

APRIL 5, 2022



# HOME-ARP COST ALLOCATION PLAN

COUNTY OF SAN DIEGO

HOUSING AND COMMUNITY DEVELOPMENT SERVICES

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**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**EXECUTIVE SUMMARY**

The HOME Investment Partnership – American Rescue Plan (HOME-ARP) program was established as part of the American Rescue Plan Act, signed into law by President Biden on March 11, 2021. This legislation appropriated \$5 billion to address the need for homelessness assistance and prevention during the COVID-19 pandemic. As part of this legislation, the County of San Diego (County) was allocated nearly \$11.9 million in HOME-ARP funding.

The U.S. Department of Housing and Urban Development (HUD) has identified the following populations as eligible to receive HOME-ARP funding benefits:

- *Currently homeless individuals* – Sheltered or unsheltered, Households losing housing immediately, and unaccompanied youth under 25 years old
- *Households at-risk of homelessness* – Those below 30% Area Median Income (AMI) and experiencing housing hardship and children/youth who do not qualify as “homeless” under this program but do under other federal programs such as the Runaway and Homeless Youth Act
- *Those fleeing domestic violence or human trafficking* – Victims of domestic violence, dating violence, sexual assault, stalking, or trafficking (including sex and labor trafficking).
- *Other vulnerable populations* – Families requiring services or housing to prevent homelessness, those below 30% AMI and severely rent burdened, or those below 50% AMI and experiencing housing hardship.
- *Veterans and their families that meet the any of the preceding criteria.*

HOME-ARP funding is a subset of the general HOME Investment Partnership program which aims to expand housing options for low-income households. The HOME program is the federal government’s largest grant designed to create new affordable housing units. The County receives approximately \$4 million in HOME funding annually, which is directed towards the new development of affordable rental housing, as well as targeted rental assistance and first-time homebuyer assistance programs. The County administers other annual federal grant programs that serve these qualifying populations, such as the Emergency Solutions Grant which provides emergency shelter and supportive services for individuals experiencing homelessness.

On September 13, 2021, HUD identified the following eligible activities for the use of these HOME-ARP funds:

1. Development of affordable housing for persons experiencing or at-risk of homelessness.
2. Tenant-based rental assistance.
3. Supportive Services to individuals or families not already receiving services.
4. Acquisition and development of non-congregate shelter.
5. Nonprofit Capacity Building (capped at 5%).
6. Administration and Planning (capped at 15%).

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These funds are eligible for use within the County's HOME Consortium jurisdiction which includes the unincorporated County as well as the cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

While many County residents face high barriers to accessing housing, the housing needs are particularly critical amongst HOME-ARP qualifying populations. The San Diego rental market has a low supply of units considered affordable to the area's lowest income brackets. A unit is considered affordable when a household does not need to spend more than 30% of their income towards rent. In the County's HOME Consortium jurisdiction there are approximately 4,731 units affordable to the estimated 45,927 renter households earning less than 50% Area Median Income (AMI) in the County's jurisdiction. The County of San Diego has invested great resources into developing affordable housing units, with 36 developments serving populations earning less than 50% AMI. However, units available to those at the extremely low-income level, or below 30% AMI, are particularly difficult to develop and finance, with only 97 units currently in the County's portfolio and an additional 63 units under development. Additional units at this income level are currently under development due to local investment in the Innovative Housing Trust Fund. Other resources, such as the more than 12,000 housing choice vouchers currently managed by the Housing Authority of the County of San Diego, alleviate some of the burden on these populations, but waitlists remain longer than 10 years for most programs.

The need is particularly critical for individuals already experiencing homelessness. Shelters and housing options within the jurisdiction operate at full capacity regularly. The Veteran Affairs Supportive Housing (VASH) program is the County's largest permanent supportive housing program, composing 89% of the total permanent supportive beds and has some available capacity. However, the County currently only has 168 permanent supportive housing beds available to the non-veteran homeless population. Additionally, the 2020 Point in Time Count found 533 unsheltered individuals within the jurisdiction. These individuals are geographically clustered in the Northern and Eastern parts of the County, centered around Vista and Spring Valley, respectively.

Consultations with stakeholder organizations, as well as listening sessions held with the public, support the data: the need for additional housing inventory available to low-income renters, particularly homeless individuals, is urgent. More than half of both populations identified the development of additional housing units at the lowest income levels as the top priority activity. Both groups also noted the need for additional units set aside for specific groups, such as individuals with disabilities or health concerns, seniors, and those experiencing homelessness.

Based on the data presented above, the priority housing need for qualifying populations is the development of affordable rental housing. Specifically, there is an urgent need for the development of both permanent supportive housing with wraparound services dedicated to persons experiencing homelessness and subsidized rentals dedicated to households earning less than 30% AMI. The County of San Diego, Housing and Community Development Services plans

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to utilize \$10,107,374 in HOME-ARP funding towards the development of affordable rental housing. This accounts for the full grant except for funds reserved for program administration and planning. This funding will provide gap financing for developments with units restricted to 30% AMI that are successful in a competitive procurement process. The County aims to develop 100 additional extremely low-income units with this funding.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**CONSULTATIONS**

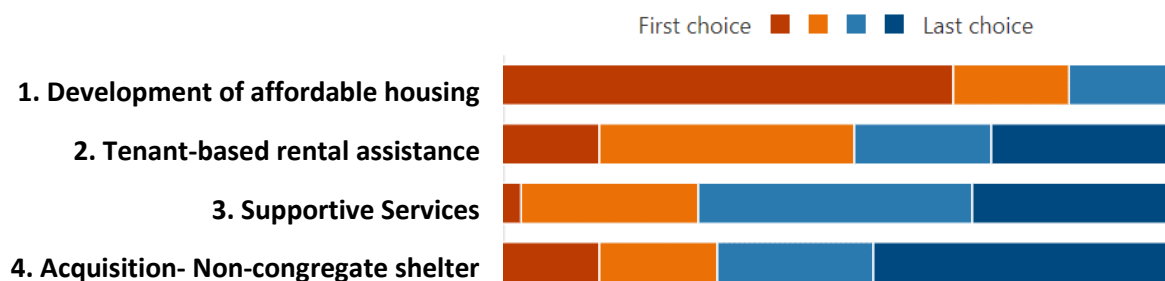
The section below details the consultations undertaken by the County of San Diego (County) to solicit feedback from community stakeholder organizations.

