

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

COUNTY OF SAN DIEGO CONSORTIUM

2025-2029

CONSOLIDATED PLAN

AND 2026-2027 ANNUAL PLAN

DRAFT



LIVE WELL
SAN DIEGO

BOARD OF SUPERVISORS

TERRA LAWSON-REMER

Chair, District 3

MONICA MONTGOMERY STEPPE

Vice Chair, District 4

PALOMA AGUIRRE

Chair Pro Tem, District 1

JOEL ANDERSON

District 2

JIM DESMOND

District 5

EBONY SHELTON

Chief Administrative Officer

DRAFT

HEALTH AND HUMAN SERVICES AGENCY HOUSING AND COMMUNITY DEVELOPMENT SERVICES

ELIZABETH HERNANDEZ, Ph.D

Interim Deputy Chief Administrative Officer

DAVID ESTRELLA, JD

Director

Table of Contents

Year 2 of 2025-2029 Consolidated Plan	5
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	6
Annual Planning Process	11
PR-05 Lead & Responsible Agencies - 91.200(b).....	11
AP-10 Consultation - 91.100, 91.200(b), 91.215(l).....	12
AP-12 Participation - 91.401, 91.105, 91.200(c)	16
FY 2026-27 Expected Resources	18
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	18
Annual Goals and Objectives	25
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e).....	25
AP-35 Projects - 91.420, 91.220(d)	26
AP-38 Project Summary	30
AP-50 Geographic Distribution - 91.420, 91.220(f)	44
Affordable Housing	45
AP-55 Affordable Housing - 91.420, 91.220(g)	45
AP-60 Public Housing - 91.420, 91.220(h).....	47
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)	49
AP-70 HOPWA Goals - 91.420, 91.220 (l)(3).....	54
AP-75 Action Plan Barriers to Affordable Housing - 91.420, 91.220(j)	55
AP-85 Other Actions.....	58
Program Specific Requirements	61
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)	61
Fiscal Year 2026-2027 Annual Plan Supplement	67
Annual Plan Proposal Evaluation Summary	68
Recommended Summary - Community Development Block Grant (CDBG)	68
Recommended Summary – HOME Investment Partnerships Program (HOME).....	69
Recommended Summary – Emergency Solutions Grant (ESG) Program.....	69
Recommended Summary – Housing Opportunities for Persons with AIDS (HOPWA) Program	69
Alternative CDBG Projects	70
Ineligible CDBG Projects	71
Annual Plan - Recommended Project Summary	72

Community Development Block Grant (CDBG) Program	72
HOME Investment Partnerships Program (HOME)	79
Emergency Solutions Grant (ESG) Program	82
Housing Opportunities for Persons with AIDS (HOPWA) Program	83
Annual Plan - Alternative Proposal Summary	87
Community Development Block Grant (CDBG) Program	87
Appendices	92
A. Fiscal Year Annual Plan Strategy	92
B. HUD Certifications	92
C. HUD SF-424's forms	92
D. Public Notices	92
E. Public Comment	92

DRAFT

Fiscal Year 2026-2027 Annual Plan

Year 2 of 2025-2029 Consolidated Plan

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

Introduction:

The County of San Diego (County) is home to approximately 3.3 million residents, making it one of the most populous counties in the nation. Spanning more than 4,200 square miles, the County encompasses 70 miles of Pacific coastline, 18 incorporated cities, 75 miles of U.S.–Mexico international border, and 193 square miles of Tribal reservation land, resulting in a geographically expansive region with a wide variety of backgrounds represented.

San Diego County’s population demonstrates broad representation across communities. According to the U.S. Census Bureau’s American Community Survey (ACS) 2023 estimates, 53% White (non-Hispanic), 34.3% Hispanic or Latino (of any race), 12.6% Asian, 4.7% Black or African American, with additional representation across Native American, Pacific Islander, and other communities. Regional projections from the San Diego Association of Governments (SANDAG) indicate the region’s population is expected to increase modestly, reaching around 3.4 million by 2050.

The regional economy remains robust, supported by the military and defense, biomedical and life sciences, technology, real estate, and tourism. In 2023, the region accounted for approximately 8% of California’s Gross Domestic Product (U.S. Bureau of Economic Analysis). As of June 2025, the County’s unemployment rate stood near 4.9%, compared to statewide average of 5.4 (California Economic Development Department).

Despite overall economic stability, housing affordability remains one of the region’s most persistent and pressing challenges. According to the Greater San Diego Association of Realtors, the median sales price of a home in San Diego County was \$942,500 as of June 2025. A household would need an estimated annual income of over \$266,800 to afford a home at this price, far above the County’s median household income of \$130,800 (HUD 2025 Income Limits). This widening affordability gap underscores the challenges faced by working families across the region.

Housing affordability pressures are especially evident among renter households. According to recent data, more than half of renter households (about 54%) spend over 30% of their income on housing, and roughly one in four renters spend more than 50%, qualifying as severely cost-burdened (U.S. Department of Housing and Urban Development, CHAS 2023). Escalating housing costs and limited housing supply have made homeownership increasingly unattainable for moderate-income households and continue to intensify demand within the rental market.

As a recipient of federal entitlement funding from the U.S. Department of Housing and Urban Development (HUD), the County’s Housing and Community Development Services (HCDS) administers programs designed to address housing, community development, and service needs for low- to moderate-income (LMI) residents. The County’s 2025–2029 Consolidated Plan serves as the strategic framework guiding the use of federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG),

and Housing Opportunities for Persons with AIDS (HOPWA). The current 2025-2029 Consolidated Plan (Consolidated Plan) is effective July 1, 2025–June 30, 2029.

Implementation of the Consolidated Plan occurs through an annual cycle consisting of three key stages:

1. **Annual Plan Strategy** – the first stage, which relies on community input to identify priorities and guide funding goals;
2. **Annual Action Plan (Annual Plan)** – the second stage, which identifies the projects to be funded in the upcoming fiscal year; and
3. **Consolidated Annual Performance and Evaluation Report (CAPER)** – the third stage, which reports on outcomes and accomplishments from the prior year’s Annual Plan.

This document represents the proposed fiscal year (FY) 2026-27 Annual Plan, the second of five Annual Plans under the 2025–2029 Consolidated Plan. Some sections of the 2026-27 Annual Plans may be duplicative in nature of the Consolidated Plan. While some narrative components remain consistent across the 5-program years, data and strategic elements are updated annually to reflect evolving community needs, economic conditions, and funding priorities. All recommended activities align with the Consolidated Plan’s goals to invest in housing options that expand the affordable housing stock and increase affordability, strengthen housing stability by supporting programs across the homeless to housed continuum, and improve quality of life by improving access to vital services.

As an entitlement jurisdiction, the County receives HUD funding in proportion to population size, concentration of poverty, and other socioeconomic indicators. These resources help advance community development, preserve and expand affordable housing, and provide vital services that support LMI residents throughout the region.

The County receives the following annual allocations from four HUD entitlement programs:

Community Development Block Grant (CDBG)

A flexible funding source that supports both housing and non-housing community development activities, including housing acquisition, neighborhood revitalization, workforce and economic development, and improvements to public facilities and services in LMI communities. The County anticipates receiving approximately \$4.2 million annually in CDBG funds for FY 2026-27.

HOME Investment Partnerships Program (HOME)

Provides funding to build, acquire, and rehabilitate affordable housing for rent or ownership, and to offer direct rental or homebuyer assistance to low-income residents. The County anticipates receiving approximately \$2.8 million annually in HOME funds for FY 2026-27.

Emergency Solutions Grant (ESG)

Funds programs and services supporting individuals and families experiencing or at risk of experiencing homelessness, including shelter operations, essential services, rapid re-housing, and

homelessness prevention. The County anticipates receiving approximately \$376,429 annually in federal ESG funds.

Housing Opportunities for Persons with AIDS (HOPWA)

Provides housing assistance and supportive services for low-income individuals and families living with HIV/AIDS. The County anticipates receiving approximately \$6.4 million annually in HOPWA funds for FY 2026-27.

The Annual Plan also serves as the County of San Diego Consortium’s official application to HUD for entitlement funding. The County of San Diego Consortium, includes the following jurisdictions:

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

Summarize the objectives and outcomes identified in the Plan:

The FY 2026-27 Annual Plan translates community input and regional priorities into actionable goals and measurable outcomes. Throughout the planning, development, and project procurement process, Housing and Community Development Services (HCDS) applies to the County’s General Management System, ensuring that investments align with Countywide initiatives, integrate meaningful community engagement, and reflect local needs.

The five-year regional goals established in the 2025–2029 Consolidated Plan, which guide the County’s annual priorities, are:

Goal 1: Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.

Goal 2: Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.

Goal 3: Enhance quality of life by improving access to essential services, investing in community infrastructure, and fostering opportunities for economic development.

For FY 2026-27, the Annual Plan Strategy identifies specific priorities and outcomes to advance these long-term goals.

Funding will focus on activities that:

- Support the development and rehabilitation of affordable housing;
- Maintain emergency and long-term supportive housing assistance options;
- Promote housing and economic stability by investing in programs that help individuals maintain housing; and
- Improve neighborhoods and public facilities that foster safe, healthy, attainable, connected and livable communities.

Collectively, these objectives aim to reduce housing instability, expand access to resources, and improve the overall livability and resilience of San Diego County’s low- and moderate-income communities.

Evaluation of past performance:

HUD’s Office of Community Planning and Development (CPD) works to ensure that entitlement jurisdictions make progress toward developing communities that provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents. To measure performance toward these goals, HUD requires annual submission of a Consolidated Annual Performance and Evaluation Report (CAPER), which evaluates accomplishments achieved through federally funded programs. The FY 2025–26 CAPER, covering the period of July 1, 2025, through June 30, 2026, will be completed and submitted to HUD following the close of the program year to assess continued progress toward the County’s 2025–2029 Consolidated Plan goals.

The recently completed FY 2024–2025 CAPER demonstrated steady advancement in expanding affordable housing, preventing homelessness, and improving community infrastructure. During the year, the County supported the construction of 220 affordable units, provided rental and homebuyer assistance to more than 100 households, and delivered rehabilitation support to 31 homeowners. Public service programs reached over 1,600 residents, and homelessness prevention and rapid-rehousing efforts assisted more than 800 individuals. Additionally, HOPWA-funded programs served nearly 600 households, exceeding annual performance targets.

Overall, the FY 2024–2025 CAPER reflects meaningful progress toward the County’s long-term housing and community development objectives. The outcomes and lessons from this evaluation will continue to guide the County’s commitment to advancing housing affordability, stability, and community investment across the region.

Summary of Citizen Participation Process and consultation process:

The County’s community participation process is guided by the Citizen Participation Plan (CPP), which codifies local implementation of federal regulations for public involvement under 24 CFR Part

91.105. The CPP outlines strategies and standards to encourage residents, community partners, and other stakeholders to participate meaningfully in the planning, execution, and evaluation of all HUD entitlement funding. The County remains committed to fostering a participation process that ensures broad representation of resident needs and voices throughout the region.

Consistent with the CPP, HCDS carried out a comprehensive community engagement process to inform the development of the FY 2026-27 Annual Plan Strategy. Building on the wide-ranging approach established during the 2025–2029 Consolidated Plan process, HCDS engaged residents, community organizations, and County partners through a combination of in-person and virtual sessions, online surveys, and targeted outreach efforts. These activities were designed to ensure access to participation by addressing barriers related to language, usability for persons with disabilities, and representation.

Community feedback gathered through this process helped shape the County’s funding priorities and guided the identification of housing, community development, and service needs for the upcoming program year. HCDS also consulted with local jurisdictions, regional agencies, and community-based organizations to ensure alignment with broader County initiatives and to strengthen coordination of resources.

The County’s community engagement process ensures that planning decisions are responsive to the needs of low- and moderate-income residents. Additional information on community outreach, participation metrics, and consultation activities is provided in Section PR-05 of this report.

Summary of public comments:

This section will be updated after the public comment period, closing on March 24, 2026.

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

This section will be updated after the public comment period, closing on March 24, 2026.

Summary:

Guided by the 2025–2029 Consolidated Plan and informed by robust community engagement conducted in 2025, the FY 2026-27 Annual Plan outlines funding priorities and strategies to expand affordable housing, strengthen housing stability, and enhance community infrastructure. Together with residents, local jurisdictions, and community partners, the County continues to invest federal resources to improve quality of life and ensure that all San Diego County residents, particularly those of low and moderate income, have access to safe, stable, and affordable housing.

Annual Planning Process

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

The following section provides an overview of the Consolidated Plan and Annual Plan process.

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

Table PR-05.1: Responsible Agencies

ROLE	NAME	DEPARTMENT/AGENCY
CDBG Administrator	SAN DIEGO COUNTY, CA	Health and Human Services Agency, Housing and Community Development Services
HOME Administrator	SAN DIEGO COUNTY, CA	Health and Human Services Agency, Housing and Community Development Services
ESG Administrator	SAN DIEGO COUNTY, CA	Health and Human Services Agency, Housing and Community Development Services
HOPWA Administrator	SAN DIEGO COUNTY, CA	Health and Human Services Agency, Housing and Community Development Services

Narrative:

The County of San Diego Health and Human Services Agency, Housing and Community Development Services (HCDS) serves as the lead entity responsible for preparing and administering the County’s Consolidated Plan and Annual Action Plans for the associated entitlement programs: the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

As a direct recipient of U.S. Department of Housing and Urban Development (HUD) funding, HCDS oversees strategic planning, program compliance, contracting, and reporting for these entitlement grants. This coordinated process results in the development of the Annual Plan Strategy, Annual Action Plan (Annual Plan), and Consolidated Annual Performance and Evaluation Report (CAPER), which ensures that HUD resources are strategically allocated to address the region’s most critical housing and community development needs.

Consolidated Plan Public Contact Information:

Kelly Salmons - Deputy Director
Housing and Community Development Services
County of San Diego Health and Human Services Agency
858-357-3867
Kelly.Salmons@sdcounty.ca.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

This section discusses stakeholders that were consulted in the development of the 2025-29 Consolidated Plan and FY 2026-27 Annual Plan, as well as the continuous coordination efforts between the County, the Continuum of Care, and other stakeholders.

Introduction:

The County of San Diego's Housing and Community Development Services (HCDS) maintains ongoing coordination of consultations and data-sharing, with a broad network of public, private, and nonprofit partners, to ensure the effective planning and delivery of housing and community development efforts across the region. These ongoing partnerships strengthen the County's capacity to serve vulnerable populations, particularly individuals and families experiencing or at risk of homelessness, veterans, unaccompanied youth, and persons with disabilities, and support the implementation of the County's 2025–2029 Consolidated Plan and FY 2026-27 Annual Plan goals.

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

As detailed in the County of San Diego 2025–2029 Consolidated Plan, the County engaged a wide range of regional organizations to assess community strengths and needs. The agencies and partners consulted are identified in Table AP – 10.01 – Consultation Participation.

Beyond the Consolidated Plan process, the County remains committed to ongoing coordination among housing providers, health and behavioral health agencies, and nonprofit and business partners. The County Health and Human Services Agency (HHSA) delivers an integrated system of health and social services that promotes wellness, self-sufficiency, and quality of life for all San Diegans, particularly those most vulnerable, including individuals and families experiencing homelessness. This system employs a trauma-informed, evidence-based, and outcome-driven approach to service delivery, emphasizing whole-person wellness.

Through this integrated model, HHSA coordinates programs that address housing stability and behavioral health needs. These include Mobile Crisis Response Teams (MCRT), Crisis Stabilization Units (CSUs), and Psychiatric Emergency Response Teams (PERT), which provide mental health support to unsheltered individuals. Additional programs include Assertive Community Treatment (ACT) and Strength-Based Case Management (SBCM) for ongoing care; integrated foster care discharge systems to support youth housing stability; and rental assistance, landlord incentives, and affordable housing acquisition and rehabilitation efforts that expand permanent housing options.

The work of HCDS is a key component of this coordinated whole-person approach. Collaboration across County departments and external partners is further strengthened through participation in numerous boards, commissions, committees, and task forces that advise the County Board of

Supervisors on policy and planning decisions. These bodies were established through state and federal legislation, agreements with public or private agencies, and serve as vital links between the County and the community, ensuring programs and resources remain aligned with regional housing and community development priorities.

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

The Regional Task Force on Homelessness (RTFH) serves as the San Diego region's Continuum of Care (CoC). The RTFH plays a central role in coordinating the region's collective response to homelessness, establishing priorities, and aligning resources among jurisdictions, service providers, and community partners.

The County of San Diego is an active member of the CoC Advisory Board, which operates as an unincorporated association that guides regional strategies to prevent and end homelessness. Three County representatives currently serve on the Advisory Board, ensuring that County initiatives and funding decisions are coordinated with broader regional priorities.

Through this collaboration, the County and RTFH work to address the needs of individuals and families experiencing or at risk of homelessness, including chronically homeless persons, families with children, veterans, unaccompanied youth, and other vulnerable groups. The County's active participation in the CoC helps ensure that HUD entitlement funds and other local resources are strategically targeted to the most critical needs and contribute to the region's shared goal of achieving housing stability for all San Diegans.

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

The Emergency Solutions Grant (ESG) program supports the County's efforts to prevent homelessness and assist individuals and families experiencing homelessness in achieving safe, stable housing. Each year, the County receives ESG funds directly from HUD that may be used for street outreach, homelessness prevention, rapid re-housing, emergency shelter, and data collection.

Additionally, the County serves as the Administrative Entity (AE) for the State of California ESG Program, overseeing the distribution of State ESG funds within the San Diego region. This dual role enhances coordination and ensures that ESG resources are strategically aligned with regional priorities.

The County works closely with the Regional Task Force on Homelessness (RTFH), which serves as the region's Continuum of Care (CoC), to determine ESG funding priorities, establish performance standards, evaluate outcomes, and support the operation and administration of the Homeless

Management Information System (HMIS). The CoC Advisory Board, which includes multiple County representatives, provides a collaborative forum for consultation among jurisdictions and stakeholders. During quarterly meetings, the County and CoC partners review data, discuss emerging needs, and develop coordinated strategies that leverage ESG and other funding sources to support effective emergency shelter and housing programs.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities:

During the development of the 2025–2029 Consolidated Plan, the County consulted with a broad network of organizations, agencies, and community stakeholders representing housing, health, social services, and economic development interests. These consultations ensured that the County’s priorities reflect regional needs and align with ongoing efforts to address housing stability, homelessness, and community development. The agencies and groups that participated in this process are summarized in the table below (Table AP-10.01).

Table AP-10.01 – Consultation Participation

AGENCY/GROUP/ ORGANIZATION	AGENCY/GROUP/ ORGANIZATION TYPE*	WHAT SECTION OF THE PLAN WAS ADDRESSED BY CONSULTATION? *	ACTION
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment Market Analysis	Data request. Provided localized data relevant to multiple sections of the Consolidated Plan.
Regional Task Force on Homelessness	Continuum of Care (CoC)	Needs Assessment Market Analysis Strategic Plan	Interviewed staff. Provided information on CoC operations and homelessness needs.
Housing Authority of the County of San Diego	Public Agency	Needs Assessment	Interview staff. Provided information on the County’s public housing units, homelessness services, and tenant-based programs.
Cities of Carlsbad, Del Mar, Imperial Beach, La Mesa, Lemon Grove, San Marcos, Santee, and Vista	Public Agencies	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs in their respective jurisdictions.
Various County of San Diego Department – Aging & Independence Services, Parks and Recreation, Planning & Development Services, Office of Education, Office of Homeless Solutions, Child and Family Well-Being, Fire Protection District	Public Agencies	Need Assessment	Responded to online stakeholder survey. Provided insight on community needs.

San Diego Regional Chamber of Commerce	Local Business Association	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Affirmed Housing, Wakeland Housing & Development Corporation	Local Affordable Housing Developers	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.
Access to Independence of San Diego, Crisis House, Jewish Family Service of San Diego, Lifeline Community Services	Local Nonprofit Organizations	Needs Assessment	Responded to online stakeholder survey. Provided insight on community needs.

The County of San Diego actively collaborates with a wide range of partners, including housing and social service groups, citizen advisory committees, the regional Continuum of Care (CoC), the San Diego Association of Governments (SANDAG), and local organizations engaged in health and human services, criminal justice, aging and senior services, planning, land use, parks, libraries, and housing. The table below summarizes additional regional plans and stakeholder input considered in the development of this Annual Plan.

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

There were no organizations that were purposefully excluded from participating in the community engagement process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table AP – 10.02 – Other Planning Efforts

NAME OF PLAN*	ORGANIZATION	HOW DO THE GOALS OF YOUR STRATEGIC PLAN OVERLAP WITH THE GOALS OF EACH PLAN?
Continuum of Care	Regional Task Force on Homelessness	Housing Needs/Homeless Needs
2050 Regional Transportation Plan	San Diego Association of Governments	Non-Housing Community Development Needs
Public Housing Agency Plan/ Annual Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs
Regional Comprehensive Plan	San Diego Association of Governments	Housing Needs
Regional Housing Assessment 6 th Housing Element Cycle	San Diego Association of Governments	Housing Needs
Section 8 HCV Administrative Plan	Housing Authority of the County of San Diego	Housing Needs, Homeless Needs, Non-Homeless Special Needs
FY 2025-2029 County of San Diego Consolidated Plan	County Housing and Community Development Services	All goals were covered

AP-12 Participation - 91.401, 91.105, 91.200(c)

The section below details the citizen participation process.

Summary of citizen participation process/Efforts made to broaden citizen participation:

In June 2025, the County of San Diego’s Housing and Community Development Services (HCDS) led a comprehensive community engagement process to gather meaningful input for the development of the FY 2026–27 Annual Plan.

