

# APPENDIX HE-F - REVIEW OF 5TH CYCLE HOUSING ELEMENT ACCOMPLISHMENTS

Despite many challenges, the City of San Diego (City) has developed programs and implemented initiatives during the 5th Cycle Housing Element to incentivize housing production; assisted citizens with paying their rent and purchasing homes; facilitated development of supportive and transitional housing; and helped individuals experiencing homelessness. This review covers a portion of that period, from 2013 to 2018, for which annual reports providing accomplishment data are readily available. For some programs, accomplishments are reported by fiscal year (FY), while for others, accomplishments are reported by calendar year (CY), depending on the programs' operational and reporting periods.

During the 5th Cycle, the City adopted several amendments to the San Diego Municipal Code (SDMC) that directly promote the production of housing. Successful initiatives to increase housing production by existing homeowners include new regulations that allow the by-right development of accessory dwelling units (ADU); a waiver of the fees associated with ADU construction; increased flexibility of the development regulations regarding ADU sizes and setbacks; and the creation of a handbook to guide homeowners seeking to construct an ADU. Since adoption of these initiatives in 2016, homeowners have added 923 units. The City also made modifications to its Live / Work Quarter regulations to add more business types that can include living spaces and to authorize additional locations where Live/Work Quarters are permitted. The modifications also allowed for medium-term use of required ground-floor commercial spaces for housing units and created new Mixed Use Zones that will facilitate residential-commercial mixed use in areas throughout the City.

The San Diego Housing Commission (SDHC) provided San Diegans with many ways to find and maintain shelter and affordable housing during the 5th Cycle. SDHC operates the Housing Choice Voucher rental assistance program, operates more than 3,500 SDHC-owned affordable housing units, supports new affordable housing development, and preserves affordable housing units with expiring affordability covenants. During the 2013-2018 period, 1,443 units of affordable housing were preserved in San Diego at rents affordable at 60 percent of AMI or lower. SDHC also issued over \$1 billion in tax-exempt multifamily affordable housing bonds and almost \$150 million in affordable housing development and acquisition / rehabilitation loans. SDHC and the City increased the number and length of operations of the City's homeless shelters and operated a Rapid Rehousing program to help recently homeless families. SDHC has also supported first-time homeownership for low- and moderate-income families with workshops, deferred payment and low interest loans, down payment and closing cost assistance, and mortgage credit certificates.

| Program                                                                                                             | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Status for 6th Cycle                                                                                                                                                                                     |
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| <b>Housing Tracking</b>                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| <b>Development Monitoring System</b>                                                                                | The City's OpenDSD open data application was implemented in September 2014. OpenDSD provides tools for developers and stakeholders to monitor development activities and code enforcement actions citywide. The City's current Project Tracking System (PTS) is being replaced with Accela, which is a modernized system intended to increase functionality and efficiency. The implementation of Accela was initiated in 2018 and has replaced some PTS functions. Accela will replace PTS by early 2021. Once fully implemented, Accela will enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports. | <b>Ongoing.</b> The City will continue to update and improve development monitoring, including data collection and reporting.                                                                            |
| <b>Housing Inventory Annual Report</b>                                                                              | The City's Housing Inventory Annual Reports provide information related to the City's supply, affordability, and actions to increase housing production. These reports provide information to spur and inform conversations about housing-related plans, policies and regulations.                                                                                                                                                                                                                                                                                                                                                                                     | <b>Ongoing.</b> The City is required by State law to report on housing production and will continue to generate data reports on housing.                                                                 |
| <b>Increasing and Maximizing Use of Housing Capacity</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| <b>Comprehensive Community Plan Updates and Identification of Locations for Mixed-Use, Urban Infill Development</b> | Since 2014, the City Council has adopted 14 community plans and two specific plans, which when combined, added the capacity for more than 74,000 new housing units in urban or urbanizing areas. More plan updates are currently underway, including Kearny Mesa, Clairemont, University, Mira Mesa, College, and the Hillcrest Village Focused Plan Amendment. Additionally, the City has created new mixed-use zones that are intended to increase mixed use development in areas that are in close proximity to transit.                                                                                                                                            | <b>Ongoing.</b> As of early 2020, the City was in the process of updating six community plans and is committed to adding at least 150,000 units of housing capacity during the 6th Cycle.                |
| <b>Enforcing adopted density ranges in community plans</b>                                                          | From 2013 to 2018, the City has implemented General Plan policy LU-C.4 by including Housing Impact Statements in reports and through discretionary project reviews, to ensure that proposed development meets density minimums of land use designations.                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Transitioned.</b> While no longer called a Housing Element program, this policy continues to be implemented during discretionary project reviews and is referenced in the Housing Element (p. HE-46). |

| Program                                                | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Status for 6th Cycle                                                                                                                                                                           |
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| <b>Housing Production Efforts and Incentives</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                |
| <b>Housing Affordability Impact Statements</b>         | All Development Services Department, Planning Department, and SDHC reports provided to the Planning Commission, City Council, and Housing Authority that pertain to development proposals include a Housing Impact Statement, which includes information on housing affordability. These statements convey to decision makers the effect of a proposal on increasing or maintaining market-rate and affordable housing in the City.                                                                                                                                         | <b>Transitioned.</b> While no longer called a Housing Element program, this policy continues to be implemented during project reviews and is referenced in the Housing Element (p. HE-46, 84). |
| <b>Affordable Housing Density Bonus Projects</b>       | From 2013 to 2018, 54 projects received affordable housing density bonuses. Those projects created 246 affordable dwelling units, 2,663 market-rate dwelling units, and 2,909 total dwelling units.                                                                                                                                                                                                                                                                                                                                                                         | <b>Ongoing.</b> The City continues to administer the affordable housing density bonus program through the SDMC and will report on affordable unit production in the Annual Inventory Report.   |
| <b>Tax Credits and Tax-Exempt Bonds</b>                | <ul style="list-style-type: none"> <li>Per the California Tax Credit Allocation Committee, 57 projects in San Diego and San Ysidro have received or have been awarded tax credits in 2013-2018 (based on year of application). Those projects produced / will produce 6,180 affordable units (6,268 total units). These tax credits result in a total annual Federal award of \$76,120,192 and a total annual State award of \$15,084,544.</li> <li>Per SDHC, \$1,080,080,909 in tax-exempt bonds have been issued by the City's Housing Authority in 2013-2018.</li> </ul> | <b>Ongoing.</b> SDHC will continue to implement tax credits and tax-exempt bonds and will track the number and dollar amounts awarded.                                                         |
| <b>Section 202 and 811 Supportive Housing Programs</b> | <ul style="list-style-type: none"> <li>The Comm22 Seniors project, which received a HUD Section 202 loan, completed construction during the 5th Cycle. Per SDHC, there were no projects awarded Section 202 funding during this period.</li> <li>In 2017, CalHFA issued a NOFA for Section 811. Per CalHFA, no San Diego projects applied for Section 811 funds under the 2017 NOFA.</li> </ul>                                                                                                                                                                             | <b>Completed.</b>                                                                                                                                                                              |

