online surveys, question and answer sections, information related to the Annual Planning process, key dates and timelines, opportunities for in-person feedback through community forums, and other informational materials. The Engage San Diego County project platform also provided essential data to evaluate and report engagement outcomes and builds organizational capacity for future community engagement efforts.

Other engagement strategies included the utilization of County resources such as the County’s social media accounts, County News Center, as well as the County’s Regional Community Coordinator teams, the Live Well San Diego non-profit network, and HCDS’ stakeholder listserv. These additional resources were essential in sharing engagement opportunities through news stories, social media posts, and information email distribution. The campaign yielded more than 35,000 impressions and 387 residents participated in the forums and survey. The table below describes all community outreach and engagement efforts done by the County for the Annual Planning process in detail, including both impressions and individuals providing feedback.

Table AP-10.05: Citizen Participation Outreach

Sort Order (Date)	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
6/3/2024	Community input announcement email	General public	14,027 total recipients	None received.	N/A
6/14/2024	Online news posting	General public	N/A	None received.	N/A
6/17/2024	In-person public meeting	General public in Ramona and surrounding areas and stakeholders	4 attendees	Prioritized infrastructure, housing, and homeless services.	None.
6/26/2024	In-person public meeting	General public in Alpine and surrounding areas and stakeholders	2 attendees	Prioritized housing, mental health services, homeless services, and public services.	None.
6/27/2024	In-person public meeting	General public in Spring Valley and surrounding areas and stakeholders	2 attendees	Prioritized housing, infrastructure, and homeless services.	None.
7/1/2024	Virtual public meeting	General public and stakeholders	1 attendee	Prioritized infrastructure.	None.
7/8/2024	Community input announcement email	General public	13,974 total recipients		
7/8/2024-8/12/2024	Community needs survey	General public	147 completed surveys were submitted	Prioritized housing, homeless services, community infrastructure,	None.

				and social services.	
7/9/2024	In-person public meeting	General public and stakeholders	9 attendees	None.	None.
7/9/2024	Virtual questionnaire post	General public and stakeholders	300 total impressions on social media	None.	None.
7/10/2024	In-person public meeting	General public in Borrego Springs and surrounding areas and stakeholders	45 attendees (22 attendees joined virtually via a livestream coordinated by the attendees)	Prioritized housing, infrastructure, home repair services, and mental health services.	None.
7/11/2024	In-person public meeting	General public in Fallbrook and surrounding areas and stakeholders	7 attendees	Prioritized housing, infrastructure, rental assistance, and mental health services.	None.
7/14/2024	Virtual questionnaire post	General Public and stakeholders	211 impressions on social media	None.	None.
7/17/2024	In-person public meeting	General public in Lakeside and surrounding areas and stakeholders	7 attendees	Prioritized housing.	None.
7/18/2024	Meeting announcement email	General public	13,957 total recipients	None received.	N/A
7/19/2024	Virtual public meeting	General public and stakeholders	19 attendees	Prioritized home repairs services and infrastructure.	None.
7/24/2024	In-person public meeting	General public in Julian and surrounding areas and stakeholders	5 attendees	Prioritized infrastructure.	None.
7/25/2024	In-person public meeting	General public in Descanso and surrounding areas and stakeholders	2 attendees	Prioritized infrastructure.	None.
7/25/24	Virtual questionnaire post	General public and stakeholders	222 impressions on social media	None.	None.
7/26/2024	Email with link to stakeholder survey	Stakeholder distribution list	100 stakeholder email addresses	23 survey responses. Prioritized housing, homeless services, economic security, transportation, and public services to address food	None.

				insecurity.	
7/31/2024	In-person public meeting	General public in Imperial Beach and surrounding areas and stakeholders	9 attendees	Prioritized housing and rental assistance.	None.
8/5/2024	Virtual questionnaire post	General public and stakeholders	152 impressions on social media	None.	None.
8/6/2024	Questionnaire announcement email	General public	13,970 total recipients	None received.	N/A
10/15/2024	Meeting announcement email	General public	10,738 total recipients	None received.	N/A
10/16/2024	Virtual CDBG meeting	General public and interested applicants	13 attendees	Several technical questions asked about application process.	None.
11/6/2024	Meeting announcement email	General public	13,986 total recipients	None received.	N/A
11/6/2024	Virtual CDBG meeting	General public and interested applicants	14 attendees	Several technical questions asked about application process and eligibility.	None.
2/7/2025-3/11/2025	Public comment period	General public and stakeholders	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.
3/11/2025	Public hearing	General public and stakeholders	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.	This will be updated at the close of the public comment period.

FY 2025-26 Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section below describes HUD entitlement funding resources for FY 2025-26, as how community and housing needs are met through other leveraged resources. Proposed awards are based on FY 2024-2025 funding levels. Internal HCDS project funding will be adjusted to match actual allocations.

HCDS is a recipient of federal CDBG, HOME, and ESG funding. HOPWA funding is awarded to the largest jurisdiction within the County (in this case, the City of San Diego). The City of San Diego has designated the County as an Alternate Grantee to administer the HOPWA Program for the region. HCDS also administers the State ESG Program on behalf of the State. The sections of the Annual Plan that detail the proposed use of CDBG and ESG funds cover the Urban County. The County's FY 2025-26 CDBG, HOME, ESG, and HOPWA entitlements total \$13,894,932 as follows:

CDBG	\$4,283,065
HOME	\$2,870,446
ESG	\$371,576
HOPWA	\$6,369,845

Table AP-15.01. Funding Priorities by Source

CDBG Fiscal Year 2025-26 Allocation Priorities	
Participating Cities	\$957,781
Unincorporated Infrastructure	\$173,514
Economic Development	\$321,435
Regional Services	\$242,870
Housing Services and Projects	\$1,734,595
Planning Projects	\$76,435
Administration	\$776,435
Total	\$4,283,065
HOME Fiscal Year 2025-26 Allocation Priorities	
HOME Consortium Down Payment and Closing Costs Assistance (DCCA) *	\$0
Transition-Aged Youth Tenant Based Rental Assistance	\$250,000
Family Reunification Tenant-Based Rental Assistance	\$850,000
Housing Development Program	\$1,483,402
Administration	\$287,044
Total	\$2,870,446
ESG Fiscal Year 2025-26 Allocation Priorities	
ESG Program Activities	\$343,708
Administration	\$27,868
Total	\$371,576
HOPWA Fiscal Year 2025-26 Allocation Priorities	
HOPWA Program Activities	\$6,178,750
Administration	\$191,095
Total	\$6,369,845

*Project will be funded through prior FY resources.

Table AP-15.02 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	Public - Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Services	\$4,283,065	\$1,000,000	\$350,000	5,633,065	\$17,132,260	Up to 20% of the Program Income will be allocated to CDBG Administration. The remaining 80% will be returned to the CDBG Housing Development Fund. Exceptions: 1) the Home Repair Program will receive 80% of the Program Income it generates, and 2) 100% of participating cities' Program Income will be returned to the respective city for use on CDBG eligible activities.
HOME	Public – Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily Rental New Construction, Multifamily Rental Rehab, New Construction for Ownership, TBRA	\$2,870,446	\$1,000,000	\$9,000,000	\$12,870,446	\$11,481,784	Up to 10% of Program Income will be allocated to HOME administration. The remaining 90% will be allocated to HOME Consortium activities. Prior year resources have been conditionally awarded to developers for development of affordable housing but must be reallocated until construction begins.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
ESG	Public – Federal	Conversion and Rehab for Transitional Housing, Financial Assistance, Overnight Shelter, Rapid Re-Housing, Rental Assistance, Services, Transitional Housing	\$371,576	\$0	\$0	\$371,576	\$1,486,304	Refer to the Uses of Funds. ESG activities to be funded through Notices of Funding Availability are used for five potential program components: 1. Emergency Shelters. 2. Rapid re-housing for persons experiencing homelessness. 3. Engagement of persons experiencing homelessness. 4. Essential services to shelter residents; and 5. Homelessness prevention.
HOPWA	Public – Federal	Housing Operations, Tenant-Based Rental Assistance, Supportive Services, Information and Referral Services, Emergency Housing, Short-Term Rent. Mortgage and Utility Assistance	\$6,369,845	\$0	\$0	\$6,369,845	\$25,479,380	Providing Housing and Support Services for those living with HIV/AIDS.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The County and HCDS leverage HUD entitlement funding by supplementing with multiple state, local, and federal programs. By leveraging multiple funding sources, the County ensures efficient use of funds for the maximum benefit of its beneficiaries. HCDS leverages other funding for the development of affordable housing, which allows layering of funding and enables significantly more units to be built. Additionally, HCDS utilizes rental assistance programs outside of HUD entitlement funding to provide long-term subsidies and more flexible housing options. Together, state, local, and federal resources create both upstream and downstream interventions into affordable housing, homelessness, and community development needs. In addition to HUD entitlement funds, resources include the following:

Federal Programs:

Rental Assistance Program: The Housing Choice Voucher (HCV) Rental Assistance Program provides rent subsidy payments for very low-income households in privately-owned rental housing units. The HCV program provides long-term rental support and can be utilized as a landing point after HUD entitlement rental assistance expires.

HUD Veterans Affairs Supportive Housing (HUD-VASH): The Housing Authority of the County of San Diego (HACSD) administers federal housing vouchers from the HUD Veterans Affairs Supportive Housing (VASH) Program to house veterans experiencing homelessness in the HACSD's jurisdiction. The HUD-VASH program provides rent subsidy payments for veteran households experiencing homelessness in privately-owned rental housing units.

Low-Income Housing Tax Credits (LIHTC): Federal and state tax credits are used by developers of multifamily housing who reserve a portion of each development for moderate, low- and very low-income households at affordable rents. Over the years, several non-profit organizations, assisted by the County through HUD Program funds, have received LIHTC funds. The 4% and 9% LIHTC is one of the principal sources of funding for the construction and rehabilitation of affordable rental homes.

Capital Fund: This is a grant program for housing authorities that own or operate public housing units. The grant is based on a physical needs assessment of the agency's public housing. Funds are available for use on non-routine needed repairs and replacement of physical systems, improvements to meet HUD modernization, energy conservation, or to achieve the long-term viability of the public housing units.

State Programs:

California Department of Housing and Community Development (State HCD): The State HCD administers several programs that provide funds that can be combined with other federal and local funds to support affordable housing.

State ESG Program: This is a continuing program to be administered by HCDS in 2025. Funds in the amount of \$401,171 are estimated to be made available to be spent on ESG eligible activities in the CoC Service Area. This funding is a combination of State ESG (funds made available by the State of California) and HUD State ESG funds (funds made available by HUD to the State of California).

CalHome Program: These funds supplement the County's HOME funds and are disbursed in conjunction with the County's Down Payment and Closing Costs Assistance Program. Funds received from the repayment of previous CalHome loans are held in a reuse account and used to fund future CalHome loans.

No Place Like Home (NPLH) Program: The NPLH Program dedicated up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The bonds are repaid by funding from the Mental Health Services Act (MHSA). The County received approximately \$127.8 million over four years. The last year allocation was in calendar year 2022, however, the County is still administering these funds. It is anticipated that approximately 400 to 425 units will be created under the NPLH Program.

Local Programs:

County Planning and Development Services Program: To encourage the development of housing affordable to lower income households and special needs households, Planning & Development Services (PDS) provides development incentives such as density bonuses and expedited permit processing for affordable housing developments. Specifically, the General Plan Implementation Plan contains a description of PDS programs that promote suitable and affordable housing including, but not limited to the following: Density Bonus Incentives (program 3.2.1), Expedited Permit Processing (program 3.2.2), Housing for Persons with Disabilities (program 3.3.2), and Housing for Seniors (program 3.3.3). Furthermore, the Zoning Ordinance specifically describes the Density Bonus Program and the incentives available for affordable housing in Section 6350. Expediting permit processing for Lower Income Housing Developments is also encouraged through Board Policy A-68.

Innovative Housing Trust Fund (IHTF): The IHTF is a local investment used to increase the region's inventory of affordable housing for low-income residents and provide options for people experiencing homelessness. IHTF funding leverages other funding resources to facilitate the construction, acquisitions, rehabilitation and/or loan repayment of affordable multifamily rental housing for extremely low-, very low- and low-income households. To date, 34 developments have been awarded over \$106 million (capital, interest, and loan repayments) in IHTF funds and are expected to support the creation of 2,769 units in 22 communities regionwide.

Surplus Property: The San Diego County Board of Supervisors has directed staff to review the County's underutilized and excess property to determine appropriateness for the development of affordable housing. County staff evaluates properties as potentially excess to the County's foreseeable needs and evaluates the feasibility of using excess sites for affordable housing. Currently eleven sites deemed excess are in predevelopment stages of affordable housing.

Private Resources/Financing Programs:

Conventional Lending Industry: Banks participate in providing conventional loans to support development of affordable rental units. Banks are also active in providing first-time homebuyer assistance in conjunction with state and federal programs.

HOME-25% Match Requirement:

As a part of the HOME Investment Partnerships regulation, all entitlement jurisdictions are required to match at least 25% of all HOME funds expended on HOME-eligible activities. HCDS uses State CalHome funds to support the Down-Payment and Closing Cost Assistance Program (DCCA), pursuant to the HOME matching requirements at 24 CFR 92.220. HOME-funded developments use conventional loans to match federal funding.

ESG-100% Match Requirement:

As part of the Emergency Solutions Grant program regulation, all entitlement jurisdictions are required to provide a 1:1 match for all ESG funds expended. HCDS utilizes local funds that support ESG-eligible activities for their match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County has many resources including publicly owned land that is utilized to address community development, recreational, safety, and public service needs. For example, the County's Department of Parks and Recreation administers over 58,000 acres of publicly owned parkland, 389 miles of trails, and 157 facilities that are used to provide educational, recreational, and personal enrichment services and opportunities. These enrichment opportunities provide quality of life infrastructure investments to low-income families, seniors, and special needs populations. The San Diego County Fire Authority oversees that operation of 39 fire stations that are vital to ensuring optimal fire-fighting capabilities to the unincorporated County, including vast back-country areas. The County library system is comprised of 33 community branch libraries, two bookmobiles, as well as five 24-hour Library-to-Go kiosks. In addition to providing vast educational resources, many of these libraries provide educational opportunities, health screenings, fitness opportunities, "Cool Zones" for seniors and others during the hot months, book delivery services for home-bound seniors, as well as many social enrichment activities for low-income families, seniors, and special needs groups. HHSa operates numerous resource offices and other facilities that provide services to low-income persons and families, seniors, and special needs populations. These County resources work in conjunction with HUD entitlement funding to meet the needs of the community, particularly for the most vulnerable residents.

