

2008-2012
Five Year Consolidated Plan



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

The U.S. Department of Housing and Urban Development requires local jurisdictions to prepare a Five Year Consolidated Housing, Economic and Community Development Plan in order to receive federal funds through the Community Development Block Grant, HOME Investment Partnership, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS Programs. The City of South San Francisco is a participating jurisdiction in the San Mateo County HOME Consortium and submits its federal application as part of that Consortium. However, the City prepares its own Consolidated Plan. The Consolidated Plan is prepared only once for a period of five years, in this case for fiscal years 2008 – 2012. The Consolidated Plan outlines a community's strategy for addressing housing and community development needs based on current community needs that are determined by the City to be a priority.

Goals and Priorities

Federal Department of Housing and Urban Development Programs have three basic goals:

1. To assist extremely low, very-low and low income persons by providing decent and affordable housing;
2. To provide these persons with a suitable living environment; and
3. To expand their economic opportunities.

The City's Five Year Consolidated Plan furthers these goals by assessing housing and community development needs and resources and by describing priority actions, projects, and programs to be initiated and or completed during each fiscal year of the Consolidated Plan.

In 1993, The County Consortium established specific housing and non-housing community development priorities to guide Community Development Block Grant Program funding allocations and the City adopted those goals, which over the years have served our residents well. It is proposed that the goals and priorities previously

established remain in place for the term of the next Consolidated Plan dated 2008 – 2012. Further, these goals have been previously reviewed with the Redevelopment Agency’s Implementation Plan and the City’s Housing Element in mind to ensure consistency between the documents and between City-sponsored housing and community development programs. These priorities will guide South San Francisco Housing and Community Development activities, including the use of Community Development Block Grant funding, over the course of the next five years.

Consolidated Housing, Economic, & Community Development Plan

The Five Year Consolidated Housing, Community and Economic Development Plan identifies and prioritizes current housing and community development needs, including the needs of special needs groups such as homeless, elderly, and disabled people, and outlines South San Francisco’s strategy for addressing these community needs over the next five years.

The first public hearing with the City Council on January 9, 2008 was an opportunity to hear public testimony on the City’s housing and community development needs for the Five-Year Consolidated Housing, Community, and Economic Development Plan and to provide direction to staff regarding priorities for the next five years. At the final public hearing on April 9, the City Council heard public testimony on the proposed Consolidated Plan and One Year Action Plan and adopted the plans.

Evaluation of Past Performance

During the course of the 2003-2008 fiscal years, the City of South San Francisco carried out a strategic plan which sought to improve the community and increase the amount of affordable housing. During this time, many new developments were made. For example, mixed use housing developments were built near the South San Francisco BART station therefore creating a commuter hub. The city also worked within the confines of its own programs to help rehabilitate existing homes within the community and developed partnerships with organizations such as Habitat for Humanity and the County of San Mateo to build homes for low income residents. Aside from housing, the City of South San Francisco continued to manage the CDBG program which helped provide a funding resource for many local non-profits. Unfortunately, the amount of funding that the city receives for the CDBG grant has been decreasing steadily over the years making it necessary to cut very important programs.

Conclusion

Through the Five Year Consolidated Housing, Community, and Economic Development Plan and One Year Action Plan, the City of South San Francisco will assess the housing, community, and economic development needs of the community and describe priorities and specific objectives for addressing these needs over the next five years. Because affordable housing continues to be a great need in the Bay Area, the priorities used in past years continue to be relevant to addressing the current needs of South San Francisco.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

1. To assist extremely low, very low and low income persons by providing decent and affordable housing;
2. To provide these persons with a suitable living environment; and
3. To expand their economic opportunities.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

Historic Growth And Population Trends

South San Francisco is located on the west shore of the San Francisco Bay, in northern San Mateo County. The City is built upon the Bay plain and the northern foothills of the Coastal Range, and is strategically located along major transportation corridors and hubs, including U.S. 101, Interstate 380 and Interstate 280, the Union Pacific Railroad, (formerly Southern Pacific Railroad) and the San Francisco International Airport.

By the end of the 1950s, South San Francisco had essentially reached its present level of urbanization between U.S. 101 and Junipero Serra Boulevard. Many of the residential subdivisions west of Sign Hill and El Camino Real were complete. Except at the city's northwestern corner, Junipero Serra Boulevard formed the city's western edge, and Hillside Boulevard/Randolph Avenue was the northern boundary.

