

# 2025-29 Consolidated Plan Strategy

## Summary of Community Needs & Proposed Strategic Goals



LIVE WELL  
SAN DIEGO

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# 2025-2029 Consolidated Plan Strategy

## Executive Summary

### CONSOLIDATED PLAN OVERVIEW

As a recipient of HUD entitlement funding the County of San Diego develops a five-year Consolidated Plan. The Consolidated Plan goals set priorities as well as numeric targets that guide the use of HUD entitlement funding, based on community feedback and public data.

#### Consolidated Plan Funding

**CDBG:**

Supports community development in low-income neighborhoods

**HOME:**

Supports local housing strategies to increase the supply of affordable housing

**ESG:**

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

**HOPWA:**

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

### ENGAGEMENT PROCESS

The Consolidated Plan goals are set based on feedback gathered through in-person and virtual community input sessions, an online questionnaire, stakeholder consultations, and an analysis of community data indicators. Total community outreach included:

- 41 community organization consultations
- 242 community members
- 85,000 online impressions

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

### FEEDBACK THEMES

Across all engagement methods and data collection, key themes emerged. These themes have informed the development of the proposed Consolidated Plan goals. Feedback themes include:



**Housing Costs and Availability**



**Homeless Shelters and Services**



**Quality of Life and Cost of Living**

### PROPOSED CONSOLIDATED PLAN GOALS and HOUSING BLUEPRINT ALIGNMENT

The Housing Blueprint was adopted by the County Board of Supervisors on August 27 and established the 5 Ps Solutions Framework. Consolidated Plan goals support the framework across these 5Ps.

1

**Affordable Housing Opportunities**

Invest in housing options that both expand the affordable housing stock and increase efficiency and affordability within the existing housing supply.



**Preserve**  
vulnerable  
housing



**Produce**  
housing  
for all

2

**Housing Stability**

Strengthen and support housing stability amongst the region's most vulnerable populations by supporting programs across the homeless to housed continuum.



**Prevent**  
displacement



**Protect**  
tenants

3

**Quality of Life**

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



**Promote**  
equity, inclusion,  
and sustainability



**Prevent**  
displacement



**Protect**  
tenants

# Consolidated Plan Development

## Purpose

The County of San Diego (County), as a recipient of the United States Department of Housing and Urban Development (HUD) entitlement program funding, develops a five-year Consolidated Plan with identified regional five-year goals and an Annual Plan identifying projects to be funded during the upcoming fiscal year. HUD entitlement programs support a variety of housing and community development activities in the region. Program funding is administered by the County Health and Human Services Agency, Housing and Community Development Services (HCDS). The HUD entitlement programs included in the Consolidated Plan and Annual Plan are:

- **Community Development Block Grant (CDBG)** – Supports community development activities for low- and moderate-income persons to address a variety of housing, public service, and community development needs.
- **Emergency Solutions Grant (ESG)** – Supports the first step in a continuum of assistance to prevent homelessness through street outreach, emergency housing, and rapid rehousing.
- **HOME Investment Partnerships (HOME)** – Supports local housing strategies to increase the supply of affordable housing, such as development of housing and rental assistance.
- **Housing Opportunities for Persons with AIDS (HOPWA)** – Supports housing and services for low-income people living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). HOPWA activities are also guided by the Joint City/County HIV Housing Committee.

The primary purpose of the Consolidated Plan is to:

1. Identify priority housing and community development needs in the County's jurisdiction through market analysis, community input, and stakeholder consultation, and;
2. Strategically establish five-year goals that address priority community needs and potential federal, state, local, or private funding sources that could be leveraged with HUD entitlement funding.

RSG Solutions, an affordable housing and community planning research firm, are assisting the County of San Diego with the development of the 2025-29 Consolidated Plan.

## Background

As a recipient of HUD entitlement funding, HCDS develops a five-year Consolidated Plan. The Consolidated Plan serves as a strategic plan and guiding document for activities funded with the County's federal entitlement funding within the County of San Diego Consortium. This includes areas known as the "Urban County" and the "HOME Consortium", as well as the region as a whole:

**The Urban County (CDBG and ESG)** – The Urban County is 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 (HOME)** – The HOME Consortium includes the Urban County and the HOME participating cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.