To ensure broad participation, HCDS implemented multiple outreach and engagement activities, including an online community input survey, a dedicated project page on the Engage San Diego County website, a County News Center article, targeted social media posts, and a series of in-person and virtual community input sessions. Six in-person sessions were held in Bonita, Del Mar, Fallbrook, Spring Valley, Alpine, and Borrego Springs, along with two virtual sessions to expand access for residents countywide. HCDS partnered with County departments such as the San Diego County Library and the County Communications Office to amplify outreach through newsletters, community networks, and social media channels. In total, 214 community members participated—169 through the online survey and 45 through the in-person and virtual sessions.

Two 30-day public comment periods were held during the development of this Plan. The first, for the Annual Plan Strategy, occurred from October 3 to November 4, 2025. The second, for the Proposed FY 2026–27 Annual Plan, occurred from February 20 to March 24, 2026. All written and oral comments received during these periods were reviewed and incorporated into the final FY 2026–27 Annual Action Plan. Interpretation and ADA accommodations were available upon request to ensure meaningful participation for all community members.

Summarize citizen participation process and how it impacted goal setting:

Through these outreach efforts, HCDS reached more than 14,000 residents and stakeholders through distribution lists, generated nearly 3,000 social media impressions, and received 169 survey responses. Participants identified a wide range of priority needs across the region, including:

- Development, rehabilitation, and preservation of affordable housing, particularly for older adults, persons with disabilities, and others on fixed incomes;
- Increased access to emergency, transitional, and permanent supportive housing, including rental assistance and homeless prevention services;
- Support for programs that promote housing and economic stability such as housing navigation, comprehensive case management, non-discriminatory housing practices initiatives, tenant protections, childcare access, and workforce development; and
- Investment in community infrastructure improvements such as safer streets, enhanced public facilities, and usable community spaces.

Based on the key themes that emerged through community engagement—and consistent with the

priorities established in the 2025–2029 Consolidated Plan—the FY 2026–27 Annual Plan prioritizes funding for activities that:

- Support the development, acquisition, and rehabilitation of affordable housing;
- Maintain emergency and long-term supportive housing options;
- Promote housing and economic stability by investing in programs that help residents maintain housing; and
- Improve neighborhoods and public facilities that foster safe, healthy, attainable, connected, and livable communities.

Citizen Participation Outreach:

The following tables describe the community outreach and engagement efforts taken for the development of the FY 2026-27 Annual Plan. Summary of responses, attendance and feedback can be reviewed in Appendices A. Annual Plan Strategy and E. Public Comment.

Table AP-12.01

MODE OF OUTREACH	DETAILS	SUMMARY OF VIEWERS
Informational Website	Housing & Community Development Engage San Diego County	551
News Story	County News Center Story	816
Social Media	HHSA Instagram/Facebook/X	1,741
E-mail Announcement	HCDS GovDelivery Email Announcements 6/2/25	14,154
E-mail Announcement	HCDS GovDelivery Email Announcements 6/5/25	14,143
E-mail Announcement	HCDS GovDelivery Email Announcements 6/16/25	14,149
June Newsletter	HSEC Regional Community June Newsletter	Subscribed stakeholders and residents
San Diego County Libraries	Announcement distribution	Library goers/ groups/ partners

Table AP-12.02

TYPE OF ENGAGEMENT	DATE	LOCATION
Online Community Survey	June 5 – June 20, 2025	Virtual
In-Person Input Session	June 10, 2025	Bonita
In-Person Input Session	June 11, 2025	Del Mar
In-Person Input Session	June 12, 2025	Fallbrook
Virtual Input Session	June 13, 2025	Virtual
In-Person Input Session	June 16, 2025	Spring Valley
In-Person Input Session	June 17, 2025	Alpine
In-Person Input Session	June 18, 2025	Borrego Springs
Virtual Input Session	June 20, 2025	Virtual

FY 2026-27 Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

This section below describes HUD entitlement funding resources for FY 2026-27, as how community and housing needs are met through other leveraged resources. Proposed awards are based on FY 2025-26 funding levels. Internal HCDS project funding will be adjusted to match actual allocations.

Introduction:

As a recipient of the U.S. Department of Housing and Urban Development’s (HUD) entitlement funding, the County’s Housing and Community Development Services (HCDS) receives annual funding to administer four federal entitlement programs.

HCDS administers funding for the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) within the Urban County, composed of the County unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

HOME Investment Partnerships (HOME) program is administered within the HOME Consortium, composed of the Urban County, as well as the HOME participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

The jurisdictional boundary for the Housing Opportunities for People with AIDS (HOPWA) program is composed of the entire geographical boundaries of the County. This includes the unincorporated County and all 18 incorporated cities including the City of San Diego, which designates the County as the Alternate Grantee.

The anticipated funding resources are based on fiscal year 2025-26 funding levels. Project funding will be adjusted to match the actual allocations received from HUD. The estimated entitlement funding levels total **\$13,878,202**, allocated as follows:

- **CDBG:** \$4,232,730
- **HOME:** \$2,834,075
- **ESG:** \$376,429 (federal only)
- **HOPWA:** \$6,434,968

Table AP-15.01 Funding Priorities by Source

CDBG FISCAL YEAR 2026-27 ALLOCATION PRIORITIES	AMOUNT
Participating Cities	\$ 502,131
Regional Services	\$ 489,884
Housing Projects	\$2,439,244
Administration and Planning	\$ 801,471
Total	\$4,232,730

HOME FISCAL YEAR 2026-27 ALLOCATION PRIORITIES	AMOUNT
First Time Homebuyer Program	\$1,150,000
Affordable Housing Development	\$1,400,668
Administration	\$ 283,407
Total	\$2,834,075
ESG FISCAL YEAR 2026-27 ALLOCATION PRIORITIES	AMOUNT
Regional Shelter and Services	\$ 348,197
Administration	\$ 28,232
Total	\$ 376,429
HOPWA FISCAL YEAR 2026-27 ALLOCATION PRIORITIES	AMOUNT
Regional Housing and Services	\$6,241,919
Administration	\$ 193,049
Total	\$6,434,968

DRAFT

Table AP-15.02 Anticipated Resources

PROGRAM	SOURCE	USE OF FUNDS	EXPECTED AMOUNT AVAILABLE	EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN	NARRATIVE DESCRIPTION
CDBG	Public - Federal	<ul style="list-style-type: none"> Housing Admin and Planning Economic Development Public Improvements Public Services 	Annual Allocation: \$4,232,730 Program Income: \$1,000,000 Prior Year Resources: \$600,000 Total: \$5,832,730	\$12,698,190	Up to 20% of program income will be allocated to CDBG administration and 80% returned to the CDBG Housing Development Fund. Exception: 1) The Home Repair Program will receive 80% of the program income it generates. 2) 100% of participating cities' program income will be returned to the respective city for CDBG eligible activities.
HOME	Public - Federal	<ul style="list-style-type: none"> Housing Homebuyer Assistance Tenant Based Rental Assistance (TBRA) 	Annual Allocation: \$2,834,075 Program Income: \$1,000,000 Prior Year Resources: \$5,700,000 Total: \$9,534,075	\$8,502,225	Up to 10% of program income will be allocated to HOME administration and 90% will be allocated to HOME Consortium activities. Prior year resources have been conditionally awarded to developers for development of affordable housing and are reallocated until construction begins.
HOPWA	Public - Federal	<ul style="list-style-type: none"> Housing Short-Term Rental/Mortgage/Utility Assistance (STRMU) Supportive services 	Annual Allocation: \$6,434,968 Program Income: \$0 Prior Year Resources: \$700,000 Total: \$7,134,968	\$19,304,904	Up to 3% will be allocated to HOPWA program administration and 97 % will be allocated to HOPWA program activities which include to provide housing and support services for those living with HIV/AIDs and their families.
ESG	Public - Federal	<ul style="list-style-type: none"> Rapid-Rehousing Emergency Shelter Homeless Management Information System (HMIS) 	Annual Allocation: \$376,429 Program Income: \$0 Prior Year Resources: \$0 Total: \$376,429	\$1,129,287	Up to 7.5% will be allocated to ESG program administration and 92.5% will be allocated to ESG activities which include emergency shelters, rapid-rehousing, and HMIS.

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

The County of San Diego, Housing and Community Development Services (HCDS) leverages HUD entitlement funds by combining them with a broad portfolio of federal, state, and local resources. This coordinated funding strategy maximizes impact, supports program sustainability, and expands the reach of CDBG, HOME, ESG, and HOPWA investments.

Through strategic layering of multiple funding sources, the County can finance the development and preservation of affordable housing, expand rental assistance opportunities, strengthen homeless services, and support critical community development activities. Together, these resources create both upstream and downstream interventions that address the region’s housing affordability crisis, homelessness, infrastructure needs, and community well-being.

The programs listed below are coordinated with HUD entitlement funds to leverage and extend the impact of federal investments. While some resources may contribute to eligible matching requirements, not all funding sources are used to satisfy federal match obligations.

Match Funding Sources:

Private Resources/Financing Programs – HOME 25% Match Requirement

Under HOME regulations, entitlement jurisdictions must provide a 25% match for all HOME funds expended on eligible activities. HOME funded affordable housing developments provide more than 25% of their loan in private funding or state tax credits, which meets HOME match requirements (24 CFR 92.220). HOME-assisted developments may also use conventional loans as match contributions.

Private Resources/Financing Programs – ESG 100% Match Requirement

Under Emergency Solutions Grant (ESG) regulations, entitlement jurisdictions must provide a 1:1 match for all ESG expenditures. HCDS meets this requirement through local funds that support ESG-eligible activities and documented in-kind services provided by partner agencies. These contributions are tracked and verified to ensure compliance with federal regulations.

Other Leveraged Funding Sources:

Federal Program - Housing Choice Voucher (HCV) Program

Administered by the Housing Authority of the County of San Diego (HACSD), the HCV Program provides long-term rental subsidies for very low-income households in privately owned housing. HCV assistance often serves as an ongoing housing solution for households initially assisted through CDBG, ESG, or HOME-funded programs.

Federal Program – Veterans Affairs Supportive Housing (VASH)

HACSD administers HUD-VASH vouchers that pair rental assistance with VA-provided case management for veterans experiencing homelessness. This program offers long-term housing stability and is frequently used in coordination with County-funded outreach and supportive service programs.

Federal Program – Public Housing Capital Fund

The Capital Fund provides annual grants to housing authorities to address the physical needs of public housing developments. Funds are used for major repairs, energy efficiency improvements, modernization efforts, and long-term capital replacement—extending the useful life of public housing units in the County.

Federal/State Program – Low Income Housing Tax Credit (LIHTC)

Federal and state LIHTCs remain one of the most significant financing tools for affordable rental housing. Nonprofit and for-profit developers supported by County HUD funds frequently leverage 4% and 9% tax credits to construct or rehabilitate affordable units for moderate-, low-, and very low-income households.

State Program – California Department of Housing and Community Development (State HCD)

State HCD administers several programs that can be combined with federal and local funding to support affordable housing.

Federal/State Program – ESG Program

This program will continue to be administered by HCDS in 2026. An estimated \$968,034 will be available for ESG-eligible activities in the CoC Service Area. This funding includes both State ESG funds (allocated by the State of California) and HUD ESG funds (allocated by HUD to the State of California).

State Program – CalHome Program

CalHome funds supplement the County’s HOME program and are disbursed in coordination with the County’s Down Payment and Closing Cost Assistance Program. Funds repaid from previous CalHome loans are deposited into a reuse account and used to finance future CalHome loans.

State Program – No Place Like Home (NPLH) Program

The NPLH Program dedicated up to \$2 billion in bond proceeds to develop permanent supportive housing for individuals who need mental health services and who are experiencing homelessness, chronic homelessness, or are at risk of chronic homelessness. Bonds are repaid through Mental Health Services Act (MHSA) funding. The County received approximately \$127.8 million over four years. Although the final allocation was received in 2022, HCDS continues to administer the funds. Approximately 400 to 425 units are expected to be created under the NPLH Program.

Local Program – County Planning and Development Services (PDS)

To encourage the development of affordable housing for lower-income and special-needs households, PDS provides incentives such as density bonuses and expedited permit processing. The General Plan Implementation Plan outlines several programs that promote affordable housing, including:

- Density Bonus Incentives (Program 3.2.1)
- Expedited Permit Processing (Program 3.2.2)
- Housing for Persons with Disabilities (Program 3.3.2)
- Housing for Seniors (Program 3.3.3)

Additionally, the County Zoning Ordinance provides details on the Density Bonus Program and related incentives in Section 6350. Expedited permit processing for lower-income housing developments is also supported through Board Policy A-68.

Local Program – Innovative Housing Trust Fund (IHTF)

The IHTF is a local funding source designed to increase the supply of affordable housing for low-income households and individuals experiencing homelessness. IHTF funds leverage other public and private resources to support construction, acquisition, rehabilitation, and loan repayment for affordable multifamily rental housing targeted to extremely low-, very low-, and low-income households. To date, 34 developments have received more than \$106 million (capital, interest, and loan repayments), supporting the creation of 2,769 units across 22 communities countywide.

Local Program – Surplus Property

The San Diego County Board of Supervisors has directed staff to evaluate underutilized and excess County-owned properties to determine suitability for affordable housing development. Staff reviews properties deemed excess to the County's foreseeable needs and evaluates their feasibility for housing. Currently, 11 sites are in the predevelopment phase for future affordable housing.

Private Resources/Financing Programs – Conventional Lending Industry

Private lenders participate in financing affordable rental housing through conventional loan products. Banks also provide first-time homebuyer assistance in partnership with state and federal programs.

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

The County has many resources including publicly owned land that is utilized to address community development, recreational, safety, and public service needs. For example, the County's Department of Parks and Recreation administers over 58,000 acres of publicly owned parkland, 389 miles of trails, and over 150 parks, preserves and facilities that are used to provide educational, recreational, and personal enrichment opportunities. These enrichment opportunities provide quality of life infrastructure investments to low-income families, seniors, and special needs populations.

The San Diego County Fire oversees that operation of 35 fire stations that are vital to ensuring optimal fire-fighting capabilities to the unincorporated County, including vast back-country areas. The County library system is comprised of 33 community branch libraries, two bookmobiles, as well as five 24-hour Library-to-Go kiosks. In addition to providing vast educational resources, many of these libraries provide educational opportunities, health screenings, fitness opportunities, “Cool Zones” for seniors and others during the hot months, book delivery services for home-bound seniors, as well as many social enrichment activities for low-income families, seniors, and special needs groups. HHSO operates numerous resource offices and other facilities that provide services to low-income persons and families, seniors, and special needs populations. These County resources work in conjunction with HUD entitlement funding to meet the needs of the community, particularly for the most vulnerable residents.

The County has also provided funding for Nestor Senior Village and the upcoming Imperial Beach Neighborhood Center Apartments and Paseo del Rey developments which will be built on a property owned by faith-based organizations. The upcoming Skyline, Beyer Boulevard Trolley Village, and Spring Street Trolley Apartments developments are located on San Diego Metropolitan Transit System (MTS) owned property. Over the last few years, the County identified eleven County-owned sites that can be repurposed for affordable housing. The first affordable housing development on County surplus property, Levant Senior Cottages, opened with 127 units for low-income seniors in 2024. Two additional properties completed construction in 2025 with construction underway at one additional surplus County site.

Discussion:

The County of San Diego uses numerous resources to leverage federal entitlement funds through state and local programs, private resources, and public facilities and properties.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

The County of San Diego is committed to investing entitlement funding to support the five-year regional goals established in the 2025–2029 Consolidated Plan, which include:

1. Affordable Housing Opportunity – Investing in housing options both to expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.
2. Housing Stability – Strengthening and supporting housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum.
3. Quality of Life – Improve quality of life throughout communities by improving access to vital services, community infrastructures, and economic development opportunities.

The table below summarizes one-year goal outcomes for HUD entitlement funding by Consolidated Plan goals.

Table AP-20.01 - Goals Summary and Descriptions

GOAL	START	END	CATEGORY	GEOGRAPHY AREA	NEEDS ADDRESSED	FUNDING	OUTCOME INDICATOR
Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.	2026	2027	<ul style="list-style-type: none"> • Affordable Housing • Non- Homeless • Special Needs Housing 	Consortium Area	Affordable Housing Services	CDBG HOME HOPWA	<ul style="list-style-type: none"> • Rental Housing Development: 70 affordable units • Homebuyers Assistance: 7 households • Homeowner Rehabilitation: 45 households • Housing Services: 2 shared housing clients, 1,050 resource referrals, 60 short-term rental assistance households, 70 Non-discriminatory housing counseling • Tenant-Based Rental Assistance: 170 households • Permanent Housing Facility Operations for Individuals with HIV/AIDS: 99 households
Strengthen and support housing stability amongst the region’s most vulnerable populations by supporting programs across the homeless to housed continuum	2026	2027	<ul style="list-style-type: none"> • Homeless 	Urban County	Homeless Shelters and Services	CDBG ESG HOPWA	<ul style="list-style-type: none"> • Homelessness Prevention and Rapid Re-housing: 45 Persons • Homeless Management Information System: 50,000 Client Contacts • Transitional or Emergency Housing Operations for People with HIV/AIDS: 177 households • Emergency Shelter Beds: 850 persons
Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.	2026	2027	<ul style="list-style-type: none"> • Non-Housing Community Development • Public Services 	Regional	Public Improvements and Public Services	CDBG HOME HOPWA	<ul style="list-style-type: none"> • Public Improvements, Infrastructure and ADA Projects: 4 projects • Non-Housing Public Services: 600 persons • Low to Moderate Income Businesses: 20 businesses for low-income individuals assisted

AP-35 Projects - 91.420, 91.220(d)

Introduction:

Recommend FY 2026-27 projects are listed on the following table.

Table AP-35.01 – Project Information

#	PROJECT NAME
Community Development Block Grant (CDBG)	
1	2026-27 CDBG - City of Imperial Beach Fire Vehicle Purchase and Related Equipment
2	2026-27 CDBG - City of Lemon Grove Acacia Street Improvement
3	2026-27 CDBG - City of Poway ADA Barrier Removal
4	2026-27 CDBG - City of Poway 2-1-1 Services
5	2026-27 CDBG - City of Poway Bridge Housing Program
6	2026-27 CDBG - City of Poway HomeShare Program
7	2026-27 CDBG - Interfaith Community Services (ICS), Preventing and Ending Homelessness
8	2026-27 CDBG - Interfaith Shelter Network (ISN) Rotational Shelter Program
9	2026-27 CDBG - Regional Task Force on Homelessness (RTFH) Homeless Management Information System (HMIS)
10	2026-27 CDBG - Fair Housing Program Education and Enforcement
11	2026-27 CDBG – Housing Development Fund Program
12	2026-27 CDBG - Urban County Home Repair Program
13	2026-27 CDBG - City/County Reinvestment Task Force
14	2026-27 CDBG - Planning and Administration
HOME Investment Partnerships Program (HOME)	
15	2026-27 HOME - Downpayment and Closing Costs Assistance (DCCA) Program
16	2026-27 HOME Family Reunification Tenant-Based Rental Assistance
17	2026-27 HOME Transition-Aged Youth Tenant-Based Rental Assistance
18	2026-27 HOME - Housing Development Fund
19	2026-27 HOME - Program Administration
Emergency Solutions Grant (ESG)	
20	2026-27 ESG – Townspeople
21	2026-27 ESG – Interfaith Shelter Network (ISN)
22	2026-27 ESG - Program Administration
Housing Opportunities for Persons with AIDS/HIV (HOPWA)	
23	2026-27 HOPWA - Tenant Based Rental Assistance (TBRA)
24	2026-27 HOPWA - Family Health Centers of San Diego
25	2026-27 HOPWA - Mama’s Kitchen
26	2026-27 HOPWA - The Center
27	2026-27 HOPWA - Stepping Stone
28	2026-27 HOPWA - Fraternity House
29	2026-27 HOPWA - Townspeople

30	2026-27 HOPWA – SBCS
31	2026-27 HOPWA – Father Joe’s Village
32	2026-27 HOPWA - Program Administration

DRAFT

Describe the reasons for allocation priorities and any obstacles to addressing under-supported community needs:

CDBG funds are used to develop viable communities by providing safe and affordable housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income residents. As discussed previously, funding recommendations are developed through a multi-step public engagement and review process. Proposals are solicited from County residents, nonprofit and for-profit organizations (as applicable), and local government entities, including County departments. Each incorporated city within the Urban County also conducts its own public notice and participation process and forwards project proposals to the County for eligibility review and approval. All proposals undergo review in accordance with HUD regulations and County policies and practices.

Recognizing that resources are limited to under-supported communities, HCDS prioritizes the allocation of CDBG, HOME, and ESG funds to address critical gaps in housing and services. CDBG funds support public facility improvements, public services, and housing activities that benefit very low-income households and individuals with special needs, helping to ensure that limited resources are targeted to communities with the greatest need. Supporting housing through land acquisition for affordable housing development, housing rehabilitation, shelters, and services is a priority of the County's CDBG program.

HOME Consortium funds primarily support homebuyer assistance, acquisition/rehabilitation, and construction of affordable housing. Funds may also be allocated to support tenant-based rental assistance (TBRA). As indicated in the 2025-29 Consolidated Plan, the County continues to experience a significant unmet need for affordable rental units serving extremely low-, very low-, and special needs households. HOME-funded programs, other than new construction, acquisition, and rehabilitation, are administered internally by HCDS and the Housing Authority of the County of San Diego (HACSD). For new construction, acquisition and/or rehabilitation of multifamily affordable housing, HOME funds are awarded to affordable housing developers through a competitive Notice of Funding Availability (NOFA).

ESG allocation priorities are shaped by the County's commitment to addressing the most urgent needs of individuals and families experiencing or at risk of homelessness. ESG funds are directed toward activities that engage unsheltered individuals, improve and operate emergency shelters, provide essential services, deliver rapid re-housing assistance, and prevent homelessness. These priorities reflect both federal requirements and local needs identified through consultation with the Regional Task Force on Homelessness (RTFH), the region's Continuum of Care (CoC). Through this collaboration, HCDS establishes funding priorities, develops performance standards, evaluates program outcomes, and coordinates HMIS policies and procedures to ensure a consistent and data-driven regional response.