| Program                                                   | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status for 6th Cycle                                                                                                                                                                                                                                                                           |
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| <b>Single Room Occupancy Hotel Units and Living Units</b> | <ul style="list-style-type: none"> <li>Sixty-four SRO units were constructed between 2013 and 2018. This includes the Lofts at Normal Heights, a 100 percent affordable SRO project that was permitted in 2017 and includes 53 affordable housing units.</li> <li>Per SDHC, 520 SRO units were converted to boutique/luxury hotel use during the period of 2013-2018. The Baltic Inn at 521 6th Ave (207 units), and 500 West Hotel at 500 W. Broadway (259 units), were two large examples of this type of conversion.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Transitioned.</b> While no longer called a Housing Element program, the City and SDHC monitor the number of SRO units available and being developed in the City. Policies and activities promoting SRO construction and preservation are included in the Housing Element (p. HE-49).</p> |
| <b>Student Housing Development</b>                        | <ul style="list-style-type: none"> <li>In January 2017, San Diego State University (SDSU) opened South Campus Plaza, which houses more than 600 students and provides retail serving students and the surrounding neighborhoods. Some private student housing projects at SDSU have been approved, and a student housing project at the Grantville trolley station is in the planning stages.</li> <li>The University of San Diego (USD) updated its Master Campus Plan in 2017, which will increase student housing beds by 1,003; all first- and second-year students are required to live on campus.</li> <li>In 2018, the University of California San Diego (UCSD) received approval of its updated Long Range Development Plan (LRDP) for its La Jolla Campus. The LRDP anticipates increasing student housing from 14,000 beds (2015-2016) to 26,000 beds (2035). UCSD is currently in the late stages of updating its Long Range Development Plan for its Hillcrest Campus, which also anticipates increasing residential uses on UCSD-owned property.</li> <li>Other local institutions including National University have also expressed interest in building student housing.</li> </ul> | <p><b>Transitioned.</b> While no longer called a Housing Element program, the City monitors student housing production and plans, per the 6th Cycle Housing Element, to continue coordinating student housing production with colleges and universities (p. HE-79).</p>                        |

| Program                                 | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Status for 6th Cycle                                                                                                                                                                                                               |
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| <b>Employer-Assisted Housing</b>        | The City is supportive of employer-assisted housing opportunities. Recent community plan updates have increased housing capacity in areas that have historically been developed with employment uses.                                                                                                                                                                                                                                                                                                                                                | <b>Transitioned.</b> While no longer called a Housing Element program, the 6th Cycle Housing Element includes policies and activities pertaining to increasing employer-assisted housing opportunities in the City (p. HE-48, 78). |
| <b>Shared Housing for the Elderly</b>   | SDHC uses local funding to support the Shared Housing for the Elderly program, which is operated by ElderHelp. The participants who are matched are not always homeless. ElderHelp utilizes background checks to ensure the safest match to an elderly client looking for a companion or tenant.                                                                                                                                                                                                                                                     | <b>Transitioned.</b> While no longer called a Housing Element program, the Housing Element includes policies and activities pertaining to increasing shared housing opportunities for aging adults citywide (p. HE-74, 75, 87).    |
| <b>Military Housing Development</b>     | The San Diego and Point Loma naval bases are within or adjacent to the City and are under the Navy Region Southwest command. These two bases have a combined force manpower (military, civilian, and contract personnel) of over 61,000 people. Navy Region Southwest provides 9,135 military family housing units throughout San Diego County, as well as 7,838 bedrooms in barracks and 12,363 beds in dorms in San Diego County. The U.S. Navy is planning to increase its on-base family housing inventory during the 6th Cycle Housing Element. | <b>Completed.</b> While no longer called a Housing Element program, the City plans to continue coordinating on military housing capacity and production with the U.S. Navy (p. HE-75, 79).                                         |
| <b>Provision of Farm Worker Housing</b> | Land used for agriculture (i.e., farming, dairy, and horse ranching) within the limits of the City has declined significantly over the past 50 years. The communities where ongoing agricultural uses occur are the Tijuana River Valley, Del Mar Mesa, North City Future Urbanizing Area Subarea 2, and San Pasqual Valley. The City does not have a current estimate of migrant farmworkers in the City, nor does it have a current inventory of privately-owned or City-owned farm worker housing within City limits.                             | <b>Transitioned.</b> While no longer called a Housing Element program, the City plans to assess the need for farmworker housing in the City and identify opportunities to provide any needed housing (p. HE-68).                   |

| Program                                    | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status for 6th Cycle                                                                                                                                                                                                               |
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| <b>Accessibility</b>                       | The City complies with State accessibility standards. Development with dwelling units that are voluntarily designed to be accessible may be granted incentives in accordance with the SDMC. The City also operated the Home Improvement for Our Heroes program, through which disabled veterans could receive up to a \$1,000 refund on building permits for home improvement projects to accommodate their service-connected injuries.                                      | <b>Transitioned.</b> While no longer called a Housing Element program, policies and activities about accessible housing production are included throughout the Housing Element (p. HE-48, 50, 51, 54, 61, 75, 77, 78, 88, 95, 99). |
| <b>Listing of Affordable Housing Units</b> | SDHC annually updates its Affordable Housing Resource Guide, which includes information about Section 8 rental assistance, SDHC-owned and privately owned affordable housing, home repair and rehabilitation programs, SROs, shared housing facilities, home purchase assistance programs, and emergency shelters. It also contains information and phone numbers regarding resources in the City of San Diego, the County of San Diego, and other cities within the County. | <b>Ongoing.</b> SDHC continues to update the Affordable Housing Resource Guide (p. HE-114).                                                                                                                                        |
| <b>Housing Opportunities Collaborative</b> | Housing Opportunities Collaborative provided housing navigation services until late 2018. The organization evolved into the Homeownership Council of America to address needs for technical assistance in building lending, homeownership collaboratives, and affordable loan product delivery.                                                                                                                                                                              | <b>Completed.</b>                                                                                                                                                                                                                  |

| Program                                                            | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Status for 6th Cycle                                                                                                                                                                                                                         |
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| <b>Housing Successor Fund &amp; NOFA</b>                           | <ul style="list-style-type: none"> <li>Per the CivicSD Affordable Housing Master Plan (2018), since the dissolution of the City's Redevelopment Agency in 2012, the City has completed 1,574 affordable units (1,590 total units), 452 permanent supportive housing (PSH) units and 170 transitional beds with former Redevelopment funding and owned property. Additional affordable housing units are under construction. In 2017 CivicSD issued a Notice of Funding Availability (NOFA) for \$25 million in Low and Moderate Income Housing Asset Fund (LMIHAF) funding. Four projects were funded through this NOFA, which will produce 261 dwelling units, including 256 affordable and 199 PSH (included in Master Plan pipeline or under construction projects). Additional LMIHAF revenues are expected in FY21.</li> <li>Additionally, \$6 million in LMIHAF funding was used to replace SDHC funds allocated to three bridge shelters housing 674 individuals nightly. And during FY 2018 \$6,990,669 was deposited into the LMIHAF. At the close of FY2018 the ending cash balance in the LMIHAF was \$53,959,061. \$8,989,207 in LMIHAF funding was expended in FY 2018.</li> </ul> | <b>Completed.</b>                                                                                                                                                                                                                            |
| <b>Support for Research and Legislation for Affordable Housing</b> | The City and SDHC monitor emerging housing and homelessness efforts, including local, State, and Federal legislation related to affordable housing. City staff in the Mayor's Office and Planning Department, and SDHC staff, review and work with legislators to analyze and provide comments on local, State and Federal legislation. Actions on behalf of the City by SDHC include testimony by SDHC President & CEO Richard C. Gentry before U.S. Congressional subcommittees, co-sponsorship of State legislation, and support letters advocating for increased resources for affordable housing production.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Transitioned.</b> While no longer called a Housing Element program, the Housing Element includes an activity for the City to continue tracking and supporting research and legislation for affordable housing (p. HE-36, 37, 75, 80, 88). |