***Consultations Summary***

The County conducted comprehensive outreach to key organizations to enhance coordination, solicit feedback, and discuss gaps in the housing and service delivery systems with public and assisted housing providers, private and governmental health, mental health and service agencies, and stakeholders that utilize funding for eligible activities, projects, and programs. Additionally, the U.S. Department of Housing and Urban Development (HUD) requires Housing and Community Development Services (HCDS) to consult with specific stakeholder groups in the development of the HOME-ARP Cost Allocation Plan.

***Consultation Participation and Feedback***

County HCDS reached out to 41 local organizations including civil rights organizations, disability organizations, domestic violence service providers, fair housing providers, veterans' groups, and the region's Continuum of Care. Additionally, to maximize stakeholder participation, HCDS included non-profit affordable housing developers, homeless service providers, cities within the [HOME Consortium](#), and relevant County Departments. A detailed list of all organizations consulted follows in [Table 1. Consultations](#). Overall, two-thirds of organizations consulted selected the development of affordable housing for individuals experiencing or at-risk of homelessness as the most critical activity for HOME-ARP funding. When considering a weighted score based on ranking, tenant-based rental assistance was the second most critical activity. However slightly more organizations selected the acquisition of non-congregate shelter as their top choice, as illustrated in the figure below.



In their written feedback, many organizations noted the distinct need to expand the affordable housing supply, as this is the only long-term solution. Many consultations also described the need for supportive services that were linked to housing, and particularly permanent supportive housing. Below is a description of detailed feedback by organization.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**Table 1. Consultations**

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>ACLU San Diego</b>	Civil Rights Organization	Survey	Did not respond.
<b>Aging and Independence Services</b>	County Department / Disability	Survey	Prioritizes the development of affordable housing and tenant-based rental assistance, particularly for older adults on a fixed income.
<b>Behavioral Health Services</b>	County Department	Survey	Prioritizes the development of affordable housing and shelter, particularly for permanent supportive housing, as well as a coordinated regional approach.
<b>BRIDGE Housing</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing, particularly development hard costs and acquisition costs. Recommends all development projects should include additional funding for supportive services.
<b>City of Carlsbad</b>	HOME Consortium City	Survey	Prioritizes acquisition of non-congregate shelter and development of affordable housing for persons experience or at-risk of homelessness.
<b>Center for Community Solutions</b>	Domestic Violence Service Provider	Survey	Did not respond.
<b>Child Welfare Services</b>	County Department	Survey	Prioritize development of affordable housing and tenant-based rental assistance. Notes the low vacancy rate in the area drives up prices and that housing navigation and up-front costs are prohibitive for some households.
<b>Community Housing Works</b>	Affordable Housing Developer	Survey	Prioritizes supportive services and the development of affordable housing to increase housing supply.
<b>Community Resource Center</b>	Homeless Service Provider	Survey	Did not respond.
<b>City of Coronado</b>	CDBG Participating City	Survey	Did not respond.
<b>Corporation for Supportive Housing</b>	Homeless Service Provider/Supportive Housing	Survey	Prioritizes development of affordable housing and acquisition of non-congregate shelter.
<b>City of Del Mar</b>	CDBG Participating City	Survey	Prioritizes tenant-based rental assistance, particularly rental payments and utility deposits, as well as programs to address mental illness and addiction.
<b>City of Encinitas</b>	HOME Consortium City	Survey	Prioritizes development of affordable housing at the very low and extremely low-income levels, particularly for seniors, disabled, or formerly homeless individuals.
<b>Father Joe's Villages</b>	Homeless Service Provider	Survey	Prioritizes development of affordable housing for individuals and supportive services, particularly mental health and substance abuse services.
<b>Housing Authority of the County of San Diego</b>	Public Housing Agency	Survey	Prioritizes development of affordable housing for individuals at the extremely- and very-low income levels.

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<b>Housing Innovation Partners</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing, particularly development hard costs. Recommends all housing incorporate healthcare and behavioral health services.
<b>Interfaith Shelter Network</b>	Homeless Service Provider	Survey	Prioritizes tenant-based rental assistance, particularly rental payments and security deposits.
<b>City of La Mesa</b>	HOME Consortium City	Survey	Prioritizes development of affordable housing and supportive services, particularly projects that include regional coordination between the County and East County City governments.
<b>Legal Aid Society of San Diego</b>	Fair Housing Provider	Survey	Prioritizes development of affordable housing and tenant-based rental assistance for individuals experiencing or at-risk of homelessness, particularly permanent supportive housing.
<b>City of Lemon Grove</b>	CDBG Participating City	Survey	Prioritizes development of affordable housing and supportive services, particularly projects that include regional coordination between the County and East County City governments.
<b>National Community Renaissance</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing, particularly the construction of new permanent supportive housing with retention programs and services.
<b>Office of Homeless Solutions and Equitable Communities</b>	County Department	Survey	Prioritizes emergency non-congregate shelter and tenant-based rental assistance with low barriers to entry and housing navigation services.
<b>Pacific Southwest Community Development Corporation</b>	Affordable Housing Developer	Survey	Did not respond.
<b>People Assisting the Homeless</b>	Homeless Service Provider	Survey	Did not respond.
<b>City of Poway</b>	CDBG Participating City	Survey	Prioritizes acquisition of non-congregate shelter and development of affordable housing, particularly in Eastern parts of the County.
<b>Regional Task Force on Homelessness</b>	Continuum of Care	Survey	Prioritizes tenant-based rental assistance and the development of affordable housing, especially programs with low barrier to entry that can aid quickly in emergency situations.
<b>San Diego Community Housing Corporation</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing with supportive services, particularly project-based rental assistance for extremely low-income households.
<b>San Diego Housing Federation</b>	Regional Housing Organization	Survey	Prioritizes development of affordable housing and non-congregate shelter, particularly safe camping sites, for individuals at-risk or experiencing homelessness.