With some important exceptions, land use in South San Francisco since the 1960s has stemmed from internal change rather than outright expansion. Infill development has occurred along El Camino Real, Chestnut Avenue, and U.S. 101. Major expansion has occurred in the Westborough area and the East of 101 area, enabled respectively by the construction of Interstate 280 and landfill at Oyster and

Sierra Points. The city has recently entered its last phase of expansion with multi-use development at Terrabay on the south slopes of San Bruno Mountain.

The rate of population growth slowed in the 1960s and 1970s, increasing by only six percent in the 1970s. Population growth increased by 10 percent in the 1980s and by roughly the same percentage in the 1990s. By 2000, South San Francisco had a population over 60,552, according to the 2000 U.S. Census.

Geographic Area Where Assistance will be Directed and Basis for this Direction

With 8.5 percent of the county's population, South San Francisco is San Mateo County's fourth-largest city. Future opportunities for growth other than redevelopment are limited to remaining unincorporated islands.

Overall, South San Francisco's residential structures are in good condition. Of the 1,862 structures surveyed, 87.3 percent were found to be in good condition, 10.7 percent in fair condition, and 2 percent in poor condition. Applying these percentages to the city as a whole, suggest that approximately 2,000 units need minor structural repairs, and 380 units need either major repairs or replacement. (The low rate of demolitions, averaging five per year, indicates that relatively few units need to be replaced.)

The Downtown Target Area is where Community Development Block Grant funds are concentrated for rental and single-family rehabilitation. In five other neighborhoods, over 10 percent of the structures were in fair to poor condition: Grand Avenue, Paradise Valley, Mayfair Village/Francisco Terrace, Town of Baden, and Peck's Lots. The downtown has the highest concentration of lead in homes, children under 18 and low income residents. For these reasons, it is the main target of funding for CDBG programs.

Many of the residents in this area are of a Hispanic background and speak limited English. The Housing and Community Development Division has Spanish speaking staff and works hard to translate important information into Spanish but more could be done to reach out to this community. The downtown will become an important focus over the next five years as developments such as the new CalTrain station and outreach to small businesses continues to alter the shape of the area. Residents will need to be informed about these changes. Care must be taken to avoid displacing community members as the neighborhood improves.

Barriers to Meeting Needs

The main barrier to serving needs is the lack of available financial resources. Due to cuts in the CDBG grant, there have been limited funds to help support the community at large.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Lead Agency

The City of South San Francisco's Housing and Community Development Division (HCD) is the lead public agency responsible for developing and implementing the City's Consolidated Plan. HCD administers the City's Community Development Block Grant (CDBG) and Redevelopment Agency's tax increment funds. HCD is responsible for many of the activities and programs identified in the Consolidated Plan including the City's housing rehabilitation program, voucher program, first time homebuyer program, new housing development programs, funding of nonprofit agencies, commercial development programs, and for some improvements of the City's public facilities and infrastructure. The HCD office is a division of the Economic and Community Development Office (ECD).

Organizations Consulted to Develop the Consolidated Plan

The City of South San Francisco is a participating jurisdiction in the San Mateo County HOME consortium. South San Francisco consulted with San Mateo County in identifying community needs. The City also consulted with the following governmental and social service organizations in identifying community needs: Child Care Coordinating Council, Center for Independence for the Disabled, Shelter Network, Second Harvest Food Bank, Sitike Counseling Center, City of South San Francisco Adult Day Care Program, HIP Housing, North Peninsula Family Alternatives, North Peninsula Neighborhood Services Center, La Raza Centro Legal, John's Closet, ELLIPSE, Parca, Ombudsman Program of San Mateo County and Project Read.

HCD staff also participated in a workshop held by the City/County Association of Governments on housing needs in San Mateo County. Further detail on the City's process of developing the plan and for citizen participation can be found in the Citizen Participation Plan.

Organizations Consulted to Deliver Services

The City will work closely with non-profit social service providers, other cities, the School District, the County, and the Chamber of Commerce to coordinate the delivery of services to residents. The City will also assist neighborhood groups with space for events and materials to help them conduct community activities.

In 2008-2012, the City will work to strengthen its relationships with organizations serving the public. Specific efforts will include:

1. Continue working with the County of San Mateo and other CDBG jurisdictions to implement HUD's Lead Safe Housing Regulation
2. Participate in the San Mateo County HOME Program Consortium
3. Fund non profit agencies serving low-income residents
4. Continue to promote the First-Time Home Buyer Program that will create opportunities for first-time homebuyers through a partnership with First Home Inc.
5. Work with businesses and the Chamber of Commerce on downtown beautification and other projects to improve the downtown
6. Work with nonprofit agencies and private developers to build affordable housing
7. Work with the Housing Endowment and Regional Trust (HEART) of San Mateo to increase the amount of affordable housing

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen and Community Participation Process

On January 9, 2008 a meeting was held with local community agencies that serve low-income South San Francisco residents to identify community needs. Representatives from the following agencies attended the meeting: Second Harvest Food Bank, Project Sentinel, City of South HIP Housing, Shelter Network – Family Crossroads and Rebuilding Together Peninsula.