| Program                                                            | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status for 6th Cycle                                                                                                                                                                                            |
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| <b>Pursuit of State and Federal Funding for Affordable Housing</b> | <ul style="list-style-type: none"> <li>The City continues to monitor the status of all existing and potential State and Federal funding resources for affordable housing and apply for competitive State and Federal housing monies.</li> <li>Also, SDHC also has robust processes for researching and assessing grant opportunities. SDHC had \$240.5 million in non-operating grant revenue for FY2018, which was an increase from \$221.2 million in FY2017 and \$208.3 million in FY2016.</li> </ul>                                                                                                                                                                      | <b>Transitioned.</b> While no longer called a Housing Element program, SDHC and the City continue to identify and administer grant opportunities for affordable housing development (p. HE-57, 67, 70, 81, 83). |
| <b>Inclusionary Housing Programs and the Housing Trust Fund</b>    | City's Affordable Housing Fund is comprised of the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF). SDHC details the expenditures and activities through these funds in the Affordable Housing Fund Annual Report to the City Council. Funds committed to programs and projects included \$1,898,067 in FY2018, \$649,733 in FY2017, and \$8,430,721 in FY2016. Funded programs and projects included rental housing production, homeownership opportunities, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, and capacity-building. In 2017, 1,425 units were built through the inclusionary housing program funds. | <b>Ongoing.</b> SDHC and the City continue to implement and monitor the inclusionary housing ordinance and the Housing Trust Fund (HE-76, 78).                                                                  |
| <b>Low-Interest Loans</b>                                          | During the period of 2013-2018, SDHC issued \$119,158,047 in affordable housing development loans and \$25,300,741 in affordable housing acquisition / rehabilitation loans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Ongoing.</b> SDHC continues to administer low-interest loans. (p. HE-82)                                                                                                                                     |
| <b>City-Owned Land for Housing</b>                                 | The City regularly evaluates properties owned by the City and its public utilities to determine if surplus land exists and should be used for other City purposes or sold. In 2019, staff in the Mayor's office, the Real Estate Assets Department, the Planning Department, and the Development Services Department worked to identify City-owned land that could be suitable for development with Permanent Supportive Housing (PSH) and/or used for homelessness services. A request for proposals for development of PSH on identified City-owned sites will likely be issued in 2020.                                                                                    | <b>Ongoing.</b> The City established an "Adequate Sites Inventory" program in the 6th Cycle Housing Element to monitor citywide capacity (including City-owned site) for housing production.                    |

| Program                                                                            | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status for 6th Cycle                                                                                                                                                                                                  |
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| <b>Community Land Trusts</b>                                                       | The San Diego Community Land Trust, a non-profit organization, has three projects in San Diego County, including one in the City of San Diego. For the San Diego site, the City sold sixteen lots to the Community Land Trust for \$1 per lot.                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Transitioned.</b> While no longer called a Housing Element program, the City will explore opportunities for financing options to increase homeownership opportunities, including Community Land Trusts. (p. HE-86) |
| <b>Section 8 Housing Choice Voucher Program</b>                                    | <ul style="list-style-type: none"> <li>At the end of FY2018, SDHC had 15,415 households in the Housing Choice Voucher (HCV) program. At the end of FY2013, SDHC had 14,345 households in the HCV program.</li> <li>To support this program, the City adopted a Source of Income ordinance, by which landlords cannot decline a tenant based only on the household receiving rental assistance. This includes assistance from any local, State, Federal, or nonprofit-administered benefit or subsidy program, or any financial aid from any program that provides rental assistance, homeless assistance, security deposit assistance, or a housing subsidy.</li> </ul> | <b>Ongoing.</b> SDHC continues to administer the Section 8 Housing Choice Voucher Program. (p. HE-71, 77, 82, 83)                                                                                                     |
| <b>Existing Public Housing and Transitioning Out of the Public Housing Program</b> | In 2012, SDHC converted several State-funded housing units to public housing units, and renovated the former State units over the following few years. At present, SDHC maintains and operates 189 public housing units as part of its affordable housing portfolio. It also owns 2,364 affordable housing units. It is also a partner with affordable housing developers in 717 affordable housing units, for which SDHC owns the land and has an option to purchase the building.                                                                                                                                                                                     | <b>Transitioned.</b> While no longer called a Housing Element program, SDHC still maintains and operates public housing units as part of its affordable housing portfolio.                                            |

| Program                                                         | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status for 6th Cycle                                                                                                      |
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| <b>Supportive Housing Program and Shelter Plus Care Program</b> | <ul style="list-style-type: none"> <li>From 2013-2018 the U.S. Department of Housing and Urban Development consolidated a number of homeless assistance programs, including the Supportive Housing Program and the Shelter Plus Care, into a new Continuum of Care (CoC) grant program. The regional CoC council for San Diego County, the Regional Task Force on the Homeless, now administers CoC grants awarded to the San Diego region.</li> <li>Between FY13 and FY18 SDHC has been awarded \$19,283,688 in Federal CoC funds, with which SDHC has permanently housed 2,879 people in PSH (some people may have been counted twice because annual reporting overlaps with FY reporting). SDHC applies annually for funding renewals that are competitively awarded through the local CoC council (i.e. Regional Task Force on the Homeless (RTFH)).</li> </ul> | <b>Ongoing.</b> SDHC continues to administer the RTFH (p. HE-56, 60, 115).                                                |
| <b>First-Time Homebuyer Education</b>                           | SDHC's First Time Homebuyer Program provides Counseling, Training and Workshops to assist new homebuyers. During the 2013-2018 period, the First-Time Homebuyer Program assisted more than 700 individuals through more than 15 workshops.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Ongoing.</b> SDHC continues to provide first-time homebuyers with counseling and training workshops (p. HE-80-83, 86). |
| <b>Financial Assistance to First-Time Homebuyers</b>            | SDHC's First-Time Homebuyer Program includes Down Payment/Closing Cost Assistance Grants, the Mortgage Credit Certificate Program, and the Deferred Payment 3% Interest Loan Program. During the 2013-2018 period, the First-Time Homebuyer Program program provided 459 households with a mix of a second mortgage loan, down payment assistance, or both. \$22,327,464 in loans and \$4,117,376 in down payment assistance was distributed. Further, 191 households were provided with mortgage credit certificates with a value of \$9,248,345.                                                                                                                                                                                                                                                                                                                  | <b>Ongoing.</b> SDHC continues to provide first-time homebuyers with financial assistance (p. HE-80-83, 86).              |