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<b>San Diego Regional Center</b>	Homeless Service Provider	Survey	Prioritizes tenant-based rental assistance and the development of affordable housing, particularly with on-site counseling that connects residents to services.
<b>City of San Marcos</b>	HOME Consortium City	Survey	Prioritizes development of affordable housing, particularly development hard costs and acquisitions costs.
<b>City of Santee</b>	HOME Consortium City	Survey	Prioritizes development of affordable housing and supportive services, particularly projects that include regional coordination between the County and East County City governments.
<b>Self-Sufficiency Services</b>	County Department	Survey	Prioritizes development of the affordable housing inventory for low-income residents.
<b>City of Solana Beach</b>	CDBG Participating Cities	Survey	Prioritizes tenant-based rental assistance and supportive services, as well as no barrier shelter and housing.
<b>South Bay Community Services</b>	Homeless Service Provider	Survey	Prioritizes development of affordable housing, particularly development hard costs. Recommends a focus on adding additional units overall.
<b>The Salvation Army</b>	Homeless Service Provider	Survey	Prioritizes development of affordable housing and tenant-based rental assistance.
<b>Veteran Affairs – Benefits</b>	Veteran Group	Survey	Prioritizes development of affordable housing and tenant-based rental assistance.
<b>Veteran’s Village of San Diego</b>	Veteran Group	Survey	Did not respond.
<b>Villa de Vida</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing, particularly for adults with developmental disabilities.
<b>City of Vista</b>	HOME Consortium City	Survey	Prioritizes acquisition of shelter and supportive services to provide more intensive case management.
<b>Wakeland Housing and Development Corporation</b>	Affordable Housing Developer	Survey	Prioritizes development of affordable housing, particularly project-based operating subsidies for permanent supportive housing.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**PUBLIC PARTICIPATION**

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

***Public Participation Process******Public listening session:*** December 14, 2021***Public comment period:*** March 4, 2022 – April 5, 2022***Public hearings:*** April 5, 2022

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

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

Above and beyond the requirements set out in the Citizen Participation Plan, the County conducted the following actions to ensure maximum participation of organizational stakeholders and community members in the HOME-ARP Cost Allocation Plan process:

- One community listening session; and
- Consultations with 45+ organizational stakeholders, and
- 30-day public comment period; and
- One public hearing.

Official public notice of the HOME-ARP Cost Allocation Plan began March 4, 2022 and ran through April 5, 2022.

***Efforts to Broaden Public Participation***

The County of San Diego undertook several steps to gather public feedback beyond the requirements of the Citizen Participation Plan. At the outset of the planning period, County of San Diego Housing and Community Development Services (HCDS) staff hosted a community listening session. The intent of this session is to hear directly from community members and stakeholders on the gaps in the housing and service delivery systems for homeless individuals. The session was publicized through HCDS' listservs which reached 8,947 stakeholders. Additionally, HCDS worked in collaboration with the Office of Homeless Solutions and Equitable Communities and Behavioral Health Services to broaden publicization of the event. The session,

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conducted on December 14, 2021, included 115 participants, and focused on gathering community feedback. Feedback from this community meeting, combined with feedback from consultations and a thorough examination of the data, informed the development of the HOME-ARP Cost Allocation Plan.

The County made every effort to broaden public participation, including by publishing the public notices in five local newspapers: the San Diego Union Tribune (Local Major Publication), the Voice and Viewpoint of San Diego (African American Paper), El Latino (Spanish Language Paper), NGUOI VIET News (Vietnamese Language Paper) and Asian Journal (Tagalog Language Paper). An additional public notice will be posted on the HCDS website in Arabic. The County also placed community listening session announcements on its website and posted community engagement notices on its social media channels.

***Public Participation Feedback***

On December 14, 2021, the County hosted a listening session to solicit input from community members and stakeholders on the gaps in the housing and service delivery systems for homeless individuals. County staff provided an overview of the potential populations and uses of HOME-ARP funding. Following this overview, participants were given a few poll questions to determine their priorities. Finally, participants split into breakoff groups to discuss priorities and nuances within the gaps and needs assessment. These discussions were shared with the larger group prior to the close of the session.

Table 2, below, highlights the results of the poll conducted during the listening session. The first poll question asked respondents to choose the highest area of need for HOME-ARP eligible activities. Half of all respondents highlighted the acquisition, rehabilitation, or construction of affordable rental housing for individuals experiencing or at-risk of homelessness. Slightly more than a quarter of respondents selected tenant-based rental assistance as the highest need. The remaining respondents chose supportive services or non-congregate shelter, split roughly evenly between the two options. The second poll question asked about the highest need qualifying population and allowed respondents to choose as many options as they would like. An overwhelming majority (71%) indicated that persons currently experiencing homelessness are the highest priority. Nearly half of respondents also indicated at-risk of homelessness populations as being high priority.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**Table 2 Community Listening Session Poll Results**

Question	Answers	Percentages
Please choose the highest area of need in our San Diego community:	Acquisition, rehabilitation, or construction of affordable rental housing	50%
	Tenant-based rental assistance	27%
	Supportive services	11%
	Acquisition and development of non-congregate shelter	9%
Please identify the qualifying populations with the highest need based on your experience?*	Homeless	71%
	At-risk of homelessness	47%
	Fleeing domestic violence or human trafficking	20%
	Other vulnerable populations	39%
	Veterans and their families	8%

\*Participants were able to select more than one answer, so percentages total greater than 100%.

As part of the listening session, participants broke off into four smaller groups. Of the four groups, three identified permanent housing solutions and increasing the housing inventory as the primary concern. This is consistent with the emphasis on acquisition and development of new units in the listening session poll. The remaining group identified tenant-based rental assistance as the primary concern, which is also consistent with polling data. All groups discussed the importance of utilizing wraparound supportive services in any housing-based solution. Additionally, multiple groups highlighted potentially prioritizing individuals exiting the justice system, people of color, and individuals with disabilities, as these populations are disproportionately affected by homelessness.

This section will be updated at the conclusion of the public participation process.

***Comments Not Accepted***

One comment received via email asked the County not to utilize HOME-ARP funding. However, this would result in a loss of resources to address homelessness for the County and therefore was not accepted as part of this plan.