**San Diego County (HOPWA)** – The County of San Diego administers HOPWA funding for the entire geographic county.

The Consolidated Plan consists of a demographic profile, lists housing and community development funding needs, and describes a strategy for addressing those needs through the County's four entitlement programs. The Consolidated Plan is developed from input received from community members, analysis of community data indicators, and Board priorities. For each year of the Consolidated Plan, HCDS prepares an Annual Plan, which identifies projects for funding in the upcoming fiscal year that tie back to Consolidated Plan five-year goals.

This year, a new Consolidated Plan is being drafted for the period of Fiscal Years 2025 through 2029 (July 1, 2025, to June 30, 2030). The planning process combines data and community outreach to establish the most critical needs related to housing, community development, and public services for low- and moderate-income populations.

Figure 1 below shows the HUD formula program allocations for FY 2024. The County also expects to receive approximately \$1 million in CDBG and \$1 million in HOME program income annually during the upcoming five-year cycle (2025-29). Note that while HOPWA is the largest entitlement allocation, this is the only funding source that covers the entire region, including large cities like the City of San Diego. HUD's Office of Community Planning and Development (CPD) formula program allocations for FY 2025 have yet to be released.



## FY 2024-25 Funding

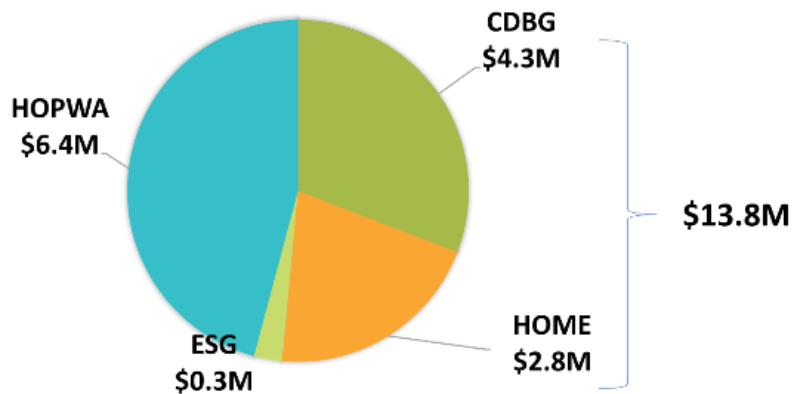


Figure 1. FY 2024 CPD Program Allocations for County of San Diego

## Community Needs

Community input is vital to the County's efforts in determining funding priorities and for the development of the 2025-29 Consolidated Plan. The needs and goals for the upcoming five years have been identified utilizing a combination of community input, stakeholder engagement, and data collection, particularly related to those living in or working with unincorporated communities in the County of San Diego. As part of this process, the County consulted with the community-at-large through 12 community input sessions and an online community input questionnaire, as well as with stakeholder organizations serving low- and moderate-income populations.

In addition to the community engagement elements of the plan's development, RSG Solutions is currently drafting the Needs Assessment (NA) and Market Analysis (MA) sections of the Consolidated Plan. These sections present a quantitative analysis of housing needs and market conditions, including an analysis of severe housing problems such as rent cost burden or non-functioning facilities, a discussion of available resources such as Section 8 vouchers and public housing, an evaluation of gaps in the public service delivery system, and an assessment of non-housing community needs, such as capital improvements or non-profit facilities.

While these sections of the Plan are currently under development, preliminary data has been compared to community feedback which have together informed the recommended 2025-29 Consolidated Plan goals. The goals established in the Consolidated Plan will directly inform the allocation of FY 2025 through FY 2029 HUD entitlement grant funds. Complete findings from the NA and MA sections will be included when the full Plan is presented to the Board of Supervisors in Spring 2025. The 2025-29 Consolidated Plan is due to HUD by May 15 and will take effect July 1, 2025.