| Program                           | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status for 6th Cycle                                                                                                                                           |
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| <b>Community Reinvestment Act</b> | SDHC administers the City-County Reinvestment Task Force (RTF), a public-private body that was created by the City and the County of San Diego to evaluate local bank lending practices and develop strategies for reinvestment in low- and moderate-income communities. The RTF is an outgrowth of the Federal Community Reinvestment Act, which was enacted by the U.S. Congress in 1977 to reduce discriminatory credit practices, also known as redlining, in low-income neighborhoods. The group monitors the percentage of deposits that major local banks reinvest into the community through small-business loans, affordable housing development, and mortgage loans to residents in low-income neighborhoods. The RTF is co-chaired by a member of the San Diego City Council and the San Diego County Board of Supervisors, who jointly appoint 13 members, representing local governments, banks, and community development nonprofits. Funding for the RTF is provided by SDHC, the County, and corporate bank grants. | <b>Ongoing.</b> The City continues to administer the RTF (p. HE-85).                                                                                           |
| <b>Shared Risk Loan Pool</b>      | California Community Reinvestment Corporation (CCRC) is a multifamily affordable housing lender, backed by most of the major retail banks operating in California, that facilitates private capital flow to affordable housing projects for families, seniors, and citizens with special needs. CCRC's funders provide term financing for multi-family rental housing throughout California through a taxable mortgage pool and by committing to directly purchase tax-exempt bonds. With the blessing of their regulatory agency, these programs provide CRA eligible lending and investment opportunities. City Heights Ten, an affordable housing rehabilitation project of 132 units across ten properties collaboratively undertaken by City Heights Community Development Corporation and Wakeland Housing and Development Corporation during the 2013-2020 Housing Element period, included funding from CCRC.                                                                                                               | <b>Transitioned.</b> While no longer called a Housing Element program, SDHC and the City will continue to encourage and help administer loan pools (p. HE-88). |

| Program                                                | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status for 6th Cycle                                                                                                                                                                                                                               |
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| <b>Transit Oriented Affordable Housing Development</b> | <ul style="list-style-type: none"> <li>• The City works independently and with other partners, including SDHC and the Metropolitan Transit System, to increase affordable housing development near transit. The City is developing a new program (in 2020) to further incentivize the development of mixed-income housing developments within TPAs.</li> <li>• In May of 2017 the City Council approved the San Diego Affordable Housing Transit-Oriented Development Fund Market Assessment and authorized Forsyth Street Advisors to proceed with fund implementation. Due to changes in affordable housing funding priorities, the Transit-Oriented Development Fund implementation was delayed, and \$10 million previously designated for this fund was not allocated to it. These funds were repurposed and included as a funding source for NOFAs that SDHC announced on September 4, 2018, for the development of PSH and affordable rental housing. This approach helps expedite the development of projects in the construction pipeline that need gap financing. SDHC continues to work with the City and additional partners on efforts to foster the creation of transit-oriented development, which include the potential implementation of a TOD Fund in the future.</li> </ul> | <p><b>Transitioned.</b> While no longer called a Housing Element program, the City implements the City of Villages strategy of transit-oriented affordable development through incentive programs, zoning changes, and community plan updates.</p> |

| Program                                                                                                                                                                 | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Status for 6th Cycle                                                                                                                                                                                          |
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| <b>Housing and Assisting those Experiencing Homelessness</b>                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                               |
| <b>Homelessness Action Planning Efforts: Plan to End Chronic Homelessness; Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego; et cetera.</b> | <p>The City and SDHC have undertaken coordinated and cooperative efforts to develop, implement, evaluate, and develop homelessness action planning during the period of 2013-2018. These efforts included:</p> <ul style="list-style-type: none"> <li>• City and SDHC's Participation in the Regional Task Force on the Homeless/ Continuum of Care Council</li> <li>• County's Plan to End Chronic Homelessness in the San Diego Region City, County, United Way, and SDHC's Project 25 Program</li> <li>• Civic San Diego's Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego</li> <li>• SDHC's 2014-2017 Housing First - San Diego Action Plan</li> <li>• City Council's Select Committee on Homelessness</li> <li>• SDHC's 2018-2020 Housing First - San Diego Action Plan</li> <li>• City's 2018 Connect. Support. House Workplan for Addressing Immediate and Long-Term Homelessness Needs</li> <li>• City's 2019 Community Action Plan on Homelessness</li> </ul> <p>SDHC's current homelessness action plan, HOUSING FIRST – SAN DIEGO: 2018-2020, will direct \$79.7 million in Federal, City, and SDHC resources over three fiscal years (2018 – 2020) to six programs: (1) Landlord Engagement and Assistance Program (LEAP); (2) New Permanent Supportive Housing; (3) SDHC Moving Home Rapid Rehousing Assistance; (4) SDHC Moving On Rental Assistance; (5) Homeless Prevention &amp; Diversion; and (6) Coordinated Outreach.</p> <p>The City's FY 2019 adopted budget included \$8 million in funding for homeless programs and services. In October 2019, the City released a new Community Action Plan on Homelessness which lays out recommendations for program and service improvements to help those exiting homelessness.</p> | <p><b>Ongoing.</b> SDHC, the City, and non-profit partners continue to implement the City's homeless programs, including the 2019 City of San Diego Community Action Plan on Homelessness (p. HE-51, 56).</p> |

| Program                                                                                       | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status for 6th Cycle                                                                                                                                                                                          |
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| <b>Regional Task Force on the Homeless (RTFH) / Regional Continuum of Care Council (RCCC)</b> | The City and SDHC participate in the Regional Task Force on the Homeless, the San Diego Region's Continuum of Care council for Federal homelessness grants. In addition to entitlement grants received annually, in 2018, RTFH was awarded a \$7.94 million Youth Homelessness Demonstration Program grant from the Department of Housing and Urban Development to help identify homeless youth in San Diego and connect them to housing services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to work with the RTFH to implement homelessness services (p. HE-56, 60, 115).                                                                |
| <b>Homeless Management Information System - ServicePoint</b>                                  | The San Diego region's Homeless Management Information System (HMIS) is a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Transitioned.</b> While no longer called a Housing Element program, SDHC, the City, and non-profit partners continue use HMIS within its homeless services and operations.                                 |
| <b>Housing for those Experiencing Homelessness</b>                                            | <ul style="list-style-type: none"> <li>The City and SDHC have undertaken significant efforts to provide housing for the homeless, as is discussed in detail in related homelessness program summaries.</li> <li>The City and its Congressional Representatives, including Congressman Scott Peters, have advocated to the Federal government since 2013 to change the funding allocation formula for CoC funding to address the disconnect between the size of San Diego's homeless population (third largest in the country) and its level of Federal homelessness funding (18th highest in the country).</li> <li>Local action is also being taken to help more individuals exit homelessness. On August 1, 2017, SDHC issued a NOFA for the first \$10 million in development funds and up to 325 Federal rental housing vouchers to create permanent supportive housing units. At the close of FY2018, SDHC had committed a total of 2,970 rental assistance subsidies for homeless families and individuals. Additionally, SDHC administers 1,075 VASH rental assistance vouchers funded by the Veterans Administration to serve homeless Veterans.</li> </ul> | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88). |