The allocation of ESG funds is further influenced by persistent obstacles that under-supported communities face. Barriers such as high housing costs, limited availability of affordable units, and

insufficient emergency and transitional shelter capacity closely mirror the broader challenges to accessing affordable housing in the San Diego region. However, for people experiencing homelessness, these obstacles are often more acute due to the immediacy of health and safety concerns, compounded vulnerabilities, and limited access to supportive services. ESG funds are awarded through a competitive Notice of Funding Availability (NOFA) process to ensure that resources are targeted to the most effective and impactful programs within or serving the Urban County. Solicitations are posted on the HCDS website and distributed to CoC providers to maximize transparency and wide distribution.

HOPWA funding is used to provide housing assistance, supportive services, housing information services, technical assistance, and administrative support for persons living with HIV/AIDS and their families. HCDS consults with regional stakeholders to establish HOPWA allocation priorities and administers the program as the Alternate Grantee for the City of San Diego, the regional HOPWA Grantee. HOPWA funds are awarded through a NOFA process, with solicitations posted to the HCDS website and distributed to local service providers. HCDS is currently reviewing and evaluating proposals for the upcoming program year to determine how best to deploy HOPWA resources

DRAFT

AP-38 Project Summary

Project Summary Information:

This section describes the projects recommended as subrecipients for HUD entitlement funding in FY 2026-27.

Table AP-38.01: Project Summaries

1	Project Name	CDBG - City of Imperial Beach Fire Vehicle Purchase and Related Equipment
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$126,061
	Description	Funds will be used to purchase a new fire apparatus and related equipment in order to provide a newer, more dependable response vehicle for the City of Imperial Beach.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately ~26,000 families might benefit from the fire vehicle purchase of which ~ 62% are low to moderate income.
	Location Description	City of Imperial Beach
	Planned Activities	The planned activity is for leasing and acquiring a fire apparatus and related equipment, including associated fees and taxes.
2	Project Name	CDBG - City of Lemon Grove Acacia Street Improvement
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$148,374
	Description	Funds will cover costs for replacing the Acacia Street segment from Golden Avenue to the cul-de-sac.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	~ 25 low/moderate-income families, comprising roughly ~ 100 people are likely to will benefit from the street improvements on Acacia Street.
	Location Description	City of Lemon Grove
Planned Activities	The project is a residential street rehabilitation of Acacia Street from Golden Avenue to the cul-de-sac, including milling, paving, and installation of ADA curb ramps to improve roadway quality, traffic flow, and usability for persons with disabilities and local residents.	
3	Project Name	CDBG - City of Poway ADA Barrier Removal
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development

		opportunities.
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$170,337
	Description	Funds will upgrade parking lots and walkways at City-owned properties to provide fully ADA-compliant access for residents and visitors, including those with disabilities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately ~7,500 households (roughly 35–45% of all households in Poway) will benefit from improved ADA-compliant access.
	Location Description	City of Poway
	Planned Activities	Design and survey services and construction of ADA-compliant access improvements.
4	Project Name	CDBG - City of Poway 2-1-1 Services
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	CDBG: \$18,417
	Description	Funds will be used for staff time to answer calls and provide support to residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Project will serve at least 800 low-income Poway residents.
	Location Description	City of Poway
	Planned Activities	2-1-1 San Diego will offer comprehensive, 24/7 access to information and referral services, including assistance with applications and enrollment for CalFresh, Medi-Cal, Covered California, and children’s programs. It will also provide support for active military members, veterans, and their families.
5	Project Name	CDBG - City of Poway Bridge Housing Program
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	CDBG: \$21,471
	Description	Funds will cover staff time to support and operate shelters.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist at least 400 unduplicated low-income persons.
	Location Description	City of Poway
	Planned Activities	The Bridge Housing program will provide shelter, meals, and case management to support low-income unhoused individuals and families

		annually.
6	Project Name	CDBG - City of Poway HomeShare Program
	Target Area	Urban County Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$17,471
	Description	Funds will be used for program staff time support.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve low-income seniors and residents in Poway to provide at least 1 new shared senior housing match, assist a minimum of 30 unduplicated Poway seniors with information and referrals, and support at least 12 residents in ongoing matches.
	Location Description	City of Poway
	Planned Activities	The program will connect low-income Poway seniors with shared housing opportunities and provide information, referrals, and access to supportive services.
7	Project Name	CDBG - Interfaith Community Services (ICS) Preventing and Ending Homelessness
	Target Area	Urban County Area (Regional)
	Goals Supported	Strengthen housing stability for the region's most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	CDBG: \$155,471
	Description	Funds will support ICS clients from Urban County and will cover staff costs for emergency shelter, homelessness prevention, and supportive services Funds will also provide housing subsidies.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project targets an estimated 28 households in the Urban County (12 for emergency shelter and 16 for homelessness prevention) and leverages Interfaith's existing infrastructure and partnerships to achieve these outcomes.
	Location Description	Multiple Locations Including: 550 West Washington Avenue, Escondido, CA 92025; 5731 Palmer Way, Suite A, Carlsbad, CA 92010; 250 N. Ash Street, Escondido, CA 92025.
	Planned Activities	The project includes providing emergency shelter services for families and individuals, offering homelessness prevention services to those at risk of losing housing, and supporting housing stability, economic self-sufficiency, and long-term well-being for low-income households.
8	Project Name	CDBG - Interfaith Shelter Network (ISN) Rotational Shelter Program
	Target Area	Urban County Area (Regional)
	Goals Supported	Strengthen housing stability for the region's most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	CDBG: \$61,471

	Description	Funds will partially cover staff salaries, insurance, professional services, and operational costs for the Rotational Shelter Program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The activities will benefit 120 unduplicated individuals experiencing homelessness in the San Diego region, including those temporarily displaced during the winter season.
	Location Description	Multiple Locations Including: 16275 Pomerado Rd, Poway, CA 92064; 334 14th St, Del Mar, CA 92014; 625 S. Nardo, Solana Beach 92075
	Planned Activities	The Rotational Shelter Program will continue providing seasonal shelter and comprehensive support services including case management, meals, hygiene, transportation, and life skills workshops to individuals and families experiencing situational homelessness. The program will also collaborate with congregational volunteers and local nonprofit partners to help guests maintain connections to work, school, and community resources while seeking stable housing and income.
9	Project Name	CDBG - Regional Task Force on Homelessness (RTFH) Homeless Management Information System (HMIS)
	Target Area	Urban County Area (Regional)
	Goals Supported	Strengthen housing stability for the region's most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	CDBG: \$171,471
	Description	Funds will support rental and HMIS staff expenses to provide training, technical support, and expanded HMIS capacity for shelters and service providers in San Diego County, ensuring compliance with state and federal reporting requirements.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from The proposed activities	The proposed activities will benefit all individuals experiencing or at risk of homelessness in San Diego County, including families, single adults, youth, seniors, and veterans, with approximately 85,505 people served through non-permanent housing programs.
	Location Description	Program services are administered at 4699 Murphy Canyon Road, San Diego, CA 92123
	Planned Activities	Support HMIS staffing and rental costs, enabling training, technical assistance, and data management for over 400 providers across San Diego County. This ensures accurate reporting, compliance with state and federal requirements, and improved service coordination for individuals experiencing or at risk of homelessness.
10	Project Name	CDBG - Fair Housing Program Education and Enforcement
	Target Area	Urban County Area
	Goals Supported	Improve quality of life throughout communities by improving access to vital services, community infrastructure, and economic development opportunities.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$101,471
	Description	Funds support the HUD-required fair housing program for CDBG entitlement jurisdictions. Specifically, they provide for the administration and operation

		of the Urban County Fair Housing Program, which has historically been carried out through a contract with an external service provider.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 70 individuals will benefit from this activity.
	Location Description	Location to be determined once a project is identified.
	Planned Activities	HUD requires CDBG entitlement jurisdictions to have a fair housing program. The County of San Diego administers and operates the Urban County Fair Housing Program through contract service providers. The current contract provider is CSA San Diego. The program includes fair housing education, maintenance of a fair housing website, dissemination of news articles/releases, outreach through brochures and participation in regional fair housing activities/events, fair housing testing, and maintenance of a fair housing complaint/referral hotline.
11	Project Name	CDBG - Housing Development Fund
	Target Area	Urban County Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$1,138,739
	Description	Funding for affordable housing acquisition, rehabilitation, housing site improvements, pre-development costs and/or other housing related activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that funding will be provided for the preservation of 70 new affordable housing units through acquisition and/or rehabilitation.
	Location Description	Location to be determined once a project is identified.
	Planned Activities	Funds will be used to support a notice of funding availability (NOFA) for acquisition and/or rehabilitation of affordable housing. Additionally, funding will be added to the Housing Development fund from projects which are cancelled, realize cost savings, from reimbursements of advances or when program income is received.
12	Project Name	CDBG - Urban County Home Repair Program
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region's most vulnerable populations.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$1,300,505
	Description	Funding to support a County-administered program that provides home repair loans and grants for critical health and safety improvements that support aging in place and the necessary rehabilitation to the residences of low-income homeowners and Mobil homeowners living in the Urban County. This program supports aging in place for the elderly and disabled residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed	It is estimated that approximately 45 households will be provided with rehabilitation assistance.

	activities	
	Location Description	Homes must be located within the Urban County.
	Planned Activities	To provide home repair loans and/or grants to low-income homeowners, including mobile homeowners.
13	Project Name	CDBG – City/County Reinvestment Task Force
	Target Area	Urban County Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock. Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing. Enhance quality of life by improving access to essential services, investing in community infrastructure, and fostering opportunities for economic development.
	Needs Addressed	Affordable Housing and Services
	Funding	CDBG: \$76,471
	Description	Funding for staff costs associated with directing, planning, and implementing the Reinvestment Task Force.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Program funds support planning, administrative, and staffing costs.
	Location Description	Program staff is located at 1122 Broadway, San Diego, CA 92101
	Planned Activities	Funds will be used for the continuation of County CDBG funding for staff costs associated with directing and implementing the Reinvestment Task Force, a joint agency established by the City and County of San Diego to monitor, encourage, and develop strategies for lending in lower-income communities, in compliance with the federal Community Reinvestment Act. The Reinvestment Task Force monitors banking policies and practices in the region and formulates, in partnership with the community and lenders, specific reinvestment strategies.
	14	Project Name
Target Area		Urban County Area
Goals Supported		Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock. Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing. Enhance quality of life by improving access to essential services, investing in community infrastructure, and fostering opportunities for economic development.
Needs Addressed		Planning and Administration
Funding		CDBG: \$725,000
Description		Funds will support the coordination with participating cities, program planning and management, regulatory compliance monitoring and other

		administrative activities associated with the operation of the Urban County CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A-Program funds support administrative costs for all FY26-27 CDBG projects.
	Location Description	Program staff is located at 3860 Calle Fortunada, Suite 200, San Diego, CA 92123 and 3989 Ruffin Rd. San Diego, CA 92123
	Planned Activities	Funds support administrative costs associated with coordination with participating cities, program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the Urban County CDBG program.
15	Project Name	HOME - Downpayment and Closing Costs Program (DCCA)
	Target Area	HOME Consortium Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$1,150,000
	Description	Funds support the HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program, which offers low interest deferred payment loans to low-income first-time homebuyers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 20 low-to-moderate income households will be assisted.
	Location Description	Home purchases must be in the HOME Consortium.
	Planned Activities	The HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program offers low interest deferred payment loans of HOME funds or a combination of HOME and CalHome Funds (when available), for low-income first-time homebuyers. The total gross annual income of the household must not exceed 80% of the San Diego County Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development. Eligible homes must be in the HOME Consortium Area. The loan funds may be used to assist with down payment and closing costs on the purchase of a new or re-sale home. The San Diego Housing Commission administers the program on behalf of the San Diego HOME Consortium.
16	Project Name	HOME – Family Reunification Tenant-Based Rental Assistance (SAT TBRA)
	Target Area	HOME Consortium Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	Program will be supported by prior year funds.
	Description	The HOME SAT TBRA program provides rental assistance and security and utility deposit assistance to families participating in Substance Abuse Treatment. The program is operated as a collaborative effort of the Housing Authority of the County of San Diego and the County Housing and Community Development Services. It has been an integral component of the Juvenile Dependency Court’s Recovery project. Eligible participants must have an

		active Juvenile Dependency Court case and at least three months of documented sobriety. In addition, to be eligible, the lack of adequate housing must be documented to be significant barrier to the return of the children to the family. Non-mandatory case management services and treatment supervision are provided as program support. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through prior year funding.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities.	It is estimated that approximately 15 families will be assisted in FY 2026-27.
	Location Description	TBRA assistance is provided within the HOME Consortium.
	Planned Activities	Funds for the SAT TBRA program, a rental assistance program for individuals and families participating in Substance Abuse Treatment.
17	Project Name	HOME – Transition-Aged Youth Tenant-Based Rental Assistance (TAY TBRA)
	Target Area	HOME Consortium Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	Program will be supported by prior year funds.
	Description	The HOME TAY TBRA program is a collaborative effort between Housing and Community Development’s Office of Homeless Solution and Community Development divisions. This permanent housing program provides rental subsidy assistance, security, and utility deposit assistance for up to 24 months to prioritized TAY clients who are having trouble accessing independent housing. HOME funding will support the rental subsidy assistance components of the program. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through prior year funding.
	Target Date	It is estimated that approximately 11 families will be assisted in FY 2026-27.
	Estimate the number and type of families that will benefit from the proposed activities.	TBRA assistance is provided within the HOME Consortium.
	Location Description	Funds for the SAT TBRA program, a rental assistance program for individuals and families participating in Substance Abuse Treatment.
	Planned Activities	Funds the HOME TAY TBRA program, a housing program for clients aged 18 to 24 years old.
18	Project Name	HOME - Housing Development Fund
	Target Area	HOME Consortium Area
	Goals Supported	Expand and preserve affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Affordable Housing and Services
	Funding	HOME: \$1,400,668
	Description	Affordable housing development, including predevelopment, housing site improvements and other activities.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities.	It is estimated that funding will be provided for the construction, rehabilitation, or acquisition of 70 new affordable housing units.
	Location Description	Housing development funds may be used to support multi-family affordable rental housing development within the HOME Consortium.
	Planned Activities	Continued funding for multi-family affordable rental housing development, including predevelopment, housing site improvements, and other activities to encourage affordable housing for lower-income persons and families. The County Housing and Community Development Services (HCDS) awards funds via a Notice of Funding Availability (NOFA) process. For FY 2026-27 funds, HCDS expects to fund affordable housing development proposals received through the NOFA process to develop and expand housing options for lower-income persons/families, including special needs populations.
19	Project Name	HOME - Program Administration
	Target Area	HOME Consortium Area
	Goals Supported	Invest in affordable housing options by increasing the supply of affordable units and improving efficiency and affordability within the existing housing stock.
	Needs Addressed	Planning and Administration
	Funding	HOME: \$283,407
	Description	The recommended funding provides for the management and administration of the HOME Consortium Program. HOME management/administrative expenses are limited to 10% of the HOME entitlement., San Marcos, Santee, and Vista).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities.	N/A-Program funds support administrative costs for all HOME projects carried out during FY 26-27.
	Location Description	Program staff is located at 3860 Calle Fortunada, Suite 200, San Diego, CA 92123 and 3989 Ruffin Rd. San Diego, CA 92123
	Planned Activities	Funds support administrative costs associated with coordination of program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the HOME Consortium program.
20	Project Name	ESG – Townspeople
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing through Shared Rapid-Rehousing Services.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	ESG: \$288,197
	Description	Funds will support households with housing readiness, rental assistance, and supportive services to maintain long term stability. This includes direct financial assistance, case management, wraparound services, and program administration/data collection through HMIS

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 30 Households shall be provided with Rapid Re-Housing Services annually and a minimum of twenty (20) households served will exit to permanent housing.
	Location Description	ESG activities are located within or serve residents from the Urban County.
	Planned Activities	ESG funds will be used for rapid rehousing activities and associated administrative costs.
21	Project Name	ESG – Interfaith Shelter Network (ISN)
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing through rotational emergency shelter.
	Needs Addressed	Homeless Shelters and Supportive Services
	Funding	ESG: \$60,000
	Description	ESG funds will be used to support shelter operations, case management, employment development, other essential services to shelter residents, program administration, and data collection through HMIS. This program will utilize a network of local congregations to support rotational shelter for up to 110 households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 110 persons shall be provided with emergency shelter services annually.
	Location Description	ESG activities are located within or serve residents from the Urban County.
	Planned Activities	ESG funds will support emergency shelter activities and administrative cost.
22	Project Name	ESG – Program Administration
	Target Area	Urban County Area
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Planning and Administration
	Funding	ESG: \$28,232
	Description	The recommended funding supports the administration and management of the Federal ESG Grant implemented through activities within the Urban County.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A- Program funds support administrative costs for all ESG projects carried out during FY 26-27.
	Location Description	Program staff is located at 3860 Calle Fortunada, Suite 200, San Diego, CA 92123 and 3989 Ruffin Rd. San Diego, CA 92123
	Planned Activities	Funds support administrative costs associated with coordination of program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the Federal ESG program.
23	Project Name	HOPWA - Tenant Based Rental Assistance (TBRA)
	Target Area	San Diego County

	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$3,048,263
	Description	HOPWA Tenant-Based Rental Assistance (TBRA) provides short- to medium-term rental subsidies to low-income households affected by HIV/AIDS to help them access and maintain stable, permanent housing in the private rental market. Assistance is tenant-based meaning participants may choose their housing unit while receiving ongoing case management and supportive services to promote housing stability, improve health outcomes, and prevent homelessness.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Funding will serve approximately 130 households with HOPWA TBRA.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
	Planned Activities	HOPWA funds will be used to provide tenant-based rental assistance to individuals and/or families living with HIV/AIDS and administrative costs associated with the program.
24	Project Name	HOPWA – Family Health Centers of San Diego
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$640,000
	Description	Funds will support staff salary, outreach materials, trainings, short term financial support, and housing navigation/education to connect individuals to safe, stable housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will benefit approximately: <ul style="list-style-type: none"> • STRMU: Short-term rental, mortgage, and utility assistance for up to 240 households. • Supportive Services: Case management and care coordination for a minimum of 100 individuals.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
	Planned Activities	HOPWA funds will be used to provide Housing Information Services, Short-Term Rental/Mortgage/Utility assistance (STRMU), and Supportive Services to individuals and/or families living with HIV/AIDS.
25	Project Name	HOPWA – Mama’s Kitchen
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$199,558
	Description	Mama’s Kitchen provides meal packages through a home meal delivery

		service to people who are HIV symptomatic or living with AIDS.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will benefit approximately 170 households.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
	Planned Activities	HOPWA funds will be used to provide supportive services to individuals and/or families living with HIV/AIDS.
26	Project Name	HOPWA – The Center
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$100,000
	Description	Funds will be used to provide supportive services, specifically behavioral health services, including individual, couples, and family counseling sessions. In addition, participants will benefit from activities focused on building community connections, strengthening peer support networks, and developing practical life and coping skills that support long-term well-being.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit approximately 88 clients in the community.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
Planned Activities	HOPWA funds will be used to provide supportive services to individuals and/or families living with HIV/AIDS.	
27	Project Name	HOPWA – Stepping Stone
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$479,340
	Description	Funds will benefit individuals affected by substance use disorders by providing sober living homes, case management, counseling, service navigation, and clinical support that promote stability, and recovery. Short term residential treatment is provided for people suffering from alcohol and drug dependence, and those in need of life-enhancing recovery while living with HIV/AIDS.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will serve approximately 85 individuals with case management and counseling services, and provide 2 sober living homes, approximately 16 beds.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
Planned Activities	HOPWA funds will be used to provide housing operations and supportive	

		services to individuals and/or families living with HIV/AIDS.
28	Project Name	HOPWA – Fraternity House
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$636,164
	Description	Funds will provide semi-independent living opportunities and ongoing case management to help clients work toward self-sufficiency. Supportive services include access to a food pantry and assistance with relevant transportation to ensure clients can attend appointments, access resources, and meet daily needs. The program is designed to promote stability, independence, and overall well-being.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will serve approximately 48 individuals with case management, food pantry support, and transportation, and provide 41 beds at a semi – independent living home.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
Planned Activities	HOPWA funds will be used to provide housing operations and supportive services to individuals and/or families living with HIV/AIDS.	
29	Project Name	HOPWA – Townspeople
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$564,129
	Description	Funds will support households through case management, housing navigation, transportation assistance, food access, and connections to health and public benefit services to promote housing stability.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Maintain 54 permanent supportive housing units and provide 72 households with case management, housing navigation, transportation, food access, and connections to health and public benefit services, resulting in stable housing for approximately 90–100 individuals and improved housing stability and access to care for all participating households.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
Planned Activities	HOPWA funds will be used to provide housing operations and supportive services to individuals and/or families living with HIV/AIDS.	
30	Project Name	HOPWA – SBCS
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$74,465
	Description	Funds will support case management to households affected by HIV/AIDS, helping them access services, address challenges, and achieve long-term

		housing stability.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	About 12 individuals and/or families will benefit from the proposed activities. Each will have stable, permanent housing and receive case management support to help them maintain their housing and improve their overall well-being.
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
	Planned Activities	HOPWA funds will be used to provide supportive services to individuals and/or families living with HIV/AIDS.
31	Project Name	HOPWA – Father Joe’s Village
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Affordable Housing and Services
	Funding	HOPWA: \$500,000
	Description	Funds will support the operation of transitional housing and supportive services for program participants, including case management, housing navigation, finding employment, and connections to health and public benefit services to promote housing stability.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Funds will support 18 transitional housing beds
	Location Description	HOPWA activities are available to eligible persons living within the San Diego County.
	Planned Activities	HOPWA funds will be used to provide housing operations and supportive services to individuals and/or families living with HIV/AIDS.
32	Project Name	HOPWA – Program Administration
	Target Area	San Diego County
	Goals Supported	Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
	Needs Addressed	Planning and Administration
	Funding	HOPWA: \$193,049
	Description	The recommended funding supports the administration and management of the HOPWA Grant implemented through activities within the entire San Diego County region.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A- Program funds support administrative costs for all HOPWA projects carried out during FY 26-27.
	Location Description	Program staff is located at 3860 Calle Fortunada, Suite 200, San Diego, CA 92123 and 3989 Ruffin Rd. San Diego, CA 92123
	Planned Activities	To support coordination of program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the HOPWA Grant.