## Stakeholder Consultations

### Consultation Process

As part of the Consolidated Plan process, jurisdictions are required to consult with organizations that provide relevant services, such as affordable housing providers and developers, non-profits that provide public services, homeless service providers, County departments that provide services to vulnerable populations, and organizations that enforce fair housing laws. HUD emphasizes consultations with the Housing Authority and Continuum of Care for the region.

Organizations invited to provide consultation feedback during the development of the 2025-29 Consolidated Plan include:

- Housing Authority of the County of San Diego (Housing Authority)
- Regional Taskforce on Homelessness (Continuum of Care)
- County Child & Family Well-Being
- County Office of Homeless Solutions
- County Behavioral Health Services
- County Sheriff's Office
- County Planning & Development Services
- County Parks & Recreation
- County Public Health Services
- County Aging & Independence Services
- County Public Works
- County Fire Protection District
- County Housing and Community Development Services – HIV Planning Committee and Fair Housing Representatives
- Community Planning Groups
- Regional Taskforce on Homelessness (RTFH)
- Participating Cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista
- Access to Independence San Diego
- Affirmed Housing
- San Diego County Office of Education
- Crisis House
- Jewish Family Services
- Lifeline Community Services
- San Diego Regional Chamber of Commerce
- ARC of San Diego
- Family Health Centers of San Diego
- Catholic Charities, Diocese of San Diego
- South Bay Community Services
- Chelsea Investment Corporation
- Community Housing Works
- Jamboree Housing Corporation
- San Diego Housing Federation
- ACLU of San Diego County
- CSA San Diego
- SANDAG
- Center for Community Solutions
- San Diego Workforce Partnership

No organizations were purposefully excluded from the consultation process. The virtual questionnaire hosted on the Engage San Diego County website (detailed below) was open to all organizations in the region. As of August 15<sup>th</sup>, 41 organizations have provided feedback. Any additional feedback received will be incorporated into the final Consolidated Plan.

### **Consultation Feedback**

Based on the feedback from organizations in the region, insufficient inventory of safe and affordable housing is of primary concern. This was named as the greatest concern in the community by approximately two-thirds (26) of organizations consulted. Other primary needs identified include homeless services and prevention, cost of living, and improving access to community amenities such as transportation, childcare, healthcare, and community centers.

### **Housing**

Within housing, key needs identified include:

- Increase to the housing inventory across all income levels, with a particular focus on long-term affordable housing and housing for vulnerable populations.
- Creative housing solutions utilizing existing housing stock, including homeownership support, shared housing, landlord incentives, affordable housing acquisition and preservation.
- Increase resources to support housing, such as funding for land and development of affordable housing and increased availability of federal housing vouchers.
- Services that increase housing stability including home repairs, rapid rehousing, affordable childcare, and food security programs.
- Changes to zoning that encourage more housing, such as rezoning underutilized commercial properties or increasing density.

### **Homelessness**

Within homelessness, key needs identified include:

- Homelessness prevention services, including rapid rehousing and mental and behavioral health services.
- Increase availability of emergency shelters, particularly in the unincorporated areas and smaller cities with limited jurisdictional funding.
- Increase collaboration between jurisdictions to address homelessness through comprehensive policy.



## Quality of Life

Within quality of life, key needs identified include:

- Investment in community facilities or infrastructure that help with the increased cost of living throughout the region, such as, affordable childcare, small business support, and healthcare centers.
- Increase transportation options, especially in areas with large investments in affordable housing, to better connect households to work centers.
- Support for vulnerable populations through public services like nutrition assistance, physical, mental, and behavioral health services, and job training.

## Community Input

### Community Input Process

In June and July 2024, HCDS conducted a variety of community engagement activities to gather vital feedback and identify strategic goals for the Consolidated Plan. Community engagement activities included a project page on the Engage San Diego County site, deploying community input questionnaires, releasing County News Center articles and social media posts, and holding 10 in-person and two virtual community input sessions in partnership with RSG Solutions. A total of 242 individuals participated in the engagement process, including 129 online questionnaire respondents and 113 participants at the community input sessions.