A Community Needs Survey was distributed to over 50 community agencies that serve low-income South San Francisco residents. Nine organizations returned the surveys. A summary of the survey results can be found at the end of this report.

Public Hearing on Community Needs for the 2008-2012 Consolidated Plan and 2008-2009 Action Plan:

On January 9, 2008 the City held a public hearing with the Mayor and City Council to receive public comments on the 2008-2012 Five Year Consolidated Plan and 2008-2009 One Year Action Plan. A legal notice for the hearing was printed in the San

Mateo County Times 10 days before the hearing. Notice of the hearing was e-mailed to all community agencies on the Housing and Community Development mailing list.

At this public hearing, five agencies addressed the city council and provided insights and trend concerning needy populations in the City of South San Francisco. The comments by the agencies were as follows:

- Shelter Network – Family Crossroads: there is a growing need for food and shelter resources in the community
- Second Harvest: The senior brown bag program is in need of additional funds to help promote independent living among seniors.
- Rebuilding Together: Many of the families that this organization serves make only \$12,000 a year or less. Their organization is in the process of establishing an energy efficiency program.
- HIP Housing: Noted the increasing difficulty of finding affordable housing and making rent/mortgage payments and asked for additional funds for housing in South San Francisco and the county.
- **Response:** Each of these organizations received some funding to help carry out their services in South San Francisco. There were no comments that were not accepted.

The "Proposed Five Year Consolidated Plan"

Availability of a Proposed 2008-2012 Consolidated Plan:

The proposed 2008-2012 Five Year Consolidated Plan was available for public comment for thirty days. Copies of the Five Year Consolidated Plan were made available to the public for free and without delay if requested. In addition, copies were available at the Economic and Community Development Office at City Hall.

Public Hearing to Finalize the 2008-2012 Consolidated Plan and 2008-2009 Action Plan:

On April 9, 2008, the City held a public hearing to finalize the 2008-2012 Consolidated Plan and 2008-2009 Action Plan. A public notice for the hearing was printed as a display advertisement in the San Mateo County Times on March 29, 2008. Notice of the hearing was e-mailed to all community agencies on the Housing and Community Development mailing list.

The "Final" Five Year Consolidated Plan

Copies of the Five Year Consolidated Plan and a summary of the plan will be made available to the public for free and within two days of a request. In addition, copies will be available at the economic and Community Development Office at City hall as well as South San Francisco libraries

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

The following jurisdictions, organizations, and groups are part of the institutional structure through which the City of South San Francisco's Five Year Consolidated Plan objectives will be implemented:

Housing and Community Development Division, City of South San Francisco

As described earlier, the City of South San Francisco's Housing and Community Development Division (HCD) is responsible for many of the activities and programs identified in the Consolidated Plan. The City will be actively involved in conducting housing rehabilitation, making loans to first time homebuyers, developing new housing, funding nonprofit agencies, creating opportunities for commercial development, and improving the City's public facilities and infrastructure. The City manages its own CDBG program funds.

County of San Mateo

The county is the lead agency for the HOME consortium program. Because of the City's eligibility to receive funds directly from the federal government; the County plays a smaller role in South San Francisco than it does in other cities on the Peninsula. The County, however, does contribute to the housing and community development needs of the City through programs such as its first time homebuyer program and through the financing of nonprofit agencies. One very critical role the County plays in South San Francisco is providing services for homeless persons and persons with special needs. The City of South San Francisco participates in the County Continuum of Care Collaborative to address the needs of homeless people in South San Francisco.

San Mateo County Housing Authority

The San Mateo County Public Housing Authority is responsible for implementing the federally funded Section 8 Program throughout the County of San Mateo. A portion of the Housing Authority's rent assistance vouchers and certificates are allocated to the City of South San Francisco.

South San Francisco Public Housing Authority

The South San Francisco Public Housing Authority (PHA) operates as a separate entity and submits a Consolidated Plan to HUD separately from the City of South San Francisco. The South San Francisco PHA manages 80 units of affordable public housing. More information about the South San Francisco PHA can be found in their 2008 Agency Plan.