AP-50 Geographic Distribution - 91.420, 91.220(f)

This section discusses geographic preferences for HUD entitlement funding, which the County of San Diego does not utilize.

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed:

Not applicable. The County of San Diego does not dedicate an exact percentage of funding to specific geographic areas. Instead, funding is recommended based on the proposed programs, best fit to the general program goals, and overall geographic distribution. Additionally, each funding source has a slightly different jurisdiction. Entitlement funds are available throughout the Urban County for eligible CDBG and ESG activities, throughout the HOME Consortium for eligible HOME activities and throughout the region for eligible HOPWA activities.

Geographic Distribution

TARGET AREA	PERCENTAGE OF FUNDING
County Unincorporated Area	N/A
Countywide	N/A
HOME Consortium Area	N/A
Urban County Area	N/A

Rationale for the priorities for allocating investments geographically:

Not applicable.

Discussion:

Not applicable. See explanation above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction:

The County employs a comprehensive strategy to expand and preserve affordable housing for a wide range of households, including homeless, non-homeless, and special-needs populations. The County also administers specialized programs that provide short- and medium-term rental assistance and emergency shelter for people experiencing homelessness. These programs are discussed in greater detail in AP-65. A full description of how HUD entitlement funds will support affordable housing needs is provided in AP-20, including projected outcomes and the number of households to be assisted under each activity.

One-year goals included in the tables below were established through the 2025–29 Consolidated Plan and are updated annually through the Annual Plan process. Non-homeless households are assisted through the development of new affordable units, rehabilitation of existing units for low-income residents, and first-time homebuyer programs. Special-needs households are supported primarily through rental assistance and related supportive services.

Table AP-55.01 - Goals for Affordable Housing by Support Requirement

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED (ONLY INCLUDE HUD FUNDED, NOT LOCAL OR STATE)	
Homeless	0
Non-Homeless	122
Special Needs	170
Total	292

Table AP-55.02 - One Year Goals for Affordable Housing by Support Type

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED (ONLY INCLUDE HUD FUNDED, NOT LOCAL OR STATE)	
Rental Assistance	170
Production of New Units	70
Rehab of Existing Units	45
Acquisition of Existing Units	7
Total	292

Discussion:

As noted above, the County remains committed to expanding the availability of affordable housing across the region. In addition to its HUD entitlement programs, the County has invested \$112 million in local funds to support the Innovative Housing Trust Fund (IHTF), which increases the supply of affordable housing for low-income residents and individuals experiencing homelessness.

The County is also leveraging surplus County-owned properties to further increase affordable housing opportunities. Eleven sites are currently in various stages of development, ranging from recently completed projects to newly declared surplus properties. When fully developed, these sites are expected to provide more than 1,700 new affordable housing units throughout the region.

DRAFT

AP-60 Public Housing - 91.420, 91.220(h)

This section discusses housing owned and managed by the Housing Authority of the County of San Diego.

Introduction:

The Housing Authority of the County of San Diego (HACSD) owns and operates four public housing rental complexes in the City of Chula Vista, totaling 121 units, including one manager unit per property. These units provide affordable housing to low-income families, seniors, and persons with disabilities:

- Dorothy Street Manor - 22 family units (Chula Vista)
- L Street Manor - 16 family units (Chula Vista)
- Melrose Manor Apartments - 24 family units (Chula Vista)
- Town Centre Manor - 59 senior units (Chula Vista)

HACSD also owns and administers one U.S.D.A housing development for agricultural workers in the City of San Marcos, consisting of 37 affordable units and one manager unit:

- Firebird Lane Manor - 38 agriculture units (City of San Marcos)

Actions planned during the next year to address the needs to public housing:

HACSD anticipates receiving approximately \$367,000 in Capital Fund Program resources in FY 2026–27 to support the modernization and ongoing operation of the four public housing developments in Chula Vista. Recently completed improvements include major system upgrades at Town Centre Manor, with additional capital needs identified through a comprehensive Physical Needs Assessment. HACSD will continue to implement these improvements over the next several years.

To ensure long-term asset sustainability, HACSD is financially repositioning its public housing portfolio. This approach allows HACSD to address future capital needs and operational constraints by aligning funding, asset management, and preservation strategies, while maintaining the long-term viability of public housing as an affordable housing resource.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

HACSD maintains a Resident Advisory Board (RAB) representing participants in both the Public Housing and Section 8 Housing Choice Voucher programs. The RAB meets several times annually to review program updates, discuss operational issues, and provide feedback on capital improvement plans. In addition, Tenant Meetings, open to all public housing residents, are held periodically throughout the year. The HACSD Board of Commissioners includes two tenant commissioners, each serving two-year terms. Tenant commissioners are Housing Choice Voucher or Public Housing participants.

Since 2003, HACSD has received multiple Resident Opportunities and Self-Sufficiency (ROSS) grants that support families, seniors, and persons with disabilities through employment readiness, financial literacy, life skills workshops, educational planning, and referrals to supportive services. HACSD successfully secured renewal funding of \$199,950 for the period June 1, 2025–May 31, 2028.

The three-year grant funds a dedicated Service Coordinator who facilitates supportive services for residents of the four public housing developments. Services include individualized case management, referrals to community resources, health and wellness activities, and assistance with education, training, economic mobility, and in some cases, preparation for homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

Not applicable.

Discussion:

Refer to discussions above.

DRAFT

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

This section discusses the County's efforts to reduce and end homelessness.

Introduction:

The County of San Diego continues to play a regional leadership role in addressing homelessness through its active partnership with the Regional Task Force on Homelessness (RTFH), which serves as the Continuum of Care (CoC) for the region. The County holds three seats on the CoC Board and collaborates with state agencies, local jurisdictions, nonprofit organizations, and other partners to strengthen the coordinated response to homelessness. Through the CoC, eligible applicants compete for HUD's nationally awarded homeless assistance grants that fund emergency housing, supportive services, coordinated entry, planning activities, and other critical interventions, many of which require local matching funds.

RTFH also administers major federal and state investments, including the Youth Homelessness Demonstration Program (YHDP) and the Homeless Emergency Aid Program (HEAP), which collectively support thousands of individuals annually, including youth and transition-age young adults experiencing housing instability.

In recent years, the County's homelessness and housing functions have been fully consolidated within the Department of Housing and Community Development Services (HCDS). This integrated structure allows the County to align housing, services, and homelessness programs more effectively, strengthen coordination with community partners, and improve access to resources. The unified department supports a broader, system-wide approach to homelessness prevention, crisis response, and long-term housing stability.

County efforts are further guided by the Framework for Ending Homelessness, which is grounded in principles of Data, Fair treatment under applicable law, Sustainability, Person-Centered approaches, and Collaboration. More than 80 County departments deliver programs aligned with the Framework's strategic domains—Root Cause and Upstream Prevention; Redirection and Mitigation; Services, Treatment, and Outreach; Emergency/Interim Housing and Resources; and Permanent Housing and Support. This enterprise-wide approach, combined with strong partnerships with the RTFH and local jurisdictions, allows the County to address homelessness comprehensively while ensuring that individuals and families receive coordinated and effective support.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The County of San Diego Health and Human Services Agency (HHSA) deliver a wide range of health and social service programs designed to promote wellness, self-sufficiency, and an improved quality of life for all residents, with a particular focus on individuals and families experiencing or at risk of homelessness. HHSA operates an integrated, evidence-based service delivery model grounded in trauma-informed care and person-centered practices. This model emphasizes addressing the

“whole person” by coordinating supports across behavioral health, physical health, housing, and social service systems.

Through this integrated approach, HHSA continues to deploy a variety of programs that provide both immediate and long-term assistance to unsheltered individuals. These programs include the Mobile Crisis Response Team (MCRT), Crisis Stabilization Units (CSUs), and the Psychiatric Emergency Response Teams (PERT), all of which offer critical behavioral health interventions for people living outdoors. Additional supports include expanded outpatient mental health services, Assertive Community Treatment (ACT), Strengths-Based Case Management (SBCM), targeted rental assistance programs, and landlord incentive initiatives that help transition individuals from homelessness into stable, permanent housing. The County also invests in the acquisition and rehabilitation of affordable housing to increase long-term housing resources for households exiting homelessness.

In the 2026–27 year, the County will continue its strong partnership with the Regional Task Force on Homelessness (RTFH) to advance regional, coordinated strategies for addressing homelessness. Central to this work is the ongoing implementation and refinement of the Coordinated Entry System (CES), which matches people experiencing homelessness—especially those with the highest needs—to appropriate housing and services.

The Continuum of Care (CoC) Board, which includes multiple County representatives, provides leadership on regional planning, performance monitoring, policy development, and resource alignment. The CoC’s current strategic priorities focus on strengthening coordination with all jurisdictions across the region; expanding prevention and redirection efforts to reduce inflow into homelessness; increasing successful placements into permanent housing; reducing the length of time between assessment and housing move-in; and lowering the rate of returns to homelessness. These goals guide the County’s activities for the coming year and reflect a shared regional commitment to building a more efficient and outcomes-driven homeless response system.

Describe the jurisdiction’s actions for addressing the emergency shelter and transitional housing needs of homeless persons:

In the 2026–27 program year, the County will continue strengthening its crisis response system to ensure that individuals and families experiencing homelessness have safe, immediate options for shelter, as well as clear pathways toward longer-term stability. Meeting emergency and transitional housing needs remains a core component of the County’s homeless services strategy and aligns with regional efforts to reduce unsheltered homelessness and improve access to housing-focused interventions.

The County’s Housing and Community Development Services (HCDS) will maintain and expand resources that offer immediate safety, stabilization, and connection to supportive services. These efforts include administering a hotel voucher program that provides temporary shelter for

households facing urgent crises and continuing financial support for emergency shelters that offer low-barrier access and housing navigation services.

HCDS also invests in street outreach programs that proactively engage individuals living outdoors, assess their needs, and connect them to services, shelter, and housing opportunities. In addition, the County funds homelessness prevention activities to help at-risk households maintain their housing, and rapid rehousing programs that provide short- to medium-term rental assistance and case management to help people transition quickly into permanent housing.

Together, these interventions form a comprehensive response aimed at reducing the number of people entering homelessness, increasing safe shelter capacity, and supporting timely movement into stable, long-term housing solutions.

Describe the jurisdiction's actions for helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

In the 2026–27 program year, the County will continue advancing a housing-centered strategy that ensures individuals and families experiencing homelessness, particularly those with the highest barriers, are connected to permanent housing solutions as quickly and effectively as possible. Reducing the length of time people remain homeless, improving access to affordable housing, and supporting long-term stability remain key priorities across all programs.

The County participates in and actively supports the regional Coordinated Entry System (CES), a core component of San Diego's homeless response system. CES streamlines access to permanent housing by using a standardized, evidence-based assessment process to identify, prioritize, and match individuals and families to appropriate housing interventions. Through this coordinated approach, the region is able to direct limited housing resources to those most in need, including chronically homeless individuals, families with children, veterans and veteran households, and unaccompanied youth.

An effective CES is designed to quickly identify individuals experiencing homelessness, divert or prevent homelessness when possible, and connect people to housing and supportive services with minimal delay. The system also plays a critical role in reducing returns to homelessness by ensuring placements into permanent housing are paired with ongoing case management, rental assistance where needed, and linkages to behavioral health, workforce, and stabilizing services. Through its continued participation in CES and its collaboration with regional partners, the County aims to accelerate housing placements, expand access to affordable housing units, and strengthen long-term supports that help formerly homeless households maintain stability and independence.

Describe the jurisdiction’s one-year goals and actions for helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:

In the 2026–27 program year, the County will continue advancing upstream, prevention-focused strategies that stabilize vulnerable households, strengthen connections to supportive services, and reduce the likelihood that individuals transition from publicly funded systems of care into homelessness. Across its departments, the County emphasizes early intervention, coordinated discharge planning, and access to housing-focused supports to promote long-term stability for extremely low-income individuals and families. Outlined below are examples of efforts from County Departments that reflect the various actions taken to help individuals from becoming homeless.

Foster Care

The Child and Family Well-Being (CFWB) Department centers its work on prevention and partnership, ensuring that children, youth, and families receive coordinated and responsive support. This approach is reflected in the County’s comprehensive Foster Care System discharge planning protocols, which prepare youth for independent living and minimize the likelihood of homelessness upon emancipation. Key components include:

- A Transitional Independent Living Plan (TILP) is developed for each youth at the age of 16 and is updated, at minimum, bi-annually.
- Assessment of needs is completed using the Child and Adolescent Needs and Strengths (CANS) assessment, at minimum, bi-annually.
- Convening of Child and Family Team (CFT) meetings to discuss needs, services, and support with the youth and their support network.
- Review of reports about the youth’s dependency case, including family and placement histories and the whereabouts of any siblings who are in the juvenile court.
- Anticipated termination date of court jurisdiction.
- Assessment of health care plans (if not already covered by Medi-Cal).
- Preparation of an emancipation portfolio. A specifically tailored portfolio with resources, referrals and all the applicable legal documents needed when exiting the foster system including; Social Security card, birth certificate, driver’s license, and/or DMV I.D. card, copies of parent(s) death certificate(s), and proof of citizenship/residence status.
- Creation of a housing plan including referral to transitional housing or assistance in securing other housing.
- Employment or other financial support plans.
- Educational/vocational plans including financial aid, where appropriate.
- Provide referrals to services and support which help youth to remove barriers to self-sufficiency (e.g., mental health, substance use, work readiness, etc.)

The Independent Living Program Policy Unit and Child and Youth Permanency Branch further ensure alignment with state requirements. When appropriate, youth exit foster care with targeted supports such as life skills training and access to subsidized housing opportunities.

Behavioral Health

Behavioral Health Services (BHS), funded through the Mental Health Services Act (MHSA), provides treatment and housing-related supports to individuals with serious mental illness, including those experiencing homelessness or at imminent risk. BHS helps prevent homelessness through:

- Full-Service Partnership / Assertive Community Treatment (FSP/ACT) providing, wraparound care that includes housing navigation and tenancy support.
- Intensive case management with ongoing coordination that stabilizes clients and links them to benefits, treatment, and housing resources.
- Housing resources including short-term, transitional, and permanent supportive housing options tailored to behavioral health needs.
- Access to crisis system resources including crisis stabilization, mobile crisis response, peer support, and long-term care pathways.

These services collectively reduce discharges into homelessness and support continuity of care for individuals transitioning from health, mental health, and substance use facilities.

Corrections

The County's Housing and Community Development Services (HCDS) collaborates closely with the San Diego Sheriff's Office (SDSO) to provide reentry planning, housing information, and service referrals to individuals leaving county detention and reentry facilities. Key components include:

- Correctional Counselors who offer housing navigation, resource referrals, and reentry support that includes medical, mental health, and substance use treatment linkages.
- Resource Guide Upon Release to ensure all individuals have immediate access to local services and support.
- Participation in the Point-in-Time Count SDSO which surveys incarcerated individuals to better understand housing challenges and inform system-wide planning.
- HHSA further strengthens reentry outcomes through its Community Care Coordination (C3) and Alternatives to Incarceration (ATI) programs. These initiatives provide intensive case management, housing navigation, and behavioral health services for individuals who are incarcerated, unsheltered, or have complex behavioral health needs. The overarching goals are to increase community stability, reduce recidivism, connect individuals to appropriate health care, and prevent homelessness upon release.

Discussion:

Further discussion can be found in the County of San Diego Consortium 2025-29 Consolidated Plan.

AP-70 HOPWA Goals - 91.420, 91.220 (l)(3)

This section discusses one-year goals to provide housing solutions for individuals living with HIV/AIDS and their families.

Table AP-70.01 - One Year Goals for Households to be provided housing through HOPWA

Short-term rent, mortgage, and utility assistance payments:	240
Tenant-based rental assistance:	130
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds:	95
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds:	34
Total:	499

DRAFT

AP-75 Action Plan Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction:

This section outlines the primary barriers to affordable housing facing residents of the County of San Diego and describes the strategies the County employs to mitigate these challenges. As noted throughout this Annual Plan and the Consolidated Plan, the most significant market constraints on the development of adequate and affordable housing include land costs, construction costs, and access to public funding.

Actions the County of San Diego planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

While the County and its cities have limited influence over market constraints, they can offer meaningful incentives and support to help offset these constraints. Local jurisdictions can leverage the General Plan and zoning ordinances to enhance and increase clarity, reduce barriers, and streamline the development process. Major governmental constraints to affordable housing development such as restrictive land use policies, complex zoning and development codes, and development and planning fees can be adjusted to better support pro-housing goals. These tools are essential in promoting increased affordable housing development.

The County's 6th Cycle Housing Element was adopted by the San Diego County Board of Supervisors (Board) on July 24, 2021, pursuant to State Housing Element Law. Covering the eight-year period of 2021 to 2029, the Housing Element includes programs that advance housing affordability. The Housing Element is a dynamic document that requires annual progress reviews and updates every eight years. The current Housing Element and its current annual progress reports are available on the County's Department of Planning and Development Service's website at <https://www.sandiegocounty.gov/pds/generalplan.html>.

Programs in the 6th Cycle Housing Element Implementation Plan remove barriers to affordable housing by updating the zoning ordinance, providing technical assistance and resources for developing housing, and aligning with state laws to expedite and improve the housing development process.

For example, in accordance with California state law, the County developed a by-right approval process for housing developments that include 20% of units as affordable housing for lower-income households on sites relisted from previous housing element cycles. This process streamlines development while ensuring affordable units are built, helping to remove process barriers to affordable housing. The County has also developed user-friendly checklists and conducted targeted outreach to promote the use of state laws that expand by-right development opportunities. The County's Planning & Development Services also provides a dedicated webpage to promote state laws and by-right development: [Housing Laws in Action](#). These efforts help property owners, developers, and stakeholders better navigate and utilize policies that facilitate housing production.

Examples of additional efforts include:

- Guidance on Accessory Dwelling Unit (ADU) development.
- Development of a Zoning Ordinance Amendment to allow the separate sale of ADUs to encourage more attainable homeownership opportunities.
- Resources on simplifying lot splits under Senate Bill (SB) 9.
- Support for developing affordable housing in commercially zoned mixed-use areas under Assembly Bill (AB) 2011 and SB 6.
- Outreach on SB 684 opportunities to create homes in multifamily zones, which allows smaller lots and starter homes and expands more attainable homeownership opportunities.
- Support for multifamily housing projects eligibility for streamline approval under SB 35 (projects including at least 10% affordable units).

In addition, in compliance with SB 330, the County developed objective design standards for urbanized census tracts in the unincorporated areas, including specific communities such as Lakeside (Bostonia and Winter Gardens) and Sweetwater (Bonita). These standards provide clarity, consistency, and transparency in the development review and approval process, reducing discretionary barriers and facilitating housing production.

The County is advancing several initiatives that offer incentives and density bonuses to support the development of varied housing types across multiple affordability levels. One key initiative is the Inclusionary Housing Ordinance, currently under development and subject to the County Board of Supervisors' approval, which will require certain new housing developments to include affordable housing. To support these requirements, the County may provide additional incentives and density bonuses beyond what is currently available through state law and existing County programs, helping to balance affordability with project feasibility.

Through the Opportunities for Streamlining Affordable and Attainable Housing project, the County is also working to develop additional tools to support:

- Density bonuses for the development of senior housing and assisted living projects.
- Incentives for developments that incorporate visibility design approach, a universal accessibility design standard for new housing.
- A streamlined small lot subdivision program that aims to reduce barriers to producing smaller, affordable units.
- Expansion of the State's by-right development provisions to all sites included in the Regional Housing Needs Assessment (RHNA) inventory.

To improve alignment of the zoning ordinance with the General Plan and housing goals, the County launched the Development Designators project, also known as Housing Unlocked. This effort elevates zoning regulations to identify opportunities to modernize outdated standards and remove unnecessary constraints. The project focuses on two key objectives:

1. Expanding housing availability by modifying development standards to facilitate a broader range of housing types and affordability levels.
2. Facilitating RHNA compliance, multifamily site development by ensuring zoning regulations align with the General Plan's development vision.

This work aims to address outdated or overly restrictive development designators and zoning standards that may unintentionally limit housing opportunities and is part of the broader Housing Blueprint, which outlines long-term goals, objectives, and strategies necessary to address the region's housing needs. The Blueprint emphasizes a balanced approach to resources, aligns County priorities, and centers the County's core values.

Discussion:

The County of San Diego employs a comprehensive approach to tackling housing barriers, combining land use and planning strategies with enhanced access to financing for affordable housing developments. The County actively pursues and allocates available state and federal resources to support development partners in creating deed restricted affordable housing. By leveraging State funding such as Permanent Local Housing Allocation, Pro-housing Incentive Program, and Homekey+ programs with federal resources, the County maximizes the number of affordable units produced.

In addition to providing capital loans to support new construction, the County evaluates its inventory of excess properties to identify potential sites for affordable housing. When appropriate, properties may be offered to qualified development partners to facilitate the construction of affordable units.

In summary, the County's coordinated approach combining land use reforms, targeted incentives, strategic partnership and resources leveraging, creates a supportive governmental framework that advances the production of affordable housing across the region.

AP-85 Other Actions

Introduction:

This section outlines HCDS's efforts to address under-supported community needs, expand and preserve affordable housing, reduce lead-based paint hazards, and strengthen the institutional structure that supports the delivery of housing and community development activities throughout the Urban County.