The County has also provided funding for the upcoming Imperial Beach Neighborhood Center Apartments, Nestor Senior Village, and Paseo del Rey developments which will be built on a property owned by faith-based organizations. The upcoming Skyline, Beyer Boulevard Trolley Village, and Spring Street Trolley Apartments developments are located on San Diego Metropolitan Transit System (MTS) owned property. Over the last few years, the County identified eleven County-owned sites that can be repurposed for affordable housing. Several agreements with developers have already been made, and the County has facilitated and accelerated development by demolishing existing structures and performing CEQA review. The first affordable housing development on County surplus property, Levant Senior Cottages, opened with 127 units for low-income seniors in 2024. Construction is underway on two additional surplus County sites.

Discussion:

The County of San Diego uses numerous resources to leverage federal entitlement funds through state and local programs, private resources, and public facilities and properties.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table AP-20.01 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.	2025	2029	Affordable Housing Non-Homeless Special Needs Housing	Consortium Area	Affordable Housing and Services	CDBG HOME HOPWA	<ul style="list-style-type: none"> Rental Housing Development: 80 affordable units Homebuyers Assistance: 7 households Homeowner Rehabilitation: 30 households Housing Services: 2 shared housing clients, 1,050 resource referrals, 60 short-term rental assistance households, 70 fair housing counseling Tenant-Based Rental Assistance: 190 households Permanent Housing for Individuals with Specific Needs: 99 households Transitional/Short Term Housing for Individuals with Specific Needs: 87 households
	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.	2025	2029	Homeless	Urban County	Homeless Shelters and Services	CDBG ESG HOME	<ul style="list-style-type: none"> Homelessness Prevention and Rapid Re-housing: 45 Persons Homeless Management Information System: 50,000 Client Contacts Emergency Housing: 120 households Emergency Shelter Program: 850 persons
	Improve quality of life throughout communities by improving access to	2025	2029	Non-Housing Community Development	Regional	Public Improvements and Public	CDBG HOME HOPWA	<ul style="list-style-type: none"> Public Improvements, Infrastructure and ADA Projects: 4 projects

	vital services, community infrastructure, and economic development opportunities.			Public Services		Services		<ul style="list-style-type: none"> • Non-Housing Public Services: 600 persons • Low to Moderate Income Jobs: 30 jobs for low-income individuals
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Goal Descriptions

Goal Name		Goal Description
1	Affordable Housing Opportunities	Investing in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
2	Housing Stability	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to house continuum.
3	Quality of Life.	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Recommend FY 2025-26 projects are listed on the following table.

Table AP-35.01 – Project Information

#	Project Name
1	2025-26 City of Coronado – Senior Center Generator
2	2025-26 City of Imperial Beach – Fire Engine Purchase
3	2025-26 City of Lemon Grove – North Avenue - Street Improvement
4	2025-26 City of Poway – ADA Barrier Removal Project at Community Park
5	2025-26 City of Poway – 2-1-1 San Diego
6	2025-26 City of Poway – HomeShare & Community Connections
7	2025-26 City of Poway – Bridge to Housing Network Shelter Program
8	2025-26 City of Solana Beach – ADA Barrier Removal Project
9	2025-26 Spring Valley – Troy Street - Sidewalk Project Phase 2
10	2025-26 Fallbrook – Vista Community Clinic – Fallbrook Clinic Renovations
11	2025-26 Regional – BOOST Microenterprise Assistance
12	2025-26 Regional – Court Appointed Special Advocate (CASA) Program
13	2025-26 Regional – Interfaith Community Service- North County Shelter
14	2025-26 Regional – CDBG Housing Development Fund
15	2025-26 Regional – City/County Reinvestment Task Force
16	2025-26 Regional – Fair Housing Program
17	2025-26 Regional – Live Well San Diego Urban County Home Repair Program
18	2025-26 Regional - San Diego County HMIS System
19	2025-26 CDBG Planning and Administration
20	2025-26 HOME – San Diego County Consortium Downpayment and Closing Costs Program
21	2025-26 HOME – Transition Aged Youth Tenant Based Rental Assistance Program
22	2025-26 HOME – Family Reunification Tenant Based Rental Assistance Program
23	2025-26 HOME – Housing Development Fund Program
24	2025-26 HOME – Program Administration
25	2025-26 ESG Program
26	2025-26 ESG Program Administration
27	2025-26 HOWPA Program
28	2025-26 HOPWA Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds are used to develop viable communities by providing safe and affordable housing, suitable living environments, and expanded economic opportunities.

As discussed previously, to develop recommendations, proposals were solicited from the Urban County residents, community groups, and County departments. The Urban County incorporated cities also carried out their own public notice and participation processes and forwarded proposals for eligibility confirmation and approval. Eligible requests were referred to County departments for feasibility, cost estimates and, if appropriate, submission of department applications. Proposal review occurred in accordance with HUD requirements and Board approved policies and practices.

Recognizing that resources are limited in areas that have been historically underserved, HCDS targets CDBG, HOME, and ESG funds to meet gaps in service and housing. CDBG funds support public facility improvements, supportive services and housing for very-low income and special needs populations.

HOME Consortium funds are used for Homebuyer Assistance; Acquisition, Rehabilitation, or Construction of affordable housing; and tenant-based rental assistance (TBRA). As noted in the 2025-29 Consolidated Plan rental gaps analysis, the County has a significant unmet need in the provision of affordable rental units to extremely low-income, very low-income, and special needs populations. HCDS offers HOME TBRA to help reduce those gaps. Outside of construction of affordable housing units, HOME-funded programs are operated internally by HCDS and the HACSD. For construction of new affordable housing, HOME funds are distributed via a Notice of Funding Availability (NOFA) process that is made available to developers in the region.

ESG funds are used to: engage unsheltered persons; improve the number and quality of shelters; operate shelters; provide essential services; rapidly re-house; and prevent homelessness. HCDS consults with the RTFH serving as the CoC in establishing ESG program prioritization and use, performance standards, evaluating outcomes and developing policies and procedures for the Homeless Management Information System (HMIS). ESG funds support projects within or serving the Urban County and are made available via a NOFA process. NOFA solicitation includes placement on the HCDS website and distribution to CoC providers. The obstacles facing the homeless population closely mirror obstacles to obtaining affordable housing in the San Diego region, yet in many ways the need is greater. The Regional Task Force on Homelessness 2024 Point-in-Time Count counted 10,605 individuals experiencing homelessness in the region, including 4,495 sheltered and 6,110 unsheltered.

HOWPA funds are used to assist persons with HIV/AIDS and their families through the following activities: housing, supportive services, housing information services, technical assistance, and administrative expenses. HCDS consults with stakeholders in determining HOWPA allocation priorities. HCDS administers the HOPWA program as the Alternate Grantee of the City of San Diego, the current HOWPA grantee. HOPWA funds are made available via a NOFA process. NOFA solicitation includes placement on the HCDS website and distribution to local service providers.

AP-38 Project Summary

Project Summary Information

This section describes the projects recommended as subrecipients for HUD entitlement funding in FY 2025-26.

Table AP-38.01: Project Summaries

1	Project Name	2025-26 City of Coronado – Senior Center Generator
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$422,396
	Description	Installation of a permanent backup generator and enclosure to ensure uninterrupted service or community's vulnerable senior population.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project is projected to serve senior citizens in the City of Coronado. According to the Census Bureau, the City of Coronado had 4,186 (22.7%) persons that were over the age of 65.
	Location Description	John D Spreckels Center and Bowling Green, 1019 7 th St, Coronado, CA 92118
	Planned Activities	Purchase and installation of an emergency backup generator for the John D. Spreckels Center and Bowling Green. The total funding award is based on the current allocation and unspent funding from previous years.
2	Project Name	2025-26 City of Imperial Beach – Fire Engine Purchase
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$132,691
	Description	Funds requested for the purchase of a new fire engine.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26,000 persons and families, of which 68.93% are low to moderate income, will be served by this activity.
	Location Description	865 Imperial Beach Blvd. Imperial Beach 91932
Planned Activities	Funds requested for payment of lease costs for a new fire engine.	
3	Project Name	2025-26 City of Lemon Grove – North Avenue - Street Improvements
	Target Area	Urban County Area
	Goals Supported	Improve the quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities Infrastructure

	Funding	CDBG: \$136,365
	Description	Funds requested for the rehabilitation of a portion of North Avenue in Lemon Grove. ADA ramps and curbs will also be installed.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project service area is expected to serve 25,840 people, 57% of which are low to moderate income persons.
	Location Description	North Avenue, Lemon Grove, CA
	Planned Activities	Funds requested for the rehabilitation, including milling and paving of a segment of North Avenue between Buena Vista Avenue and Olive Street. ADA curb ramps and traffic loops will also be installed.
4	Project Name	2025-26 City of Poway – ADA Barrier Removal at Community Park
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$143,382
	Description	Funds requested for continued ADA improvements at Community Park in Poway.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All residents of the City of Poway will be served, specifically those with accessibility needs.
	Location Description	Poway Community Park, 13904 Civic Center Drive, Poway 92064
	Planned Activities	Design Services, bidding documents, and construction. This year's project will continue work from a previous CDBG project at the park, focused on the western park entrance. These improvements aim to install ADA compliant ramps, pathways, and walkways at the project location.
5	Project Name	2025-26 City of Poway – 2-1-1 San Diego
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to house continuum.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$18,381
	Description	Funds requested to support social service case management and referrals to affordable housing for low-income Poway residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 7800 residents of the City of Poway who are currently or at risk of being homeless and other caller identified needs.
	Location Description	City of Poway

	Planned Activities	2-1-1 San Diego offers over 6,000 community, health, disaster services, community connections and referrals in more than 200 languages via the phone and internet. CDBG funds will be used exclusively for those callers who identify themselves as residents of the City of Poway.
6	Project Name	2025-26 City of Poway – HomeShare & Community Connections
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to house continuum.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$17,435
	Description	Funds requested to provide in-person resource and referral navigation services to no/low-income City of Poway senior and disabled persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that the program will provide 2 new shared senior housing matches and will serve at least 50 unduplicated resource navigation services to the community.
	Location Description	Program services are provided at 13325 Civic Center Dr. in the City of Poway
	Planned Activities	Funds requested to provide in-person resource and referral navigation services to no/low-income City of Poway senior and disabled persons. In addition, the program will provide affordable housing options, access to in-person care coordination and transportation services. The HomeShare component of the program is a roommate matching service where homeowners share their home with participants seeking alternative affordable housing options through affordable rents or service charge.
7	Project Name	2025-26 City of Poway – Bridge to Housing Network Shelter Program
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Homeless Shelters and Services
	Funding	CDBG: \$21,435
	Description	The North County Bridge to Housing Network Shelter Program provides a comprehensive shelter system which serves approximately 600 persons experiencing homelessness in the San Diego North County region.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 individuals experiencing homelessness in the San Diego North County region will be served.
	Location Description	San Diego North County Region
	Planned Activities	Approximately 600 individuals experiencing homelessness will be provided services that include sheltering, case management, behavioral health assessments, meals, substance use detox services, and access to social service assistance within 5 facilities.
8	Project Name	2025-26 City of Solana Beach – ADA Barrier Removal Project
	Target Area	Urban County Area

	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$65,696
	Description	Funds requested to construct pedestrian curb ramps to meet ADA standards at multiple public street intersections.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project removes architectural barriers that limit access to the elderly and disabled. There are approximately 2,830 people over the age of 65 in the City of Solana Beach.
	Location Description	Various locations in the City of Solana Beach
	Planned Activities	The City of Solana Beach plans to construct ADA-compliant ramps at various locations throughout the city. All proposed ADA ramps are located on collector streets throughout the city in the public right-of-way.
9	Project Name	2025-26 Spring Valley – Troy Street - Sidewalk Project
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$47,882
	Description	Funds requested for the design, installation, and remediation of ADA compliant sidewalks.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project service area is expected to serve 1,335 people, 73% of which are low to moderate income persons.
	Location Description	North side of Troy Street from Central Road to Bancroft Street, Spring Valley.
	Planned Activities	The design and construction of a sidewalk along with pedestrian ADA ramps as sidewalks currently don't exist. This would connect several other sidewalks in the area that were previously funded by CDBG.
10	Project Name	2025-26 Fallbrook – Vista Community Clinic – Fallbrook Clinic Renovations
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities- Health Care Center
	Funding	CDBG: \$125,632
	Description	Funds are requested for renovation of Vista Community Clinic's (VCC): Fallbrook Pediatrics & Family Medicine Clinic.
	Target Date	6/30/2026
	Estimate the number and type of	This project will benefit low and very low-income residents of Fallbrook and surrounding unincorporated areas. Upon completion, VCC

	families that will benefit from the proposed activities	anticipates serving 1,250 residents within the first 12 months, approximately 30% will be children and 99% will be low-income.
	Location Description	VCC Pediatrics & Family Medicine Clinic is located in Fallbrook and serves the surrounding unincorporated areas.
	Planned Activities	Funds requested will be to improve the facilities infrastructure including renovations and the addition of an extra examination room.
11	Project Name	2025-26 Regional – BOOST Microenterprise Assistance
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Economic Development
	Funding	CDBG: \$321,435
	Description	Funds are requested for the staff, financial assistance, training, and resources to provide service.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The BOOST program is designed to serve 30 LMI microenterprise family childcare businesses across the San Diego region by providing business support, training, digital tools and creating new jobs.
	Location Description	Services will be provided to various childcare providers in the San Diego Region.
	Planned Activities	The program provides High-Risk/High-Need childcare providers with tailored, individualized business coaching, financial assistance, and access to digital management tools. The program will conduct outreach, solicit provider applications, and provide business assistance and development to providers.
12	Project Name	2025-26 Regional – Court Appointment Special Advocate (CASA) Program
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$101,435
	Description	Funds requested to provide funding for program costs associated with providing CASA volunteers to advocate for approximately 40 abused and neglected foster youth who reside in the unincorporated areas of San Diego County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from The proposed activities	It is estimated that approximately 40 abused and neglected foster youth who reside in the unincorporated areas of San Diego County will be assisted.