Nonprofit Organizations

Nonprofit organizations in South San Francisco play an important role providing affordable housing and services for South San Francisco residents. South San Francisco partially funds and monitors these agencies through its Community Development Block Grant program. The programs these agencies provide are as varied as the clients they serve and range from housing rehabilitation to counseling.

North Peninsula Neighborhood Services, Inc. (NPNSC) conducts a minor home repair program in South San Francisco it is also a lead agency for the County of San Mateo. Shelter Network operates several shelters providing emergency and transitional for South San Francisco residents. For years Human Investment Project (HIP) has operated a home sharing referral program, which matches persons looking for housing with persons who have extra living space. The agency also helps seniors obtain reverse mortgages and manages several shared housing units. HIP is also a Community Housing Development Organization (CHDO) and as such is eligible for receiving HOME funds designated for CHDO's. Second Harvest, The Tooth Mobile, Shelter Network and many other nonprofit organizations also provide valuable services to residents in South San Francisco. A complete listing and description of service providers is included each in year in the City's One-Year Action Plan.

Gaps in Delivery of Services

Private sector organizations involved in providing housing and services include realtors, lenders, architects, developers and contractors. These groups rarely take a lead role in providing affordable housing or services, but are critical in the provision of housing and services. Lenders for example work with the City to provide loans for first time homebuyers in the City's program, and contractors work with HCD to provide quality home repairs though the City's housing and commercial rehabilitation programs.

As a leader in the development of housing and services, the City of South San Francisco is well suited to continue implementing and expanding the housing programs identified in this report. The City's housing programs have the support of the City Council as well as the staff experience necessary to carry out housing and community development plans. Expertise in ongoing programs such as housing rehabilitation and working with community nonprofit agencies will result in the continuing success for these programs. City staff also has experience developing housing, from negotiating purchases and working with developers to securing short and long term financing.

Perhaps the greatest shortcoming of the City's housing delivery system is the limitation and restrictive nature of federal funds. Several agencies had to face funding cuts at a time when the housing crisis and job losses are plaguing the community and increasing the need for services.

The nonprofit agencies working in the City of South San Francisco can be described as experts in their field. They are adept fundraisers, project managers, and know the diverse needs of their clients and the most efficient ways of delivering services to them. They are also very experienced in working with each other and with other public and private organizations. Many of these agencies have experience in developing new housing. Shelter Network has opened several homeless facilities

throughout the County. The nonprofit agencies are only limited by the lack of funding available to serve all of the residents that seek their assistance.

The private sector's role in the delivery of affordable housing is limited. Lenders are adept at funding projects and contractors are skilled at developing and rehabilitating housing. Their shortcoming is that they are often unfamiliar with the needs of lower income persons, or with the limitations of those trying to provide services to them. Furthermore, they are bound by the need to calculate profits and build based on the profitability of a development.

Overcoming the experience gaps within each group will require coordination and cooperation with other agencies or groups who have the necessary experience. South San Francisco is located in an urban setting that has a multitude of agencies and organizations with an abundance of resources. It is common for many organizations to contact one another to learn how to approach difficult issues. Often times, public and private agencies work together to combine their experience to bring a project to fruition.

In terms of hiring, procurement, development and land purchase review; all of that is handled by the division of Housing and Community Development. The Public Housing Authority (PHA) manages the 80 public housing units in the city.

There are many delivery gaps in South San Francisco that cannot be overcome by working with other organizations. The one crucial gap that is beyond everyone's capability to overcome is the lack of financial resources available to address all of the needs of low income persons.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The City has established procedures that ensure City programs comply with federal program requirements and City policies. For agencies that receive CDBG, HOME and RDA funding, the City requires quarterly reports to be submitted to our CDBG Coordinator. These reports keep the City informed about the progress agencies are making meeting their objectives. The City also conducts site visits and requires the agencies to submit an annual audit. With respect to construction projects, the City asks developers to submit proof of compliance with Davis-Bacon with each invoice they submit to the City.

The City Council also reviews annual reports to ensure that the City is applying its resources to meet community goals. These reports include the CAPER (Consolidated Annual Performance & Evaluation Report) for federal programs, the annual report for the Redevelopment Agency and the annual city audit.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Analysis of Priorities

Priorities for the Strategic Plan are assigned based on data culled from local non-profit organizations, citizen participants, staff research of local studies and statistics. This information is used to establish a sense of the problems facing the community at the present time and project which community development issues may occur in the foreseeable future. Each year, the data collected for the One Year Action plan helps staff stay abreast of the most pressing demands of the city's extremely low, very low and low income residents in need of assistance.

