



**COUNTY OF SAN DIEGO CONSORTIUM**  
**FISCAL YEAR 2023-24 ANNUAL PLAN**  
**ANNUAL PLAN STRATEGY**

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## INTRODUCTION

The County of San Diego (County) administers the federally funded Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs within the County of San Diego Consortium. This includes areas known as the “Urban County” and the “HOME Consortium”.

**The Urban County** – The Urban County is composed of the County unincorporated area and the CDBG participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

**The HOME Consortium** - The HOME Consortium includes the Urban County and the HOME participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

The County, as a recipient of U.S. Department of Housing and Urban Development (HUD) entitlement program funding, is required to prepare a five-year Consolidated Plan for long-term planning purposes. The Consolidated Plan provides a demographic profile, lists housing and community development funding needs, and describes a strategy for addressing those needs through the County’s four entitlement programs. The current Consolidated Plan is in effect for the period of Program Year 2020 through 2024 (July 1, 2020, to June 30, 2024).

For each year of the five years covered under the Consolidated Plan, the County must also develop Annual Plans as subcomponents of the Consolidated Plan. The Annual Plans identify specific projects to be funded through the four entitlement programs during the upcoming fiscal years.

All activities carried out by the County must conform to its mission, values, and the “just, sustainable, and resilient future for all” vision. To do so, the County has established the following goals:

1. Increase affordable housing opportunities across the region for low-to moderate-income and special needs residents.
2. Prevent and end homelessness through accessible housing and supportive services.
3. Enhance community infrastructure and facilities to provide a suitable and sustainable living environment.
4. Provide housing and supports services for those living with HIV/AIDS.

## PUBLIC COMMENT PROCESS

Each year, as the County develops the Annual Plan, the County must open a comment period and hold a public hearing to obtain public input on housing and community development needs and priority non-housing community development needs for consideration in development of the Annual Plan.

Input received through this comment process, as well as the objectives and goals from the Consolidated Plan, will shape the County’s development of the draft FY 2023-24 Annual Plan. Written and oral public comments will be accepted if received by the close of the public comment period. Public comments or views received prior to the end of the public comment period, including oral public comments received at the scheduled public hearing, will be summarized along with the

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identification of comments not accepted and the reason(s) why. This information will be attached to the final Annual Plan.

## **PRIORITY QUESTIONNAIRE**

In addition to community input, HCDS sought feedback from the County's governing board. The County is governed by a five-member Board of Supervisors (Board). Each Board office was sent a questionnaire in which they were asked to rank the following categories: Affordable Housing, Homelessness, and Community Infrastructure. The survey identified specific eligible activities under each category. The Board ranked the three categories in sequence to what is most important to their office. Below is the Board's priority in rankings.

1. Affordable Housing
2. Homelessness
3. Community Infrastructure

## **STRATEGY FOR FISCAL YEAR 2023-2024**

Prioritization for FY 2023-24 projects will depend on the project's alignment with eligible activities, Consolidated Plan goals, and Board priority feedback. Each program recruits and selects projects in distinct ways, so the mechanisms for prioritization vary. Project prioritization is limited by the number, scope, and types of projects that are proposed by subrecipients or subgrantees.

The Community Development Block Grant (CDBG) program supports community development and housing projects that benefit low- and moderate-income household. The CDBG program accepts project proposals from public entities, nonprofit organizations, and public residents on an annual basis. Projects are reviewed for program eligibility, then evaluated against the Board of Supervisors priorities and Consolidated Plan goals. Projects that align with both factors will be prioritized ahead of those that do not. Additionally, projects that support the County's Consolidated Plan goal outcomes will be recommended for funding first.

The HOME Investment Partnership (HOME) program supports affordable housing activities, including the development of new affordable housing and the provision of tenant-based rental assistance (TBRA). New development proposals are solicited through periodic Notice of Funding Availability (NOFA) and support the Consolidated Plan goal of providing affordable housing opportunities. Additional prioritization is dependent on the nature of the project. Additionally, the County continues to administer TBRA programs with a focus on supporting households emerging from homelessness in support of Board of Supervisors goals.

The Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with HIV/AIDS (HOPWA) programs solicit projects through a formal Request for Proposal (RFP) process. Both programs provide housing assistance and supportive services, with the ESG program focused on individuals experiencing homelessness and HOPWA focused on individuals living with HIV/AIDS. Project proposals will be evaluated by an independent group against their alignment with Board priorities and the Consolidated Plan goals, as well as the project approach to achieve outcomes.

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The following sections outline the eligible program activities that can be funded by the CDBG, HOME, ESG and HOPWA programs.