Actions planned to address obstacles to meeting under-supported community needs:

CDBG funds have been primarily used for land acquisitions for affordable housing development, to address public facility deficiencies in lower income neighborhoods and for services related to housing and homelessness support/prevention. Proposals for community improvements are received from citizens, community-based organizations, and County departments. The highest priority proposals are recommended for incorporation in the Annual Plan. In addition, HCDS's annual community engagement forums and interactive presentations offer residents the opportunity to submit requests for public improvements to be funded through the CDBG program.

To further address community needs, HCDS will also utilize HOME funds to expand the supply of affordable housing through development, rehabilitation, homeownership, and rental assistance; HOPWA funds will provide housing assistance and supportive services for low-income individuals living with HIV/AIDS; and ESG funds will be used to prevent homelessness and assist individuals and families to regain housing stability.

The main obstacle to meeting all the identified community needs is limited funding. Given the funding challenge, HCDS plans to continue leveraging all available resources to maximize impact and address the most critical needs of under-supported communities.

Actions planned to foster and maintain affordable housing:

In addition to funding rental housing and homeownership programs, HCDS funds various housing programs that are designed to support low-income families, seniors and disabled persons remain in their homes. CDBG and HOME funds are the primary sources of funding for these program activities. The Urban County Home Repair Program provides low interest deferred loans and grants to low-income homeowners and mobile homeowners for home repairs related to their health, safety, and/or accessibility. This program helps to maintain and preserve the existing housing stock and enables individuals to afford to remain safely in their home and age in place. HCDS will continue its efforts to preserve existing affordable housing stock through its rehabilitation and rental housing development activities. The Innovative Housing Trust Fund, excess County land, Permanent Local Housing Allocation, Pro-Housing Incentive Program, Homekey+, and the No Place Like Home programs are local and state funded programs that will also foster and maintain affordable housing for low-income individuals and families, and persons experiencing or at risk of homelessness, including those with serious mental illness.

Actions planned to reduce lead-based paint hazards:

HCDS continues to support lead-based paint hazard control efforts in compliance with lead-based paint reduction requirements in all housing activities covered by Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, as well as the Lead-Safe Housing Rule under 24 CFR Part 35. During the years since the regulations took effect, the Urban County Home Repair Program and HCDS's Affordable Housing Development Program have carried out lead assessment and reduction practices as required. Any property built prior to 1978 must undergo lead paint testing and, if lead hazards are found, those hazards must be eliminated as a requirement for participation in the programs.

Actions planned to reduce the number of poverty-level families:

The HACSD administers a Family-Self-Sufficiency (FSS) Program for Housing Choice Voucher Program participants. Participating families sign five-year contracts of participation and work with program staff to develop employment-related goals. As families achieve their goals, increase their earned income, and pay more of their rent, the HACSD saves money by subsidizing less rent. The savings are set aside in escrow accounts for the families. If families reach their goals, they are eligible to receive that money.

Participating families receive referrals and resource information to assist them in meeting their goals. The FSS Program also offers scholarships to participants who are attending two- or four-year colleges, participating in vocational training or working toward their GEDs. At the end of FY 2024-25, 97 families were actively participating in the FSS program. Four (4) families successfully met their goals in FY 2024-25 and received an average escrow payout of \$16,112.48.

HCDS is committed to continuing its Urban County Home Repair Program, which assists low-income homeowners with health and safety repairs to their residences. This program aids homeowners, many living in poverty, to remain in their homes. While this program does not directly increase income, it contributes additional resources necessary for stable housing, particularly for seniors in the region. The Urban County Home Repair program supports ageing in place by correcting safety hazards and physical barriers that could result in displacement.

Actions planned to develop institutional structure:

The institutional structure identified in the 2025-29 Consolidated Plan and 2026-27 Annual Plan includes a coalition of various agencies of local government, non-profits and private entities involved in carrying out a range of housing and supportive services programs. HCDS continues to play a significant role in regional housing and homelessness issues. HCDS participates in intergovernmental activities that include the Regional Task Force on Homelessness (RTFH), City/County Reinvestment Task Force, San Diego Regional Alliance for Fair Housing, Regional Affirmatively Furthering Fair Housing (AFFH) (formerly Assessment of Impediments to Fair Housing Choice), Joint City/County HIV Housing Committee, HIV Planning Council, Urban County CDBG Program, CoC Board of Directors, RTFH general membership, RTFH sub-committees, and HOME Consortium. HCDS will continue to work with partner agencies to address the region's issues.

Actions planned to enhance coordination between public and private housing and social service agencies:

As discussed above, HCDS participates in various intergovernmental activities that include multiple partnerships. HCDS plans to continue the coordination efforts in FY 2026-27.

Discussion:

Refer to the 2025-29 Consolidated Plan and the discussions above.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.420, 91.220(l)(1): Projects planned with all CDBG funds expected to be available during the year are identified in the Table AP-38.01. The following identifies program income that is available for use, that is included in projects to be carried out:

Table AP-90.01- CDBG Program Income

PROGRAM INCOME AVAILABLE FISCAL YEAR 2026-27	
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$1,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements.	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities.	\$0
Total Program Income:	\$1,000,000
OTHER CDBG REQUIREMENTS	
1. The amount of urgently need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons with low- and moderate income. Specify the years covered that include this Annual Action Plan.	Years Covered 2026-27 80% LMI Benefit

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.420, 91.220(2):

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HCDS does not plan to use any forms of investment beyond those permitted under 24 CFR 92.205. HOME funds will be provided only as grants, direct loans, interest subsidies, forgivable loans, deferred payment loans, or loan guarantees consistent with program regulations. No additional financing mechanisms or nonstandard investments are anticipated.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME Consortium homebuyer program uses the recapture option, in accordance with the requirements of 24 CFR 92.254 of the HOME Regulations. The County of San Diego will use recapture provisions for homebuyer assistance.

Key elements include:

- Recapture applies when the HOME-assisted buyer sells or transfers the property during the affordability period.
- The jurisdiction will recapture the direct HOME subsidy provided to the homebuyer, up to the amount of net proceeds available after the fair settlement of all superior liens and seller closing costs.
- Net proceeds are defined as: Sales Price – (Loan Repayments + Closing Costs).
- If net proceeds are insufficient to repay the full HOME subsidy, the jurisdiction will recapture only the available net proceeds.
- If net proceeds exceed the HOME subsidy amount, the homebuyer retains the excess.
- The affordability period will follow the HOME regulatory minimums based on the level of assistance invested.

If a project uses resale requirements instead of recapture, the jurisdiction will ensure:

- The subsequent buyer is income-eligible at or below 80% AMI.
- The property remains the principal residence of the buyer.
- The resale price ensures affordability while allowing a fair return to the original homeowner.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

To maintain long-term affordability:

- HCDS will impose a recorded deed restriction, covenant, or land use agreement that specifies the required affordability period.
- Affordability periods will follow 24 CFR 92.254(a)(4).
- Homebuyers must occupy the unit as their principal residence for the full affordability period.

- If a recapture option is used, the affordability is preserved through subsidy recovery.
- If resale is used, the jurisdiction enforces income qualifications and resale price controls on the next buyer.
- Annual compliance monitoring and verification will be performed to ensure continued occupancy and adherence to regulatory requirements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County of San Diego does not fund residential rehabilitation with HOME funds. The following are conditions under which the HOME Consortium will refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds:

- New investment shall be made to maintain current affordable units or to create additional affordable units.
- The Program statutory minimum period of affordability shall be those imposed in accordance with 24 CFR 92.252 of the HOME Regulations. The County typically imposes an extended period of affordability and program compliance period to a total of 55 years.
- The investment of HOME funds shall be within the geographic area of the HOME Consortium. However, HOME funds could be used outside the geographic area of the Consortium if it can be demonstrated that there is a regional benefit to residents of the Consortium.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the CDBG Program.

If refinancing becomes necessary, the County of San Diego will follow the required guidelines, including:

- Refinancing only when necessary to permit affordability-preserving rehabilitation.
- Prohibiting refinancing of debt originally incurred for property acquisition.
- Ensuring the project demonstrates a review of management practices, reasonable operating costs, and long-term financial viability.
- Requiring the project to remain affordable for at least 15 years or longer based on the level of HOME investment.
- Ensuring that refinancing enables rehabilitation that directly improves living conditions for low-income households.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)):

Not Applicable, the County of San Diego does not plan to implement a new HOME Tenant-Based Rental Assistance (TBRA) activity during the program year. Funding is set aside to continue assistance for existing TBRA clients under prior commitments; however, no new clients will be accepted. Therefore, no special needs or disability preference is proposed.

6. If applicable to a planned HOME TBRA activity, a description of the preference for a specific category of individuals with disabilities. (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii):

Not Applicable, since no new HOME TBRA activity is planned and no new clients will be accepted under the existing TBRA program, no preference for persons with special needs or disabilities is being proposed and no preference for a specific disability category applies.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a):

Not Applicable, the County of San Diego does not plan to apply any preference or limitation to HOME-assisted rental housing projects beyond standard eligibility requirements.

Emergency Solutions Grant (ESG) Reference 24 CFR 91.420, 91.220(l)(4):

1. Include written standards for providing ESG assistance (may include as attachment):

In cooperation with the Regional Task Force on Homelessness (RTFH), Housing and Community Development Services (HCDS) has developed standard policies and procedures for evaluating eligibility for assistance under the ESG Program in accordance with HUD ESG regulations. These written standards were updated in 2023. The ESG Policies and Procedures Guide is available upon request. Please also refer to the attached Annual Plan Supplement for additional detail on ESG standards, processes, and requirements.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system:

The San Diego ESG entitlement area (“Urban County”) works closely with the RTFH to manage all regional homelessness resources efficiently and effectively. Through this partnership, ESG programs leverage emergency shelter and supportive services across the region and coordinate efforts with:

- County Health and Human Services Agency (HHS), which administers public benefits and prevention services
- The Veterans Administration (VA), which jointly administers VASH vouchers with local Housing Authorities
- Public Housing Authorities
- Mental Health Services Act (MHSA) providers
- Community-based homeless service organizations that participate in the CoC

These agencies work together through the CoC’s coordinated assessment system, which ESG-funded programs are required to use under the HEARTH Act. The use of this community-wide coordinated entry system ensures standardized assessment, prioritization, and referral processes across all participating providers. This coordination strengthens the region’s ability to reduce and

prevent homelessness by linking households to the most appropriate housing and service interventions.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated:

HCDS administers the ESG program within the Urban County and allocates funds to service providers through a Notice of Funding Availability (NOFA) process. ESG funds are not provided directly to participating cities within the Urban County; however, these cities are included within the ESG service area.

To ensure broad access, public notification of the NOFA is:

- Posted on the HCDS website
- Advertised through BuyNet (county’s procurement/solicitation site)
- Electronically distributed to CoC homeless service providers, including community-based and faith-based nonprofit organizations

This process ensures that all eligible nonprofit organizations have the opportunity to apply for ESG funding to support emergency shelter, rapid re-housing, street outreach, and other eligible activities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG:

The County of San Diego does not have individuals who are currently or formerly homeless serving on its Board of Supervisors. However, HCDS meets the intent of the homeless participation requirement by consulting with the CoC Board of Directors, which includes an individual with lived experience of homelessness.

ESG subcontractors that operate shelters or rapid re-housing programs employ individuals who have formerly experienced homelessness. These individuals play an active role in shaping program policies, service delivery approaches, and funding considerations related to ESG-funded activities.

5. Describe performance standards for evaluating ESG:

HCDS collaborates with the RTFH and other local ESG entitlement jurisdictions to continue and refine the assessment and evaluation tools originally developed for the Homeless Prevention and Rapid Re-Housing Program (HPRP). As the CoC entity, RTFH participates in evaluating ESG project performance to ensure alignment with regional goals and system-wide performance measures.

HCDS monitors grant activities through:

- On-site monitoring visits
- Desk reviews

- Review of required reporting, including Quarterly and Annual Progress Reports documenting project accomplishments, expenditures, goals, families assisted, and outcomes

These monitoring activities ensure compliance with HUD regulations and verify that projects are producing effective, measurable results. HCDS also provides ongoing technical assistance to subrecipients throughout the program year.

DRAFT

Fiscal Year 2026-2027 Annual Plan Supplement

Year 2 of 2025-2029 Consolidated Plan

DRAFT

Annual Plan Proposal Evaluation Summary

Recommended Summary - Community Development Block Grant (CDBG)

CDBG PARTICIPATING CITIES		
Page 72	City of Imperial Beach Fire Vehicle Purchase and Related Equipment	\$126,061
Page 72	City of Lemon Grove Acacia Street Improvement	\$148,374
Page 72	City of Poway ADA Barrier Removal	\$170,337
Page 73	City of Poway 2-1-1 Services	\$18,417
Page 73	City of Poway Bridge Housing Program	\$21,471
Page 73	City of Poway HomeShare Program	\$17,471
Page 74	City of Solana Beach - Reserved for Future Use	\$0
Page 74	City of Del Mar – Reimbursement for Payment Advance	\$0
Page 74	City of Coronado - Reserved for Future Use	\$0
TOTAL PARTICIPATING CITIES		\$502,131
CDBG REGIONAL SERVICE PROJECTS		
Page 75	Interfaith Community Services (ICS) Preventing and Ending Homelessness	\$155,471
Page 75	Interfaith Shelter Network (ISN) Rotational Shelter Program	\$61,471
Page 76	Regional Task Force on Homelessness (RTFH) Homeless Management Information System (HMIS)	\$171,471
Page 76	Fair Housing Program Education and Enforcement	\$101,471
TOTAL REGIONAL PROJECTS		\$489,884
CDBG HOUSING PROJECTS		
Page 76	CDBG Housing Development Fund	\$1,138,739
Page 77	Urban County Home Repair Program	\$1,300,505
TOTAL HOUSING PROJECTS		\$2,439,244
CDBG PLANNING AND ADMINISTRATION		
Page 77	City/County Reinvestment Task Force	\$76,471
Page 78	Program Administration	\$725,000
TOTAL CDBG ADMINISTRATIVE COSTS		\$801,471
TOTAL CDBG FY 2026-27 ENTITLEMENT FUNDS		\$4,232,730
ESTIMATED CDBG PROGRAM INCOME		
	Urban County Home Repair Program	\$250,000
	Miscellaneous Program Revenue	\$750,000
TOTAL CDBG PROGRAM INCOME		\$1,000,000
ESTIMATED CDBG PROGRAM INCOME UTILIZATION		
	Housing Development Fund (80%)	\$600,000
	Urban County Home Repair Program	\$200,000
	CDBG Program Management and Administration	\$200,000
TOTAL CDBG PROGRAM REVENUE		\$1,000,000

Recommended Summary – HOME Investment Partnerships Program (HOME)

HOME PROJECTS		
Page 79	Downpayment and Closing Costs Assistance Program	\$1,150,000
Page 79	HOME Housing Development Fund	\$1,400,668
Page 80	Family Reunification Tenant-Based Rental Assistance*	\$0
Page 80	Transition-Aged Youth Tenant-Based Rental Assistance*	\$0
Page 81	Program Administration	\$283,407
TOTAL HOME FY 2026-27 ENTITLEMENT FUNDS		\$2,834,075
ESTIMATED HOME PROGRAM REVENUE		
Downpayment and Closing Costs Assistance Program Reconveyances		\$140,000
HOME Housing Development Reconveyances		\$800,000
HOME Consortium Cities Reconveyances		\$60,000
TOTAL HOME PROGRAM REVENUE		\$1,000,000
ESTIMATED HOME PROGRAM INCOME UTILIZATION		
HOME Consortium Activities		\$900,000
HOME Administration		\$100,000
TOTAL HOME PROGRAM INCOME		\$1,000,000

*Programs will be supported through prior year funding.

Recommended Summary – Emergency Solutions Grant (ESG) Program

ESG PROJECT		
Page 82	Townspeople	\$288,197
Page 82	Interfaith Shelter Network (ISN)	\$60,000
Page 82	Program Administration	\$28,232
TOTAL ESG FY 2026-27 ENTITLEMENT FUNDS		\$376,429

Recommended Summary – Housing Opportunities for Persons with AIDS (HOPWA) Program

HOPWA PROJECTS		
Page 83	HOPWA Tenant Based Rental Assistance (TBRA)	\$3,048,263
Page 83	Family Health Centers of San Diego	\$640,000
Page 83	Mama’s Kitchen	\$199,558
Page 84	The Center	\$100,000
Page 84	Stepping Stone	\$479,340
Page 84	Fraternity House	\$636,164
Page 85	Townspeople	\$564,129
Page 85	SBCS	\$74,465
Page 85	Father Joe’s Village	\$500,000
Page 85	HOPWA Program Administration	\$193,049
TOTAL HOPWA FY 2026-27 ENTITLEMENT FUNDS		\$6,434,968

Alternative CDBG Projects

The following projects meet all applicable federal CDBG regulatory requirements and have been determined feasible ready-to-proceed activities for the upcoming program year. These projects are identified as alternatives for Fiscal Year 2026–27 and may be funded if additional CDBG resources become available.

URBAN COUNTY - CDBG ALTERNATIVE PROJECTS				
Page #	Service Area	CDBG Activity	Proposed Project	*Amount
Page 87	Regional	Economic Development	Upwards – Boost Program	\$320,000
Page 87	Regional	Economic Development	YMCA SD Shared Services Alliance	\$230,000
Page 88	District 2	Public Infrastructure	Calavo Park Restroom	\$250,000
Page 88	District 2	Public Infrastructure	D Street Sidewalk	\$880,000
Page 88	District 5	Public Infrastructure	Elder Street Improvement	\$841,000
Page 88	District 2	Public Infrastructure	Jamacha Road Sidewalk	\$1,380,000
Page 89	District 2	Public Infrastructure	Lamar Park Playground Shade Structure	\$250,000
Page 89	District 3	Public Service	Boys & Girls Club Northwest	\$20,000
Page 89	Regional	Public Service	Court Appointed Special Advocate for Foster Youth	\$100,000
Page 89	Regional	Public Service	Emilio Nares Foundation	\$220,000
Page 90	Regional	Public Service	Jewish Family Services	\$100,000
Page 90	Regional	Public Service	La Maestra’s Dental Clinic	\$118,891
Page 90	Regional	Public Service	Meals on Wheels	\$75,000
Page 91	Regional	Public Service	Ramona Senior Nutrition Program	\$86,139
Page 91	Regional	Public Service	Traveler’s Aid Society	\$120,000
TOTAL ALTERNATIVE PROJECTS				\$4,991,030

*Total amounts do not include additional activity delivery and environmental review costs.

Ineligible CDBG Projects

The following projects did not meet federal CDBG regulatory program requirements and/or were not project ready - viable proposals. These projects were determined to be ineligible for Fiscal Year 2026-27.

URBAN COUNTY - CDBG INELIGIBLE PROJECTS	
CDBG Activity	Proposed Project
Economic Development	Workshop for Warriors: Advancing Workforce Readiness in Advanced Manufacturing for Veterans and Under-Supported Communities
Public Infrastructure	County DPR: Vallecito Generator Project
Public Infrastructure	County DPR: Lamar Park Solar Lighting Improvements
Public Infrastructure	County DPR: Agua Caliente New Well
Public Infrastructure	Ramona Water Municipal: Acres Septic to Sewer Design
Public Infrastructure	ECTLC: Women's House Renovation
Public Infrastructure	Tecate Horse Rescue: ADA Restroom Modular
Public Infrastructure	Eternity Beauty Inc.: Capital Improvement Projects
Public Service	Pro-Kids: Elevating Youth Through Golf & Education
Public Service	Open Heart Leaders: Counseling & Youth Empowerment Initiative
Public Service	TH&WC: Case Manager / Navigator
Public Service	Home Sweet Home: Housing navigation & rental assistance services for Veterans
Public Service	Public Service - UCSD Shiley Eye Institute: Eye mobile for Children & Seniors
Resident Application	Rental Assistance (5)
Resident Application	The Little People Foundation

Annual Plan - Recommended Project Summary

Community Development Block Grant (CDBG) Program

The table below describes projects recommended for funding with FY 2026-27 CDBG funds. All projects include an environmental review cost. Additionally, construction projects have an activity delivery cost included for contract management and compliance review due to increased oversight needed for compliance with federal regulation. Activity delivery costs are calculated as \$10,000 or 10% of the total project cost, whichever is less.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS

1. City of Imperial Beach - Fire Vehicle Purchase and Related Equipment \$126,061

Summary	Funds requested to purchase a new fire apparatus and related equipment to provide a newer, more dependable response vehicle for the City of Imperial Beach.
Location	City of Imperial Beach
Eligibility Citation	24 CFR 570.201 (c) Public Improvements – Fire Equipment
National Objective	Low-moderate income area benefit (24 CFR 570.208 (a)(1)(i))
Program Benefit	Census Tract (CT) Block Group (BG): CT/BG: 102.01 1 and 5; 104.01 1; 104,025 1 and 3 105.02 1, 2, 3, and 4; Low-Moderate Income Population 11,255; Total Population 16,675; 67.5% LMI
Estimated Completion	6/30/2027
Community Support	Imperial Beach City Council
Comments	The funds will cover the lease of a fire apparatus and related equipment, as well as the associated fees and taxes. It is recommended that a total of \$126,061 be allocated to this project which includes \$1,471 for environmental review costs.

2. City of Lemon Grove - Acacia Street Improvement \$148,374

Summary	Funds requested for bid advertising and costs for rehabilitating the Acacia Street segment from Golden Avenue to the cul-de-sac.
Location	City of Lemon Grove
Eligibility Citation	24 CFR 570.201 (c) Public Improvements – Streets and Sidewalks
National Objective	Low-moderate income area benefit (24 CFR 570.208 (a) (1) (i))
Program Benefit	Census Tract (CT) Block Group (BG): CT/BG: 140.01 4; 1. Low-Moderate Income (LMI) Population 2235; Total Population 3,660; 61.07% LMI
Estimated Completion	6/30/2027
Community Support	Lemon Grove City Council
Comments	Funds will be used for the rehabilitation of the Acacia Street segment, extending from Golden Avenue to the cul-de-sac. It is recommended that a total of \$148,374 be allocated to the project, which includes \$24,022 for environmental review costs and activity delivery.