	Location Description	Program services are provided at 2851 Meadow Lark Drive, San Diego, CA 92123
	Planned Activities	Funds requested to provide funding for program cost associated with providing CASA volunteers to advocate for approximately 40 abused and neglected foster youth who reside in the unincorporated areas of San Diego County.
13	Project Name	2025-26 – Interfaith Community Services – North County Shelter
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Homeless Shelters and Services
	Funding	CDBG: \$141,435
	Description	Funds requested to support the operation of the first low barrier family shelter in North County as well as homelessness prevention services throughout the County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 5 families from the urban County will be served through the family shelter, as well as 16 individuals experiencing homelessness in the unincorporated areas of San Diego County assisted through homeless prevention, emergency funding, and case management services.
	Location Description	550 W. Washington Ave., Escondido 92025 and 250 North Ash St., Escondido 92027
	Planned Activities	Funds requested to provide emergency shelter services and prevention services to approximately 10 families with children and 16 individuals/households with case management and services from the unincorporated areas of San Diego County.
14	Project Name	2025-26 CDBG Housing Development Fund
	Target Area	Urban County Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	Project will be supported through prior year CDBG funds.
	Description	Funding for affordable housing construction, acquisition, rehabilitation, housing site improvements, pre-development costs and other housing related activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that funding will be provided for the construction or acquisition of 80 new affordable housing units.
	Location Description	Locations to be determined once a project is identified.
	Planned Activities	To support the development of affordable housing for lower income and special needs persons, such as acquisition, rehabilitation, housing site improvements, pre-development costs and other CDBG eligible activities.

		Project will be supported through prior year funding. Additionally, funding will be added to the CDBG Housing Development fund from projects which are cancelled, realize cost savings, from reimbursements of advances or when program income is received.
15	Project Name	2025-26 Regional – City/County Reinvestment Task Force
	Target Area	Urban County Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$76,435
	Description	Funding for staff costs associated with directing, planning, and implementing the Reinvestment Task Force.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Program funds support planning activities and staffing costs.
	Location Description	Program staff is located at 1122 Broadway, San Diego, CA 92101
	Planned Activities	Funds are requested for the continuation of County CDBG funding for staff costs associated with directing and implementing the Reinvestment Task Force, a joint agency established by the City and County of San Diego to monitor, encourage, and develop strategies for lending in lower-income communities, in compliance with the federal Community Reinvestment Act. The Reinvestment Task Force monitors banking policies and practices in the region and formulates, in partnership with the community and lenders, specific reinvestment strategies.
16	Project Name	2025-26 Fair Housing Program
	Target Area	Urban County Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$101,435
	Description	HUD requires fair housing program for CDBG entitlement jurisdiction. The Urban County Fair Housing Program has historically been administered and operated through a contract with a fair housing provider.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 70 individuals will be assisted.
	Location Description	Program staff is located at 3989 Ruffin Road, San Diego.

	Planned Activities	HUD requires CDBG entitlement jurisdictions to have a fair housing program. The Urban County Fair Housing Program has for many years been administered and operated through contracts with fair housing providers. The current contract is with CSA San Diego. The program includes: 1) fair housing education; 2) maintenance of a fair housing website; 3) dissemination of news articles/releases; 4) outreach through brochures and participation in regional fair housing activities/events; 5) fair housing testing; and 6) maintenance of a fair housing complaint/referral hotline.
17	Project Name	2025-26 Live Well San Diego Urban County Home Repair Program
	Target Area	Urban County Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Supportive Services
	Funding	CDBG: \$1,461,725
	Description	Continued funding to support a County-administered program that provides home repair loans and grants for critical health and safety improvements, ADA, and accessibility improvements, including improvements that support aging in place and other necessary rehabilitation to the residences of low-income homeowners and mobile homeowners living in the Urban County. This program supports independent living for the elderly/disabled.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 30 households will be provided rehabilitation assistance.
	Location Description	Homes must be located within the Urban County.
	Planned Activities	Continued funding for a County administered program that provides home repair loans or grants to low-income homeowners, including mobile homeowners, in the Urban County.
18	Project Name	2025-26 Regional – San Diego County HMIS System
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Homeless Shelters and Services
	Funding	CDBG: \$171,435
	Description	The San Diego County Regional Task Force on Homelessness (RTFH) develops policies and programs to improve conditions for those experiencing homelessness. The RTFH also collects and provides updated information on the homeless population and offers technical assistance to organizations and local jurisdictions regarding the needs of the homeless population. The RTFH relies on financial support from a variety of public and private agencies. Funds are requested to support a portion of RTFH Homeless Management Information System (HMIS) staff costs associated with training and technical support services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from	It is estimated that approximately 44,000 individuals are enrolled within HMIS database. This activity benefits all individuals experiencing homelessness seeking services in the County.

	the proposed activities	
	Location Description	Program services are administered at 4699 Murphy Canyon Road, San Diego, CA 92123
	Planned Activities	Funds are requested to support a portion of RTFH Homeless Management Information System (HMIS) staff costs associated with training and technical support services.
19	Project Name	2025-26 CDBG Planning and Administration
	Target Area	Urban County Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$776,435
	Description	To support coordination with participating cities, program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the Urban County CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Program funds support administrative costs.
	Location Description	Program staff is located at 3989 Ruffin Road, San Diego.
	Planned Activities	To support coordination with participating cities, program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the Urban County CDBG program.
20	Project Name	2025-26 HOME – Down-Payment and Closing Cost Assistance Program (DCCA)
	Target Area	HOME Consortium Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Services
	Funding	Project will be supported through prior year HOME funds.
	Description	Funds supplement the HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program, which offers low interest deferred payment loans to low-income first-time homebuyers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 7 low to moderate income households will be assisted.
	Location Description	Home purchases must be in the HOME Consortium.
	Planned Activities	The HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program offers low interest deferred payment loans of HOME funds or a combination of HOME and CalHome Funds (when available), at up to 22% of the home purchase price, for low-income first-time homebuyers. The total gross annual income of the household must not exceed 80% of the San Diego County Area Median Income (AMI) as

		most recently published by the U.S. Department of Housing and Urban Development. Eligible homes must be in the HOME Consortium Area. The loan funds may be used to assist with down payment and closing costs on the purchase of a new or re-sale home. The San Diego Housing Commission administers the program on behalf of the San Diego HOME Consortium. It is estimated that approximately 20 homebuyer closings will take place in FY 2025-26.
21	Project Name	2025-26 HOME – Transition-Aged Youth Tenant Based Rental Assistance Program
	Target Area	HOME Consortium Area
	Goals Supported	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$250,000
	Description	The HOME Tenant-Based Rental Assistance (TBRA) Program is a collaborative effort of the County Health and Human Services Agency departments of Homeless Solutions and Equitable Communities (HSEC) Office of Homeless Solutions and Housing and Community Development Services. This transitional housing program provides rental subsidy assistance, security and utility deposit assistance, and case management services for up to 24 months to prioritized clients (Foster and transitional age youth) who are having trouble accessing independent housing. HOME funding will support the rental subsidy assistance components of the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 20 clients will be served annually.
	Location Description	TBRA assistance is provided within the HOME Consortium.
	Planned Activities	Funds the HOME Tenant-Based Rental Assistance (TBRA) Program, a transitional housing program prioritized for clients aged 18 to 24 years old.
22	Project Name	2025-26 HOME – Family Reunification Tenant Based Rental, Security and Utility Deposit Assistance Program
	Target Area	HOME Consortium Area
	Goals Supported	Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$850,000
	Description	The Family Reunification Tenant-Based Rental Assistance (SAT TBRA) Program provides rental assistance and security and utility deposit assistance to families participating in Substance Abuse Treatment (SAT). The program is operated as a collaborative effort of the County Health and Human Services Agency, the Housing Authority of the County of San Diego, and the County Housing and Community Development Services. It has been an integral component of the Juvenile Dependency Court’s Recovery Project. Eligible participants must have an active Juvenile Dependency Court case and at least three months of documented sobriety. In addition, to be eligible, the lack of adequate housing must be documented to be a significant barrier to the return of the children to the

		family. Non-mandatory case management services and treatment supervision are provided as program support. HOME funding has been approved for this TBRA program since 2004. It is estimated that with continued funding, approximately 40 families will be assisted in FY 2025-26.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities.	It is estimated that approximately 40 families will be served.
	Location Description	TBRA assistance, utility, and security deposit assistance is provided within the HOME Consortium.
	Planned Activities	Funds the Family Reunification Tenant-Based Rental Assistance (SAT TBRA) Program, a transitional housing program for individuals participating in Substance Abuse Treatment.
23	Project Name	2025-26 HOME Housing Development Fund
	Target Area	HOME Consortium Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$1,483,402
	Description	Affordable housing development, including predevelopment, housing site improvements and other activities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities.	It is estimated that funding will be provided for the construction or acquisition of 80 new affordable housing units.
	Location Description	Housing development funds may be used to support affordable housing development within the HOME Consortium.
	Planned Activities	Continued funding for affordable housing development, including predevelopment, housing site improvements, and other activities to encourage affordable housing for lower-income persons and families. The County Housing and Community Development Services (HCDS) awards funds during the year via a Notice of Funding Availability (NOFA) process. Proposals to develop, expand or supplement housing for lower-income persons/families, including special needs populations, will be funded. For FY 2025-26 funds, HCDS expects to fund affordable housing development proposals received through the NOFA process.
24	Project Name	HOME Program Administration
	Target Area	HOME Consortium Area
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$287,044
	Description	The recommended funding provides for the management and administration of the HOME Consortium Program. HOME management/administrative expenses are limited to 10% of the HOME entitlement. The HOME Consortium includes the CDBG Urban County (unincorporated area, cities of Coronado, Del Mar, Imperial Beach,

		Lemon Grove, Poway, and Solana Beach); and the HOME Consortium cities (Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista)
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities.	Funds support staff program administrative costs.
	Location Description	Program staff is located at 3989 Ruffin Road, San Diego.
	Planned Activities	Administration of the HOME Consortium Program
25	Project Name	2025-26 ESG Program
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Homeless Shelters and Services
	Funding	ESG: \$343,708
	Description	2025-26 ESG funds will be used to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; prevent families and individuals from becoming homeless and for program administration and data collection through HMIS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 445 homeless or at-risk of homelessness persons will be served with ESG funds.
	Location Description	ESG activities are located within or serve the Urban County.
26	Project Name	2025-26 ESG Program Administration
	Target Area	Urban County Area
	Goals Supported	Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.
	Needs Addressed	Homeless Shelters and Services
	Funding	ESG: \$27,868
	Description	Funds support the administration and management of the FY 2025-26 ESG Grant.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Program funds support administrative costs.

	Location Description	Program staff is located at 3989 Ruffin Road, San Diego.
	Planned Activities	Funds support the administration and management of the FY 2025-26 ESG Grant.
27	Project Name	2025-26 HOPWA Program
	Target Area	San Diego County
	Goals Supported	Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply. Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Special needs housing and services
	Funding	HOPWA: \$6,178,750
	Description	2025-26 HOPWA funds will be used to provide housing and support services for Individuals with HIV/AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 924 individuals with HIV/AIDS will be served with HOPWA funds.
	Location Description	HOPWA activities are located within or serve San Diego County.
	Planned Activities	2025-26 HOPWA funds will be used to provide tenant based rental assistance, permanent housing, transitional-short term housing, short term mortgage and utility assistance, emergency housing and supportive services.
	28	Project Name
Target Area		San Diego County
Goals Supported		Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply. Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
Needs Addressed		Special needs housing and services
Funding		HOPWA: \$191,095
Description		Funds support the administration and management of the FY 2025-26 HOPWA Grant.
Target Date		6/30/2026
Estimate the number and type of families that will benefit from the proposed activities		Program funds support administrative costs.
Location Description		Program staff is located at 3989 Ruffin Road, San Diego.
Planned Activities		Funds support the administration and management of the FY 2025-26 HOPWA Grant.

AP-50 Geographic Distribution - 91.420, 91.220(f)

This section discusses geographic preferences for HUD entitlement funding, which the County of San Diego does not utilize.

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not applicable. The County has not designated specific geographic areas within its jurisdiction to target or direct assistance. Entitlement funds are available throughout the Urban County for eligible CDBG and ESG activities, throughout the Consortium for eligible HOME activities and throughout the region for eligible HOPWA and State ESG activities.

Geographic Distribution

Table AP-50.01 - Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Please see the discussion above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The County employs a comprehensive strategy to promote affordable housing for a variety of households. Households assisted through County programs include homeless, non-homeless, and special needs households. The County also funds specialized programs that focus on persons experiencing homelessness that provide short, medium-term rental or overnight shelter assistance. These programs are discussed further in AP-65. A detailed discussion of how HUD entitlements will be used to support affordable housing needs is provided in AP-20, with the number of households to be assisted itemized by program activity.

One-year goals described in the tables below were set through the 2025-29 Consolidated Plan process and are amended as needed through the Annual Plan process. Non-homeless households are supported through the production of new affordable housing units, the rehabilitation of low-income residents' units, and first-time homebuyer assistance. Special needs households are supported through rental assistance programs.

Table AP-55.01 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported (only includes HUD funded, not Local or State)	
Homeless	0
Non-Homeless	117
Special Needs	170
Total	287

Table AP-55.02 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households By Support Type (only includes HUD funded, not Local or State)	
Rental Assistance	170
The Production of New Units	80
Rehab of Existing Units	30
Acquisition of Existing Units	7
Total	287

Discussion

As referenced above, the County remains committed to improving the availability of affordable housing options in the region. In addition to its HUD entitlement programs, the County has committed \$105.6 million in local funds to fund the Innovative housing Trust Fund (IHTF). The IHTF will be used to increase the region's inventory of affordable housing for low-income residents and provide options for people experiencing homelessness. The County has also started to develop excess property for the development of affordable housing.

AP-60 Public Housing - 91.420, 91.220(h)

This section discusses housing owned and managed by the Housing Authority of the County of San Diego, which provides 159 affordable units in the region.

Introduction

The Housing Authority of the County of San Diego (HACSD) owns and administers four public housing rental complexes located in the City of Chula Vista, totaling 121 units, which include four units (one for each complex) set aside for managers. These units are available to low-income families, senior citizens, and/or disabled persons:

- *Dorothy Street Manor (22 family units located in Chula Vista)*
- *L Street Manor (16 family units located in Chula Vista)*
- *Melrose Manor Apartments (24 family units located in Chula Vista)*
- *Town Centre Manor (59 senior units located in Chula Vista)*

Additionally, HACSD owns and administers one public housing complex for agriculture workers in the City of San Marcos, which includes 37 affordable housing units and 1 manager unit:

- *Firebird Lane Manor (38 agriculture units in the City of San Marcos)*

Actions planned during the next year to address the needs to public housing:

HACSD expects to receive approximately \$358,000 in Capital Funds in FY 2025-26 for the modernization and operation of the four public housing developments in the City of Chula Vista. HACSD recently completed a renovation to update multiple building systems at the Town Centre Manor site and plans to make additional capital improvements identified in a Physical Needs Assessment conducted on all four properties over the next several years. In addition, the HACSD intends to financially reposition the properties to address future capital needs and ensure the long-term viability of the affordable housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

The HACSD has an established Resident Advisory Board (RAB) for the Public Housing and Section 8 Housing Choice Voucher programs. The RAB meets several times a year to discuss HACSD program issues and recommendations, as well as public housing capital plans. The RAB is comprised of appointed public housing and/or Section 8 Housing Choice Voucher Program participants. In addition to the RAB meetings, Tenant Meetings, open to all public housing residents, are held periodically throughout the year. The HACSD Board of Commissioners currently has two tenant commissioners that each serve two-year terms, and who are participants of the Section 8 Housing Choice Voucher

Program.