This section will be updated at the conclusion of the public participation process.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**NEEDS ASSESSMENT AND GAPS ANALYSIS****Table 3 2021 Homeless Housing Inventory Count**

	Family		Adults Only		Vets	Totals		Average Utilization Rate
	# of Beds	# of Units	# of Beds	# of Units	# of Beds	# of Beds	# of Units	%
<b>Emergency Shelter</b>	69	20	408	408	0	<b>477</b>	<b>428</b>	<b>90%</b>
<b>Transitional Housing</b>	2	1	0	0	0	<b>2</b>	<b>1</b>	<b>100%</b>
<b>Rapid Rehousing</b>	66	21	18	18	0	<b>84</b>	<b>39</b>	<b>100%</b>
<b>Permanent Supportive Housing</b>	639	176	957	957	1428	<b>3,024</b>	<b>2,561</b>	<b>69%*</b>

**Data Source:** Regional Task Force on Homelessness Housing Inventory Count (HIC)*\*100% Utilization for non-veteran permanent supportive housing units*

Table 3 outlines the 2021 Housing Inventory Count within the County of San Diego's HOME Consortium jurisdiction. The Housing Inventory Count is a point-in-time snapshot of the units and beds available explicitly for persons experiencing homelessness. Currently, there are 3,575 shelter and housing beds dedicated to serve persons who are homeless. Of these beds, 85% are in permanent supportive housing units. Approximately 40% of total beds and 89% of permanent supportive housing beds are designated for veterans and their families through the Veteran Affairs Supportive Housing (VASH) program. This program had a utilization rate of 65% at the time of the 2021 Regional Task Force on Homelessness Housing Inventory Count.

Of the 719 beds dedicated for non-veteran persons experiencing homelessness year-round, 94% were utilized indicating a high need for all shelter and housing types. Emergency shelters have a utilization rate of 90%, though the County's largest emergency shelter program, the Hotel/Motel Voucher Program, had a full 100% utilization rate. Transitional and rapid rehousing, as well as permanent supportive housing, all were fully utilized with no empty beds. Though permanent supportive housing beds are the most plentiful bed type within the County's jurisdiction, there are only 168 beds available to the non-veteran homeless population. These beds are made available through the County's Project One For All (POFA) program, described in detail on page 19. This program offers extensive mental health and wraparound services and works as a subset of the federal Housing Choice Voucher program.

**Table 4 Sheltered Homeless Population – 2021 Point in Time Count**

	Families with at least 1 child		Adult-Only		Veterans*		Totals	
	HH	I	HH	I	HH	I	Households (HH)	Individuals (I)
<b>Emergency Shelter</b>	19	53	378	378	10	12	<b>397</b>	<b>431</b>
<b>Transitional Housing</b>	1	2	0	0	0	0	<b>1</b>	<b>2</b>

**Data Source:** 2021 Sheltered Point in Time Count*\* "Families with at least 1 child" and "Adult-Only" households are inclusive of Veteran households.*

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Table 4 details the 2021 Sheltered Point in Time Count. An unsheltered count was not conducted in 2021 due to health and safety concerns regarding the COVID-19 pandemic. As on January 2021, there were 433 individuals in emergency shelter or transitional housing facilities in the County's HOME jurisdiction, representing a 90% utilization rate. At that time there were 19 beds available primarily for households with children at Operation HOPE in Vista, and 16 available beds at La Posada de Guadalupe in Carlsbad. Both operate as facility-based beds, meaning they were in a homeless shelter. Additionally, there were 8 available beds in seasonal Interfaith Shelter Network church shelters serving the North County Coastal area, and 3 available hotel/motel vouchers in Encinitas. Note that the capacity and utilization of these specific locations may have changed.

**Table 5 Unsheltered Homeless Population – 2020 Point in Time Count**

Unincorporated County		HOME Consortium Cities	
Location	Unsheltered Individuals	Location	Unsheltered Individuals
Alpine	1	Carlsbad	94
Fallbrook	51	Coronado	16
Lakeside	24	Encinitas, Solana Beach, and Del Mar	47
Ramona	20	Imperial Beach	16
Spring Valley	97	La Mesa	52
		Lemon Grove	18
		Poway	15
		San Marcos	8
		Santee	25
		Vista	49
<b>Unincorporated Total</b>	<b>193</b>	<b>HOME Consortium City Total</b>	<b>340</b>
<b>Total</b>		<b>533</b>	

**Data Source:** 2020 Point in Time Count\*

\*Note: No unsheltered homeless point in time count was conducted in 2021 due to COVID-19 safety precautions.

Table 5 details the geographic concentration of unsheltered homelessness in January 2020. When examining the data, two primary clusters of homelessness emerge. First, northern cities, including Carlsbad, Encinitas, Solana Beach, Del Mar, San Marcos, and Vista, as well as the northern unincorporated area of Fallbrook had approximately 249 unsheltered homeless individuals. Secondly, the eastern cities of La Mesa, Lemon Grove, Poway, and Santee, as well as the eastern unincorporated areas of Alpine, Lakeside, Ramona, and Spring Valley, had approximately 252 unsheltered individuals. In total, there were 533 unsheltered individuals counted in the County's HOME Consortium jurisdiction during the 2020 Point in Time Count.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**Table 6 Housing Needs Inventory and Gap Analysis Table**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	<b># of Units</b>	<b># of Households</b>	<b># of Households</b>
Total Rental Units	131,975		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,021		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,710		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		17,058	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		15,039	
<b>Current Gaps</b>			32,097

**Data Sources:** 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

Table 6 above details the available housing units and the level of need for more affordable housing options from the 2014-2018 American Community Survey and Comprehensive Housing Affordability Strategy data. This data shows that there are approximately 131,975 rental units available in the County of San Diego's HOME Consortium jurisdiction. Of these units, only 2,021 are considered affordable to individuals and families earning less than 30% AMI, or those at highest risk of homelessness. Only 2,710 additional rental units are considered affordable to households earning between 31 and 50% AMI. A unit is considered affordable when a household does not need to spend more than 30% of their income towards rent. As such, there are approximately 4,731 units affordable to the estimated 45,927 renter households earning less than 50% AMI in the County's HOME Consortium jurisdiction.

Additionally, very low-income and extremely low-income households experience a high rate of severe housing problems. Households with severe housing problems is defined as households who:

1. Lack complete plumbing; or
2. Lack complete kitchen facilities; or
3. Experience overcrowding; or
4. Pay more than 50% of income towards rent.

There are approximately 32,097 renter households earning less than 50% AMI who experience a severe housing problem in the County's HOME jurisdiction. Severe rent burden (paying more than 50% of income towards rent) was by far the most common severe housing issue, experienced by approximated 24,496 households under 50% AMI. This means that more than

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half of the renter households earning less than 50% AMI are paying more than 50% of their income towards housing. Additionally, the numbers highlighted in Table 6 do not account for the population of homeless individuals in the region.