**Community Development Block Grant      Anticipated FY 2023-24 Allocation: \$4.2 million**

San Diego Urban County Community Development Block Grant (CDBG) funds will be allocated within the Urban County, to implement the following activities:

- Affordable Housing Development: CDBG funds may be used for property acquisition, rehabilitation, and site improvements, as well as predevelopment costs, new construction, and other eligible housing activities carried out by Community-Based Development Organizations to stimulate housing development for lower-income persons.
- Public Improvements: CDBG funds may be used for eligible public improvements, such as parks, streets, community centers, and drainage structures. Projects must benefit an area or a particular group of persons at least 51% of whom are low and moderate-income persons. Applicants must demonstrate the capacity to administer these projects.
- Public Services: CDBG funds may be used for public services that directly relate to and support physical community revitalization or housing development activities, such as child care, health care, recreation and education programs, fair housing activities, and services for seniors or homeless persons.
- Planning Activities: CDBG funds may be used for planning activities that may include preparation of economic revitalization plans or assessments of facilities and housing needs.
- Program Administration: A portion of the CDBG entitlement will be set aside for community development planning, development of housing programs, and program administration.

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**HOME Investment Partnerships**

**Anticipated FY 2023-24 Allocation: \$3.5 million**

The County of San Diego Consortium HOME Investment Partnerships (HOME) funds will be allocated to the following activities:

- Housing Acquisition/Rehabilitation: HOME funds may be used for acquisition of existing housing units for lower-income persons and special needs groups, with or without rehabilitation.
- Community Housing and Development Organization: At least 15 percent of HOME funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.
- Housing Construction: HOME funds may be used for all eligible costs of new housing construction, including acquisition of unimproved real property, for lower income persons and special needs groups. However, acquisition of vacant land must be undertaken only with respect to a particular housing project intended to provide affordable housing. “Land banking” is prohibited under the HOME Program.
- Rental Assistance: HOME funds may be used for tenant-based rental assistance, security deposits, and eligible related costs. HOME funds may be set aside for a Special Needs Tenant-Based Rental Assistance Program, which provide rental subsidies to targeted special needs populations identified by the County Health and Human Services Agency.
- Homeownership Assistance Programs: HOME funds may be used to support homeownership programs benefitting low- and moderate-income households.
- Administration/Planning: HOME funds, up to an allowed maximum of 10 percent of the HOME entitlement, may be used for eligible HOME administration and planning costs, including direct administrative costs, public information, fair housing, and program development costs.

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**Emergency Solutions Grant**

**Anticipated FY 2023-24 Allocation: \$370,000**

San Diego Urban County Emergency Solutions Grant (ESG) funds will be allocated within the Urban County to implement a broad range of eligible activities that benefit homeless persons directly through local housing authorities or non-profit agencies. Eligible activities include:

- Street Outreach: ESG funds may be used for Essential Services necessary to reach out to unsheltered homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care. Component services generally consist of engagement, case management, emergency health and mental health services, and transportation.
- Emergency Shelter: ESG funds can be used for Essential Services for individuals and families in emergency shelter. Component services generally consist of case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation. ESG funds may also be used for direct operational costs of emergency homeless shelters. Shelter Operations costs include maintenance, rent, security, fuel, equipment, insurance, utilities, and furnishings.
- Homelessness Prevention: ESG funds may be used for programs that prevent homelessness within allowable funding maximums such as providing housing relocation and stabilization services.
- Rapid Re-Housing: ESG funds may be used for short-term rental assistance (up to 3 months) and medium-term rental assistance (up to 24 months). Component services related to Rapid Re-Housing include rental arrears, rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.
- Homeless Management Information System (HMIS): ESG funds may be used for certain Homeless Management Information System (HMIS) and comparable database costs, including computer equipment and staff costs for operating and maintaining the HMIS database system.
- Staffing and Administration: ESG funds may be used for eligible ESG program staffing and operational costs directly related to funded shelters, and for grant administration.

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**Housing Opportunities for Persons with AIDS Anticipated FY 2023-24 Allocation: \$5.6 million**

Housing Opportunities for Persons with AIDS (HOPWA) funds will be allocated throughout the County to implement a broad range of eligible activities for persons living with HIV/AIDS and their families. HOPWA funds can be used for the following activities:

Housing Information Services: Includes, but not limited to, counseling, information, and referral services to assist an eligible person to locate, acquire, finance, and maintain housing.

Resource Identification: To establish, coordinate and develop housing assistance resources for eligible persons (including conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing-related initiatives).

Acquisition/Rehabilitation: Includes conversion, lease, and repair of facilities to provide housing and services.

New Construction: For single room occupancy (SRO) dwellings and community residences only.

Project- Or Tenant-Based Rental Assistance: Includes assistance for shared housing arrangements.

Short-Term Rent, Mortgage, And Utility Payments: To prevent the homelessness of the tenant or mortgagor of a dwelling.

Supportive Services: Including, but not limited to, health, mental health, assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to local, State, and Federal government benefits and services, except that health services may only be provided to individuals with acquired immunodeficiency syndrome or related diseases and not to family members of these individuals.

Operating Costs: For housing including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs.

Technical Assistance: Establishing and operating a community residence, including planning and other pre-development or pre-construction expenses and including, but not limited to, costs relating to community outreach and educational activities regarding AIDS or related diseases for persons residing in proximity to the community residence.

Administrative Expenses: Each grantee may use not more than 3 percent of the grant amount for its own administrative costs relating to administering grant amounts and allocating such amounts to project sponsors; Each project sponsor receiving amounts from grants made under this program may use not more than 7 percent of the amounts received for administrative costs.