Below is a list of engagement opportunities:

Type of Engagement	Date	Location
In-Person Input Session	June 17, 2024	Ramona
In-Person Input Session	June 26, 2024	Alpine
In-Person Input Session	June 27, 2024	Spring Valley
Virtual Input Session	July 1, 2024	Virtual
In-Person Input Session	July 9, 2024	HCDS Central Office
In-Person Input Session	July 10, 2024	Borrego Springs
In-Person Input Session	July 11, 2024	Fallbrook
In-Person Input Session	July 17, 2024,	Lakeside
Virtual Input Session	July 19, 2024	Virtual
In-Person Input Session	July 24, 2024	Julian
In-Person Input Session	July 25, 2024	Descanso
In-Person Input Session	July 31, 2024	Imperial Beach
Online Community Questionnaire	July 8 – August 12, 2024	Virtual

A key change in this year's outreach efforts to promote the survey and community forums included establishing a project page on the Engage San Diego County website and outreach through other County engagement offices, such as the *Live Well San Diego* support team and the County's Office of Equitable Communities newsletter. Below is a summary of number of residents reached through the different outreach methods.

Type of Publicity	Details	Impressions*
Informational Website	<a href="#">Housing &amp; Community Development   Engage San Diego County</a>	1,924
News Story	<a href="#">County News Center Story</a>	132
Social Media	<a href="#">HHSA X</a>	1,741
Social Media	<a href="#">HHSA Facebook</a>	2,237
E-mail Announcement	HCDS GovDelivery Email Announcements	69,940
Newsletter	HSEC Regional Community Newsletter	8,669
Social Media	<i>Live Well San Diego</i> socials	344
	<b>Total:</b>	<b>84,987</b>

\* Impressions may include duplicated individuals.

In addition, HCDS is required to host a formal public comment period. This period began on September 20, 2024, and will conclude on October 22, 2024. Any written and oral public comments received prior to the end of the public comment period will be integrated into the Consolidated Plan.

### Community Forum Feedback

Members of the public also identified housing and homelessness as key priority areas for their communities, with approximately 60% of respondents identifying these as the most important issues facing the community. Other primary needs identified include infrastructure improvements, especially those related to community facilities such as childcare and community center, repairs to damage due to flooding, and access to broadband connection.

### Housing

Within housing, key needs identified include:

- Development of new affordable housing units, prioritizing seniors, individuals with disabilities, or other households more vulnerable to housing instability.

- Support to purchase and maintain homes, including financial assistance programs, homebuyer education, and home repair programs to help residents achieve and sustain homeownership.
- Explore alternative development models, such as the subsidy of Accessory Dwelling Units (ADUs) or mixed-use affordable housing.

**Homelessness**

Within homelessness, key needs identified include:

- Comprehensive homeless outreach and prevention services that link people to resources and housing, regardless of the jurisdiction they live in.
- Expansion of emergency housing programs, including shelters, rapid rehousing, and short-term emergency rental assistance.
- Supportive services, particularly for the individuals experiencing chronic homelessness, such as mental or behavioral health services and substance abuse treatment.

**Quality of Life**

Within quality of life, key needs identified include:

- Investment in community facilities or infrastructure that help with the increased cost of living throughout the region, such as, affordable childcare, small business support, and healthcare centers.
- Public services that provide mental healthcare, general healthcare, childcare, or support vulnerable populations such as young adults transitioning from foster care.
- Infrastructure that promotes access within rural areas, such as broadband internet support, community centers, or sidewalks in smaller backcountry communities such as Jacumba.

## Community Data Indicators

In collaboration with RSG Solutions, the County has been collecting and analyzing data regarding housing, community development, economic development, and public service needs. A full analysis of the County's data indicators will be included in the 2025-29 Consolidated Plan, which will be presented to the Board in Spring 2025. Statistics below are for the County's Consolidated Plan jurisdiction, including the Urban County and HOME Consortium, unless otherwise specified.