***Qualifying Populations***

HUD has identified the following populations as eligible to receive HOME-ARP funding benefits:

- *Currently homeless individuals*, as defined in 24 CFR 91.5
- *Households at-risk of homelessness*, as defined in 24 CFR 91.5
- *Those fleeing domestic violence or human trafficking*, as defined by HUD and in 24 CFR 5.2003
- *Other vulnerable populations*, including families requiring services to prevent homelessness and those at greatest risk of housing instability.
- *Veterans and their families that meet the any of the preceding criteria.*

***Qualifying Populations Size and Demographic***

Table 7 below summarizes clients within the County's HOME jurisdiction who interacted with 2-1-1 San Diego, the region's resource referral organization, or a Community Information Exchange (CIE) partner organization and were categorized as homeless or at-risk of homelessness during Calendar Year 2020. Homeless is defined as a client who indicated their living situation was sheltered, unsheltered, or otherwise unspecified homeless. At-risk of homelessness is defined as clients who were met one of the following four criteria: 1) housed, but with limited time left to stay, 2) facing potential eviction, 3) were in an unsafe relationship or household, or 4) were experiencing financial barriers/rent burdened. Most callers were from homeless or at-risk of homeless households without children, however there were nearly as many at-risk households with children as those without (1,129 vs. 1,343, respectively). The difference between households without children is more pronounced amongst those already experiencing homelessness. Roughly an even number of households self-identified as veterans and victims of domestic violence, with slightly more victims of domestic violence already experiencing homelessness.

**Table 7 Homeless and At-Risk of Homelessness 2-1-1 San Diego Clients**

	<b>Total Clients</b>	<b>Households with Children</b>	<b>Households with No Children</b>	<b>Veterans</b>	<b>Victims of Domestic Violence</b>
<b>Homeless</b>	1705	382	1211	81	119
<b>At-Risk of Homelessness</b>	2535	1129	1343	144	104
<b>Combined</b>	4240	1511	2554	225	223

**People Experiencing Homelessness**

Of the 1,705 unique households experiencing homelessness contacted a CIE organization in San Diego for resources, 1,537 were evaluated for housing needs by 2-1-1 San Diego. Of these, 72%

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were households without children and primarily lived alone. Nearly two-thirds (62%) of those who called identified as a woman, while 37% identified as a man. Nearly all of the clients earned less than 30% of the Area Median Income and 59% reported a health concern, as well. Clients were most commonly referred to Housing and Community Development Services' Housing Resource Directory, which lists affordable housing complexes throughout the County. The largest geographic area of need was Spring Valley, wherein 251 homeless clients contact 2-1-1 San Diego. Other areas of high call incidence include Lemon Grove (114 clients), Lakeside (112 clients), and Vista (101 clients).

Households At-Risk of Homelessness

2-1-1 San Diego logged 2,604 housed clients who called with a housing need during calendar year 2020. Approximately half of these households were without children, while the other half included at least one child under the age of 18. More than 20% of those who called were disabled and unable to work. While about three-quarters of these clients were stably housed, 23% had an immediate housing need and an additional 52% had a housing need within the month. Additionally, 98% of callers assessed for utility needs had concerns about payments, were past due on payments, or their utilities were already shut off. Like many other data points illustrate, these households were concentrated in Vista (366 clients) and Spring Valley (357 clients).

Victims of Domestic Violence

2-1-1 San Diego had 5,940 interactions with clients living in the unincorporate with housing needs and experiencing domestic violence in 2020. Of these, 69% of clients identified as women. People of color were overrepresented in this group compared to the general population, with Black individuals experiencing the highest rate of combined housing need and domestic violence experience. Approximately 42% of callers also had children, while 14% of callers were dual-adult households.

Most notably, 87% of callers earn 30% or less of the Area Median Income (AMI) and approximately 85% of callers had housing needs within the month. Of those with upcoming housing needs, 44% needed housing urgently and immediately. This indicates that victims of domestic violence can largely be captured in our homeless and at-risk of homelessness categories.

Geographically, nearly 14% of all calls originated from the Spring Valley area and 12.6% of callers were in the Vista area. This aligns to patterns of housing need and homelessness we see in other data indicators, such as the Point in Time Count.

Veterans

2-1-1 San Diego had 275 interactions with military veterans in the County's HOME jurisdiction with housing assistance needs. These individuals were typically slightly older than the average caller, with 40% of callers over the age of 60, and nearly 70% of callers identified as men.

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Approximate 31% of callers were Black, despite representing only 5.5% of San Diego County's population.

Approximately 76% of veteran callers earned less than 30% AMI and an additional 17% of callers earned between 31-50% AMI. Of those assessed, 42% had immediate housing needs and an additional 47% had housing need within the month. Nearly 18% of veteran callers were located in Spring Valley and nearly 11% of callers were located in Vista, consistent with data described in other sections of this report.

***Unmet Housing and Service Needs***

During Calendar Year 2020 2-1-1 San Diego, which serves as a countywide resource referral service, received calls from 5,921 individuals with housing needs within the County of San Diego HOME Consortium and made 34,131 referrals to local resources. Of the 3,065 callers who were given a full housing needs assessment, 1,550 clients were identified as homeless (sheltered, unsheltered, and unspecified). Homeless populations were split evenly between unsheltered and sheltered living situations.

Approximately 47% of callers were in stable housing at the time of call, but 85% of all callers were at risk of losing their housing within the month. The most common specific housing need was for rental payment assistance, referred to 14% of overall callers. Approximately 10% of callers received low-cost rental option referrals. This indicates that there is a strong need for homelessness prevention and targeted additional low-income rental options. Of second greatest need were shelter options, with 8% of callers referred to community shelters and 5% referred to transitional shelters.

Slightly under 16% of callers reported having mental health concerns, while just over 25% reported physical health concerns. Callers also indicated a high level of food and nutrition need, with only 15% of those assessed for nutrition concerns reporting continued food security over the previous month.

***Current Resources Available***

The County of San Diego offers a variety of resources to individuals at-risk of homelessness and experiencing homelessness through federal, state, and local programs. These programs range from vouchers for low-income families to emergency shelters for persons experiencing homelessness. Below is a summary of each of these resources housed in the County of San Diego's Housing and Community Development Services.