| Program                              | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status for 6th Cycle                                                                                                                                                                                                                                   |
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| <b>Transitional Housing Programs</b> | <ul style="list-style-type: none"> <li>• Transitional Housing is longer-term temporary housing with intensive services, ideally suited for persons experiencing domestic violence, substance use, and youth. In 2019, transitional housing made up 18 percent of the City's homeless interventions inventory, with 1,107 transitional housing beds in operation. Recent regulatory amendments to the City's Land Development Code included changes that now permit the production of transitional housing in any zone that permits multi-family housing.</li> <li>• Transitional Housing Programs administered by SDHC served 7,736 individuals between July 1, 2012 and June 30, 2019. These programs were funded by \$7,170,143 from the Affordable Housing Fund.</li> <li>• Local organizations also provide Transitional Housing Programs. For example, the Salvation Army is constructing a transitional housing facility (Rady Residence at Door of Hope) in Serra Mesa, estimated to open in August 2020, which will serve up to 136 persons (women, men, and families). Fifty-nine percent of the region's CoC transitional housing beds and 63 percent of those using the facilities are in the City.</li> </ul> | <p><b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house individuals and families experiencing homelessness through transitional housing programs and facilities (p. HE 54, 56, 59, 76).</p> |

| Program                                     | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status for 6th Cycle                                                                                                                                                                                                    |
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| <b>Veterans Village of San Diego (VVSD)</b> | <ul style="list-style-type: none"> <li>• Veterans Village of San Diego (VVSD), a non-profit organization, provides services and shelter for the homeless independently and in collaboration with the City. The VVSD facility in the Midway-Pacific Highway community incorporates 320 beds (bridge housing and transitional housing), a 224-bed drug and alcohol rehabilitation residential treatment facility, and an employment and training center.</li> <li>• Under contract with the City, on land leased from the U.S. Navy, VVSD operates a year-round shelter for veterans.</li> <li>• VVSD's Supportive Services for Veteran Families (SSVF) Program provides a range of supportive services to promote housing stability among low-income Veterans and Veteran Families, including time-limited financial assistance and case management services to help Veterans and their families rapidly return to housing or to prevent homelessness. The goal is to break the cycle of homelessness among veteran families.</li> <li>• VVSD's Steven A. Cohen Military Family Clinic in Mission Valley provides mental health services accessible to all post-9/11 veterans (including National Guard and Reserves), their families, and the families of active duty service members including spouse or partner, children, parents, siblings, caregivers, and others.</li> <li>• VVSD also provides an annual 3 day, 2 night intervention program called Stand Down, which supports more than 800 homeless veterans and their families, and supports the Homeless Court program which partners courts, prosecutors, public defenders, and local service agencies to help resolve legal issues for the homeless population.</li> </ul> | <p><b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house Veterans experiencing homelessness through the Veterans Village of San Diego (p. HE-55, 59, 83).</p> |

| Program                                                      | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status for 6th Cycle                                                                                                                                                                                          |
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| <b>Connections Housing Downtown/PATH Interim Bed Program</b> | Connections Housing Downtown is a homeless shelter and services facility, developed with help from the City. Connections Housing is operated by PATH and Family Health Centers of San Diego. The facility and its operations have been funded with a combination of CDBG, ESG, City of San Diego General Fund, and SDHC dollars for a total of \$5,106,167, since the initial contract effective date of March 11, 2013. A total of 3,265 individuals were served between July 1, 2013 and June 30, 2019. (Individuals may also have been served by other programs for persons experiencing homelessness). Of these individuals, 837 moved into permanent housing. | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88). |
| <b>Project 25</b>                                            | In April 2015, the Project 25 study, "Housing the Most Frequent Users of Public Services among the Homeless," was completed. The results supported the Housing First approach after it was observed that stable and secure housing combined with health and social services can yield a dramatic reduction in the use and expense of public services.                                                                                                                                                                                                                                                                                                              | <b>Completed.</b>                                                                                                                                                                                             |

| Program                                                                                            | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status for 6th Cycle                                                                                                                                                                                                   |
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| <b>City of San Diego's Winter Shelter Program (2012-2015) and Temporary Bridge Shelter Program</b> | <ul style="list-style-type: none"> <li>The City provided winter shelters annually from 2012-2015. Between December 2012 and March 2015, the City operated two winter shelters: one for single adult veterans and one for single adults. These two programs served 3,967 homeless individuals. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness.) The winter shelters were funded with a combination of Federal, State, and local dollars for a total of \$2,765,787. Additionally, in FY2014 and FY2015, case management services were contracted to serve winter shelter participants for a total of \$189,535.</li> <li>The Interim Shelter operated by Father Joe's Villages, which replaced the winter shelter program with a year-round Temporary Bridge Shelter, opened on April 1, 2015. It has since served 6,777 individuals. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). The shelter was funded with a combination of Federal, State, and local dollars for a total of \$8,092,191 since the initial opening.</li> <li>Three Temporary Bridge Shelters opened in late 2017 and early 2018 and remain in operation. Operated by Veterans Village of San Diego, Father Joe's Villages, and Alpha Project, the bridge shelters have served 4,346 individuals since opening. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). A total of \$17,544,142 in SDHC funds were utilized to fund start up costs and ongoing operations. In 2019 the City implemented a fourth year-round shelter at the Civic Center.</li> </ul> | <p><b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to shelter individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).</p> |
| <b>Cortez Hill Family Shelter</b>                                                                  | <p>Cortez Hill Family Shelter is owned by the City of San Diego and operated by Alpha Project. A total of 4,358 individuals were served between July 1, 2012 and June 30, 2019. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). The shelter has been funded with a combination of CDBG, ESG, and Affordable Housing Fund dollars for a total of \$5,274,630 since July 1, 2013. In 2019, \$5 million in CDBG funds are being spent on maintenance and repairs at the shelter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Ongoing.</b> SDHC, the City, and non-profit partners continue to serve individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).</p>                                         |

| Program                                   | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                            | Status for 6th Cycle                                                                                                                                                                                            |
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| <b>Hotel/Motel Family Voucher Program</b> | SDHC operated and funded this program from 2012-2016 to temporarily shelter families experiencing homeless. A total of 729 individuals and families were served between July 1, 2012 and June 30, 2016. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). | <b>Completed.</b>                                                                                                                                                                                               |
| <b>Rapid Re-Housing Programs</b>          | A total of 1,459 individuals were served under rapid re-housing programs from 2013-2019. Funding received was a combination of City ESG funds and Federal Continuum of Care funds for an aggregate total of \$4,806,041.                                                                                              | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).   |
| <b>Homeless Storage</b>                   | In 2019, the City has two homeless storage centers and a third storage center was under construction.                                                                                                                                                                                                                 | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities that serve individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88). |
| <b>Domestic Violence Shelters</b>         | There is currently one rapid re-housing program funded by SDHC serving victims of domestic violence. Persons and families experiencing domestic violence are also served by Transitional Housing programs.                                                                                                            | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to house individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).   |