### Data Sources

Source	Most Current Data Available
HUD Comprehensive Housing Affordability Strategy (CHAS)	2020
SANDAG	2022
U.S. Census Bureau American Community Survey (ACS)	2022
U.S. Census Bureau Longitudinal Employer- Household Dynamics OnTheMap	2021
Zillow Home Value Index	June 2024
RTFH Point in Time Count	2024
2-1-1 San Diego Client Profile Report	2023

### Demographics

Between 2015 and 2022, the population in the San Diego County Consortium rose by 1.9% to approximately 1.14 million individuals and 385,000 households<sup>1</sup>. Of these households, approximately 63.7% are owner-occupied and 36.3% are renter-occupied (ACS). During this period, the County's population has also grown more diverse. The table below shows the change in racial/ethnic populations countywide since the last Consolidated Plan (SANDAG).

Race	2020-24 Consolidated Plan	2025-29 Consolidated Plan
White	45.7%	42.5%
Hispanic	34.5%	34.1%
Asian	10.9%	12.6%
Black/African-American	4.4%	4.4%
American Indian	0.5%	0.4%
Pacific Islander	0.4%	0.4%
2+ Races	Not Provided	5.0%
Other	Not Provided	0.5%

<sup>1</sup> 2015 data was the most recent dataset during the development of the 2020-2024 Consolidated Plan.

## Income

Over the past few years, San Diegans have increased their earnings even after adjusting for inflation. However, these increases are not equal across the County. Between 2018 and 2022, the countywide median household income increased by 14.2% after adjusting for inflation (\$74,855 to \$85,495 in 2018). The median household income increased the most in Del Mar (47.3%) and increased the least in Santee (7.4%). (Source: ACS). However, this evaluation does not consider inflation in 2023 or 2024, which have been higher than previous years. Additionally, costs for housing and other necessities have risen at a higher pace in San Diego than nationally.

The HUD Area Median Family Income (AMI) is slightly different than other Area Median Income calculations, as HUD makes slight adjustments. However, they represent similar categories. The table below shows the percentage and count of households by AMI level that included at least one person aged 62 or older and at least one child aged 6 or younger as of 2020.

Income Level	Household Includes Person 62+		Household Includes Child 6 or Younger	
	% of Households in Income Level	Count of Households	% of Households in Income Level	Count of Households
0 to 30% AMI	45.0%	22,653	17.6%	8,871
>30% to 50% AMI	42.2%	20,068	18.1%	8,591
>50% to 80% AMI	37.4%	24,747	18.7%	12,351

## Housing Concerns

While San Diegans' income has gone up since the previous Consolidated Plan cycle when compared to national inflation, San Diego housing costs have risen at a rate outpacing the rest of the United States. Countywide, the median home value has risen by 59.6% from June 2019 to June 2024. Median home values in Carlsbad, Encinitas, La Mesa, Poway, Solana Beach, and Vista increased at an even higher rate. The table below shows the increase in median home values between June 2019 and June 2024.



Location	Median Home Value as of June 2019	Median Home Value as of June 2024	% Change
<b>Urban County</b>			
Coronado	\$1,674,487	\$2,532,571	51.4%
Del Mar	\$2,390,772	\$3,648,062	52.6%
Imperial Beach	\$614,266	\$887,183	44.4%
Lemon Grove	\$485,093	\$756,802	56.0%
Poway	\$753,394	\$1,251,865	66.2%
Solana Beach	\$1,323,037	\$2,141,172	61.9%
<b>HOME Consortium</b>			
Carlsbad	\$868,464	\$1,556,313	79.2%
Encinitas	\$1,117,667	\$1,895,847	69.6%
La Mesa	\$572,870	\$915,630	59.8%
San Marcos	\$617,176	\$984,952	59.6%
Santee	\$511,306	\$813,508	59.1%
Vista	\$545,474	\$888,631	62.9%
<b>Countywide</b>	<b>\$600,156</b>	<b>\$957,574</b>	<b>59.6%</b>

Additionally, many San Diegans are living in substandard or overcrowded units. Comprehensive Housing Affordability Strategy (CHAS) data is provided by HUD and demonstrates the extent of housing problems and housing needs, particularly for low-income households. In CHAS data, a household is considered to have a “severe housing problem” if it:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. Is overcrowded, meaning there is more than one person per room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms, or
4. Is severely housing cost burdened, meaning that monthly housing costs exceed 50% of monthly income.