**Emergency Solutions Grant (ESG) – Federal and State**

The County of San Diego is an entitlement grantee and as such receives Emergency Solutions Grant (ESG) funding from both the U.S. Department of Housing and Urban Development (HUD) and the State of California. ESG funding is aimed to provide services, shelter, and housing options to people experiencing homelessness. The County receives approximately \$350,000 and

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\$400,000 in annual ESG funding from HUD and the State, respectively. In FY 2020, The County of San Diego served 457 persons experiencing homelessness through rapid rehousing or emergency shelter. Additionally, the County received approximately \$8.3 million in federal ESG-Coronavirus and \$4 million in State ESG-Coronavirus funding as part of the response to the global pandemic.

**Community Development Block Grant (CDBG) – Federal**

Additionally, as an entitlement grantee, the County of San Diego receives approximately \$4 million annually in Community Development Block Grant (CDBG) funding, which is intended to provide community infrastructure and resources in low-income neighborhoods. As part of this grant, the County provided emergency winter shelter to 636 individuals through the City of Poway and supported the homeless database system for more than 64,000 clients.

**HOME Investment Partnership (HOME) – Federal**

The HOME Investment Partnership (HOME) aims to provide direct housing solutions through housing development and tenant-based rental assistance (TBRA). HOME is the third of the federal entitlement programs provided by HUD. In FY 2020, the County of San Diego utilized approximately \$300,000 in HOME funding to provide rental assistance for 91 persons experiencing homelessness. Additionally, the HOME program provides funding for other tenant-based rental assistance programs that prevent homelessness. TBRA programs include the Emancipated Foster Youth TBRA, which provides rental, security deposit, and utility assistance, and case management to foster youth having trouble accessing housing, and the Family Reunification TBRA, which provide rental, security deposit and utility assistance to families participating in the County's Substance Abuse Treatment program.

**Housing Opportunities for Persons with HIV/AIDS Program (HOPWA) – Federal**

Housing Opportunities for Persons with HIV/AIDS (HOPWA) is a federally funded program designed to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA received approximately \$5 million a year. The rental assistance HOPWA program is administered by the Housing Authority of the County of San Diego (HACSD) with guidance and input from the HIV Housing Committee. Participants may reside anywhere in the San Diego County. Through an agreement with the County of San Diego, HACSD supports approximately 80 participants annually living with HIV/AIDS who were at-risk of homelessness. Additionally, the program supports emergency housing programs, short-term rental assistance, transitional housing, permanent housing, and supportive services. In FY 2020, the HOPWA program served nearly 4,000 individuals across all activities.

**Housing Choice Voucher Program (HCV) – Federal**

The Housing Choice Voucher (HCV) Program provides \$161 million in federal funding to help low-income families and individuals with the cost of their rent and prevent homelessness. Typically, the tenant pays 30 percent their adjusted monthly income for rent and utilities and HACSD makes housing assistance payments directly to the landlord. The purpose of the program is to assist low-

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income individuals and families and ensure they are living in healthy, safe housing. 12,004 HCV vouchers are allocated by HUD.

Under the HCV program, HACSD administers special programs to target specific populations with disproportionate risk of homelessness. These programs include the Family Unification Program, which targets families for whom the lack of housing is the primary factor prohibiting in the imminent placement of a family's child or foster and homeless youth. Additionally, as part of HCV funding, the HACSD administered the Veterans Assistance Supportive Housing (VASH) program vouchers. The VASH program is a collaborative program between HUD and the U.S. Department of Veteran Affairs (VA) to provide rental assistance to homeless veterans and offer ongoing VA case management and supportive services. 949 VASH vouchers are allocated by HUD. Finally, the HACSD targets homeless individuals with serious mental illness through the Project One For All (POFA) program. POFA is an extensive effort by the County of San Diego and its partners to provide intensive wraparound services, including mental health counseling and housing, to homeless individuals with serious mental illness. 344 POFA vouchers have been allocated by the County.

Lastly, the project-based component of the HCV Program allows rental assistance to be attached to a specific unit and/or project instead of to a particular eligible assisted family. The project may be owned by any individual, corporation, trust, partnership, non-profit entity, as well as by the HACSD, excluding those sanctioned from participation. A total of 239 project-based vouchers have been allocated throughout the County.

**Emergency Housing Voucher Program (EHV) – Federal**

The Emergency Housing Voucher (EHV) program is funded through the American Rescue Plan Act and assists individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. Referrals come from a partnership with the local Continuum of Care, Regional Task Force on Homelessness (RTFH). Housing search assistance is a required component. 264 vouchers allocated for EHV.

**No Place Like Home Program (NPLH) – State**

The County, as an Alternative Process County, is eligible for State of California Department of Housing and Community Development No Place Like Home (NPLH) Funds. These funds are made available to developers integrating permanent supportive housing units within multi-family developments. NPLH units must serve homeless, chronically homeless, and/or at-risk of homelessness with a serious mental illness. All units are filled via the Coordinated Entry System (CES) and designated for individuals and families at or below 30% AMI. To date the County has received approval for approximately \$93 million in funding from Rounds 1 – 3. The State recently

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announced the Round 4 funding of nearly \$30 million. The County intends to request the full amount of Round 4 funds. At this time, it is unknown if additional NPLH funding will be available in future years.

**California Emergency Solutions and Housing Program (CESH) – State**

The California Emergency Solutions and Housing Program (CESH) is administered through the State of California in the form of five-year grants. To date, the County has received two CESH funding awards for a total of \$3.9 million in CESH funding. CESH funds are used to house people that are homeless and prevent people currently housed from becoming homeless. Three key activities are funded through this program: rental assistance and stabilization services, flexible housing subsidy funds, and emergency housing intervention. Services are currently provided through Equus Workforce Solutions and Brilliant Corners. This program is managed by the County's Housing and Community Development Services in conjunction with the Office of Homeless Solutions and Equitable Communities.

**Bringing Families Home (BFH) – State**

Bringing Families Home (BFH) is a state funded Rapid Rehousing Program designed to provide short-term rental assistance, housing navigation assistance, and case management for families trying to reunify with housing being the major barrier. The program is a collaborative partnership with the HACSD handling the eligibility and leasing component and CWS providing the housing navigation and case management component. The customers may reside anywhere in the San Diego County.