| Program                                                                        | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status for 6th Cycle                                                                                                                                                                                                                  |
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| <b>Day Center Facility for Homeless Adults (formerly Neil Good Day Center)</b> | From FY13-FY19, a total of 30,738 individuals were served by the Day Center. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). The total funding for Day Center operations for the period of FY13-FY19 was \$3,765,000, including administrative costs for SDHC.                                                                                                                                                  | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to serve individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).                                                               |
| <b>Project Homeless Connect</b>                                                | Project Homeless Connect is an annual one-day event serving homeless individuals, organized by SDHC. A total of 7,123 individuals were served between January 30, 2013 and January 30, 2019. (Individuals may also have been served by other shelters and programs for persons experiencing homelessness). Approximate funded expenses not including staff time: \$86,379.                                                                                                    | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to serve individuals and families experiencing homelessness. (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88).                        |
| <b>Homeless Outreach Program (HOT)</b>                                         | The Homeless Outreach Team (HOT) of the City of San Diego Police Department (SDPD) seeks out and engages with chronically homeless persons and places willing participants in housing linked with the appropriate services needed. HOT also collaborates with Psychiatric Emergency Response Teams (PERT), funded by the County of San Diego, to assist homeless citizens experiencing psychiatric crises. The City's FY 2019 budget includes \$1.9 million for the SDPD HOT. | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to support and offer services to individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88). |

| Program                                                    | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Status for 6th Cycle                                                                                                                                                                                          |
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| <b>Housing Opportunities for Persons with AIDS (HOPWA)</b> | The Housing Opportunities for Persons with AIDS (HOPWA) grant program supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities. The City anticipates receiving \$4.1 million in HOPWA funds for the FY2020-FY2021. The City and the County of San Diego are currently working on an agreement to transfer the grant directly to the County contingent upon County Board of Supervisors and City Council approval.                                                                                                                                            | <b>Ongoing.</b> SDHC, the City, and non-profit partners continue to identify and provide opportunities to serve individuals and families experiencing homelessness (p. HE-43, 45, 51, 54-59, 70, 76, 83, 88). |
| <b>CalWORKS</b>                                            | The CalWORKS program is administered by the County of San Diego and provides temporary cash assistance to eligible families with minor children. This assistance includes the Family Stabilization Program, which provides temporary housing assistance and other services to families who are homeless, at risk of becoming homeless, or experiencing transportation or other emergencies. Also, the County's Diversion Services program provides an alternative to CalWORKS cash assistance for families with dependent children who experience an unexpected financial hardship and need help to keep employment. | <b>Transitioned.</b> While no longer called a Housing Element program, the City will continue to promote the CalWORKS program (which is operated by the County of San Diego).                                 |
| <b>San Diego Workforce Partnership</b>                     | The San Diego Workforce Partnership (SDWP) works with communities, including people experiencing homelessness, to increase access to the resources needed to be successful. In FY2018, 24,602 adults and young adults received job seeker services and 106,602 services were provided. In FY2017, 220 jobs were saved through layoff aversion; \$900,000 was provided to 28 employers to train nearly 600 workers, providing increased wages and more highly skilled employees; and 202,494 people received services through the job centers operated by SDWP.                                                       | <b>Transitioned.</b> While no longer called a Housing Element program, the City will continue to promote SDWP's housing and jobs-related programming (which is operated by SDWP and not the City).            |

| Program                                               | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Status for 6th Cycle                                                                                                                                                                                                                   |
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| <b>Affordable Housing Preservation</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                        |
| <b>Coastal Affordable Housing Replacement Program</b> | State law provides that conversion or demolition of existing residential units occupied by low- and moderate-income households within the City's Coastal Overlay Zone shall only be authorized if provision has been made for the replacement of those units. During CY2013-CY2018, there were three developments subject to this requirement that paid \$112,800 in Coastal Affordable Housing In-Lieu fees. There were no replacement units completed during this period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Transitioned.</b> While no longer called a Housing Element program, the City and SDHC will continue to implement State law requirements to replace affordable housing in the coastal zone that is lost to conversion or demolition. |
| <b>Mobile Home Programs</b>                           | <ul style="list-style-type: none"> <li>• The City's Mobile Home Park Overlay Zone continues to preserve existing mobile home park sites, consistent with the City's goal of accommodating alternative housing types and to provide supplemental regulations for the discontinuance of mobile home parks and the relocation of the mobile home park tenants. The City's Mobile Home Relocation Policy contains procedures to minimize the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to tenants.</li> <li>• SDHC funds a mobile home mediation and communication program to provide mediation services to mobile home and mobile home park owners. SDHC hires an agency to provide conflict resolution and mediation services and to facilitate a Mobile Home Community Issues Committee.</li> <li>• SDHC also administers a Mobile Home Repair Grant Program. From 2013-2018, 124 homeowners received a mobile home grant for up to \$5,500. Funding for this program from local HTF funds totaled \$666,838.</li> </ul> | <b>Completed.</b>                                                                                                                                                                                                                      |

| Program                                                                    | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                              | Status for 6th Cycle                                                                                                                     |
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| <b>Housing Maintenance Educational and Training Program</b>                | The Southern California Rental Housing Association holds monthly training sessions for individuals and companies who own, manage, or provide services to the rental housing industry throughout Southern California. Some of the training sessions include maintenance on Air Conditioning, Mechanical, and Electrical. | <b>Transitioned.</b> While no longer called a Housing Element program, the City will continue to promote SCRHA trainings (p. HE-66, 68). |
| <b>HUD Lead Hazard Control Grant and Healthy Homes Demonstration Grant</b> | Administered by SDHC, the Federal Lead Hazard Control Grants and a Healthy Homes Demonstration Grant provided rehabilitation for 330 housing units between 2013-2018. A total of \$1,875,320 in Federal grant funds were expended on these activities.                                                                  | <b>Completed.</b>                                                                                                                        |
| <b>Homeowner Rehabilitation and No Interest Deferred Payment Loans</b>     | SDHC provided 163 households with homeowner rehabilitation loans, funded either by Redevelopment or HOME funds, between 2013-2018. Rehabilitation loans totalled \$3,362,716.                                                                                                                                           | <b>Completed.</b>                                                                                                                        |
| <b>Acquisition and Rehabilitation</b>                                      | During FY2013-FY2019 3,870 housing units were rehabilitated by SDHC and \$25,300,741 in funds were issued for rehabilitation loans.                                                                                                                                                                                     | <b>Ongoing.</b> SDHC continues to rehabilitate housing units (p. HE-14, 51, 59, 66, 69, 71).                                             |