The table below shows the percentage and count of households experiencing at least one severe housing problem by AMI level and household type as of 2020 (CHAS) within the County’s Consolidated Plan jurisdiction. CHAS data is provided by HUD and demonstrates the extent of housing problems and housing needs, particularly for low-income households, and 2020 is the most recently available dataset. Of these households, that vast majority are experiencing severe housing cost burden. The final column shows the percent of those with a severe housing problem who experience severe housing cost burden and no other severe housing issues.

Renter				
Income Level	Count of Households in 2015	Count of Households in 2020	% Change	% of Households Severely Housing Cost Burdened (and no other needs)
0 to 30% AMI	18,831	22,415	19.0%	81.3%
31% to 50% AMI	15,361	15,825	3.0%	71.7%
51% to 80% AMI	7,805	8,045	3.1%	47.2%
81% to 100% AMI	1,612	2,285	41.7%	28.8%
Owner				
Income Level	Count of Households in 2015	Count of Households in 2020	% Change	% of Households Severely Housing Cost Burdened (and no other needs)
0 to 30% AMI	10,273	12,500	21.7%	94.2%
31% to 50% AMI	8,339	8,770	5.2%	92.2%
51% to 80% AMI	10,653	8,480	-20.4%	78.8%
81% to 100% AMI	4,861	3,110	-36.0%	69.5%

### Homelessness

Homelessness has continued to increase in the San Diego region over the previous Consolidated Plan period. The 2019 San Diego County Point in Time Count (PITC) found 8,102 homeless individuals in the region. The 2024 PITC found 10,605 homeless individuals in the region, representing a 30.8% increase over 5 years. The growth in people experiencing homelessness has been particularly pronounced amongst the unsheltered population even though the region has expanded shelter options by approximately 24% percent over the same period. The table below shows the change in population experiencing homelessness from 2019 to 2024.

San Diego County	2019 Point in Time Count	2024 Point in Time Count	% Change
Sheltered	3,626	4,495	24.0%
Unsheltered	4,476	6,110	36.5%
Total	8,102	10,605	30.8%

As of January 2024, the region had 5,894 sheltered beds available, including emergency shelters, safe havens, and transitional housing options (2024 PITC).

2-1-1 San Diego is a nonprofit and operates the Community Information Exchange (CIE) which provides 24-hour phone, text service, and an online database to connect residents with community services such as emergency shelters, utilities payment assistance, and subsidized rental housing. In calendar year 2023, 2-1-1 San Diego made 351,426 referrals to 190,802 clients and made 31,073 in-depth assessments throughout the

region. Of the more than 500,000 needs identified amongst these clients, approximately 29% were related to housing such as community shelters, the coordinated entry system, transitional housing, homeless prevention services, and emergency rental assistance. Additionally, 37% of all in-depth assessments conducted were related to housing. Within these housing assessments, most clients had an immediate housing need, despite approximately two-thirds living in stable housing at the time of call. This indicates that there are many households living on the cusp of homelessness despite currently being housed.

## Proposed Strategic Goals

The Consolidated Plan 5-year goals set priorities as well as numeric targets that guide the use of HUD entitlement funding, based on the challenges and opportunities identified in this plan. Ultimately, the 2025-29 Consolidated Plan goals will help address needs related to housing, homelessness, and community development and guide investments in the jurisdiction's low- and moderate-income communities.

The proposed goals for the 2025-29 Consolidated Plan cycle are:

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

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

After approval of these 5-year strategic goals, HCDS will develop specific policy strategies and numeric targets for these strategies. Details of eligible strategies are provided in Appendix A. At the conclusion of each year in the 2025-29 Consolidated Plan cycle, HCDS will publish a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates progress towards these goals. Numeric goals corresponding to the strategic goals will be presented to the Board with the full Consolidated Plan in Spring 2025.