3. City of Poway - ADA Barrier Removal \$170,337

Summary	Funds requested to provide fully ADA-compliant access on public property within the City of Poway for residents and visitors, including those with disabilities.
Location	City of Poway
Eligibility Citation	24 CFR 570.201 (c) Public Improvements – Streets and Sidewalks
National Objective	Low-moderate income limited clientele – Persons with Disabilities (24 CFR

Program Benefit	24 CFR 570.208 (s) (2) (ii) (A))
Estimated Completion	Limited Clientele
Community Support	6/30/2027
	Poway City Council
Comments	Funding will be used to provide ADA- compliant access in parking lots and/or walkways on City-owned properties. It is recommended that \$170,337 be allocated to this project, which includes \$24,022 for environmental review costs and activity delivery.

4. City of Poway - 2-1-1 Services \$18,417

Summary	Funds requested for staff time to answer calls and provide support to residents. 2-1-1 San Diego will offer comprehensive, 24/7 access to information and referral services, including assistance with applications and enrollment for CalFresh, Medi-Cal, Covered California, and children’s programs. It will also provide support for active military members, veterans, and their families.
Location	Regional – City of Poway
Eligibility Citation	24 CFR 570.201 (e) Public Services – Housing
National Objective	Low-moderate income limited clientele – (24 CFR 570.208 (a)(2)(i)(B))
Program Benefit	Limited Clientele
Estimated Completion	6/30/2027
Community Support	Poway City Council
Comments	Funds will be used to provide funding for 2-1-1 San Diego, specifically for calls from individuals who identify themselves as residents of Poway. Services to be provided include assistance in applying for social service programs such as CalFresh, Medi-Cal, Covered California, and various children’s programs. The funding will also support services for active military members, veterans, and their families. It is recommended that \$18,417 be allocated to this project which includes \$1,471 for environmental review costs.

5. City of Poway - Bridge Housing Program \$21,471

Summary	Funds requested to strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
Location	City of Poway
Eligibility Citation	24 CFR 570.201 (e) Public Services – Housing
National Objective	Low-moderate income limited clientele – (24 CFR 570.208 (a)(2)(i) (B))
Program Benefit	Limited Clientele
Estimated Completion	6/30/2027
Community Support	Poway City Council
Comments	Funds will be used to strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing. Approximately five cities participate in this program, and Poway’s contribution to this pool is a prorated share based on population. It is recommended that \$21,471 be allocated to this project, which includes \$1,471 for environmental review costs.

6. City of Poway - HomeShare Program \$17,471

Summary	Funds requested will serve low-income seniors and residents in Poway to provide at least 1 new shared senior housing match, assist a minimum of 30 unduplicated Poway seniors with information and referrals, support at least
----------------	--

Location 12 residents in ongoing matches.
 City of Poway
Eligibility Citation 24 CFR 570.201 (e) Public Services – Housing
National Objective Low-moderate income limited clientele – (24 CFR 570.208 (a)(2)(i)(B))
Program Benefit Limited Clientele
Estimated Completion 6/30/2027
Community Support Poway City Council, Community HousingWorks, Jewish Family Services of San Diego, 2-1-1 San Diego
 Funds will be used to provide resource navigation services to low-income seniors and Poway residents, including facilitating at least one new shared senior housing match, assisting a minimum of 30 unduplicated Poway seniors with information and referrals, and supporting at least 12 residents in ongoing housing matches. It is recommended that \$17,471 be allocated to this project, which includes \$1,471 for environmental review costs.

7. City of Solana Beach - Reserved for Future Use \$0

Summary To reserve funding allocation for the City of Solana Beach for future projects.
Location City of Solana Beach
Eligibility Citation N/A
National Objective N/A
Program Benefit N/A
Estimated Completion N/A
Community Support N/A
Comments The City of Solana Beach has requested the participating city allocation of \$50,668 be reserved for future use. This funding will be supplied through a future year allocation.

8. City of Del Mar – Reimbursement for Payment Advance \$0

Summary Funding to reimburse an advance to the City of Del Mar for ADA improvements on 15th Street and Coast Boulevard to eliminate architectural barriers.
Location City of Del Mar
Eligibility Citation N/A
National Objective N/A
Program Benefit N/A
Estimated Completion N/A
Community Support N/A
Comments In FY 2022-2023, the City of Del Mar was allocated \$86,959 to carry out DA improvements on 15th Street between Camino Del Mar and Ocean Avenue, and Coast Boulevard between 17th Street and 22nd Street. These funds include \$4,389 in carryforward from FY 2022, \$16,609 in FY 2023 funds, \$15,851 in FY 2024 funds, \$16,058 in FY 2025 funds, \$14,541 in FY 2026 funds, \$6,959 for required environmental review, and an advance of \$12,552 from Del Mar’s estimated FY 2027 CDBG allocations. Therefore, it is recommended that \$14,541 be returned to the CDBG Housing Development Fund and be allocated as partial payment of Del Mar’s FY 2022-2023 CDBG Advance. The City of Del Mar has \$12,552 of its advance remaining to be paid back to the CDBG Housing Development Fund.

9. City of Coronado - Reserved for Future Use \$0

Summary To reserve funding allocation for the City of Coronado for future projects.
Location City of Coronado
Eligibility Citation N/A

National Objective N/A
Program Benefit N/A
Estimated Completion N/A
Community Support N/A

Comments The City of Coronado has requested the participating city allocation of \$70,801 be reserved for future use. This funding will be supplied through a future year allocation.

10. Interfaith Community Services (ICS) - Preventing and Ending Homelessness \$155,471

Summary Funds requested will support ICS clients from Urban County and will cover staff costs for emergency shelter, homelessness prevention, and supportive services, including portions of salaries for the Program Manager, Case Manager, and Resident Coordinator. Funds will also provide housing subsidies and cover administrative costs.

Location Regional

Eligibility Citation 24 CFR 570.201 (e) Public Services – Housing

National Objective Low-moderate income limited clientele – Homeless (24 CFR 570.208 (a) (2) (i) (A))

Program Benefit Limited Clientele

Estimated Completion 6/30/2027

Community Support Interfaith is supported by RTFH, the Conrad Prebys Foundation, the San Diego Foundation, the David Copley Foundation, the Parker Foundation, and the City of Escondido.

Comments Funds will be used to cover staff costs for emergency shelter, homelessness-prevention activities, and supportive services, including portions of the salaries for the Program Manager, Case Manager, and Resident Coordinator. The funds will also provide housing subsidies and cover necessary administrative expenses. It is recommended that \$155,471 be allocated to this project, which includes \$1,471 for environmental review costs.

11. Interfaith Shelter Network (ISN) - Rotational Shelter Program \$61,471

Summary Funds requested will partially cover staff salaries, insurance, professional services, and operational costs for the Rotational Shelter Program. The Rotational Shelter Program will provide seasonal shelter and comprehensive support services including case management, meals, hygiene, transportation, and life skills workshops to individuals and families experiencing situational homelessness. The program will also collaborate with congregational volunteers and local nonprofit partners to help guests maintain connections to work, school, and community resources while seeking stable housing and income.

Location Regional

Eligibility Citation 24 CFR 570.201 (e) Public Services – Housing

National Objective Low-moderate income limited clientele – Homeless (24 CFR 570.208 (a) (2) (i) (A))

Program Benefit Limited Clientele

Estimated Completion 6/30/2027

Community Support N/A

Comments Funds will be used to partially cover staff salaries, insurance, professional services, and operational costs for the Rotational Shelter Program. The Rotational Shelter Program will provide seasonal shelter and comprehensive support services including case management, meals, hygiene, transportation, and life skills workshops to individuals and families experiencing situational homelessness. It is recommended that \$61,471 be allocated to this project, including \$1,471 for environmental review costs.

12. Regional Task Force on Homelessness (RTFH) - Homeless Management Information System (HMIS) \$171,471

Summary

Funds requested to support rental and HMIS staff expenses to provide training, technical support, and expanded HMIS capacity for shelters and service providers in San Diego County, ensuring compliance with state and federal reporting requirements.

Location

Regional

Eligibility Citation

24 CFR 570.201 (e) Public Services – Services for Homeless Persons

National Objective

Low-moderate income limited clientele – Homeless (24 CFR 570.208 (a) (2) (i) (A))

Program Benefit

Limited Clientele

Estimated Completion

6/30/2027

Community Support

Community support of 109 organizations that provided coordinated and/or collaborative services to unsheltered individuals throughout San Diego County.

Comments

Funds will be used to support rental property lease and HMIS staff expenses to provide training, technical assistance, and expanded HMIS capacity for shelters and service providers across San Diego County, ensuring compliance with state and federal reporting requirements. These funds will also help meet the necessary match required to receive Continuum of Care (CoC) funding. It is recommended that \$171,471 be allocated to this program, which includes \$1,471 for environmental review costs.

13. Fair Housing Program Education and Enforcement \$101,471

Summary

Funding requested to support the HUD-required equal opportunity housing for CDBG entitlement jurisdictions. Specifically, they provide for the administration and operation of this Program, which has historically been carried out through a contract with an external service provider.

Location

Regional

Eligibility Citation

24 CFR 570.201 (e) Public Services – Fair Housing Activities

National Objective

Low-moderate income housing benefit (24 CFR 570.208 (a) (2) (i) (B))

Program Benefit

Limited Clientele

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to support the HUD-mandated fair housing for CDBG entitlement jurisdictions. Specifically, it provides for the administration and operation of this program, which has traditionally been implemented through a contract with an external service provider. The program may include:

- Equal opportunity housing education;
- Maintenance of a website;
- Dissemination of news articles and press releases;
- Consultation on and participation in equal opportunity housing marketing plans;
- Outreach through brochures and participation in regional activities and events;
- Testing; and/or
- Maintenance of a complaint and referral hotline.

It is recommended that \$101,471 be allocated to this program, which includes \$1,471 for environmental review costs.

14. Housing Development Fund \$1,138,739

Summary	Funding requested for affordable housing construction, acquisition, rehabilitation, housing site improvements, pre-development costs and other housing related activities.
Location	Regional
Eligibility Citation	24 CFR 570.202 Rehabilitation/Preservation
National Objective	Low-moderate income housing benefit (24 CFR 570.208 (a) (3))
Program Benefit	Low-Moderate Income Housing
Estimated Completion	6/30/2027
Community Support	N/A
Comments	Funds will be used to support the development and/or rehabilitation of affordable housing for lower income and special needs people, and other CDBG eligible activities. Projects will be supported through prior year funding. Funding will also be added to the CDBG Housing Development Fund from projects which are cancelled, earlier savings. From reimbursements of advances or when program income is received.

15. Urban County Home Repair Program \$1,300,505

Summary	Funding requested to support a County-administered program that provides home repair loans and grants for critical health and safety improvements that support aging in place and the necessary rehabilitation to the residences of low-income homeowners and Mobil homeowners living in the Urban County.
Location	Urban County
Eligibility Citation	24 CFR 570.202 (e) - Rehabilitation Assistance
National Objective	Low-moderate income persons (24 CFR 570.208 (a) (3))
Program Benefit	Low-Moderate Income Housing
Estimated Completion	6/30/2027
Community Support	N/A
Comments	Funds will be used to support a County-administered program that provides home repair loans and grants for essential health and safety improvements. The program enables aging in place and funding necessary rehabilitation for the homes of low-income and mobile homeowners residing in the Urban County. By addressing critical home repairs, this program promotes independent living for elderly and disabled residents. It is recommended that \$1,300,505 be allocated to the project, which includes all environmental review costs.

16. City/County Reinvestment Task Force \$76,471

Summary	Funds requested to support staff costs associated with directing, planning, and implementing the Reinvestment Task Force, working to expand affordable housing stock and increase efficiency and affordability within existing housing supply.
Location	Regional
Eligibility Citation	24 CFR 570.205 (a) Planning and Economic Development
National Objective	N/A
Program Benefit	Planning Activity
Estimated Completion	6/30/2027
Community Support	N/A
Comments	Funds will be used for the continuation of County CDBG funding for staff costs associated with directing and implementing the Reinvestment Task Force, a joint agency established by the City and County of San Diego to monitor, encourage, and develop strategies for lending in lower-income

communities, in compliance with the federal Community Reinvestment Act. The Reinvestment Task Force monitors banking policies and practices in the region and formulates, in partnership with community and lenders, specific reinvestment strategies. It is recommended that \$76,471 be allocated for this project, which includes \$1,471 for environmental review costs, contingent upon matching contributions from the City of San Diego and/or Housing Commission.

17. CDBG Planning and Administration \$725,000

Summary

Funds requested to support the coordination with participating cities, program planning and management, regulatory compliance monitoring and other administrative activities associated with the operation of the Urban County CDBG program.

Location

Regional

Eligibility Citation

24 CFR 570.206 (a) Program Administration

National Objective

N/A

Program Benefit

Planning and Administration

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to support coordination with participating cities, program planning and management, regulatory compliance monitoring, and other administrative activities related to the operation of the Urban County CDBG program. Under CDBG regulations, planning and administrative activities are limited to 20% of total grant funds. It is recommended that \$725,000 be allocated for CDBG planning and administration, which includes \$1,471 for environmental review costs.

HOME Investment Partnerships Program (HOME)

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) PROJECTS

18. Downpayment and Closing Costs Program (DCCA) \$1,150,000

Summary

Continued funding for the Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program offers low interest deferred payment loans of HOME funds or a combination of HOME and CalHome Funds (when available), at up to 22% of the home purchase price, for low-income first-time homebuyers. The total gross annual income of the household must not exceed 80% of the San Diego County Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development. Eligible homes must be in the HOME Consortium Area. The loan funds may be used to assist with down payment and closing costs on the purchase of a new or re-sale home. The San Diego Housing Commission administers the program on behalf of the San Diego HOME Consortium.

Location

The HOME Consortium Area:

- CDBG Urban County: Includes the unincorporated areas and the cities of Coronado, Del Mar, Solana Beach, Poway, Imperial Beach, and Lemon Grove.
- HOME Consortium Cities: Includes the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

Eligibility Citation

24 CFR 92.205 (a) (1)

Program Benefit

Low-Moderate Income Housing

Estimated Completion

6/30/2027

Community Support

N/A

Comments

The HOME Consortium Homebuyer Downpayment and Closing Cost Assistance (DCCA) Program offers low interest deferred payment loans of HOME funds or a combination of HOME and CalHome Funds (when available), at up to 22% of the home purchase price, for low-income first-time homebuyers. The total gross annual income of the household must not exceed 80% of the San Diego County Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development. Eligible homes must be in the HOME Consortium Area. The loan funds may be used to assist with down payment and closing costs on the purchase of a new or re-sale home. The San Diego Housing Commission administers the program on behalf of the San Diego HOME Consortium. It is estimated that 7 homebuyer closings will take place in FY 2025-26. This program will be supported though prior year HOME funds.

19. HOME Housing Development Fund \$1,400,668

Summary

Affordable housing development, including predevelopment, housing site improvements and other activities.

Location

The HOME Consortium Area:

- CDBG Urban County: Includes the unincorporated areas and the cities of Coronado, Del Mar, Solana Beach, Poway, Imperial Beach, and Lemon Grove.
- HOME Consortium Cities: Includes the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

Eligibility Citation

24 CFR 92.205 (a)

Program Benefit

Low-Moderate Income Housing

Estimated Completion

6/30/2027

**Community Support
Comments**

N/A

Continued funding for affordable housing development, including predevelopment, housing site improvements, and other activities to encourage affordable housing for lower-income persons and families. The County Housing and Community Development Services (HCDS) awards funds during the year via a Notice of Funding Availability (NOFA) process. Proposals to develop, expand or supplement housing for lower-income persons/families, including special needs populations, will be funded. For FY 2026-27 funds, HCDS expects to fund affordable housing development proposals received through the NOFA process. It is estimated that funding will be provided for the construction or acquisition of 70 new affordable housing units.

20. Family Reunification Tenant-Based Rental Assistance \$0

Summary

The Family Reunification Tenant-Based Rental Assistance (SAT TBRA) program is a permanent housing program for individuals participating in Substance Abuse Treatment services by providing rental assistance for up to 18 months. Services include assistance with rent, security, and utility deposit. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through prior year funding.

Location

The HOME Consortium Area:

- CDBG Urban County: Includes the unincorporated areas and the cities of Coronado, Del Mar, Solana Beach, Poway, Imperial Beach, and Lemon Grove.
- HOME Consortium Cities: Includes the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

Eligibility Citation

24 CFR 92.209(a)

Program Benefit

Low-Moderate Income Housing

Estimated Completion

6/30/2027

Community Support

N/A

Comments

The HOME SAT TBRA program provides rental assistance and security and utility deposit assistance to families participating in Substance Abuse Treatment. The program is operated as a collaborative effort of the Housing Authority of the County of San Diego and the County Housing and Community Development Services. It has been an integral component of the Juvenile Dependency Court's Recovery project. Eligible participants must have an active Juvenile Dependency Court case and at least three months of documented sobriety. In addition, to be eligible, the lack of adequate housing must be documented to be significant barrier to the return of the children to the family. Non-mandatory case management services and treatment supervision are provided as program support. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through prior year funding. It is estimated that approximately 15 families will be assisted in FY 2026-27

21. Transition-Aged Youth Tenant-Based Rental Assistance \$0

Summary

The HOME Transition-Aged Youth (TAY) Tenant-Based Rental Assistance (TBRA) program is a permanent housing program prioritized for clients ages 18-24 years old by providing rental assistance for up to 24 months. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through

	prior year funding.
	The HOME Consortium Area:
Location	<ul style="list-style-type: none"> • CDBG Urban County: Includes the unincorporated areas and the cities of Coronado, Del Mar, Solana Beach, Poway, Imperial Beach, and Lemon Grove. • HOME Consortium Cities: Includes the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.
Eligibility Citation	24 CFR 92.209(a)
Program Benefit	Low-Moderate Income Housing
Estimated Completion	6/30/2027
Community Support	N/A
Comments	The HOME TAY TBRA program is a collaborative effort between Housing and Community Development’s Office of Homeless Solution and Community Development divisions. This permanent housing program provides rental subsidy assistance and security and utility deposit assistance for up to 24 months to prioritized TAY clients who are having trouble accessing independent housing. HOME funding will support the rental subsidy assistance components of the program. The program is not currently accepting new participants but will support current participants for the length of their assistance agreement through prior year funding. It is estimated that approximately 11 families will be assisted in FY 2026-27.

22. HOME Program Administration \$283,407

Summary	Funding provides for the management and administration of the HOME Consortium Program. HOME management/administrative expenses are limited to 10% of the HOME entitlement.
	The HOME Consortium Area:
Location	<ul style="list-style-type: none"> • CDBG Urban County: Includes the unincorporated areas and the cities of Coronado, Del Mar, Solana Beach, Poway, Imperial Beach, and Lemon Grove. • HOME Consortium Cities: Includes the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.
Eligibility Citation	24 CFR 92.207
Program Benefit	Low-Moderate Income Housing
Estimated Completion	6/30/2027
Community Support	N/A
Comments	The recommended funding provides for the management and the administration of the HOME Consortium Program. HOME management/administrative expenses are limited to 10% of the HOME entitlement. It is recommended that \$283,407 be allocated to support the HOME program administration.

Emergency Solutions Grant (ESG) Program

EMERGENCY SOLUTIONS GRANT (ESG) PROJECTS

23. Townspeople \$288,197

Summary	Funding will support households with housing readiness, rental assistance, and supportive services to maintain long term stability. This includes rapid rehousing, case management, wraparound services, and program administration/data collection through HMIS. A minimum of 30 Households shall be provided with Rapid Re-Housing Services annually and a minimum of twenty (20) households served will exit to permanent housing.
Location	Urban San Diego County
Eligibility Citation	24 CFR Part 576
Program Benefit	Low-Income Persons
Estimated Completion	6/30/2027
Community Support	N/A
Comments	Funds will be used to support program administration, rapid rehousing and case management services to homeless individuals and families living on the street. It is recommended that \$288,197 be allocated to the project, which includes all environmental review costs.

24. Interfaith Shelter Network (ISN) \$60,000

Summary	Funding will support emergency shelter operations, case management, employment development, supportive services, program administration, and HMIS data collection. This program will utilize a network of local congregations to support rotational shelter for up to 110 households.
Location	Urban San Diego County
Eligibility Citation	24 CFR Part 576
Program Benefit	Low-Income Persons
Estimated Completion	6/30/2027
Community Support	N/A
Comments	Funds will be used to support program administration, shelter operations and case management services to homeless individuals and families living on the street. It is recommended that \$60,000 be allocated to the project, which includes all environmental review costs.

25. ESG Program Administration \$28,232

Summary	The recommended funding provides for the management and the administration of the Federal ESG Program. ESG management/administrative expenses are limited to 7.5% of the ESG allocation. Funds allocated to support the Federal ESG program administration allow us to strengthen housing stability for the region's most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.
Location	San Diego County
Eligibility Citation	24 CFR Part 576
Program Benefit	Low-Income Persons
Estimated Completion	6/30/2027
Community Support	N/A
Comments	The recommended funding provides for the management and the administration of the ESG Program. ESG management/administrative expenses are limited to 7.5% of the ESG entitlement. It is recommended that \$28,232 be allocated to support the ESG program administration.

Housing Opportunities for Persons with AIDS (HOPWA) Program

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROJECTS

26. HOPWA Tenant Based Rental Assistance (TBRA) \$3,048,263

Summary

HOPWA funds will be used to provide tenant based rental assistance (TBRA), permanent housing, transitional-short term housing, short term mortgage and utility assistance, emergency housing and supportive services for individuals and/or families living with HIV/AIDS.