| Program                                                                                        | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Status for 6th Cycle                                                                                                                                                |
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| <b>Preservation of At Risk Housing Units: Financing, Compliance, Monitoring, and Education</b> | <ul style="list-style-type: none"> <li>From 2013-2018, 1,443 units of affordable housing were preserved in San Diego. All of these preserved units were affordable at 60 percent of AMI or lower. SDHC Real Estate Department staff perform outreach to owners of properties with expiring covenants in to coordinate preservation of the property. SDHC Compliance Department informs owners of properties with expiring covenants about their obligations under State noticing law (per California Government Code section 65863). In early 2019, SDHC hired a Housing Preservation Coordinator to establish a comprehensive database of all affordable housing units within the City, to identify and report on expiring affordability covenant dates, and to coordinate work on an Affordable Housing Preservation Study.</li> <li>The first phase of the database was completed in August 2019. An initial report on expiring covenants was created and an ongoing process is being developed. A consultant team was hired to conduct the Affordable Housing Preservation Study, to be completed by December 2019. This study will include identification of the Affordable Housing Inventory in the City, including restricted affordable units (with covenants) and unrestricted affordable units (i.e., Naturally Occurring Affordable Housing). Once the inventory is identified, best practices for housing preservation in other jurisdictions around the country will be reviewed. The study will ultimately propose a framework for a preservation strategy specific to San Diego.</li> </ul> | <b>Ongoing.</b> SDHC continues to preserve at-risk affordable housing units (p. HE-49, 69-71, 77).                                                                  |
| <b>Neighborhood Cleanup Programs</b>                                                           | <p>Through the City's Clean SD Program, 4,000 tons of garbage were collected in City neighborhoods between 2017-2019. In 2019, funding for the Clean SD Program was more than doubled by adding \$6.5 million to its budget.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Transitioned.</b> While no longer called a Housing Element program, the City continues to administer this program through the Environmental Services Department. |

| Program                                                                     | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                | Status for 6th Cycle                                                                                                                                                   |
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| <b>Regulatory and Process Improvements to Facilitate Housing Production</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                        |
| <b>Land Development Code Changes</b>                                        | The City's Land Development Code (LDC) is regularly monitored, amended, and updated to streamline the permitting process and further incentivize housing development. Between 2013 and 2019, the LDC went through 5 comprehensive updates and several additional amendments.                                                                                                                                                                              | <b>Ongoing.</b> The City continues to update the municipal code to streamline procedures and accelerate housing production (p. HE-36, 39, 47, 77).                     |
| <b>Application of New Regulations</b>                                       | Allows projects to have the benefit of new regulations (adopted after the permit effective date) without a need to amend the development permit when the resulting development is in substantial conformance with the permit.<br><br>(Effective May 5, 2015 via Ordinance 20481)                                                                                                                                                                          | <b>Transitioned.</b> While no longer called a Housing Element program, the City continues to apply updated regulations to parcels without requiring an amended permit. |
| <b>Affordable Housing Regulations and Affordable Housing Density Bonus</b>  | The City's Affordable Housing Density Bonus regulations were amended in 2015, 2016, and 2018 to further incentivize the development of affordable housing and to increase the length of affordability to 55 years. Between 2013 and 2018 54 projects utilized the Density Bonus Program, resulting in 246 new affordable units.                                                                                                                           | <b>Completed.</b> These regulations remain in the SDMC.                                                                                                                |
| <b>Affordable Housing Parking Regulations</b>                               | Amendments to the City's Parking Regulations in 2012 and 2016 established parking requirements specifically for affordable housing developments, based on income category, type, area walkability, and transit access. More recent 2018 amendments to the City's affordable housing density bonus program further incentivize affordable housing by providing another suite of reduced parking requirements available to affordable housing developments. | <b>Completed.</b> These regulations remain in the SDMC.                                                                                                                |

| Program                                                                                  | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Status for 6th Cycle                                    |
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| <b>Reasonable Accommodations Requirement</b>                                             | In 2012, the City amended its Voluntary Accessibility Program regulations in the SDMC to provide incentives, including expedited processing, for development projects that provide accessible dwelling units. The incentives are scaled based on the number and type of accessible dwelling units. Also, consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act, the City's Development Services Department provides a process for the request of reasonable accommodations in residential development via administrative review. | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Development Permit Flexibility</b>                                                    | Provides additional flexibility (extension of time) to complete housing project construction under approved development permits.<br>(Effective May 5, 2015 via Ordinance 20481)                                                                                                                                                                                                                                                                                                                                                                                            | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Small Lot Subdivision Ordinance</b>                                                   | This ordinance was amended in 2015 to allow infill residential projects consisting of single family homes in multi-family zones, as long as the project is consistent with the density of the zone and the community plan.                                                                                                                                                                                                                                                                                                                                                 | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Promise Zone Designation</b>                                                          | In 2016, the San Diego Promise Zone became one of 22 Federally-designated Promise Zones. This 10-year designation aims to increase opportunities through a variety of goals related to economic activity, education, health, and housing. Development within the Promise Zone, including residential and mixed-use development, is eligible for regulatory flexibility and streamlined permitting.                                                                                                                                                                         | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Community Plan Implementation Density Incentive<br/>(Huffman Six-Pack Initiative)</b> | Creates density incentives for redevelopment of six-unit apartment complexes with an interior parking lot to pedestrian-friendly development consistent with the community plan.<br>(Effective May 5, 2016 via Ordinance 20634.)                                                                                                                                                                                                                                                                                                                                           | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Shared Parking</b>                                                                    | Amendments to the LDC in 2016 included reductions to the permit review process required for shared parking agreements in order to facilitate agreements between neighboring properties and potentially allow greater development density.<br>(Effective May 5, 2016 via Ordinance 20634.)                                                                                                                                                                                                                                                                                  | <b>Completed.</b> These regulations remain in the SDMC. |

| Program                                                                                                    | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status for 6th Cycle                                    |
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| <b>Development Impact Fee (DIF) Deferral</b>                                                               | <p>In 2016, the City's DIF regulations were amended to allow the City to issue building or construction permits prior to the payment of DIF for a maximum of two years, or until a final inspection is requested, to encourage the initiation of development.</p> <p>(Effective May 6, 2016 via Ordinance 20626.)</p>                                                                                                                                                                                                                                                                                                         | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Development Project Expedite: Affordable/ Infill Housing and Sustainable Buildings Expedite Program</b> | <p>All developments that meet the criteria identified in the Affordable/Infill Housing and Sustainable Buildings Expedite Program are eligible to be processed through a reduced permitting process. In 2017, the City amended its Affordable Housing/ In-Fill Projects and Sustainable Buildings regulations to reduce the discretionary review process, allow more deviations to qualify for the reduced process, required affordable units to be reserved for very low- and low-income families, and expanded the eligibility to capture more infill projects.</p> <p>(Effective October 20, 2017 via Ordinance 20856)</p> | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Accessory Dwelling Units (ADUs)</b>                                                                     | <p>In 2017, the City increased flexibility of its Companion Unit and Junior Unit (ADU) regulations, provided more zoning flexibility, waived water and sewer capacity fees for FY2018, and waived DIF to incentivize the development of ADUs on single family lots. Also, in 2019 the City developed (in collaboration with partners) a companion unit handbook to provide guidance to homeowners wishing to construct a companion unit. Between 2016-2019, building permits were issued for 639 ADUs and 254 ADUs were constructed.</p>                                                                                      | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Live/Work Quarters Amendments</b>                                                                       | <p>Revisions to the City's Live/Work Quarters regulations in 2018 expanded housing opportunities within commercial and industrial spaces to increase housing in close proximity to employment.</p> <p>(Adopted September 18, 2018 via Ordinance 20985)</p>                                                                                                                                                                                                                                                                                                                                                                    | <b>Completed.</b> These regulations remain in the SDMC. |