Since 2003, the HACSD has been awarded several Resident Opportunities and Self-Sufficiency (ROSS) grants providing families, seniors, and persons with disabilities with employment, education and support services that foster dignity, promote independent living, coordinate life skills workshop, improve financial literacy, encourage education, training, and self-sufficiency. The last ROSS grant was awarded in August 2021 and concludes in May 2025. HACSD has applied for future ROSS funding and is awaiting outcomes. The 3-year grant funds a service coordinator who organizes supportive services and other activities designed to help public housing residents attain economic and housing self-sufficiency, including the potential for homeownership. The program provides supportive services to families residing in the four public housing developments. Program services including individual case management meetings, referrals to local resources, and educational planning.

The Consortium's First-Time Homebuyer Program is available to qualified residents of public housing and other low-income residents. HOME funds that are used for this program are intended to provide homeownership assistance for such residents, tenants, and families. The homebuyer education component of the program helps assisted families to attain and maintain homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

Not applicable.

Discussion

Please see discussion above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

This section discusses the County's efforts to reduce and end homelessness, particularly amongst populations most vulnerable to housing instability such as former foster youth and people exiting Corrections.

Introduction:

The County has consistently been a leader within our regions Continuum of Care (CoC), known as the Regional Task Force on Homelessness (RTFH). The County serves on the CoC Board, occupying three of the boards 36 seats. States, local governments, private non-profit organizations, and other eligible applicants compete for HUD grant funds through a national selection process. Eligible activities include establishing facilities to serve persons experiencing homelessness, operating costs, supportive services, planning and coordinated entry. Certain activities require local matching funds. Grants are competitive and applications must meet strict HUD requirements. The RTFH administers the Federal Youth Homeless Demonstration Program (YHDP) and the State's Homeless Emergency Aid Program (HEAP) funding to assist 805 youth and 8,000 people.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

County of San Diego Health and Human Services Agency (HHS) provides a broad range of health and social services, promoting wellness, self-sufficiency, and a better quality of life for all individuals and families in San Diego County, especially the most vulnerable populations such as those experiencing homelessness. HHS integrates health and social services through a unified service-delivery system. This system is evidence based and centers on a trauma informed, and outcome-driven services delivery approach.

HHS's integrated approach addresses the whole person, considering the individual's needs in all areas of life and providing the applicable services. These integrated programs include: the Mobile Crisis Response Team (MCRT), Crisis Stabilization Units (CSU's), Psychiatric Emergency Response Teams (PERT), which all provide mental health supports to unsheltered persons, enhanced mental health treatment programs through outpatient clinics, Assertive Community Treatment (ACT) and Strength Based Case Management (SBCM) Services; rental assistance and landlord incentives to provide permanent housing subsidies to those experiencing homelessness; and acquisition and rehabilitation of affordable housing to ensure the development of new permanent resources.

The County will continue its work with the RTFH to create regional, collaborative approaches to connect the most acute homeless residents with the housing and services

that fit their individual needs through the implementation of a Coordinated Entry System (CES).

The CoC Board, acts on behalf of the CoC and represents relevant stakeholders, including multiple County representatives. The Board is responsible for regional planning, performance monitoring, fundraising, and establishing policies. Current RTFH strategic objectives include collaborative work with all cities throughout the San Diego region to coordinate efforts, prioritize funding and address needs including reduce entries into homelessness through prevention and diversion resources; increase the percentage of people who move into stable permanent housing; shorten the time between assessment and placement into permanent housing; and reduce re-entries and returns to homelessness.

Describe the jurisdiction's one-year goals and actions for addressing the emergency shelter and transitional housing needs of homeless persons:

HCDS funds a hotel voucher program and provides funding for emergency shelters, street outreach, homelessness prevention and rapid rehousing programs.

Describe the jurisdiction's one-year goals and actions for helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

The County participates in the regional Coordinated Entry System (CES). The CES streamlines access to permanent housing in an effective manner by prioritizing the most vulnerable individuals and families. CES is an evidence-based strategy that focuses on housing and service coordination designed to link persons experiencing homelessness to the most appropriate housing solution based on their needs. An effective CES aims to quickly identify persons experiencing homelessness, prevent homelessness whenever possible, assess and prioritize the needs of consumers who request help, and connect them to housing and services as quickly as possible.

Describe the jurisdiction's one-year goals and actions for helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs.

Viable employment opportunities are central to the prevention of homelessness. Local agencies, governments, and higher education institutions coordinated training and employment services, including services for the general persons experiencing homelessness, veterans, youth, and disabled. San Diego Workforce Partnership offers free training and job placement at their career centers throughout San Diego County. Additionally, many agencies, including the Lucky Duck Foundation and San Diego Rescue Mission, provide job assistance to individuals experiencing homelessness through coordinated case management.

Housing Authorities played a pivotal role assisting with housing challenges by providing rental assistance. Section 8 Programs and special-needs TBRA Programs linked individuals and families to various supportive programs and resources. Numerous pamphlets and information sheets were distributed to individuals and agencies that serve individuals experiencing homelessness. This assisted in the prevention of homelessness by providing reliable resources for securing housing opportunities. Efforts to develop comprehensive policies and plans for discharge from public systems of care are being pursued strategically and include:

Foster Care

The Child and Family Well Being (CFWB) Department centers policies and practices on prevention and partnerships when supporting children, youth, and their families. This focus is also reflected in the comprehensive Foster Care System discharge planning protocol, which includes the following:

- A Transitional Independent Living Plan (TILP) is developed for each youth at the age of 16 and is updated, at minimum, bi-annually.
- Assessment of needs is completed using the Child and Adolescent Needs and Strengths (CANS) assessment, at minimum, bi-annually.
- Convening of Child and Family Team (CFT) meetings to discuss needs, services, and supports with the youth and their support network.
- Review of reports about the youth's dependency case, including family and placement histories and the whereabouts of any siblings who are in the juvenile court.
- Anticipated termination date of court jurisdiction.
- Assessment of health care plans (if not already covered by Medi-Cal).
- Preparation of an emancipation portfolio. A specifically tailored portfolio with resources, referrals and all the applicable legal documents needed when existing the foster system including; Social Security card, birth certificate, driver's license

and/or DMV I.D. card, copies of parent(s) death certificate(s), and proof of citizenship/residence status.

- Creation of a housing plan including referral to transitional housing or assistance in securing other housing.
- Employment or other financial support plans.
- Educational/vocational plans including financial aid, where appropriate.
- Provide referrals to services and supports which help youth to remove barrier to self-sufficiency (e.g., mental health, substance use, work readiness, etc.)

Social Services, Independent Living Program Policy Unit, Child and Youth Permanency Branch protocol also contains the process identified by the State. When appropriate, youth exist foster care with assistance. Independent living skills and subsidized housing programs assisted transition-age youth.

Office of Homeless Solutions

In the Fall of 2024, the County of San Diego merged the Office of Homeless Solutions (OHS) with the Department of Housing and Community Development Services (HCDS). This strategic merge enhances the County's ability to address housing and homelessness challenges while advancing equity and supporting vulnerable populations. By combining the expertise, programs, and resources of both departments, HCDS can improve efficiency and develop streamlined approaches to housing solutions, equitable community initiatives, and services for individuals and families.

Additionally, the County's first *Framework for Ending Homelessness*, a framework driven by Data, Equity, Sustainability, Person-Centered Approach and Collaboration, has become an instrumental County tool with over 80 County departments across the enterprise having programs that fully or in-part support the Framework's strategic domains. County programs in partnership with the Regional Task Force on Homelessness, community organizations, and local jurisdictions, incorporate the Framework's domains including Root Cause and Upstream Prevention; Diversion and Mitigation; Services, Treatment and Outreach; Emergency/Interim Housing and Resources; Permanent Housing and Support within their service delivery model and within the vital resources provided to people at risk or experiencing homelessness regionwide.

Behavioral Health

Behavioral Health Services (BHS) are funded through the Mental Health Services Act (MHSA), which has provisions to serve persons with serious mental illness who are experiencing homelessness and who may have a co-occurring condition of substance use. Treatment and an array of supportive housing services are provided in Full-Service Partnership/Assertive Community Treatment (FSP/ACT) programs, strength-based case

management programs and housing navigation and support programs for clients enrolled in outpatient mental health clinic services. Supportive housing includes short-term, transitional, and permanent supportive housing. In addition, persons experiencing homelessness can access multiple BHS services to include mental health services, substance use services, peer support services, crisis services, and long-term care.

Corrections

HCDS collaborates with the San Diego Sheriff's Department (SDSD) in providing housing information in the community. SDSD has Correctional Counselors who provide reentry information to incarcerated people upon release which includes housing, medical, mental health and substance use treatment in the community/ SDSD staff encourage people to use 211 as an information source when they are in the community and link, coordinate and connect people in custody to community partners who have access to housing resources prior to release. SDSD participates in the Point in Time Count to survey people who are in jail.

HHSA works closely with public safety partners in the implementation of Community Care Coordination (C3) programs and the new Alternatives to Incarceration program. The ATI and C3 programs provide intensive care coordination and housing navigation to people who are incarcerated, unsheltered, and have behavioral health needs. The goals of these projects are to increase the number of days the population is in the community, house them, and connect them to appropriate physical and behavioral health services to meet their needs.

Discussion

Please refer to the above discussion and the San Diego's 2025-29 Consolidated Plan for a more detailed discussion.

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

This section discusses on-year goals to provide housing solutions for individuals living with HIV/AIDS and their families.

Table AP-70.01. One-year goals for the number of households to be provided housing through HOPWA:

Short-term rental, mortgage, and utility assistance payments:	60
Tenant-based rental assistance:	130
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds:	99
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds:	87
Units provided for emergency housing facilities developed, leased, or operated with HOPWA funds:	90
Total:	466

The above table shows goals for the HOPWA program for FY 2025-26. HOPWA services were procured in FY 2024-2025 and utilize five-year contract cycles to ensure continuity of service. The current HOPWA program funds one short term rental, mortgage, and utility assistance program through Being Alive San Diego. Tenant-based rental assistance is operated through the Housing Authority of the County of San Diego. Additionally, the program funds three housing facilities that provide long-term housing solutions for HOWPA beneficiaries, as well as three transitional housing projects that provide emergency housing solutions. Together, these projects aim to provide housing for at least 466 HOWPA-qualified households.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

This section discusses recognized barriers to housing for County of San Diego residents, as well as strategies the County employs to counteract these barriers. As noted previously and in the Consolidated Plan, the most evident market constraints on the provision of adequate and affordable housing are land costs, construction costs, and access to financing.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

While the County and individual cities have limited control over market constraints, they can offer incentives and support to mitigate their effects. Additionally, they can leverage the General Plan and zoning ordinances to enhance clarity and streamline the development process. Major governmental constraints to affordable housing development such as restrictive land use policies, zoning and development codes, and development and planning fees can be adjusted to support a jurisdiction's pro-housing goals and is a powerful tool that supports increased affordable housing development.

The County's 6th Cycle Housing Element was adopted by the San Diego County Board of Supervisors (Board) on July 24, 2021, pursuant to State Housing Element Law. This Housing Element covers the eight-year planning period of 2021 to 2029 and includes programs to address housing affordability and equity. The Housing Element is a dynamic document, and progress meeting Housing Element goals is reviewed on an annual basis, with updates occurring every 8 years. The current Housing Element and its annual progress reports can be accessed from the County's Department of Planning and Development Service's website at <https://www.sandiegocounty.gov/pds/generalplan.html>

Programs in the 6th Cycle Housing Element Implementation Plan remove barriers to affordable housing through updates to the zoning ordinance, providing technical assistance and resources for developing housing, and aligning with state laws to expedite and improve the housing development process.

For example, in accordance with California state law, the County developed a by-right approval process for housing developments that include 20% of units as affordable housing for lower-income households on sites relisted from previous housing element cycles. This process streamlines housing development while ensuring affordable units are built, helping to remove process barriers to affordable housing. Additionally, the County has developed user-friendly checklists and conducted targeted outreach to promote the use of state laws that expand by-right development opportunities. These

efforts help property owners, developers, and stakeholders better navigate and utilize policies that facilitate housing production. For example, the County has provided guidance on laws that encourage the development of Accessory Dwelling Units (ADUs), simplify lot splits under Senate Bill (SB) 9, and allow affordable housing in commercially zoned mixed-use areas through Assembly Bill (AB) 2011 and SB 6. Outreach efforts also highlight opportunities to develop starter homes in multifamily zones, as permitted under SB 684, and support multifamily housing projects that include at least 10% affordable units under SB 35. In addition, in compliance with SB 330, the County has developed objective design standards for urbanized census tracts in the unincorporated areas, including specific communities such as Lakeside (Bostonia and Winter Gardens) and Sweetwater (Bonita). These standards provide clarity, consistency, and transparency in the approval process, facilitating housing production by eliminating ambiguity and reducing discretionary barriers.

The County is advancing several programs to provide incentives and density bonuses that encourage the development of diverse housing types and levels of affordability. One such initiative is the Inclusionary Housing Ordinance, currently under development and subject to the County Board of Supervisors approval, will require certain new housing developments to include affordable housing. To support projects that meet these requirements, the County will offer additional incentives and density bonuses beyond what is currently available through state law and existing County programs, helping to balance affordability with project feasibility. Another example is the set of programs the County is developing under the Opportunities for Streamlining Affordable and Attainable Housing project to address specific housing needs and remove barriers to production. These programs include additional density bonuses to incentivize the development of senior housing and assisted living housing, as well as projects that incorporate universal design and visit ability standards to promote accessibility and including housing options. In addition, this effort includes the creation of a streamlined small lot subdivision program aimed at increasing the supply of smaller, more affordable units by enabling efficient subdivision processes. The County is also expanding the by-right development provisions provided under state law to apply to all sites identified in the Regional Housing Needs Assessment (RHNA) inventory.

Steps are underway to update the zoning ordinance to better align with the County's General Plan and advance its housing goals. Specifically, the Development Designators project has been launched as part of ongoing Housing Element Implementation efforts. This project includes an analysis of the zoning ordinance to identify opportunities for improved alignment with the General Plan and focuses on two key objectives:

1. Expanding housing diversity to support a broader range of housing types and affordability levels.

2. Facilitating RHNA compliance, multifamily site development, and group homes by ensuring zoning regulations enable the development envisioned in the General Plan.