## Next Steps

The full draft of the 2025-2029 Consolidated Plan will be presented to the San Diego County Board of Supervisors in March or April 2025. Presented with the 2025-29 Consolidated Plan will be the 2025-26 Annual Plan, which serves as the first of five subcomponent plans for the new Consolidated Plan cycle. The Annual Plan will identify recommended projects for funding that align with the identified goals. Prior to this hearing, the draft Plan will be available for public comment for at least 30 days.

## Appendix A. Eligible Activities

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

### Community Development Block Grant

#### Anticipated FY 2025-26 Allocation: \$4.3 million

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

Affordable Housing Development: CDBG funds may be used for property acquisition, rehabilitation, and site improvements, as well as predevelopment costs, new construction, and other eligible housing activities carried out by Community-Based Development Organizations to stimulate housing development for lower-income persons.

Public Improvements: CDBG funds may be used for eligible public improvements, such as parks, streets, community centers, and drainage structures. Projects must benefit an area or a particular group of persons at least 51% of whom are low and moderate-income persons. Applicants must demonstrate the capacity to administer these projects.

Public Services: CDBG funds may be used for public services that directly relate to and support physical community revitalization or housing development activities, such as child care, health care, recreation and education programs, fair housing activities, and services for seniors or homeless persons.

Planning Activities: CDBG funds may be used for planning activities that may include preparation of economic revitalization plans or assessments of facilities and housing needs.

Program Administration: A portion of the CDBG entitlement will be set aside for community development planning, development of housing programs, and program administration.



## Emergency Solutions Grant

### Anticipated FY 2025-26 Allocation: \$370,000

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

Street Outreach: ESG funds may be used for Essential Services necessary to reach out to unsheltered homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care. Component services generally consist of engagement, case management, emergency health and mental health services, and transportation.

Emergency Shelter: ESG funds can be used for Essential Services for individuals and families in emergency shelter. Component services generally consist of case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation. ESG funds may also be used for direct operational costs of emergency homeless shelters. Shelter Operations costs include maintenance, rent, security, fuel, equipment, insurance, utilities, and furnishings.

Homelessness Prevention: ESG funds may be used for programs that prevent homelessness within allowable funding maximums such as providing housing relocation and stabilization services.

Rapid Re-Housing: ESG funds may be used for short-term rental assistance (up to 3 months) and medium-term rental assistance (up to 24 months). Component services related to Rapid Re-Housing include rental arrears, rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.

Homeless Management Information System (HMIS): ESG funds may be used for certain Homeless Management Information System (HMIS) and comparable database costs, including computer equipment and staff costs for operating and maintaining the HMIS database system.

Staffing and Administration: ESG funds may be used for eligible ESG program staffing and operational costs directly related to funded shelters, and for grant administration.

## HOME Investment Partnerships

### Anticipated FY 2025-26 Allocation: \$2.8 million

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

Housing Acquisition/Rehabilitation: HOME funds may be used for acquisition of existing housing units for lower-income persons and special needs groups, with or without rehabilitation.

Community Housing and Development Organization: At least 15 percent of HOME funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

Housing Construction: HOME funds may be used for all eligible costs of new housing construction, including acquisition of unimproved real property, for lower income persons and special needs groups. However, acquisition of vacant land must be undertaken only with respect to a particular housing project intended to provide affordable housing. "Land banking" is prohibited under the HOME Program.

Rental Assistance: HOME funds may be used for tenant-based rental assistance, security deposits, and eligible related costs. HOME funds may be set aside for a Special Needs Tenant-Based Rental Assistance Program, which provide rental subsidies to targeted special needs populations identified by the County Health and Human Services Agency.

Homeownership Assistance Programs: HOME funds may be used to support homeownership programs benefitting low- and moderate-income households.

Administration/Planning: HOME funds, up to an allowed maximum of 10 percent of the HOME entitlement, may be used for eligible HOME administration and planning costs, including direct administrative costs, public information, fair housing, and program development costs.

## Housing Opportunities for Persons with AIDS

### Anticipated FY 2024-25 Allocation: \$6.2 million

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

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

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

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

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

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

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

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

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

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

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