Location

San Diego County

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to provide tenant-based rental assistance (TBRA) to 130 households affected by HIV/AIDS. It is recommended that \$3,048,263 be allocated to the project, which includes all environmental review costs.

27. Family Health Centers of San Diego \$640,000

Summary

Family Health Centers will provide housing-related support services designed to improve housing stability for clients. These activities include housing information services, which offer housing navigation, education, and guidance through outreach efforts such as flyers and training. Family Health Centers will also administer Short-Term Rent, Mortgage, and Utility (STRMU) assistance, providing short-term financial support or utility payments to up to 240 clients. In addition, supportive services will be delivered through case management led by the HIV Services team, consisting of two case managers and two health navigators who will support clients in accessing and maintaining stable housing.

Location

San Diego County

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to provide program administration and housing-related support services designed to improve housing stability for clients living with HIV/AIDS. It is recommended that \$640,000 be allocated to the project, which includes all environmental review costs.

28. Mama's Kitchen \$199,558

Summary

Mama's Kitchen will provide supportive services through its Nutrition Project by delivering medically tailored meals to 170 households. Program support includes staff salary costs and meal supplies necessary to prepare and distribute nutritious meals that meet the specific medical and dietary needs of program participants.

Location

San Diego County

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used for program administration and cost associated with the delivery of medically tailored meals through program supportive services to individuals living with HIV/AIDS. It is recommended that \$199,558 be allocated

to the project, which includes all environmental review costs.

29. The Center **\$100,000**

Summary The Center will provide supportive services to 88 clients, including individuals, couples, and family behavioral health counseling for those affected by HIV/AIDS. The program will also focus on building community connections, peer support, and skill-building to promote overall well-being and housing stability.

Location San Diego County

Eligibility Citation 24 CFR Part 574

Program Benefit Low-Income Persons

Estimated Completion 6/30/2027

Community Support N/A

Comments Funds will be used to provide supportive services for participants living with HIV/AIDS. It is recommended that \$100,000 be allocated to the project, which includes all environmental review costs.

30. Stepping Stone **\$479,340**

Summary The Stepping Stone program will operate 16 beds and provide 85 persons supportive services designed to promote recovery and housing stability. The program operates two sober living homes supported by a multidisciplinary team consisting of SUD counselors, therapists, case managers, and clinical leadership to ensure coordinated service delivery, continuity of care, and achievement of recovery and stability outcomes.

Location San Diego County

Eligibility Citation 24 CFR Part 574

Program Benefit Low-Income Persons

Estimated Completion 6/30/2027

Community Support N/A

Comments Funds will be used to operate two sober living homes and provide supportive services to individuals living with HIV/AIDS. It is recommended that \$479,340 be allocated to the project, which includes all environmental review costs.

31. Fraternity House **\$636,164**

Summary The Fraternity House program will strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing. Funds will be used to operate 41 semi-independent living opportunities and serve 48 persons with ongoing case management to help work toward self-sufficiency. Supportive services include access to a food pantry and assistance with relevant transportation to ensure clients can attend appointments, access resources, and meet daily needs.

Location San Diego County

Eligibility Citation 24 CFR Part 574

Program Benefit Low-Income Persons

Estimated Completion 6/30/2027

Community Support N/A

Comments Funds will be used to operate semi-independent living housing and provide support services to individuals living with HIV/AIDS. It is recommended that \$636,164 be allocated to the project, which includes all environmental review costs.

32. Townspeople **\$564,129**

Summary

The Townspeople program provides warm and caring homes where vulnerable individuals living with HIV/AIDS can receive comprehensive care and services to rebuild their health and return to independent living. Funds will be used to operate 54 permanent supportive housing units and serve 72 households with case management, housing navigation, transportation, food access, and linkage to health benefit services.

Location

San Diego County

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to operate housing and provide supportive services for individuals and/or families living with HIV/AIDS. It is recommended that \$564,129 be allocated to the project, which includes all environmental review costs.

33. SBCS **\$74,465**

Summary

The SBCS Program provides an affordable housing community for families while providing a holistic approach to overcome difficult situations. Funds will be used to support 12 permanent supportive housing units with case management, transportation, food access, and linkage to health benefit services.

Location

San Diego County

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to provide supportive services to individuals and/or families living with HIV/AIDS in permanent supportive housing units. It is recommended that \$74,465 be allocated to the project, which includes all environmental review costs.

34. Father Joe’s Village **\$500,000**

Summary

The Father Joe’s Village program provides transitional housing for individuals living with HIV/AIDS and experiencing homelessness. Funds will be used to operate 18 beds and provide beneficiaries with case management, housing navigation to permanent housing, and supportive services.

Location

Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

Funds will be used to operate housing and provide supportive services for individuals and/or families living with HIV/AIDS. It is recommended that \$500,000 be allocated to the project, which includes all environmental review costs.

35. HOPWA Program Administration **\$193,049**

Summary

The recommended funding provides for the management and the administration of the HOPWA Program. Funds will be used to support

coordination of program planning and management, regulatory compliance monitoring, and other administrative activities associated with the operation of the HOPWA Grant program. HOPWA management/administrative expenses are limited to 3% of the HOPWA allocation.

Location

Strengthen housing stability for the region’s most vulnerable populations through a continuum of services and programs that support individuals and families from homelessness to permanent housing.

Eligibility Citation

24 CFR Part 574

Program Benefit

Low-Income Persons

Estimated Completion

6/30/2027

Community Support

N/A

Comments

The recommended funding provides for the management and the administration of the HOPWA Program. HOPWA management/administrative expenses are limited to 3% of the HOPWA allocation. It is recommended that \$193,049 be allocated to support the HOPWA program administration.

DRAFT

Annual Plan - Alternative Proposal Summary

Community Development Block Grant (CDBG) Program

The following projects meet all applicable federal CDBG regulatory requirements and have been determined feasible ready-to-proceed activities for the upcoming program year. These projects are identified as alternatives for Fiscal Year 2026–27 and may be funded if additional CDBG resources become available.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS

1. Economic Development – Upwards – Boost Program \$331,471

Summary

Funds requested will support low- and moderate-income microenterprise businesses, providing business coaching, technical assistance, and enrollment support to help in-home childcare providers stabilize and grow their businesses. CDBG funding will increase childcare providers’ revenue by 20% and create new low- to moderate-income (LMI) jobs.

Location

Regional – Micro-enterprise

Eligibility Citation

24 CFR 570.201 (o)(1)(iii) – Microenterprise support

National Objective

Low-moderate income limited clientele (24 CFR 570.208 (a)(2)(iv))

Program Benefit

NA Limited Clientele

Estimated Completion

6/30/2027

Comments

Funds will be used to cover salaries and benefits for key staff who operate the Boost Program. These team members provide business coaching, technical assistance, and enrollment support to help home childcare providers stabilize and grow their businesses. Upwards will match the CDBG funding to provide childcare management software, marketing materials, translation services, and program supplies of childcare providers in the county. It is recommended that a total of \$331,471 be allocated to this project which includes \$11,471 for activity delivery and environmental review costs.

2. Economic Development – YMCA SD Shared Services Alliance \$241,471

Summary

Funds requested will support low- and moderate-income local family childcare providers by improving their business practices and providing them with resources to enhance their operations. By offering business support services such as administrative assistance, operational guidance, training, and technical assistance, Shared Services Alliance project helps LMI childcare providers retain their jobs and thrive.

Location

Regional – Micro-enterprise

Eligibility Citation

24 CFR 570.201 (o)(1)(iii) – Microenterprise support

National Objective

Low-moderate income limited clientele (24 CFR 570.208 (a)(2)(iv))

Program Benefit

NA Limited Clientele

Estimated Completion

6/30/2027

Community Support

NA

Comments

Funds will be used to support staffing costs, including two business coaches who will provide all program supports to enrolled family childcare providers. Approximately 10% of the requested funding will support administrative costs including HR, IT, program oversight, and evaluation activities. It is recommended that a total of \$241,471 be allocated to this project which includes \$11,471 for activity delivery and environmental review costs.

review costs.

3. Public Infrastructure – Calavo Park Restroom \$274,022

Summary Funds requested for the construction of a restroom building at Calavo Park.
Location District 2
Eligibility Citation 24 CFR 570.201 (c) Public Improvements - Parks
National Objective Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
Program Benefit Census Tract (CT) Block Group (BG): CT/BG 137.02 2 and 3;138.01 3;138.02 1 and 2; 139.06 1; 70% LMI
Estimated Completion 6/30/2027
Community Support NA
Comments Funding will be used for the procurement and installation of the restroom building. It is recommended that a total of \$274,022 be allocated to this project, which includes \$24,022 for activity delivery and environmental review costs.

4. Public Infrastructure – D Street Sidewalk \$904,022

Summary Funds requested for the construction of 550 feet of new concrete sidewalk, curb, gutter, and pedestrian ramps.
Location District 2
Eligibility Citation 24 CFR 570.201 (c) Public Improvements - Sidewalks
National Objective Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
Program Benefit Census Tract (CT) Block Group (BG): CT/BG 208.06 1; 208.09 1, 2 and 3; 62% LMI
Estimated Completion 6/30/2027
Community Support NA
Comments Funds will be used for staff time and consultant charges for engineering design, right-of-way acquisitions, and construction. It is recommended that a total of \$904,022 be allocated to this project, which includes \$24,022 for activity delivery and environmental review costs.

5. Public Infrastructure – Elder Street Improvements \$865,022

Summary Funds requested will replace deteriorated asphalt sidewalks and construct new, ADA-compliant concrete sidewalks.
Location District 5
Eligibility Citation 24 CFR 570.201 (c) Public Improvements - Sidewalks
National Objective Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
Program Benefit Census Tract (CT) Block Group (BG): CT/BG 189.04 1, 2, and 4; 69% LMI
Estimated Completion 6/30/2027
Community Support NA
Comments Funds will be used for staff time and consultant charges for engineering design, right-of-way acquisitions, and construction. It is recommended that a total of \$865,022 be allocated to this project, which includes \$24,022 for activity delivery and environmental review costs.

6. Public Infrastructure – Jamacha Road Sidewalk \$1,404,022

Summary Funds requested will replace deteriorated asphalt sidewalks and construct new, ADA-compliant concrete sidewalks.
Location District 2
Eligibility Citation 24 CFR 570.201 (c) Public Improvements - Sidewalks
National Objective Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
Program Benefit Census Tract (CT) Block Group (BG): CT/BG 140.02 1; 131.07 1; 131.08 1; 55.01% LMI

Estimated Completion 6/30/2026
Community Support NA
Comments Funds will be used for staff time and consultant charges for engineering design, right-of-way acquisitions, and construction. It is recommended that a portion of the requested funding be allocated to this project, which will include \$24,022 for activity delivery and environmental review costs.

7. Public Infrastructure – Lamar Park Playground Shade Structure \$274,022

Summary Funds requested for the purchase and installation of new shade structures over existing playground equipment.
Location District 2
Eligibility Citation 24 CFR 570.201 (c) Public Improvements - Parks
National Objective Low-moderate income area benefit – 24 CFR 570.208 (a) (1)
Program Benefit Census Tract (CT) Block Group (BG): CT/BG 137.02 2,3; 138.01 1, 2, 3; 138.02 2; 260% LMI
Estimated Completion 6/30/2026
Community Support N/A
Comments Funds will be used for the installation of new shade structures over the existing playground equipment at Lamar County Park. It is recommended that a total of \$274,022 be allocated to this project, which includes \$24,022 for activity delivery and environmental review costs.

8. Public Service – Boys & Girls Club Northwest \$21,471

Summary Funds requested for financial aid/scholarships for approximately 70 youths.
Location District 3
Eligibility Citation 24 CFR 570.201 (e) Public Service – Youth Education
National Objective Low-moderate-income limited clientele – 24 CFR 570.208 (a) (2)
Program Benefit Limited Clientele
Estimated Completion 6/30/2026
Community Support N/A
Comments Funds will be used to cover staff salaries, ensuring financial aid to eligible youth. It is recommended that a total of \$21,471 be allocated to this project, which includes \$1,471 for environmental review costs.

9. Public Service – Court Appointed Special Advocate for Foster Youth - CASA Program \$101,471

Summary Funds requested to support program costs associated with providing CASA volunteers to advocate for approximately 40 abused and neglected foster youth.
Location Regional
Eligibility Citation 24 CFR 570.201 (e) Public Service – Foster Youth
National Objective Low-moderate-income limited clientele – 24 CFR 570.208 (a) (2) (i) (A)
Program Benefit Limited Clientele
Estimated Completion 6/30/2026
Community Support N/A
Comments Funds will be used for staff salaries to ensure 40 foster youth receive support and court advocacy. It is recommended that a total of \$101,471 be allocated to this project, which includes \$1,471 for environmental review costs.

10. Public Service – Emilio Nares Foundation \$231,471

Summary Funds will support efforts to remove barriers to healthcare access including transportation to and from hospitals and clinics, case management,

navigation support, and connections to vital community resources. The project will primarily serve low- to moderate-income households, children and youth with cancer or other life-threatening conditions, and their families, many of whom are experiencing housing or income instability.

Location Regional
Eligibility Citation 24 CFR 570.201(e) Public Service
National Objective Low-moderate-income limited clientele – 24 CFR 570.208 (a) (2)
Program Benefit Limited Clientele
Estimated Completion 6/30/2027
Community Support N/A

Funds will be used to support personnel costs essential to delivering the Emilio Nares Foundation's Continuum of Care program for four key positions that provide direct services to low- to moderate-income families whose children are battling life-threatening illnesses. It is recommended that a total of \$231,471 be allocated to this project, which includes \$11,471 for activity delivery and environmental review costs.

Comments

11. Public Service – Jewish Family Services \$111,471

Summary Funds requested will support 'On the Go' program, providing flexible transportation solutions for older adults and groups serving those ages 60+ years.

Location Regional
Eligibility Citation 24 CFR 570.201 (e) Public Service
National Objective Limited Clientele – Low-moderate-income 24 CFR 570.208 (a) (2) (i) (B)
Program Benefit Limited Clientele
Estimated Completion 6/30/2027
Community Support N/A

Funds will be used for the expansion of services in the CDBG-eligible communities of Lemon Grove, Spring Valley, Del Mar, Lakeside, Poway, and Solana Beach and staff time for 10 employees. It is recommended that a total of \$111,471 be allocated to this project, which includes \$11,471 for activity delivery and environmental review costs.

Comments

12. Public Service La Maestra’s Dental Clinic \$130,362

Summary Funds requested to expand access to advanced dental diagnostics for economically challenged individuals and families through the addition of Cone Beam Computed Tomography (CBCT) imaging services.

Location Regional
Eligibility Citation 24 CFR 570.201 (e) Public Service
National Objective Limited Clientele – Low-moderate-income 24 CFR 570.208 (a) (2) (i) (B)
Program Benefit Limited Clientele
Estimated Completion 6/30/2027
Community Support NA

Funds will be used to support 0.2 FTE of a licensed dentist at La Maestra’s Dental Clinic in Lemon Grove to perform and interpret Cone Beam Computed Tomography (CBCT) imaging, eliminating the need for external referrals, and strengthening care coordination for patients receiving comprehensive oral-health services. It is recommended that a total of \$130,362 be allocated to this project, which includes \$11,471 for activity delivery and environmental review costs.

Comments

13. Public Service – Meals on Wheels \$76,471

Summary Funding requested will provide 48,406 home-delivered meals and safety checks to 275 low-income, homebound seniors residing in the rural and unincorporated areas of San Diego County.

Location Regional

Eligibility Citation 24 CFR 570.201 (e) Public Service

National Objective Limited Clientele – Low-moderate-income 24 CFR 570.208 (a) (2) (i) (B)

Program Benefit Limited Clientele

Estimated Completion 6/30/2027

Community Support N/A

Funds will be used to support food and packaging for meals to be delivered to the homes of food-insecure, at-risk seniors in unincorporated San Diego County. It is recommended that a total of \$76,471 be allocated to this project, which includes \$1,471 for environmental review costs.

Comments

14. Public Service – Ramona Senior Nutrition Program \$87,610

Summary Funding requested to serve approximately 900 seniors from 9 different zip codes.

Location Regional

Eligibility Citation 24 CFR 570.201 (e) Public Service

National Objective Limited Clientele – Low-moderate-income 24 CFR 570.208 (a) (2) (i) (B)

Program Benefit Limited Clientele

Estimated Completion 6/30/2027

Community Support N/A

Funds will be used to provide seniors with hot nutritious meals, home delivery, congregate meals, transportation to and from center, educational presentations, senior outings and group classes. It is recommended that a total of \$87,610 be allocated to this project, which includes \$1,471 for environmental review costs.

Comments

15. Public Service – Traveler’s Aid Society \$131,471

Summary Funding requested to assist older adults who are extremely low income and/or immunocompromised with free, reliable transportation for essential trips including medical appointments, pharmacy visits, grocery shopping, banking, and civic duties, in the unincorporated area of San Diego County.

Location Regional

Eligibility Citation 24 CFR 570.201 (e) Public Service

National Objective Limited Clientele – Low-moderate-income 24 CFR 570.208 (a) (2) (i) (B)

Program Benefit Limited Clientele

Estimated Completion 6/30/2027

Community Support N/A

Funding will be used for transportation expenses, staff time (including fringe benefits), postage, and a prorated portion of necessary insurance expenses. It is recommended that a total of \$131,471 be allocated to this project, which includes \$11,471 for activity delivery and environmental review costs.

Comments

Appendices

- A. Fiscal Year Annual Plan Strategy
- B. HUD Certifications
- C. HUD SF-424's forms
- D. Public Notices
- E. Public Comment

DRAFT

A. Annual Plan Strategy

DRAFT

County of San Diego Health and Human Services Agency
Housing and Community Development Services

County of San Diego Consortium 2025-2029 Consolidated Plan

Fiscal Year 2026-2027 Annual Plan Strategy



LIVE WELL
SAN DIEGO

Table of Contents

Executive Summary 3

Background 4

Community Input Process 5

Community Feedback 7

Proposed Strategy for Fiscal Year 2026-2027 9

Appendix A. Eligible Activities 11

 Community Development Block Grant 11

 HOME Investment Partnerships 12

 Emergency Solutions Grant 12

 Housing Opportunities for Persons with AIDS 13

DRAFT

Fiscal Year 2026-2027 Annual Plan Strategy Executive Summary



OVERVIEW

As a recipient of United States Department of Housing and Urban Development (HUD) entitlement program funding, the County of San Diego Health and Human Services Agency, Housing and Community Development Services (HCDS), develops a five-year Consolidated Plan. For each year of the five-year Consolidated Plan, an annual plan cycle follows, which includes the Annual Plan Strategy. The Annual Plan Strategy is developed to set forth the priorities for which activities should be funded in the upcoming year's Annual Plan.

Consolidated Plan Funding



Community Development Block Grant:

Supports community development activities benefiting low- and moderate-income residents



HOME Investment Partnerships:

Supports local housing strategies to increase the supply of affordable housing



Emergency Solutions Grant:

Supports the first step in a continuum of assistance to prevent homelessness



Housing Opportunities for Persons with AIDS:

Supports housing and services for low-income individuals living with HIV/AIDS

CONSOLIDATED PLAN ALIGNMENT



On March 11, 2025 (08), the San Diego County Board of Supervisors approved the 2025-2029 Consolidated Plan. The Annual Plan Strategy is in alignment with the Consolidated Plan goals shown below:



COMMUNITY ENGAGEMENT



The Annual Plan Strategy is informed by feedback gathered through in-person and virtual community input sessions, an online survey, and an analysis of community data indicators. Total community outreach and engagement included:

- Outreach to over **14,000 residents & stakeholders**;
- Generating **2,980 social media impressions**;
- Collecting input from **214 community members** through online survey and input sessions; and
- Receiving over **900 open-ended responses** with qualitative feedback.

Any additional feedback received will be incorporated into the final Annual Plan Strategy.

PROPOSED ANNUAL PLAN STRATEGY FUNDING PRIORITIES



The Annual Plan Strategy, shaped by community input, will prioritize feasible projects for Fiscal Year 2026-2027 that align with the 2025–2029 Consolidated Plan goals and funding eligible activities. This will include projects that:

- Support the **development** and **rehabilitation** of **affordable housing**;
- Maintain emergency and long-term **supportive housing assistance** options;
- Promote **housing** and **economic stability** by investing in programs that help individuals maintain housing; and
- **Improve neighborhoods** and **public facilities** that foster safe, healthy, accessible, connected, and livable communities.



Background

The County of San Diego (County) Health and Human Services Agency, through Housing and Community Development Services (HCDS), administers programs funded by the United States Department of Housing and Urban Development (HUD) to support a wide range of housing and community development activities.

HCDS prepares a five-year Consolidated Plan, which serves as a strategic framework for investing federal entitlement funds. This plan includes a demographic profile of the region, identifies housing and community development needs, and outlines strategies to address them through four federal entitlement programs. The current Consolidated Plan covers Fiscal Years (FY) 2025–2029 (July 1, 2025, to June 30, 2030).