The program aims to modernize and streamline County policies, addressing outdated or overly restrictive development designators and zoning standards that may unintentionally limit housing opportunities.

In addition to developing and implementing the programs outlined in the Housing Element, the County has initiated several Board-directed projects to address the ongoing housing crisis and support the production of affordable and attainable housing. These efforts reflect a comprehensive approach to identifying barriers, creating solutions, and maximizing resources to meet housing needs across the region. One key initiative is the Transformative Housing Solutions effort, which includes significant studies such as the Comprehensive Construction Cost Study and the Green Affordable Housing Study. These studies analyze the factors driving construction costs and explore strategies to reduce financial barriers, while also identifying opportunities to integrate sustainable building practices into affordable housing development.

To guide the County's long-term housing strategy, the Housing Blueprint was developed to clearly define the goals, objectives, and strategies necessary to address the region's housing needs. The Blueprint emphasizes a balanced approach that maximizes resources, aligns priorities, and integrates the County's core values of integrity, belonging, excellence, access, sustainability, and equity into every step of the process.

In parallel, the County is advancing the Development Feasibility Analysis (DFA), a critical project aimed at evaluating the economic and practical challenges of housing development in targeted high-potential areas. This analysis identifies key factors—such as infrastructure gaps, parcel size, and zoning constraints—that may impact a site's feasibility for development. The DFA will provide actionable recommendations, including potential zoning changes, to improve development opportunities and support housing production near transit, jobs, and public facilities.

Discussion

The County of San Diego employs a comprehensive approach to tackling housing barriers, combining land use and planning strategies with enhanced access to financing for affordable housing developments. The County is focused on obtaining available resources and allocating funds to the region's affordable housing development partners to support the development of deed restricted affordable housing. The County leverages State funds with federal funding to maximize the number of units built. The State's Permanent Local Housing Allocation and Homekey programs are opportunities to accomplish this goal. In addition to developing more affordable units by providing capital

loans to developers, the County also evaluates excess properties for possible use as affordable housing. If suitable, the property can be offered to a development partner to support the construction of affordable housing units. In summary, this dynamic, multifaceted approach allows the County to leverage funds and excess property, partner with private entities, and implement planning and land use reforms to create a government ecosystem that supports affordable housing development.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section discusses HCDS's efforts in addressing underserved needs, expanding, and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

CDBG funds have been primarily used for land acquisitions for affordable housing development, to address public facility deficiencies in lower income neighborhoods and for services related to housing and homelessness support/prevention. Proposals for community improvements are received from citizens, community-based organizations, and County departments. The highest priority proposals are recommended for inclusion in the Annual Plan. In addition, HCDS's annual community engagement forums and interactive presentations offer residents the opportunity to submit requests for public improvements to be funded through the CDBG program. The main obstacle to meeting all the identified community needs is limited funding. Given the funding challenge, HCDS plans to continue the above actions to best address underserved needs. CDBG funds will continue to support the County's vision of "A just, sustainable, and resilient future for all".

Actions planned to foster and maintain affordable housing

In addition to funding rental housing and homeownership programs, HCDS funds various housing Programs that are designed to maintain low-income families, seniors and disabled persons in their homes. CDBG and HOME funds are the primary source of funds for these program activities. The Urban County Home Repair Program provides low interest deferred loans and grants to low-income homeowners and mobile homeowners for home repairs related to the health, safety, and accessibility needs of the homeowner. This program helps to maintain and upgrade the housing stock. HCDS will continue its efforts to upgrade and preserve existing affordable housing stock through its rehabilitation and rental housing development activities. The Innovative Housing Trust Fund, excess County land, Permanent Local Housing Allocation, Pro-Housing Incentive Program, Homekey, and the No Place Like Home programs are local and state funded programs that will also foster and maintain affordable housing for low-income individuals and families, and persons experiencing or at risk of homelessness, including those with serious mental illness.

Actions planned to reduce lead-based paint hazards

HCDS continues to support lead-based paint hazard control efforts in compliance with lead-based paint reduction requirements in all housing activities covered by Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, as

well as the Lead-Safe Housing Rule under 24 CFR Part 35. During the years since the regulations took effect, the Urban County Home Repair Program and HCDS's Affordable Housing Development Program have carried out lead assessment and reduction practices as required. Any property built prior to 1978 must undergo lead paint testing and, if lead hazards are found, those hazards must be eliminated as a requirement for participation in the programs.

Actions planned to reduce the number of poverty-level families

The HACSD administers a Family-Self-Sufficiency (FSS) Program for Housing Choice Voucher Program participants. Participating families sign five-year contracts of participation and work with program staff to develop employment-related goals. As the families achieve their goals, increase their incomes, and pay more of their rent, the HACSD saves money by subsidizing less rent. The savings are set aside in escrow accounts for the families. If the families reach their goals, they are eligible to receive that money.

Participating families receive referrals and resource information to assist them in meeting their goals. The FSS Program also offers scholarships to participants who are attending two- or four-year colleges, participating in vocational training or working toward their GEDs. At the end of FY 2023-24, 90 families were actively participating in the FSS program. Four (4) families successfully met their goals in FY 2023-24 and received an average escrow payout of \$27,832.74.

HCDS is committed to continuing its Urban County Home Repair Program, which assists low-income homeowners with health and safety repairs to their residences. This program aids homeowners, many living in poverty, to help enable them to remain in their homes. While this program does not directly increase incomes, it contributes additional resources necessary for stable housing particularly for seniors in the region. The Urban County Home Repair program creates the ability for participants to age in place instead of being displaced from their homes due to accessibility or safety concerns. HCDS is committed to continuing its tenant-based rental assistance programs to assist transition-aged youth at risk of homelessness and families who have developed the necessary skills and stability to reunite with their children and maintain stable households. Also, HCDS intends to continue to fund the Regional Housing Assistance Program (RHAP), which provides temporary shelter using hotel/motel vouchers and offers services to achieve stability and permanent housing.

Actions planned to develop institutional structure

The institutional structure identified in the 2025-29 Consolidated Plan and 2025-26 Annual Plan includes a coalition of various agencies of local government, non-profits and private entities involved in carrying out a range of housing and supportive services

programs. HCDS continues to play a significant role in regional housing and homeless issues. HCDS participates in intergovernmental activities that include the Regional Task Force on Homelessness (RTFH), City/County Reinvestment Task Force, San Diego Regional Alliance for Fair Housing, Regional Affirmatively Furthering Fair Housing (AFFH) (formerly Assessment of Impediments to Fair Housing Choice), Joint City/County HIV Housing Committee, HIV Planning Council, Urban County CDBG Program, CoC Board of Directors, RTFH general membership, RTFH sub-committees, and HOME Consortium. HCDS will continue to work with partner agencies to address the region's issues.

Actions planned to enhance coordination between public and private housing and social service agencies

As discussed above, HCDS participates in various intergovernmental activities that include multiple partnerships. HCDS plans to continue the coordination efforts in FY 2025-26.

Discussion

Refer to the 2025-29 Consolidated Plan and the discussions above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$1,000,000

Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Plan.	Years Covered 2025-26 80% LMI benefit

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

HCDS does not use HOME funds in any other manner than described in 24 CFR Part 92.205.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The HOME Consortium homebuyer program uses the recapture option, in accordance with the requirements of 24 CFR 92.254 of the HOME Regulations.

Recapture Requirements:

If the housing does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, the County HOME Consortium may recapture the entire amount of HOME assistance from the homebuyer, subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the property, and there are no net proceeds, or the net proceeds are insufficient to repay the HOME funds due, the Consortium can only recapture what is available from net proceeds. The net proceeds are calculated as the sales price minus superior loan repayments (other than HOME funds) and any closing costs. The property will no longer be subject to the affordability requirements after the Consortium has recaptured the HOME funds in accordance with the 24 CFR 92.254(5)(ii).

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**

See discussion above.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

In general, the County of San Diego does not fund residential rehabilitation with HOME funds. The following are conditions under which the HOME Consortium will refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds:

- a. New investment shall be made to maintain current affordable units or to create additional affordable units.
- b. The Program statutory minimum period of affordability shall be those imposed in accordance with 24 CFR 92.252 of the HOME Regulations. The County typically imposes an extended period of affordability and program compliance period to a

total of 55 years.

- c. The investment of HOME funds shall be within the geographic area of the HOME Consortium. However, HOME funds could be used outside the geographic area of the Consortium if it can be demonstrated that there is a regional benefit to residents of the Consortium.
- d. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the CDBG Program.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)).

Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(I)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(I)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

In cooperation with the Regional Task Force on Homelessness (RTFH), HCDS developed standard policies and procedures for evaluating eligibility for assistance under the ESG program in accordance with HUD ESG regulations. Published in October 2013 and updated in 2019, the ESG policies and procedures guide is available upon request. Also, please refer to the attached Annual Plan Supplement.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Diego ESG entitlement area, "Urban County", works diligently to manage all resources in the most effective and efficient manner. Because the County coordinates efforts with the RTFH, ESG programs leverage resources of various emergency shelter and supportive services providers from throughout the region. Additionally, the Urban County jurisdictions and RTFH have established working relationships with County HHS, which administers state funded public benefits; the Veterans Administration, which jointly administers VASH Vouchers with local Housing Authorities; and many other services. Coordinated efforts include a wide variety of homeless services agencies that are members of the RTFH, public housing authorities, and County HHS (public benefits, homeless prevention services, healthcare, outreach education and referral, social services, case management and Mental Health Services Act resources).

By coordinating with these agencies and many others, HCDS works to address the needs of the clients. Under HEARTH, ESG programs must participate in the coordinated assessment system as established by the local CoC. The use of a community/county-wide system will allow the ESG Area and local service providers to reduce and hopefully prevent the incidences of homelessness in the region.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HCDS administers the ESG program within the Urban County. ESG funds are made available to local service providers, via a Notice of Funding Availability (NOFA) process. ESG funds are not provided to the participating cities within the Urban County, but those cities are covered as part of the ESG project service area. The public notification of the NOFA is placed on the HCDS website, BuyNet, and electronically distributed to the CoC homeless service providers.

4. If the jurisdiction is unable to meet the homeless participation requirement in

24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County does not have individuals who are or have formerly experienced homelessness on its Board of Supervisors. However, HCDS consults with the CoC Board of Directors which has an individual who formerly experienced homelessness as a member. Subcontractors who run shelters and the rapid re-housing program have individuals who formerly experienced homelessness in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

HCDS collaborates with the RTFH and other local ESG entitlement jurisdictions to continue and build upon the assessment and evaluation instruments developed by the region for the previously funded Homeless Prevention and Rapid Re-housing Program (HPRP). The RTFH, as the CoC entity, collaborates in the evaluation of ESG project performance.

HCDS monitors grant activities to ensure compliance with program requirements by conducting onsite monitoring visits and desk reviews in conformance with HUD monitoring guidelines. All ESG contracts specify reporting requirements. Quarterly and Annual Progress Reports that include project accomplishments, expenditures, anticipated goals and accomplishments, activities underway, information on families assisted and project outcomes are reviewed to ensure programs are producing effective measurable results and to ensure compliance with program regulations. In addition, HCDS provides ongoing technical assistance throughout the year.

Fiscal Year 2025-26
Annual Plan Supplement
Year 1

Annual Plan Proposals Summary

Community Development Block Grant (CDBG) Program

Participating Cities

Page	<u>City of Coronado</u>	
259	City of Coronado – Senior Center Generator*	\$422,396
	<u>City of Del Mar</u>	
259	City of Del Mar – Reserve for Future Use	\$0
	<u>City of Imperial Beach</u>	
260	City of Imperial Beach – Fire Engine Purchase	\$132,691
	<u>City of Lemon Grove</u>	
260	City of Lemon Grove – North Avenue - Street Improvement	\$136,365
	<u>City of Poway</u>	
261	City of Poway – ADA Barrier Removal Project	\$143,382
261	City of Poway – 2-1-1 San Diego	\$18,381
261	City of Poway – HomeShare & Community Connections	\$17,435
262	City of Poway – Bridge to Housing Network Shelter Program	\$21,435
	City of Poway Total	<u>\$200,633</u>
	<u>City of Solana Beach</u>	
263	City of Solana Beach – ADA Barrier Removal Project	\$65,696
	TOTAL PARTICIPATING CITIES	<u>\$957,781</u>

Regional Projects With Benefit To Unincorporated Area

Page	<u>Regional</u>	
263	Spring Valley –Troy Street - Sidewalk Project	\$47,882
264	Fallbrook – Vista Community Clinic – Fallbrook Clinic Renovations	\$125,632
264	Regional – BOOST Microenterprise Assistance	\$321,435
265	Regional – Court Appointment Special Advocate (CASA) Program	\$101,435
265	Interfaith Community Services – North County Shelters	\$141,435
TOTAL REGIONAL		\$737,819

Housing And Planning Projects

Page	<u>Regional</u>	
266	Regional – CDBG Housing Development Fund*	\$0
266	Regional – City/County Reinvestment Task Force	\$76,435
267	Regional – Fair Housing Program	\$101,435
268	Regional – <i>Live Well San Diego</i> Urban County Home Repair Program	\$1,461,725
268	Regional – San Diego County HMIS System	\$171,435
TOTAL HOUSING PROJECTS		\$1,811,030
269	CDBG Planning and Administration	\$776,435
TOTAL CDBG GRANT ENTITLEMENT		\$4,283,065

* Funded partially or in full with available funds from previous fiscal year(s).