**Regional Homeless Assistance Program (RHAP) – Local**

The Regional Homeless Assistance Program (RHAP) provides housing assistance to individuals experiencing homelessness through hotel and motel vouchers. The program has been funded at \$37 million over five years and is primarily funded through General Fund revenues. Through the RHAP program, the County provided housing assistance to 125 individuals in an effort to place homeless persons residing in the Spring Valley area in February 2020. Following the outbreak of the coronavirus pandemic, the County of San Diego Board of Supervisors expanded this program to provide an additional 350 hotel/motel vouchers in FY 2020. The program received a further expansion by the Board of Supervisors in July 2021.

**Alpha Project – Local**

Alpha Project provides case management services for permanently housed households, who were formerly homeless to keep the client housed. All Alpha Project clients are also enrolled in the RHAP program. The Alpha Project program is funded through the County of San Diego's General Fund revenues at \$2.5 million over three years.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**Inclement Weather Program – Local**

The County of San Diego, in partnership with the McAllister Institute, provides hotel/motel assistance for homeless individuals and families during periods of inclement weather. McAllister Institute establishes relationships with area hotel or motel operators to provide hotel/motel stays and coordinates transportation for participants, if necessary. This program is funded through the County of San Diego's General Fund revenues at \$2.5 million over three years.

In addition to the homeless housing inventory described on page 12, the County has utilized many of the above resources to create permanent housing options for low-income families, including those meeting the definition of "at-risk of homelessness" as defined in 24 CFR 91.5.

**Innovative Housing Trust Fund (IHTF) – Local**

The Innovative Housing Trust Fund (IHTF) aims to provide housing development funding for the region's most vulnerable populations. IHTF funds are used for the creation of new affordable, restricted units through acquisition, construction, rehabilitation, loan repayment, capital improvements, and preservation of affordable housing. IHTF units maintain affordability restrictions for 99 years and has been a primary funding source for units affordable to households under 30% AMI.

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Below describes the County's housing inventory available for qualifying populations within the County's HOME Consortium.

**Table 8 Affordable Housing Developments**

<b><u>Development</u></b>	<b><u>Location</u></b>	<b><u>Funding Source</u></b>	<b><u>Affordability Expiration</u></b>	<b><u>0-30% AMI Units</u></b>	<b><u>31-50% AMI Units</u></b>
Brookview Senior Apartments	Poway	HOME	May 2055	0	11
Casa Estable	Imperial Beach	CDBG	June 2050	0	7
Casa Estable II	Imperial Beach	HOME	June 2051	0	8
Cedar Road	Vista	HOME	December 2049	0	11
Copper Creek	San Marcos	HOME/CDBG	September 2058	15	32
De Luz	Fallbrook	HOME/CDBG	July 2055	0	14
Eastgate	San Marcos	HOME	July 2070	0	3
Fallbrook View	Fallbrook	HOME/CDBG	December 2057	0	11
Fanita/Cedar Creek	Santee	Santee Redevelopment	October 2064	0	10
Forester Square	Santee	Santee Redevelopment	December 2066	0	5
Kalmia Courtyards	Fallbrook	HOME	February 2045	0	5
Lakeside Gardens	Lakeside	CDBG	December 2058	0	83
Las Casitas	Solana Beach	HOME	June 2070	0	3
Maplewood	Lakeside	HOME/CDBG	July 2055	0	48
Paseo Del Oro/West Mission Corridor	San Marcos	HOME	December 2055	0	92
Pepper Tree Apartments	Spring Valley	Density Bonus	February 2036	0	10
Pine View	Fallbrook	HOME/CDBG/PBV/ Supportive Housing Program	September 2059	5	22
Presioca Villa	Spring Valley	HOME	March 2051	0	10
Primrose	Vista	HOME/CDBG	April 2066	0	5
Ramona Schmale Family Senior Apartments	Ramona	HOME/PBV	April 2073	0	61

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<b><u>Development</u></b>	<b><u>Location</u></b>	<b><u>Funding Source</u></b>	<b><u>Affordability Expiration</u></b>	<b><u>0-30% AMI Units</u></b>	<b><u>31-50% AMI Units</u></b>
San Martin de Porres	Spring Valley	HOME/CDBG	November 2055	0	11
Shadow Hills	Santee	HOME/HOPWA/ Santee Redevelopment	July 2056	26	0
Sierra Vista/Autumn Ridge	San Marcos	CDBG	February 2055	0	38
Silversage	Lakeside	HOME/CDBG/ Redevelopment	April 2064	0	16
Solara	Poway	HOME	February 2061	0	43
Spring Valley Apartments	Spring Valley	CDBG	April 2075	0	12
Spring Villa Apartments	Spring Valley	HOME/CDBG	June 2061	0	14
Springbrook Grove	Fallbrook	HOME/CDBG	June 2063	0	4
Summeridge/Village West	Fallbrook	HOME/CDBG	June 2056	0	20
The Grove	Vista	IHTF/HOME	March 2109	24	36
Troy Community Care	Spring Valley	CDBG	April 2051	0	1
Ventaliso/Richmar	San Marcos	HOME	January 2056	0	5
Villa de Vida	Poway	IHTF	April 2118	27	35
Villa Lakeshore	Lakeside	CDBG/Redevelopment	June 2063	0	17
Vista Las Flores	Carlsbad	HOME/Community Housing Development Org.	May 2074	0	17
Windmill Senior Villas	Lakeside	Density Bonus	November 2030	0	10
<b>Total</b>				<b>97</b>	<b>730</b>

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In addition, the following projects are currently under development:

<u><b>Development</b></u>	<u><b>Location</b></u>	<u><b>Funding Source</b></u>	<u><b>Affordability Expiration</b></u>	<u><b>0-30% AMI Units</b></u>	<u><b>31-50% AMI Units</b></u>
<i>Alora</i>	San Marcos	HOME/IHTF	August 2041/2120*	37	48
<i>Alpine Family Apartments</i>	Alpine	IHTF	January 2120	4	27
<i>Paseo Artist Village</i>	Vista	IHTF	March 2107	18	6
<i>Villa Serena</i>	San Marcos	IHTF	March 2120	17	35
<i>Windsor Pointe</i>	Carlsbad	NPLH	September 2075	24	0
<b>Total</b>				<b>63</b>	<b>68</b>

*\*The minimum affordability period may vary by funding source.*

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022***Gaps Within Housing Inventory and Service Delivery System***

As shown above, there is an acute need for additional units to add to the overall permanent housing inventory. This is particularly true at the very lowest income brackets, as more than half of the renter households earning less than 50% AMI are paying more than 50% of their income towards housing. This does not account for or include the nearly 1,000 individuals experiencing homelessness in the County's jurisdiction and in need of a permanent housing option.