| Program                                                      | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status for 6th Cycle                                    |
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| <b>Parking Incentives within Transit Priority Areas</b>      | <p>In 2019, the City adopted new parking regulations and authorized parking unbundling in Transit Priority Areas to reduce parking requirements for multi-family developments. Because of the costs associated with providing parking, this will result in reduced housing costs and benefits surrounding communities through decreased automobile trips.</p> <p>(Adopted March 19, 2019 via Ordinance 21057)</p>                                             | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Permanent Supportive Housing and Transitional Housing</b> | <p>The LDC was amended in 2019 to define the terms “Permanent Supportive Housing” and “target population,” implement the requirements of AB 2162, and allow PSH as a use by-right in any zone that permits multi-family housing. These code amendments also allowed Transitional Housing as a use by-right in any zone that permits multi-family housing.</p> <p>(Adopted August 6, 2019 via Ordinance 21114)</p>                                             | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>Commercial Flexibility</b>                                | <p>The LDC was amended in 2019 to allow flexibility for ground-floor commercial requirements in mixed use residential developments. The new regulations allow interim residential uses in empty storefronts within required ground-floor commercial spaces with the processing of a Neighborhood Use Permit.</p> <p>(Effective September 8, 2019 via Ordinance 21114)</p>                                                                                     | <b>Completed.</b> These regulations remain in the SDMC. |
| <b>New Mixed-Use Zoning Packages</b>                         | <p>In 2019, the City adopted a new mixed-use zoning package, incorporating six new zones, to promote more transit-oriented projects that seek to provide a strong housing-jobs-recreation balance. The new mixed-use zones use are grouped by Residential and Employment focus, allow more uses by-right, and govern building intensity through Floor Area Ratio rather than residential density.</p> <p>(Effective October 12, 2019 via Ordinance 21118)</p> | <b>Completed.</b> These regulations remain in the SDMC. |

| Program                                                                                                            | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Status for 6th Cycle                                                                                                                |
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| <b>Master Environmental Impact Reports and Streamlined Environmental Review for Housing and Affordable Housing</b> | The City has certified many recent Master EIRs for comprehensive planning projects, including the Balboa Avenue Station Area Specific Plan Program EIR, the Morena Corridor Specific Plan Program EIR, and the Mission Valley Community Plan Update Program EIR. This 2018 amendment to the Land Development Code allows a streamlined environmental review process under California Environmental Quality Act (CEQA) Guidelines Section 15183 for projects consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified and contribute no project-specific effects peculiar to the project/site or on- or off-site effects not analyzed in the EIR. Projects eligible for streamlining under a Master EIR include affordable housing projects. The City amended the LDC in 2018 to clarify its regulations about when a previous environmental document may be used for project review. | <b>Completed.</b> These regulations remain in the SDMC.                                                                             |
| <b>Climate Action Plan Consistency Checklist</b>                                                                   | The City adopted a Climate Action Plan (CAP) in 2015, and a corresponding CAP Consistency Checklist, and greenhouse gas (GHG) emissions thresholds in 2016. The thresholds and consistency checklist have provided for streamlined review for CEQA and GHG reductions for projects under CEQA Guidelines Section 15183.5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Completed.</b> The CAP continues to be implemented.                                                                              |
| <b>Needs Assessment</b>                                                                                            | Infrastructure and public facilities are often mentioned by community members as concerns during the consideration of updates to community plans and new development proposals. Through the community plan update process, existing and anticipated infrastructure and public facility deficits and needed facilities are identified and prioritized. Impact Fee Studies are updated and adopted concurrent with the community plan updates to provide cost estimates for the identified projects and establish the Development Impact Fees for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Completed.</b> The community-based DIF is being replaced with a citywide DIF, so these studies are not occurring moving forward. |
| <b>Infrastructure Committee</b>                                                                                    | The City Council's infrastructure committee, known as the Active Transportation and Infrastructure committee, meets monthly to review proposals to the City Council, discuss infrastructure issues, and make recommendations to the City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Transitioned.</b> The City Council continues to convene the ATI committee.                                                       |

| Program                                      | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status for 6th Cycle                                                                         |
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| <b>Housing Related Parks (HRP) Program</b>   | From 2013-2018 the City was awarded funding in six rounds of the California Department of Housing and Community Development's HRP Program, including \$1.4 million in June 2017. The program has resulted in the funding and realization of the Linda Vista and City Heights Skateparks, Park de la Cruz Recreation Center, Chicano Park Improvements, Central Avenue Mini Park, Guymon/Horton Parks, and Skyline Park.                                                                                                                                                                                                                                                                            | <b>Completed.</b>                                                                            |
| <b>Moderate/Middle Income Density Bonus</b>  | The City is currently in the process of developing incentives for developers to construct housing projects that provide units that can be sold or rented to entry-level and moderate-income households. This initiative has not yet been adopted.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Ongoing.</b> It is anticipated that this will be adopted during the 5th Cycle.            |
| <b>Fair Housing Efforts</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                              |
| <b>Reduce Impediments to Fair Housing</b>    | The San Diego County Regional Analysis of Impediments to Fair Housing Choice is updated every five years through the collaborative effort of the San Diego Regional Alliance for Fair Housing. The most recent analysis covers the period of 2015-2020. This analysis outlines a Fair Housing Action Plan for the Region. Per the recommendations identified in the analysis, the City has amended its Land Development Code to include a definition of PSH and to permit PSH and transitional housing in all zones that permit multi-family housing. Additional fair housing activities are funded and administered through the Economic Development Department's HUD entitlement grant programs. | <b>Ongoing.</b> An updated analysis will be adopted in 2020 for the next five-year period.   |
| <b>Support of Fair Housing Organizations</b> | The City, through its HUD entitlement grant programs and its participation in the San Diego Regional Alliance for Fair Housing, funds and enters into contracts with providers of fair housing services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Ongoing.</b> The City and SDHC continue to administer and support HUD entitlement grants. |

| Program                                                   | 5th Cycle Activity Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status for 6th Cycle                                                      |
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| <b>Implementation of an Affirmative Marketing Program</b> | SDHC included the HUD-approved Equal Housing Opportunity logo in solicitation and advertising the availability of Housing Programs and forms; verified that all property management, rental offices and project sites have the Fair Housing Posters prominently displayed and included in printed materials used in connections with sales or rentals; analyzed demographic data of housing activities and identified potential tenants and homebuyers who are least likely to apply to rent or purchase; and more. The City Council has adopted Council Policy 600-20, Open Housing, in support of affirmative marketing programs. | <b>Completed.</b> Council Policy 600-20 remains in effect.                |
| <b>Sustainable Housing Development</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                           |
| <b>California Catalyst Communities</b>                    | The City participated in the HCD Catalyst Grant Program and was awarded for three projects. The Catalyst program is no longer receiving funding for future activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Completed.</b>                                                         |
| <b>Community Energy Partnership Program</b>               | The Energy Partnership Program provided a Zero Net Energy Roadmap for Local Governments. The City's Climate Action Plan incorporates goals regarding energy efficiency, including the development of a zero net energy policy for new municipal-owned buildings. The CAP consistency checklist is completed for all new development that are subject to discretionary review.                                                                                                                                                                                                                                                       | <b>Completed.</b> The CAP checklist is included in discretionary reviews. |