Categories of Projects

<i>Participating City Projects</i>	\$957,781
<i>Unincorporated Area Public Services</i>	\$242,870
<i>Unincorporated Area Infrastructure</i>	\$173,514
<i>Unincorporated Area Economic Development</i>	\$321,435
<i>Regional Housing and Planning Projects</i>	\$1,811,030
<i>Administration</i>	\$776,435
TOTAL	\$4,283,065

Estimated CDBG Program Income

County Home Repair Program	\$250,000
Miscellaneous Program Revenue	\$750,000
TOTAL	<u>\$1,000,000</u>

Estimated CDBG Program Revenue Distribution

County's Housing Development Fund (80%)	\$600,000
County Home Repair Program	\$200,000
CDBG Management/Administration	\$200,000
TOTAL	<u>\$1,000,000</u>

Home Investment Partnerships Program (HOME)

HOME Consortium Programs

Page

270	HOME – Down Payment and Closing Cost Assistance (DCCA) Program	\$0
270	HOME – Transition-Aged Youth Tenant Based Rental Assistance Program	\$250,000
271	HOME – Family Reunification Tenant Based Rental, Security, and Utility Deposit Assistance Program	\$850,000
272	HOME – Housing Development Fund	\$1,483,402
272	HOME – County Program Administration	\$287,044
TOTAL FY 25-26 HOME ENTITLEMENT		\$2,870,446

Estimated HOME Program Revenue

HOME – Homebuyer Downpayment and Closing Costs Assistance Program Reconveyances	\$140,000
HOME – Housing Development Reconveyances	\$800,000
Consortium Cities Reconveyances	\$60,000
TOTAL HOME PROGRAM REVENUE	\$1,000,000

Estimated HOME Program Expenditures

HOME Consortium Activities	\$2,583,402
HOME – Administration	\$287,044
TOTAL ESTIMATED HOME PROGRAM EXPENDITURES	\$2,870,446

Emergency Solutions Grant (ESG) Program

Page

274	<u>Notice of Funding Availability Currently Underway</u>	<u>\$283,708</u>
274	<u>Interfaith Shelter Network</u>	<u>\$60,000</u>
274	<u>Emergency Solutions Grant – Program Administration</u>	<u>\$27,868</u>
	TOTAL FY 25-26 ESG ENTITLEMENT	<u>\$371,576</u>

State Emergency Solutions Grant (State ESG) Program

Page

276	<u>Interfaith Community Services</u>	<u>\$415,228</u>
276	<u>Notice of Funding Availability Currently Underway</u>	<u>\$205,578</u>
276	<u>State ESG – Program Administration</u>	<u>\$10,741</u>
	TOTAL FY 25-26 STATE ESG ENTITLEMENT	<u>\$631,547</u>

Housing Opportunities For Persons With Aids (HOPWA) Program

San Diego County

Page	<u>HOPWA Projects</u>	
277	Townspeople – Emergency Housing	\$419,106
277	Townspeople – Housing Operations	\$205,371
277	Townspeople – Supportive Services	\$186,173
277	Fraternity House Inc. – Housing Operations for Residential Care	\$58,404
277	Fraternity House Inc. – Supportive Services	\$461,591
277	Fraternity House Inc. – Housing Operations for Independent Living	\$388,811
277	St. Vincent De Paul Village Inc. – Housing Operations	\$366,290
277	St. Vincent De Paul Village Inc. – Transitional Housing	\$1,341,927
277	Stepping Stone of San Diego – Housing Operations	\$277,879
277	Stepping Stone of San Diego – Supportive Services	\$224,799
278	Being Alive San Diego – Moving Services	\$139,477
278	Being Alive San Diego – Housing Stabilization	\$107,624
278	Mama’s Kitchen	\$194,987
278	Housing Authority of the County of San Diego TBRA	\$1,742,613
278	County of San Diego Housing and Community Development Services – Resource Identification	\$63,698
	TOTAL PROJECTS	\$6,178,750
278	HOPWA Program Administration	\$191,095
	TOTAL HOPWA ENTITLEMENT	\$6,369,845

Alternative CDBG Projects

Page

Jacumba

279	<u>Old Highway 80 – Sidewalk Improvement</u>	<u>\$895,000</u>
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Jamacha

279	<u>Jamacha Road – Sidewalk Improvements</u>	<u>\$1,046,500</u>
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Lakeside

279	<u>Lindo Lake County Park – Phase II Improvements</u>	<u>\$1,000,000</u>
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Ramona

280	<u>D Street – Sidewalk Improvements</u>	<u>\$880,000</u>
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Regional

280	<u>Mama’s Kitchen – Medical Tailored Meals Service</u>	<u>\$15,000</u>
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280	<u>Pacific Educational Facilities Inc. – Nutrition Meals for Seniors</u>	<u>\$250,000</u>
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281	<u>Travelers Aid Society of San Diego – Senior Solutions</u>	<u>\$120,000</u>
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Spring Valley

281	<u>Bancroft Drive – Sidewalk and ADA Improvements</u>	<u>\$1,120,000</u>
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282	<u>Sweetwater Lane County Park – Solar Carport Improvements</u>	<u>\$500,000</u>
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	TOTAL	<u>\$5,826,500</u>
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Community Development Block Grant (CDBG) Projects

1. City of Coronado – Senior Center Generator **\$422,396**

Summary: Installation of a permanent backup generator and enclosure to ensure uninterrupted service or community’s vulnerable senior population.

Location: John D Spreckels Center and Bowling Green, 1019 7th St, Coronado, CA 92118

Eligibility Citation: 24 CFR 570.201 (c) Public Facilities and Improvements

National Objective: Low-moderate income limited clientele – (24 CFR 570.208 (a)(2)(i)(b))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Public meetings were held to identify priorities, and the City Council approved the project following public hearings. The project has received broad support from community organizations, including the City Council, senior advocacy groups, and local residents.

Comments: Funds are requested for the installation of a permanent emergency generator and an enclosure to ensure services to the community’s senior population is uninterrupted during emergencies. Available unspent CDBG funding from prior fiscal years may also be utilized to support this project. It is recommended that \$422,396 be allocated, including \$12,882 for environmental review.

2. City of Del Mar – Reimbursement for Payment Advance **\$0**

Summary: Funding to reimburse an advance to the City of Del Mar for ADA improvements on 15th Street and Coast Boulevard to eliminate architectural barriers.

Location: N/A

Eligibility Citation: N/A

National Objective: N/A

Eligibility Calculation: N/A

Estimated Completion: N/A

Community Support: N/A

Comments: In FY 2022-2023, the City of Del Mar was allocated \$86,959 to carry out DA improvements on 15th Street between Camino Del Mar and Ocean Avenue, and Coast Boulevard between 17th Street and 22nd Street. These funds include \$4,389 in carryforward from FY 2022, \$16,609 in FY 2023 funds, \$15,851 in FY 2024 funds, \$16,058 in FY 2025 funds, \$6959 for required environmental review, and an advance of \$27,093 from Del Mar’s estimated FY 2026 – 2027 CDBG allocations. Therefore, it is recommended that \$16,058 be returned to the CDBG Housing Development Fund and be allocated as partial payment of Del Mar’s FY 2022-2023 CDBG Advance. The City of Del Mar has \$27,093 of its advance remaining to be paid back to the CDBG Housing Development Fund.

3. City of Imperial Beach – Fire Engine Purchase **\$132,691**

Summary: Funds requested for the maintenance and payment for a new fire engine.

Location: 865 Imperial Beach Blvd. Imperial Beach 91932

Eligibility Citation: 24 CFR 570.201 (c) Public Improvements – Fire Equipment

National Objective: Low-moderate income area benefit (24 CFR 570.208 (a)(1)(i))

Eligibility Calculation: Census Tract (CT) Block Group (BG): CT/BG 102.00 1 and 5; 104.01 1; 104.02 1 and 3; 105.01;105.02 1,2,3, and 4; Low-Moderate Income Population 11,255; Total Population 16,675. 67.5% LMI

Estimated Completion: June 30, 2026

Community Support: Imperial Beach City Council

Comments: Funds requested for the payment of lease costs for the next two to four years for a new fire engine. It is recommended that \$132,691 be allocated, including \$1,435 for environmental review.

4. City of Lemon Grove – North Avenue - Street Improvement **\$136,365**

Summary: Funds requested for the rehabilitation of a portion of North Avenue in Lemon Grove. ADA ramps and curbs will also be installed.

Location: North Avenue, Lemon Grove, CA

Eligibility Citation: 24 CFR 570.201 (c) Public Improvements – Steets and Sidewalks

National Objective: Low-moderate income area benefit (24 CFR 570.208 (a)(1)(i))

Eligibility Calculation: Census Tract (CT)/Block Group (BG): CT/BG 140.01 4; 143.00 1; 142.00 1. Low-Moderate Income (LMI) Population 4,810; Total Population 6,020; 79.9% LMI

Estimated Completion: June 30, 2026

Community Support: Lemon Grove City Council

Comments: Funds requested for the rehabilitation, including milling and paving of a segment of North Avenue between Buena Vista Avenue and Olive Street. ADA curb ramps and traffic loops will also be installed. It is recommended that \$136,365 be allocated, including \$12,882 for environmental review.

5. City of Poway – ADA Barrier Removal Project **\$143,382**

Summary: This project will continue work at Poway Community Park, focused on the western park entrance. These improvements aim to install ADA compliant ramps, pathways, and walkways at the project location.

Location: Poway Community Park, 13904 Civic Center Drive, Poway 92064

Eligibility Citation: 24 CFR 570.201 (c) Public Improvements – Removal of Architectural Barriers

National Objective: Low-moderate income limited clientele – Persons with Disabilities (24 CFR 570.208 (a)(2)(ii)(A))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2025

Community Support: Poway City Council

Comments: Funds requested to provide ADA compliant access to Poway Community Park. Therefore, it is recommended that \$143,382 including \$12,882 for required environmental review, be allocated to this project.

6. City of Poway – 2-1-1 San Diego **\$18,381**

Summary: Funds requested to provide funding for 2-1-1 San Diego, exclusively for callers who identify themselves as a resident of Poway.

Location: Regional – North County

Eligibility Citation: 24 CFR 570.201 (e) Public Services – Housing

National Objective: Limited Clientele – Low-moderate income (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: N/A Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Poway City Council

Comments: Funds requested to provide funding for 2-1-1 San Diego, exclusively for callers who identify themselves as a resident of Poway. Services to be provided include assistance in applying for social service programs, such as CalFresh, Medi-Cal and Covered California. Additionally, offering resources and referrals for critical services to the members of the military, veterans, and their families that include behavioral health, financial, and community support. It is recommended that \$18,381, including \$1,435 for required environmental review, be allocated to this project.

7. City of Poway – HomeShare & Community Connections **\$17,435**

Summary: Funds requested will support Community Connections including the HomeShare program; a senior-focused service for Poway residents.

Location: City of Poway

Eligibility Citation: 24 CFR 570.201 (e) Public Services – Housing

National Objective: Limited Clientele – Low-moderate income (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Poway City Council, Community HousingWork, Jewish Family Services of San Diego, 2-1-1 San Diego

Comments: Funds requested to provide in-person resource and referral navigation services to no/low-income City of Poway senior and disabled persons. In addition, the program will provide affordable housing options, access to in-person care coordination and transportation services. The HomeShare component of the program is a roommate matching service where homeowners share their home with participants seeking alternative affordable housing options through affordable rents or service charge. It is recommended that \$17,435, including \$1,435 for required environmental review, be allocated to this project.

8. City of Poway – Bridge to Housing Network Shelter Program **\$21,435**

Summary: Funds requested for the administrative operations to provide sheltering solutions, case management, and social service referrals to support unsheltered North County men, women, and families towards permanent housing and self-sufficiency.

Location: City of Poway

Eligibility Citation: 24 CFR 570.201 (e) Public Services – Housing

National Objective: Limited Clientele – Low-moderate income (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Comments: The North County Bridge to Housing Network Shelter Program provides a comprehensive shelter system which serves approximately 600 persons experiencing homelessness in the San Diego North County region. Program services include sheltering, case management, behavioral health assessments, meals, substance use detox services, and access to other social service assistance. Approximately five cities participate in this program. Poway’s contribution to this program is pro-rata share based on population. It is recommended that \$21,435, including \$1,435 for required environmental review, be allocated to this project.

9. City of Solana Beach – ADA Barrier Removal Project **\$65,696**

Summary: Funds requested to construct ADA pedestrian curb ramps to meet ADA standards at various locations in the City of Solana Beach.

Location: Solana Beach, CA – Various locations and intersections.

Eligibility Citation: 24 CFR 570.201 (c) Public Improvements – Removal of Architectural Barriers

National Objective: Low-moderate income limited clientele – Persons with Disabilities (24 CFR 570.208 (a)(2)(ii)(A))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Solana Beach City Council

Comments: Continuation of funding project to construct and install ADA pedestrian curb ramps at multiple street intersections in the City of Solana Beach. It is recommended that \$65,696, including \$12,882 required for environmental review, be allocated to this project.

10. Spring Valley –Troy Street - Sidewalk Project Phase 2 **\$47,882**

Summary: Funds requested will support right of way acquisitions and design of a sidewalk and ADA-compliant pedestrian ramp, marked crosswalk, and other incidental surface improvements.

Location: Spring Valley, CA 91977

Eligibility Citation: 24 CFR 570.201 (c) Public Improvements – Removal of Architectural Barriers

National Objective: Limited Clientele – Low-moderate-income (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: Census Tract (CT) Block Group (BG): CT/BG 137.02 3; 138.01 3; 138.02 2; and 139.06 1. Low -Moderate Income (LMI) Population 5725; Total Population 8,755; 65.39% LMI

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds requested for the phase II of approximately 1,044 feet of sidewalk and ADA-compliant pedestrian ramps, a marked sidewalk, and incidental improvements on the north side of Troy Street from Central Road to Bancroft Street in the community of Spring Valley, improving pedestrian safety and access to essential services. It is recommended that \$47,882, including \$12,882 for required environmental review, be awarded to this project.

11. Fallbrook- Vista Community Clinic – Fallbrook Clinic Renovations **\$125,632**

Summary: Renovation of Vista Community Clinic’s VCC: Fallbrook Pediatrics & Family Medicine clinic

Location: 321 E. Alvarado Street, Fallbrook, CA 92028

Eligibility Citation: 24 CFR 570.201(c) Public Facilities – Health Care Center

National Objective: Low-moderate-income limited clientele – (24 CFR 570.208 (a) (2))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Various schools in the Fallbrook School District

Comments: Funds requested will be to improve the facilities infrastructure including renovations and the addition of an extra examination room. It is recommended that \$125,632, including \$12,882 for required environmental review, be awarded to this project.

12. Regional – BOOST Microenterprise Assistance

\$321,435

Summary: The BOOST program will support low- and very low-opportunity areas by empowering local microenterprise childcare providers, primarily home-based businesses with business support, digital tools, and LMI job creation opportunities.

Location: San Diego Region

Eligibility Citation: 24 CFR 570.201(o)(1)(iii) – Microenterprise Support

National Objective: Low-moderate-income limited clientele – (24 CFR 570.208(a)(2)(iv))

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: NA

Comments: Funds are requested to assist approximately 30 childcare providers through tailored, individualized business coaching, financial assistance, and access to digital management tools. On average, BOOST providers have increased their revenue by an average of 20% and created new jobs in underserved areas. It is recommended that \$321,435, including \$1,435 for required environmental review, be allocated to support this project.

13. Regional – Court Appointed Special Advocate (CASA) Program

\$101,435

Summary: Funds requested to support program costs associated with providing CASA volunteers to advocate for approximately 40 abused and neglected foster youth who reside in the unincorporated areas of San Diego County.