The four HUD entitlement programs administered by the County are:

- **Community Development Block Grant (CDBG):** Supports housing, public services, and community development activities benefiting low- and moderate-income residents
- **Emergency Solutions Grant (ESG):** Funds the initial steps in a continuum of care to prevent and address homelessness through street outreach, emergency shelter, homeless prevention, and rapid rehousing
- **HOME Investment Partnerships (HOME):** Supports local strategies to expand affordable housing through development, acquisition and/or rehabilitation of affordable housing, first time homebuyer activities, and rental assistance
- **Housing Opportunities for Persons with AIDS (HOPWA):** Provides housing and services for low-income individuals living with HIV/AIDS and their families

These programs each have a specific service area:

- **Urban County:** Includes the County's unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach; the CDBG and ESG programs serve residents within the Urban County
- **HOME Consortium:** Includes the Urban County plus the participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista; the HOME program serves residents within the Home Consortium
- **Regional:** Includes the entire region of San Diego County; the HOPWA program serves residents within the San Diego County region

For each year of the five-year Consolidated Plan, HCDS follows an annual plan cycle which includes three key documents:

1. **Annual Plan Strategy:** Defines how the County will prioritize funding projects for the upcoming program year
2. **Annual Plan:** Identifies recommended projects for HUD funding with measurable annual goals
3. **Consolidated Annual Performance and Evaluation Report (CAPER):** Reports on outcomes and accomplishments from the previous program year

All activities and projects funded through these programs must align with regulatory requirements of the relevant HUD program and the 2025–2029 Consolidated Plan goals, which are:

- **Expanding affordable housing** options by increasing the supply and improving the affordability of existing housing
- **Promoting housing stability** for the region’s most vulnerable populations through programs that span the homeless-to-housed continuum
- **Enhancing quality of life** by improving access to vital services, community infrastructure, and economic opportunities

The purpose of the Annual Plan Strategy is to develop an approach informed by community input. This Strategy will also support the evaluation process of project proposals for the upcoming year, and serves to maintain a resident-informed, people-centered approach to the planning process.

Community Input Process

During June 2025, HCDS led a comprehensive community engagement process to gather meaningful input for the FY 2026–2027 Annual Plan Strategy (Strategy). This Strategy will guide the development of the Annual Plan (July 1, 2026 – June 30, 2027) of the 2025–2029 Consolidated Plan. To ensure broad participation, HCDS implemented a variety of outreach activities. These included launching a dedicated project page on the Engage San Diego County website, deploying an online community input survey, publishing an article on the County News Center, and releasing targeted social media posts. HCDS also hosted six in-person community input sessions and two virtual sessions to provide accessible, interactive opportunities for residents to share their priorities and ideas.

To maximize awareness and encourage participation, HCDS collaborated with other County offices and departments, including the San Diego County Library, the Department of Strategy and Community Engagement, Office of Equitable Communities, and the

ATTACHMENT A

County Communication Office, who assisted in outreach announcements across County social media platforms. In total, 214 community members participated in the engagement process, with 169 completing the online survey and 45 attending the in-person or virtual sessions.

Community Engagement Activities:

Type of Engagement	Date	Location
Online Community Survey	June 5 – June 20, 2025	Virtual
In-Person Input Session	June 10, 2025	Bonita
In-Person Input Session	June 11, 2025	Del Mar
In-Person Input Session	June 12, 2025	Fallbrook
Virtual Input Session	June 13, 2025	Virtual
In-Person Input Session	June 16, 2025	Spring Valley
In-Person Input Session	June 17, 2025	Alpine
In-Person Input Session	June 18, 2025	Borrego Springs
Virtual Input Session	June 20, 2025	Virtual

Community Engagement Outreach:

Type of Publicity	Details	Views/Audience
Informational Website	Housing & Community Development Engage San Diego County	551
News Story	County News Center Story	816
Social Media	HHSA Instagram/Facebook/X	1,741
E-mail Announcement	HCDS GovDelivery Email Announcements June 2, 2025	14,154
E-mail Announcement	HCDS GovDelivery Email Announcements June 5, 2025	14,143
E-mail Announcement	HCDS GovDelivery Email Announcements June 16, 2025	14,149
June Newsletter	Regional Community June Newsletters	5,848
San Diego County Libraries	Announcement Distribution	Library goers/ groups/partners

In addition, a 30-day public comment period for this Strategy opened on October 3, 2025, and will conclude following the public hearing on November 4, 2025. Any written and oral public comments received prior to the end of the public comment period will inform the development of the Annual Plan. Overall, community input received will guide funding priorities for programs and projects that align with Consolidated Plan goals and eligible activities, focusing on the most pressing needs identified and capacity to implement them.

Community Feedback

HCDS conducted community input sessions and surveys to inform the development of the FY 2026–2027 Annual Plan Strategy and upcoming Annual Plan. Residents, stakeholders, the San Diego County Board of Supervisors, and partners shared their perspectives through open-ended responses, ranking exercises, and geographic identifiers. In-person and virtual sessions also offered attendees the chance to provide feedback through interactive activities and open discussions. In addition to quantifiable input gathered through survey questions, over 900 open-ended qualitative responses were received. This extensive feedback provided valuable insights into the most pressing issues facing residents.

The community input received confirmed that housing affordability is the single most urgent challenge for San Diego County residents. Over 85% of participants reported knowing someone who struggled to find affordable housing in the past year, and many shared personal accounts of housing instability, displacement, and homelessness. Rising rents, lack of affordable units, investor ownership of properties, and short-term rental conversions are believed to be drivers of the local housing crisis.

Input from participants overwhelmingly prioritized funding for housing production, especially for seniors, people with disabilities, and extremely low-income households. Expanding rental assistance programs and eviction prevention emerged as top-ranked needs, alongside permanent supportive housing with health and behavioral health services. Participants emphasized the need for streamlined rental assistance access, noting that long waiting lists and cumbersome eligibility criteria may unintentionally exclude vulnerable families. Underserved rural communities such as Borrego Springs, Jamul, and Julian, overwhelmingly highlighted limited access to affordable housing, transportation for seniors, and supportive services.

In addition to increasing housing production, community input conveyed that housing affordability is impacted by several factors such as livable wages, childcare access, reliable public transportation, mental health and substance use treatment, and safe community spaces. Many respondents described these systems as tightly interlinked, suggesting that housing stability requires addressing root causes such as poverty, behavioral health, and gaps in supportive infrastructure.

Survey data revealed similar needs across all regions of the county. Responses included residents from communities across Central, East, South Bay, North County, and unincorporated areas of the county. Overall findings based on the input received emphasized the importance of coordinated efforts to address housing affordability, support for the most vulnerable, and invest in services that promote long-term housing stability for all residents.

Affordable Housing

What are the biggest challenges related to affordable housing in your community? (Select up to 3)

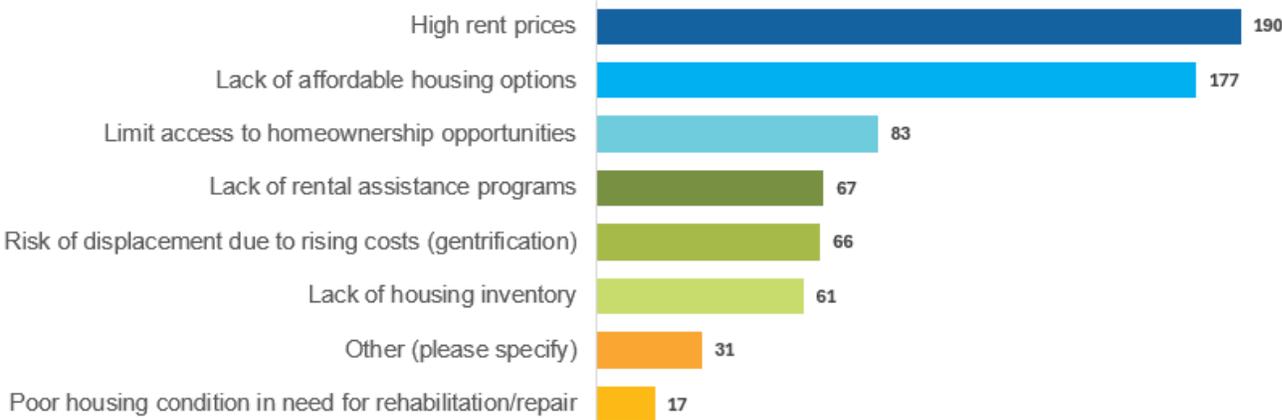


Figure 1. Source: FY 2026-2027 Community Input Survey

The survey results shown in Figure 1 highlight high rent prices and a lack of affordable housing options as the most frequently cited community challenges. Additional concerns included limited access to homeownership opportunities, insufficient rental assistance, and the risk of displacement due to rising costs.

Housing Stability

What are the most pressing housing stability challenges for vulnerable populations in your community? (Select up to 3)

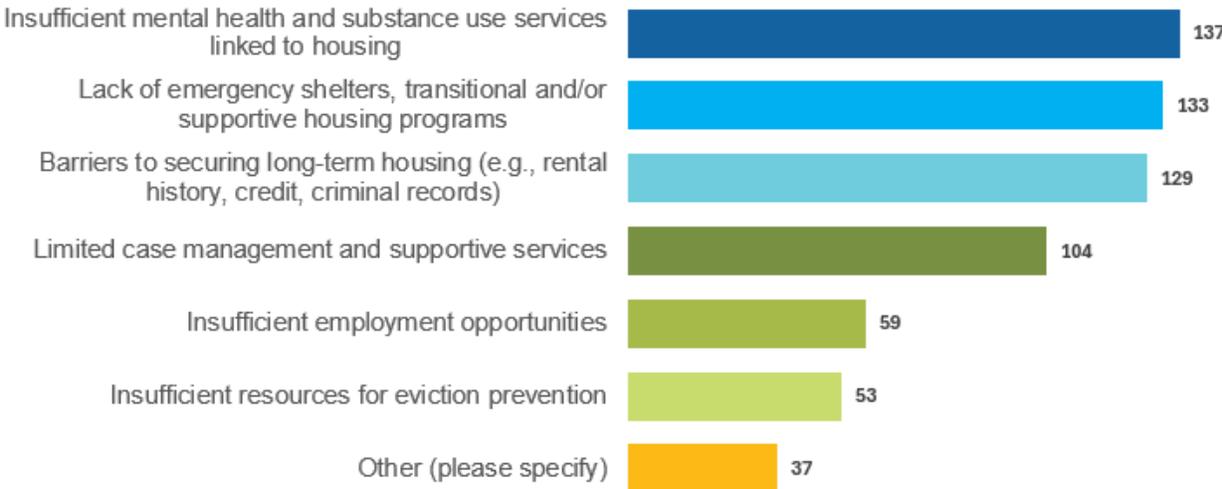


Figure 2. Source: FY 2026-2027 Community Input Survey

The survey findings in Figure 2 reflect the community identified challenges to preventing homelessness. Respondents indicated insufficient mental health and substance use services linked to housing, lack of emergency shelters, transitional and/or supportive housing programs, and barriers to securing long-term housing as the most pressing concerns.

Quality of Life

What community improvements would have the most positive impact on quality of life in your area? (Select up to 3)

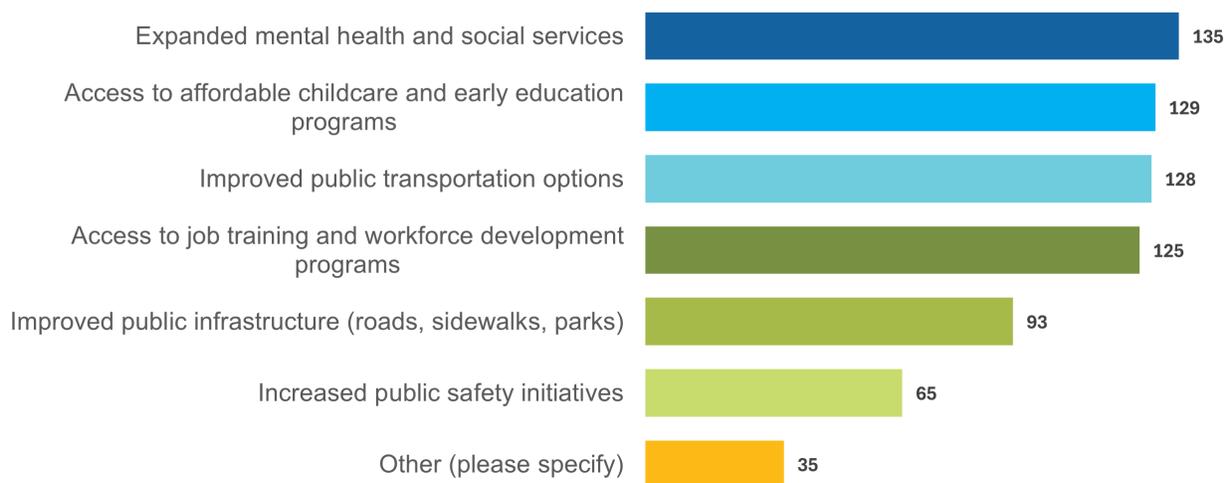


Figure 3. Source: FY 2026-2027 Community Input Survey

The graph in Figure 3 illustrates survey responses related to improving quality-of-life. Respondents were asked to identify community improvements that would most enhance their quality of life. The top priorities included expanded mental health and social services, access to affordable childcare and early education, improved public transportation options, and job training and workforce development programs.

Proposed Strategy for Fiscal Year 2026-2027

Prioritization for FY 2026–2027 projects will depend on alignment with HUD eligible activities, Annual Plan Strategy, community feedback, and 2025-2029 Consolidated Plan goals which include: 1) expanding affordable housing, 2) promoting housing stability, 3) enhancing quality of life.

Based on overall community input, the FY 2026-2027 Annual Plan Strategy includes prioritization of funding for projects that:

- Support the development and rehabilitation of affordable housing;
- Maintain emergency and long-term supportive housing assistance options;

- Promote housing and economic stability by investing in programs that help individuals maintain housing; and
- Improve neighborhoods and public facilities that foster safe, healthy, accessible, connected, and livable communities.

Program Specific Considerations

Each entitlement program procures and selects projects through a separate competitive process, shaped in part by the number, scope, and type of proposals received from subrecipients or subgrantees.

To ensure the planning and selection process remains responsive to community needs, engagement will remain central to implementation and the development of the FY 2026-2027 Annual Plan. This approach ensures that residents across all areas, including unincorporated communities, have ongoing opportunities to provide input and help shape local solutions.

Proposals will be assessed for eligibility and evaluated based on their alignment with the Annual Plan Strategy, Consolidated Plan goals, and community feedback. Funding may prioritize projects and services that directly address needs identified by residents, when possible, such as promoting access to affordable housing and supporting vulnerable populations, including older adults, people with disabilities, veterans, and extremely low-income households.

Appendix A. Eligible Activities

The following sections outline the eligible program activities that can be funded by the four HUD Entitlement Programs below.

Community Development Block Grant (CDBG)

Anticipated FY 2026-2027 Allocation: \$4.2 million

The CDBG program supports community development and housing activities that benefit low- and moderate-income households. CDBG funds may be awarded within the Urban County, for the following eligible activities:

- **Affordable Housing Development:** May be used for property acquisition, rehabilitation, site improvements, and eligible predevelopment costs to stimulate housing development for low-income individuals. While new construction is generally ineligible, certain eligible housing activities may be carried out by qualified Community Based Development Organizations under specific program provisions.
- **Public Improvements:** May be used for eligible public infrastructure and facility improvements, such as parks, streets, community centers, and drainage structures. Projects must primarily benefit low-and moderate- income residents or meet another national objective.
- **Public Services:** Up to 15% of the annual CDBG allocation, including program income, may be used for public services that primarily benefit low- and moderate-income residents. Eligible activities may include but are not limited to childcare, health care, recreation and education programs, fair housing activities, and services for older adults or homeless individuals.
- **Economic Development:** May be used to support economic development activities that create or retain jobs for low- and moderate-income persons. Eligible activities may include assistance to private for-profit businesses through grants, loans, or technical assistance; improvements to commercial or industrial areas; and support for micro enterprise development. Projects should stimulate economic growth, increase access to employment opportunities, and contribute to the revitalization of neighborhoods.
- **Planning and Administrative Activities:** Up to 20% of CDBG funds may be used for planning and administration activities that may include preparation of economic revitalization plans, assessments of facilities and housing needs, and general program administration.

HOME Investment Partnerships (HOME)

Anticipated FY 2025-26 Allocation: \$2.8 million

The County Consortium's HOME program supports the creation and preservation of affordable housing through development, homeownership assistance, and tenant-based rental assistance for low-income households. HOME funds may be allocated to the following eligible activities:

- **Housing Acquisition/Rehabilitation:** May be used for the acquisition and/or rehabilitation of existing rental housing units to benefit low-income households and/or special needs populations.
- **Housing Construction:** May be used for all eligible costs associated with the new construction of rental housing, including acquisition of unimproved real property. All assisted units must be affordable to low-income households. At least 15% of the annual HOME allocation must be reserved for housing activities that are developed, owned, or sponsored by qualified Community Housing Development Organizations, which may include new construction, acquisition, or rehabilitation of affordable rental housing.
- **Tenant-Based Rental Assistance:** May be used to provide rental subsidies, including security deposits and eligible administrative costs. Tenant-Based Rental Assistance may be targeted to special needs populations, subject to local priorities and program design.
- **Homebuyer Assistance Programs:** HOME funds may be used but are not limited to assist low-income first-time homebuyers with down payment and/or closing cost assistance.

Emergency Solutions Grant (ESG)

Anticipated FY 2025-2026 Allocation: \$370,000

ESG funds may be allocated within the Urban County to implement a broad range of eligible activities that benefit individuals experiencing homelessness directly through local housing authorities or non-profit agencies. ESG funds may be allocated to fund the following eligible activities:

- **Street Outreach:** 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. Services consist of engagement, case management, transportation

and other health services. No more than 60% of ESG allocation may be used for the combined categories of Street Outreach and Emergency Shelter.

- **Emergency Shelter:** May be used for individuals and families in emergency shelter. Services generally consist of case management, childcare, education services, employment assistance and job, 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:** May be used for programs that prevent homelessness such as providing rental assistance, and housing relocation and stabilization services. Rental assistance includes short-term, medium-term, or arrears assistance. Housing relocation and stabilization services include financial assistance such as rental application fees, security deposits, and utility deposits. It also includes services such as housing search placement, case management, and legal services.
- **Rapid Re-Housing:** May be used for short-term and medium-term rental assistance (up to 24 months). 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):** 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.

Housing Opportunities for Persons with AIDS (HOPWA)

Anticipated FY 2024-2025 Allocation: \$6.3 million

The HOPWA program provides housing assistance and housing related services for individuals living with HIV/AIDS and their families. HOPWA funds may be allocated to fund the following eligible 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:** For grantee to establish, coordinate, and develop housing assistance resources for eligible persons. Activities include developing

ATTACHMENT A

housing assistance resources, leading collaborative efforts, and conducting assessments and research.

- **Capital Development Costs:** Includes new construction, acquisition, rehabilitation, conversion, and repair of facilities to provide housing and services. New Construction includes single room occupancy (SRO) dwellings and community residences only.
- **Tenant-Based Rental Assistance:** Rental assistance in the form of a share of the monthly rent subsidy paid to landlords on household's behalf.
- **Short-Term Rent, Mortgage, And Utility Payments:** Includes assistance to pay for past or current due rent, mortgage, or utility payment in order to prevent homelessness.
- **Leasing and Operating for Permanent, Transitional, Short-Term Facility-Based Housing:** Includes operating costs of all or portion of a building to include maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs to provide housing and services.
- **Permanent Housing Placement (PHP):** Includes application fees, credit check expenses, one-time utility connection, security deposits, first/last month's rent, rental or utility arrears, mediation services, and other services.
- **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.

B. HUD Certifications

DRAFT

C. HUD SF-424's forms

DRAFT

D. Public Notices

DRAFT

SAN DIEGO COUNTY CONSORTIUM NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY

**COUNTY OF SAN DIEGO CONSORTIUM
FISCAL YEAR 2026-27 ANNUAL PLAN**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), EMERGENCY SOLUTIONS GRANT (ESG), AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM FUNDS

Notice is hereby given that the San Diego County Board of Supervisors (Board) will hold a public hearing on March 24, 2026, at 9:00 a.m. in Room 310 at the County Administration Center, 1600 Pacific Highway, San Diego, CA, to consider the Fiscal Year (FY) 2026-27 Annual Plan. The Board will consider the proposed use of an estimated: \$4,232,730 in Community Development Block Grant (CDBG) funds; \$2,834,075 in HOME Investment Partnership (HOME) funds; \$376,429 in Emergency Solutions Grant (ESG) funds; and \$6,434,968 in Housing Opportunities for Persons with HIV/AIDS (HOPWA) funds that the County will receive from the U.S. Department of Housing and Urban Development (HUD). The Board will also consider the proposed use of an estimated \$2,000,000 in FY 2026-27 CDBG, HOME, and HOPWA Program revenues and the reallocation of an estimated \$7,000,000 in previous years' HOME, CDBG and HOPWA entitlements. These figures are based on prior year funding levels.

The Annual Plan describes proposed activities to be funded from FY 2026-27 and previous year entitlements, which must meet the goals established in the 2025-29 Consolidated Plan.

The CDBG and ESG programs provide funding to the County's unincorporated area and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach, also known as the Urban County. CDBG funds must: (1) benefit lower-income persons; (2) prevent/eliminate slums and blight; or (3) meet urgent community development needs. The ESG program funds homeless assistance in the Urban County. The HOME program funds affordable housing activities within the County HOME Consortium. The HOME Consortium includes the Urban County, plus the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista. The HOPWA program funds housing/services for persons with HIV/AIDS and their families throughout San Diego County.

Copies of the draft Annual Plan are available for public review and comment, during the 30-day comment period from February 20, 2026, through March 24, 2026, on the County website at sdhcd.org. Written comments should be addressed to Housing and Community Development Services, Community Development Division, 3989 Ruffin Road, San Diego, CA 92123 or by email to Community.Development@sdcounty.ca.gov. Those who are deaf or hard of hearing may contact the department at (866) 945-2207. Those who need assistance to participate in the meeting (non-English speaking, hearing impaired, etc.) should contact staff at least five days prior to the meeting to request special arrangements.

APPROVED AS TO FORM AND LEGALITY

Damon M. Brown, County Counsel

BY: Jane Rhee, Supervising Deputy County Counsel

E. Public Comment

DRAFT

Appendix E. Public Comments and Resolutions

The public comment period to review and comment on the proposed FY 2026-27 Annual Plan was held from February 20, 2026- March 24, 2026.

Source	Comment(s)	Response	Action Taken

DRAFT