The need is particularly critical for individuals already experiencing homelessness, particularly for those who are not veterans. The Veteran Affairs Supportive Housing (VASH) program is the County's largest permanent supportive housing program, composing 89% of the total permanent supportive beds, and has some available capacity. However, the County currently only has 168 permanent supportive housing beds available to non-veteran homeless individuals. These units operate at full capacity regularly.

Additionally, though the County of San Diego regularly invests in the affordable housing stock through acquisition, rehabilitation, and development, units are particularly difficult to develop for the lowest income brackets. This is highlighted in Table 8, which demonstrates that while there are currently 730 restricted units affordable to households earning 31-50% AMI within the County's HOME Consortium, but only 97 units available to those earning less than 30% AMI. Recent developments in this lowest income bracket have largely been made possible through local fund investments like the Innovative Housing Trust Fund (IHTF). There are currently 63 additional 0-30% AMI units and 68 31-50% AMI units under development, funded through the IHTF, HOME, and No Place Like Home (NPLH) programs. HOME-ARP funding provides a unique opportunity to further bridge this gap in housing unit supply.

***Priority Needs for Qualifying Populations***

Based on the data presented above, the priority housing needs for qualifying populations is the development of affordable rental housing. Specifically, there is an urgent need for the development of both permanent supportive housing with wraparound services dedicated to persons experiencing homelessness and subsidized rentals dedicated to households earning less than 30% AMI.

***Methodology for Determining Needs***

The County of San Diego utilized federal, publicly available data such as the American Community Survey and the Comprehensive Housing Affordability Strategy. Additionally, staff worked closely with the region's Continuum of Care, Regional Task Force on Homelessness, and the region's resource referral organization, 2-1-1 San Diego, to prepare and represent data in a meaningful and accurate way.

Specifically, the Point in Time Count and the Housing Inventory Count provide a picture of the County's acute homelessness needs, specifically with regards to long-term housing options. Both permanent supportive housing and emergency shelter beds open to non-veteran homeless

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individuals are at full capacity. Additionally, the County's affordable development inventory highlights the need for additional units restricted to 30% AMI or below. Using data from 2-1-1, this picture becomes clearer; even many currently housed households in the region are on the brink of homelessness and in search of more affordable rental options. The need for increased rental inventory that support the extremely low-income and very low-income households in San Diego is critical.

In conversations with both the public and stakeholders through the consultation process, concerns regarding supportive services in all development projects were raised. Though these groups echoed the data regarding the highest need for further overall unit development, they regularly provided the nuanced goal of developing units coupled with supportive services. This goal was echoed across stakeholder groups, from developers to service providers to public health officers and advocates alike. All groups shared that permanent supportive housing is the key to keeping individuals housed long-term.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022**HOME-ARP ACTIVITIES*****Planned HOME-ARP Activities***

The County of San Diego intends to spend the bulk of its HOME-ARP grant on the acquisition and development of affordable rental housing, particularly permanent supportive housing. All housing developments should include supportive services for residents and be accessible to those already experiencing homelessness.

***Project Solicitation***

The County of San Diego, Housing and Community Development Services will select HOME-ARP projects through a Notice of Funding Availability (NOFA) or an award to a qualifying development that was successful in a previous competitive solicitation. All eligible entities such as nonprofit housing organizations and for-profit developers with the capacity to successfully implement the planned activities for HOME-ARP populations will be considered. All projects will be evaluated for organizational and financial capacity, adherence to HOME-ARP program guidelines, and alignment to the priority needs outlined in this plan. Projects will be encouraged to leverage other public and private funding capital to support the development of these units.

**Table 9 Use of HOME-ARP Funding**

Activity	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 10,107,374	85%	N/A
Non-Profit Operating	\$ 0	0%	5%
Non-Profit Capacity Building	\$ 0	0%	5%
Administration and Planning	\$ 1,783,654	15%	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 11,891,028</b>		

***Rationale***

The need for increased rental inventory that support the extremely low-income and very low-income households in San Diego is critical. This is especially true of permanent supportive housing units that offer supportive services to individuals already experiencing homelessness. Data outlined in the needs assessment and consultations with the public and interested stakeholders support these interests. While outreach efforts identified a wide variety of necessary interventions to prevent and end homelessness through HOME-ARP funding, most groups converged on the central need for additional units that provide supportive services.

**HOME-ARP Allocation Plan****Participating Jurisdiction:** County of San Diego HOME Consortium**Date:** 4/5/2022***Estimated Number Served***

The County of San Diego, Housing and Community Development Services estimates approximately 100 households be served through this allocation. These units will be maintained for occupancy by target populations for 15 years, at a minimum.

***Affordable Rental Housing Production Goal***

The County estimates the HOME-ARP grant allocation can support the development of 100 permanent housing units by providing gap financing to projects leveraging other funding sources, such as the 4% and 9% Low-Income Housing Tax Credit programs, regular HOME Investment Partnership funding, and other state and local affordable housing trust funds or programs. Particularly, the County of San Diego see an opportunity for projects to use both HOME-ARP funding and No Place Like Home (NPLH) funding to leverage additional units. Projects may be funded solely with HOME-ARP dollars; however, this is unlikely to make financial sense for most development opportunities. Instead, HOME-ARP funding is intended to provide gap financing to facilitate the development of units affordable and accessible to homeless individuals with limited incomes.

***Preferences***

The County of San Diego intends to give preference for HOME-ARP funded activities to individuals and families experiencing homelessness as defined in 24 CFR 91.5, as these individuals are facing the highest barrier to continued housing and there is a dearth of units to support them at present. Individuals at-risk of homelessness and earning less than 30% AMI will also be considered eligible. Preferences will not be applied to specific subpopulations. The County will not further identify “other populations” to be included within the qualifying populations.

***Refinancing Guidelines***

The County does not intend to use HOME-ARP funds to refinance existing debt.