Location: Program services are provided at 2851 Meadow Lark Drive, San Diego, CA 92123

Eligibility Citation: 24 CFR 5780.201 (e) Public Services – Foster Youth

National Objective: Low-moderate-income limited clientele – (24 CFR 570.208 (a)(2)(i)(A))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds requested to provide program costs associated with providing CASA volunteers to advocate for approximately 40 foster youth, with a focus on transitional age youth ages 16-21, who reside in the unincorporated areas of San Diego County. It is recommended that \$101,435, including \$1,435 for required environmental review, be allocated to support a portion of the project.

14. Regional – Interfaith Community Services – North County Shelter **\$141,435**

Summary: Funds requested will support the operations of a Family Shelter, providing emergency shelter and homeless prevention services to families with children and individuals from the unincorporated San Diego County.

Location: Regional

Eligibility Citation: 24 CFR 570.201 (e) Public Services – Housing 24 CFR 570.201 (e)

National Objective: Limited Clientele – Low-moderate income (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Interfaith’s Family Shelter is supported by many community organizations including the Regional Taskforce on Homelessness, Prebys Foundation, San Diego Foundation, David Copley Foundation, Parker Foundation, Rancho Santa Fe Womens’ Fund, Bezos Day 1 Fund, City of Escondido and San Diego County. Purchase of Interfaith’s custom mobile vehicle was supported by United Healthcare and the County of San Diego, and vehicle staffing has been supported by the SDGE Community Fund and HEAR US.

Comments: Funds requested will focus on ending homelessness for families with children and prevent homelessness for low-income individuals and families in the unincorporated areas of San Diego County, providing 8-10 families with children emergency shelter and serving at least 16 individuals/households with case management, emergency financial assistance and additional homeless prevention services. It is recommended that \$141,435, including \$1,435 for required environmental review, be allocated to support this project.

15. Regional – Housing Development Fund **\$0**

Summary: Funding requested for affordable housing development related to acquisition, construction, rehabilitation housing site improvements, pe-development costs and other housing related activities.

Location: Regional

Eligibility Citation: 24 CFR 570.202 Rehabilitation/Preservation

National Objective: Low-moderate income housing benefit (24 CFR 570.208 (a)(3))

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds requested to support the development of affordable housing for lower income and special needs persons, and other CDBG eligible activities. Projects will be supported through prior year funding. Funding will also be added to the CDBG Housing Development Fund from projects which are cancelled, realize costs savings, from reimbursements of advances or when program income is received. The CDBG Housing Development Fund will be supported through prior year resources.

16. Regional – City/County Reinvestment Task Force **\$76,435**

Summary: Funds requested to support staff costs associated with directing, planning, and implementing the Reinvestment Task Force, working to expand affordable housing stock and increase efficiency and affordability within existing housing supply.

Location: Regional

Eligibility Citation: 24 CFR 570.205 (a) Planning and Economic Development

National Objective: N/A - Planning Activity

Eligibility Calculation: N/A - Planning Activity

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds are requested for the continuation of County CDBG funding for staff costs associated with directing and implementing the Reinvestment Task Force, a joint agency established by the City and County of San Diego to monitor, encourage, and develop strategies for lending in lower-income communities, in compliance with the federal Community Reinvestment Act. The Reinvestment Task Force monitors banking policies and practices in the region and formulates, in partnership with the community and lenders, specific reinvestment strategies. It is recommended that up to \$76,435, including \$1,435 for required environmental review, contingent upon matching contributions from the City of San Diego and/or San Diego Housing Commission, be awarded to this project.

17. Regional Fair Housing Program **\$101,435**

Summary: Funding requested for the operation of the San Diego Urban County Fair Housing Program, including fair housing education, outreach, marketing, testing, counseling, and maintenance of a fair housing complaint hotline.

Location: Regional

Eligibility Citation: 24 CFR 570.201 (e) Public Services – Fair Housing Activities

National Objective: Low-moderate income limited clientele (24 CFR 570.208 (a)(2)(i)(B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: HUD requires CDBG entitlement jurisdictions to have a fair housing program. The Urban County Fair Housing Program has for many years been administered and operated through contracts with fair housing providers. The current contract is with CSA San Diego. The program includes: 1) fair housing education; 2) maintenance of a fair housing website; 3) dissemination of news articles/releases; 4) outreach through brochures and participation in regional fair housing activities/events; 5) fair housing testing; and 6) maintenance of a fair housing complaint/referral hotline. It is recommended that \$101,435, including \$1,435 for required environmental review, be awarded to this project.

18. Regional – Live Well San Diego Urban County Home Repair Program **\$1,461,725**

Summary: Continued funding to support a County-administered program that provides home repair loans and grants for critical health and safety improvements, ADA, and accessibility improvements, including improvements that support aging in place and other necessary rehabilitation to the residences of low-income homeowners and mobile homeowners living in the Urban County. This program supports independent living for the elderly/disabled.

Location: Urban County

Eligibility Citation: 24 CFR 570.202 Rehabilitation Assistance

National Objective: Benefits Low-moderate income persons – Housing Activities (24 CFR 570.208(a)(3))

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds requested will support County-administered program that provides home repair loans and grants for critical health and safety improvements, ADA, and accessibility improvements, including improvements that support aging-in-place, and other necessary rehabilitation to the residences of low-income homeowners and mobile homeowners residing in the urban County. This program supports independent living for the elderly/disabled. It is recommended that \$1,461,725, including \$1,435 for required environmental review, be awarded to this project.

19. Regional – San Diego County HMIS System \$171,435

Summary: Funds are requested to support a portion of the Regional Task Force on Homelessness (RTFH) Homeless Management Information System (HMIS) staff costs, and technical support services.

Location: Regional

Eligibility Citation: 24 CRF 570.201 (e) Public Services – Services for Homeless Persons

National Objective: Low-moderate-income limited clientele – (24 CRF 570.208 (a)(2)(i)(A))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Community support of 70 plus agencies and organizations that provide coordinated and/or collaborative services to unsheltered individuals throughout the county.

Comments: Funds are requested to provide a portion of HMIS staff costs associated with training and technical support services, including its rental property lease. Funds will support RTFH in meeting the necessary match required in order to receive Continuum of Care (CoC) funding. It is recommended that \$171,435, including \$1,435 for required environmental review, be awarded to this project.

20. CDBG Planning and Administration \$776,435

Summary: Funds requested for planning and administration activities associated with the operation of the Urban County CDBG program.

Location: Regional

Eligibility Citation: 24 CFR 570.206 (a) Program Administration

National Objective: N/A

Eligibility Calculation: N/A – Planning and Administration

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Funds requested to support coordination with participating cities, program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the Urban County CDBG program. Total CDBG planning and administration activities are limited by CDBG regulations to 20% of grant funds. It is recommended that \$776,435, including \$1,435 for required environmental review, be awarded for CDBG planning and administration.

HOME Investment Partnerships Program (HOME) Projects

1. HOME – San Diego County Consortium Downpayment and Closing Cost Assistance Program **\$0**

Summary: Continued funding for HOME Consortium Homebuyer Downpayment and Closing Cost Assistance Program that provides financial assistance to qualified low-income homebuyers whose income are at or below 80% of the Area Medium Income.

Location: HOME Consortium Area – CDBG Urban County (unincorporated area, cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach); HOME Consortium Cities (Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista)

Eligibility Citation: 92.205(a)(1)

National Objective: Low-Mod Income Housing

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: The HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program offers low interest deferred payment loans of HOME funds or a combination of HOME and CalHome Funds (when Available), at up to 22% of the home purchase price, for low-income first-time homebuyers. The total gross annual income off the household must not exceed 80% of the San Diego County Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development. Eligible homes must be in the HOME Consortium Area. The loan funds may be used to assist with down payment and closing costs on the purchase of a new or re-sale home. The San Diego Housing Commission administers the program on behalf of the San Diego HOME Consortium. It is estimated that approximately 20 homebuyer closings will take place in FY 2024-25. This program will be supported through prior year HOME funds.

2. HOME – Transition-Aged Youth Tenant Based Rental Assistance **\$250,000**

Summary: The HOME Transition-Aged Youth (TAY) Tenant-Based Rental Assistance (TBRA) Program, a permanent housing program prioritized for clients aged 18 to 24 years old. HOME funding will support the rental subsidy assistance components of the program.

Location: HOME Consortium Area – San Diego County Region

Eligibility Citation: 92.205(a)(1)

National Objective: Low-Mod Income Housing

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: The Home Transition-Aged Youth (Tenant-Based Rental Assistance (TBRA) Program is a collaborative effort of the County Health and Human Services Agency departments of Homeless Solutions and Equitable Communities (HSEC) Office of Homeless Solutions and Housing and Community Development Services. This permanent housing program provides rental subsidy assistance and security and utility deposit assistance for up to 24 months to prioritized clients (TAY) who are having trouble accessing independent housing. HOME funding will support the rental subsidy assistance components of the program. Therefore, it is recommended that up to \$250,000 be allocated to support HOME TAY Tenant-Based Rental Assistance (TBRA) Program.

3. HOME – Family Reunification Tenant-Based Rental Assistance **\$850,000**

Summary: The Family Reunifications Tenant-Based Rental Assistance (SAT TBRA) Program, a permanent housing program for individuals participating in Substance Abuse Treatment. Services include assistance with rent, security, and utility deposit.

Location: HOME Consortium Area – San Diego County Region

Eligibility Citation: 92.205 (a) (1)

National Objective: Low-Mod Income Housing

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: The Family Reunification Tenant-Based Rental Assistance (SAT TBRA) Program provides rental assistance and security and utility deposit assistance to families participating in Substance Abuse Treatment (SAT). The program is operated as a collaborative effort of the Housing Authority of the County of San Diego and the County Housing and Community Development Services. It has been an integral component of the Juvenile Dependency Court’s Recovery Project. Eligible participants must have an active Juvenile Dependency Court case and at least three months of documented sobriety. In addition, to be eligible, the lack of adequate housing must be documented to be a significant barrier to the return of the children to the family. Non-mandatory case management services and treatment supervision are provided as program support. HOME funding has been approved for this TBRA program since 2004. It is

estimated that with continued funding, approximately 35 families will be assisted in FY 2024-2025.

4. HOME – Housing Development Program **\$1,483,402**

Summary: Affordable housing development, including predevelopment, housing site improvements and other activities.

Location: HOME Consortium Area – CDBG Urban County (unincorporated area, cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach); HOME Consortium Cities (Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista)

Eligibility Citation: 92.205 (a)

National Objective: Low-Mod Income Housing

Eligibility Calculation: N/A

Estimated Completion: June 30, 2026

Community Support: N/A

Comments: Continued funding for affordable housing development, including predevelopment, housing site improvements, and other activities to encourage affordable housing for lower-income persons and families. The County Housing and Community Development Services awards funds during the year via a Notice of Funding Availability (NOFA) process. Proposals to develop, expand or supplement housing for lower-income persons/families, including special needs populations. Therefore, it is recommended that up to \$1,483,402 be allocated to support housing development activities identified through the NOFA process.

5. HOME – Program Administration **\$287,044**

Summary: Funding for the management and administration of HOME Consortium Program.

Location: N/A

Eligibility Citation: 92.207

National Objective: Low-Mod Income Housing

Eligibility Calculation: N/A

Estimated Completion: 6/30/2026

Community Support: N/A

Comments: The recommended funding provides for the management and administration of the HOME Consortium Program. HOME management/administrative expenses are limited to 10% of the

HOME entitlement. The HOME Consortium includes the CDBG Urban County (unincorporated area, cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach): and the HOME Consortium cities (Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista). Therefore, it is recommended that up to \$287,044 be allocated to support HOME program administration.

Emergency Solutions Grant (ESG) Projects

ESG – Projects

\$371,576

Summary: Funding for projects that engage unsheltered persons; improve the number and quality of emergency shelters for persons experiencing homelessness; help operate emergency shelters; provide essential services to shelter residents; rapidly re-house persons experiencing homelessness; and prevent families/individuals from becoming homeless.

Location: San Diego County

Activity Eligibility: 24 CFR Part 576

Program Benefit: Low Income

Comments: Based on previous ESG allocations, the following projects are recommended for funding.

1. *Notice of Funding Availability Currently Underway* **\$283,708**

Summary: The recruitment, negotiation, and execution process for additional FY 2025-26 ESG contracts is currently underway. It is anticipated that contracts will be for a term of one year with one, one-year option for renewal. Based on ESG program regulations the follow eligible activities may be provided through awarded contracts:

- Emergency Shelters
- Rapid Rehousing
- Street Outreach
- Homelessness Prevention
- Homeless Management Information System (HMIS)

2. *Interfaith Shelter Network* **\$60,000**

Summary: Funding for a rotational shelter program for homeless individuals and families.

3. *Emergency Solutions Grant - Program Administration* **\$27,868**

Summary: Funding for Emergency Solutions Grant Program management and administration.

Additional ESG Information:

Continuum of Care:

The Regional Task Force on Homelessness (RTFH) serves as the Continuum of Care entity in San Diego County. The County of San Diego collaborates with the RTFH in coordinating prioritization and use of ESG funds, developing performance standards, and evaluating outcomes of activities assisted by ESG funds.

Written Standards:

HCDS developed standard policies and procedures for evaluating eligibility for assistance under the ESG program in accordance with HUD ESG regulations. Published in October 2013 and updated in April 2023, the ESG policies and procedures guide is available upon request.

The San Diego ESG entitlement area, "ESG Area," including the County, works diligently to manage all resources in the most effective and efficient manner. Because the ESG Area coordinates efforts with the CoC, ESG programs leverage resources of various emergency shelter, and supportive services providers throughout the region. Additionally, the ESG Areas and RTFH have established working relationships with the County Health and Human Services Agency (HHS), which administers state-funded public benefits; the Veterans Administration VASH Voucher Program jointly with local housing authorities; and many other services. Coordinated efforts include a wide variety of homeless service agencies that are members of the CoC, public housing authorities, and County HHS (public benefits, homeless prevention services, healthcare, outreach, education, and referral; social services, case management, and Mental Health Service Act resources). By coordinating with these agencies and many others, the ESG Area works to address all the needs of the clients. Under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, ESG programs must participate in a coordinated assessment system established by the local Continuum of Care. The use of a community/county-wide system allows the ESG Area and local service providers to reduce, with the overall goal to prevent, incidences of homelessness in the region.

HCDS administers the ESG program within the San Diego Urban County, which includes the unincorporated area of the County and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. ESG funds are made available to local services providers via a competitive procurement process. ESG funds are not provided directly to the participating Urban County cities, but those cities are included in the ESG project service area. The public notification of the ESG procurement is posted on the HCDS website and electronically distributed to Continuum of Care homeless services providers.

The County of San Diego collaborates with the CoC and other local ESG entitlement jurisdictions to continue and build upon the assessment and evaluation instruments developed by the region for the previously funded Homeless Prevention and Rapid Re-housing Program (HPRP). The RTFH, as the Continuum of Care entity, consults with the HCDS on the evaluation of ESG project performance. HUD monitors grant activities to ensure compliance with program requirements by conducting onsite monitoring visits and desk reviews in conformance with HUD monitoring guidelines. All ESG contracts specify reporting requirements. Quarterly and annual progress reports include project accomplishments, activities underway, information on families assisted, and project outcomes. These reports are reviewed to ensure programs are producing effective measurable results and follow program regulations. HCDS provides ongoing technical assistance throughout the year.

State Of California – Emergency Solutions Grant (ESG) Projects

State of California ESG – Projects

\$631,547

Summary: Funding for projects that engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate emergency shelters; provide essential services to shelter residents; rapidly re-house persons experiencing homelessness; and prevent families/individuals from becoming homeless.

Location: San Diego County

Activity Eligibility: 24 CFR Part 576

Program Benefit: Low Income

Comments: Based on the estimated State ESG allocations, the following projects are recommended for funding.

1. *Interfaith Community Services*

\$415,228

Summary: Funding for Emergency Shelter, Rapid Rehousing and Homeless Management Information System (HMIS).

2. *Notice of Funding Availability Currently Underway*

\$205,578

The recruitment, negotiation, and execution process for additional FY 2025-26 State ESG contracts is currently underway. It is anticipated that contracts will be for a term of one year with one, one-year option for renewal. Based on State ESG program regulations the follow eligible activities may be provided through awarded contracts:

- Emergency Shelters
- Rapid Rehousing
- Street Outreach
- Homelessness Prevention
- Homeless Management Information System (HMIS)

3. *State ESG – Program Administration*

\$10,741

Summary: Funding for Emergency Solutions Grant Program management and administration.

Housing Opportunities For Persons With Aids (HOPWA) Projects

HOPWA - Projects

\$6,369,845

Summary: Funding for projects providing housing and associated services for persons living with HIV/AIDS and their families.
Location: San Diego County
Activity Eligibility: 24 CFR Part 574
Program Benefit: Low Income
Comments: Based on previous HOWPA allocations, the following projects are recommended for funding.

1. *Townspeople*

Summary:

- Emergency Housing - Funding to provide emergency housing to individuals/families for up to 30 days. \$419,106
- Supportive Housing - Funding for the housing operations of permanent housing units located at Wilson Avenue Apartments, 34th Street Apartments, 51st Street Apartments and Vista del Puente Apartments. \$205,371
- Supportive Services - Funding to provide supportive services to residents of permanent housing units located at Wilson Avenue Apartments, 34th Street Apartments, 51st Street Apartments and Vista del Puente Apartments. \$186,173

2. *Fraternity House, Inc.*

Summary:

- Housing Operations - Funding for the housing operations of a residential care facility for the chronically ill. \$58,404
- Supportive Services - Funding to provide supportive services at a residential care facility for the chronically ill. \$461,591
- Independent Housing Care - Funding for the housing operations of independent living housing units for the chronically ill who no longer need 24-hour care. \$388,811

3. *St. Vincent de Paul Village, Inc.*

Summary:

- Transitional Housing Operations - Funding for housing operations of a transitional housing program for ambulatory self-sufficient individuals/families. \$366,290
- Supportive Services - Funding to provide supportive services of a transitional housing program for ambulatory self-sufficient individuals/families. \$1,341,927

4. *Stepping Stone of San Diego*

Summary:

- Housing Operations - Funding for the housing operations of a transitional housing program for ambulatory self-sufficient individuals/families. \$277,879

- Supportive Services - Funding to provide supportive services at a transitional housing program for ambulatory self-sufficient individuals/families. \$224,799
5. *Being Alive San Diego*
Summary:
- Moving Service - Funding for a moving service program to help individuals/families increase housing stabilization. \$139,477
 - Utility Payment Assistance - Funding for an emergency utility payment program to help individuals/families increase housing stabilization. \$107,624
6. *Mama's Kitchen*
Summary:
- Meal Assistance - Funding for a HOPWA nutrition Project to provide home-delivered meals. \$194,987
7. *Housing Authority of the County of San Diego TBRA*
Summary:
- Rental Assistance - Funding to provide up to 130 rent subsidies for individuals/families through the Tenant-Based Rental Assistance (TBRA) Program. \$1,742,613
8. *County of San Diego – Resource Identification*
Summary:
- Funding to coordinate and develop housing assistance resources for eligible persons including conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing related activities. \$63,698
9. *County of San Diego – Program Administration*
Summary:
- Management and administrative activities associated with the operations of the HOPWA program. \$191,095

Comments: HOPWA funds are earmarked for activities that assist persons living with HIV/AIDS and their families. Grantee administrative funds are limited to 3% of their HOPWA entitlement.

Alternative CDBG Projects

- 1. Jacumba- Old Highway 80 Sidewalk Improvement Project** \$895,000
- Summary:** The construction of a sidewalk along Old Highway 80 providing a safe walking path from the residential neighborhood to the library and Jacumba community.
- Location:** North side of Old Highway 80 from Campo Street to Herber Street
- Eligibility Citation:** 24 CFR 57.201 (c) Public Improvements - Sidewalks
- National Objective:** Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
- Eligibility:** Census Tract (CT) Block Group (BG): CT/BG 211.00 1; Low-Moderate
- Calculation:** Income Population 205; Total Population 250; 82% LMI
- Estimated Completion:** June 30, 2026
- Community Support:** The Jacumba Community Sponsor Group identified this project as one of their top priorities for roadway improvements.
- Comments:** Funds requested for the design and construction of a sidewalk on the north side of Old Highway 80 in the community of Jacumba. It is recommended that this project be listed as alternative.
-
- 2. Jamacha- Jamacha Road Sidewalk Improvement Project** \$1,046,500
- Summary:** A sidewalk improvement project of the north side of Jamacha Road from Elkelton Boulevard to Darby Street in the community of Spring Valley.
- Location:** 8501-8699 Jamacha Rd, Spring Valley, CA 91977 (Between Osage Drive and Elkelton Blvd.
- Eligibility Citation:** 24 CFR 570.201(c) Public Improvements - Sidewalks
- National Objective:** Low-moderate income area benefit - 24 CFR 570.208 (a) (1)
- Eligibility:** Census Tract (CT) Block Group (BG): CT/BG 140.02 1; 131.07 1;
- Calculation:** 131.08 1; Low-Moderate Income Population 4335; Total Population 7880; 55.01% LMI
- Estimated Completion:** June 30, 2026
- Community Support:** This project is supported by the local Community Planning Group
- Comments:** This project will enhance active transportation options and access to community amenities for all residents and visitors. This project will serve a primary route in the Spring Valley region, specifically Jamacha Road, which links to the City of Lemon Grove to the west and to a major shopping area to the east. It is recommended that this project be listed as alternative.
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- 3. Lakeside- Lindo Lake County Park- Phase II Improvements** \$1,000,000
- Summary:** Phase 2 improvements of park renovations including: sediment removal, basin deepening, liner installation, and habitat restoration.
- Location:** Lindo Lake County Park, 12660 Lindo Ln, Lakeside, CA 92040
- Eligibility Citation:** 24 CFR 570.201(c) Public Improvements - Parks
- National Objective:** Low-moderate income area benefit - 24 CFR 570.208 (a) (1)
- Eligibility:** Census Tract (CT) Block Group (BG): CT/BG 168.04 1; Low-Moderate
- Calculation:** Income Population 1890; Total Population 2945; 64.20% LMI
- Estimated Completion:** June 30, 2026

Community Support: N/A
Comments: Funds requested will be used for phase II of the public improvements to Lindo Lake County Park. It is recommended that this project be listed as alternative.

4. Ramona- D Street Sidewalk Improvements \$880,000

Summary: Design and construct 550 feet of concrete sidewalk, curb, gutter and associated pedestrian ramps along the south side of D Street between 6th and 7th Streets in the community of Ramona.
Location: D Street, between 6th and 7th Street, Ramona, CA
Eligibility Citation: 24 CFR 570.201(c) Public Improvements - Sidewalks
National Objective: Low-moderate income area benefit - 24 CFR 570.208 (a) (1)
Eligibility Calculation: Census Tract (CT)/Block Group (BG): CT/BG 208.06 1; CT/BG 208.09 1, 2 and 3; Low-Moderate Income Population 5385; Total Population 8605; 62.58% LMI
Estimated Completion: June 30, 2026
Community Support: This project is supported by the local Community Planning Group
Comments: Funds requested will construct a concrete sidewalk along the south side of D Street between 6th and 7th Streets in the community of Ramona. It is recommended that this project be listed as alternative.

5. Regional- Mama’s Kitchen- Medical Tailored Meal Service \$15,000

Summary: Medically tailored meal service for low-moderate income individuals living with a critical illness.
Location: Regional
Eligibility Citation: 24 CFR 570.201 (e) Public Service
National Objective: Limited Clientele – Low-moderate-income (24 CFR 570.208 (a) (2) (i) (B))
Eligibility Calculation: N/A – Limited Clientele
Estimated Completion: June 30, 2026
Community Support: This project is supported by organizational community partners, advocacy groups and California Food is Medicine Coalition.
Comments: Funds requested to support Mama’s Kitchen Medically Tailored Meal Services, providing critically ill San Diegans that face significant barriers to accessing healthy, medically appropriate, and nutritious meals. CDBG funding will support 41,479 meals for 107 critically ill individuals residing in the County’s unincorporated areas, including Boulevard, Campo, Descanso, Fallbrook, Jacumba, Lakeside, Lincoln Acres, Pine Valley, Potrero, Tecate, and Warner Springs. It is recommended that this project be listed as alternative.

6. Regional- Pacific Educational Facilities Inc. – Meals for Seniors \$250,000

Summary: Nutritional meal program for seniors operating from the Ramona Senior Center.
Location: Regional
Eligibility Citation: 24 CFR 570.201 (e) Public Service

National Objective: Limited Clientele – Low-moderate-income (24 CFR 570.208 (a) (2) (i) (B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: NA

Comments: Ramona Senior Center is currently serving approximately 900 seniors from 9 zip codes, offering seniors with meals, activities, and transportation. Funds requested will cover cost associated with program and the expansion of services. It is recommended that this project be listed as alternative.

7. Regional – Travelers Aid Society of San Diego- Senior Solutions \$120,000

Summary: Funding for Senior Solutions, an existing program of Travelers Aid Society of San Diego, will be used to expand its program for older adults who are extremely low income, immunocompromised, and in need of reliable transportation, expanding to provide service in the Unincorporated Areas of the County.

Location: Regional – Unincorporated County

Eligibility Citation: 24 CFR 570.201 (e) Public Service

National Objective: Limited Clientele – Low-moderate-income (24 CFR 570.208 (a) (2) (i) (B))

Eligibility Calculation: N/A – Limited Clientele

Estimated Completion: June 30, 2026

Community Support: Jewish Family Service and Foundation for Senior Care

Comments: Funds will support Senior Solutions, which provides transportation services for seniors who are extremely low-income and immunocompromised in the unincorporated San Diego Area. CDBG funds will be used for transportation expenses, staff time, and portions of necessary insurance expenses. It is recommended that this project be listed as alternative.

8. Spring Valley- Bancroft Drive Sidewalk and ADA Improvements \$1,120,000

Summary: The design and construction of approximately 800 feet of concrete sidewalk and four ADA compliant pedestrian ramps on the east side of Bancroft Drive from Troy Street to Valencia Street in the community of Spring Valley.

Location: 2817 Bancroft Drive, Spring Valley, CA 92065

Eligibility Citation: 24 CFR 570.201(c) Public Improvements - Sidewalks

National Objective: Low-moderate income area benefit - 24 CFR 570.208 (a) (1)

Eligibility Calculation: Census Tract (CT) Block Group (BG): CT/BG 137.02 2 and 3; 138.01 3; 138.02 1 and 2; 139.06 1; Low-Moderate Income Population 7985; Total Population 11465; 70% LMI

Estimated Completion: June 30, 2026

Community Support: This project is supported by the local Community Planning Group

Comments: Funds requested for the design and construction of approximately 800 feet of concrete sidewalk and four ADA compliant pedestrian ramps on the east side of Bancroft Drive from Troy Street to Valencia Street in the community of Spring Valley. It is recommended that this project be listed as alternative.

9. **Spring Valley- Sweetwater Lane Park- Solar Carport Improvements** \$500,000

Summary: Funding requested will be used to construct photovoltaic carports in the existing parking lot at Sweetwater Lane Community Park.

Location: 1312 Sweetwater Lane, Spring Valley, CA 91977

Eligibility Citation: 24 CFR 570.201(c) Public Improvements - Parks

National Objective: Low-moderate income area benefit - 24 CFR 570.208 (a) (1)

Eligibility Calculation: Census Tract (CT) Block Group (BG): CT/BG 139.06 1 and 2; 139.07 1 and 2; 139.081; Low-Moderate Income Population 8970; Total Population 13235; 67.77% LMI

Estimated Completion: June 30, 2026

Community Support: NA

Comments: Funds requested will be used for the purchase and installation of photovoltaic carports at Sweetwater Lane Community Park to support energy efficiency improvements. It is recommended that this project be listed as alternative.

Ineligible CDBG Projects

The following projects either do not meet federal CDBG regulatory requirements or have been determined not viable for FY 2025-26 funding at this time.

- County of San Diego, Department of Parks and Recreation- Dos Picos Park-Fire Hydrant Line
- County of San Diego, Department of Parks and Recreation- Jess Martin Half Basketball Court
- Boys & Girls Club Northwest-Solana Beach- Afterschool Program
- California Center for the Arts- Stage Technical Employment Training Program
- Fraternity House, Inc.- Michaelle House
- Imperial Beach Arts Bureau- Oneata Elementary School Leader in Me Mural
- Produce Good- Excess to Access: Fallbrook Fresh Fruit and Veggies Distribution
- Ramona Town Hall- Ramna Town Hall Roof Repair
- The Brother Benno Foundation, Inc.- Interim Housing Appliances and Materials
- Resident Request- Family Shelter- Escondido
- Resident Request- Family Shelter- La Mesa
- Resident Request- Family Transitional Permanent Housing
- Resident Request (5)- Financial Assistance
- Resident Request- Housing Assistance
- Resident Request (2)- Rental Assistance
- Resident Request- Senior Housing/Financial Assistance