Gaps in the Delivery of Housing and Services

There are many service delivery gaps in South San Francisco that cannot be overcome by working with other organizations. The one crucial gap that is beyond everyone's capability to overcome is the lack of resources available to address all of the needs of low income persons.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

The U.S. Department of Housing and Urban Development (HUD) promulgated new regulations on September 15, 1999 establishing requirements for notification, evaluation and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance. The purpose of these regulations is to protect children under the age of six by eliminating or minimizing lead-based paint hazards in housing. The regulation significantly increases the quantity of testing and home maintenance, repair, or rehabilitation work that must be performed in a lead-safe manner. They also require lead hazard controls based on programs, which vary depending on the nature of the activity, amount of assistance, and duration of the relationship with the recipient of federal funding.

The San Mateo County Childhood Lead Poisoning Prevention Program has identified the City as a high-risk area. This designation is based on the City being in the upper 50th percentile for proportion of families living in poverty as well as the City's proportion of population under the age of six and proportion of housing stock built before 1950. Because of this situation, South San Francisco has been a leader in the lead abatement movement and was one of the first cities in the county to work on managing the process of lead abatement in houses and commercial buildings. The City of South San Francisco is aware of lead paint hazards in its community because of the age of the existing housing stock, particularly in the historic downtown district. The City has become a model of how to manage the lead removal process in the county.

According to the Consumer Product Safety Commission, about two-thirds of the homes built before 1940 and one-half of the homes built from 1940 to 1960 contain heavily leaded paint. Some homes built after 1960 also contain heavily leaded paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount).¹

HUD's new Lead Safe Housing Regulation took effect on September 15, 2000. The County of San Mateo and the cities of South San Francisco, San Mateo, Daly City, and Redwood City worked together to submit a Lead Based Paint Transition Plan to HUD and to implement the regulations by August 2001. South San Francisco has met this deadline and is in compliance with the regulations. At this time, it is assumed that roughly 5,000 homes in South San Francisco have lead based paint.

Actions to Reduce Lead Based Paint

First, The City of South San Francisco addresses lead paint hazards in all of its housing and commercial buildings. This helps prevent lead poisoning among tenants and residents.

Further, the City will continue to work with other cities in San Mateo County and the County of San Mateo to make training classes available to city staff and contractors. Besides sharing information on training classes, the cities and County will maintain a list of certified contractors and maintenance/rehab workers that can perform work for all the jurisdictions. The City will also encourage its regular contractors and their workers to become certified abatement workers/supervisors. Bid packages will include information about lead-based paint hazards and training available to contractors. Outreach efforts will also include letters, media publications and other direct outreach to the City's contractors and other potential contractors.

Last, the City of South San Francisco conducts educational efforts to make residents more aware of the risk of lead paint and also collaborates with the code enforcement department. The City of South San Francisco will also continue to work with the County of San Mateo and other cities on the Peninsula concerning training.

¹ Consumer Product Safety Commission, "What You Should Know About Lead Based Paint in Your Home: Safety Alert" CPSC Document #5054

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Citywide & Geographic Distribution of Moderate, Low, & Very Low-Income People²

Almost half of South San Francisco residents are at 80% of the area median income (AMI) or below. These income levels stand in stark contrast to the high cost of housing in the region and in South San Francisco.

- 47% of SSF residents are at 80% AMI or below (includes moderate, low, and very low) 28,316 residents (21% are specifically moderate income)
- 26% of SSF residents are at 50% AMI or below (includes low and very low income) 15,352 residents (15% are specifically low-income – 12,964)
- 11% of SSF residents are at 30% AMI or below (includes very low income) 6,374 residents

Certain Census tracts have a higher concentration of moderate, low, and very low income people, while others have lower. The above average concentrations of moderate, low and very low income individuals are on San Bruno Mountain along 101, the Old Town/Downtown area, and the Mayfair Neighborhood. The block groups with the highest percentage of moderate, low, and very low income people are in the Old Town/Downtown area. For this reason, many CDBG program activities are focused on the Downtown/Old Town area. This section of the town is comprised

² Census 2000 Data on Moderate, Low and Very Low Income Family and Non-Family Households

largely of Hispanic renters and has the highest amount of children under the age of 18.

Ability to Pay for Housing by Household Size and Income Category

The following section discusses current income levels and ability to pay for housing compared with housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). According to the 2007 ABAG projections report, the 2005 mean income for South San Francisco was \$89,100, less than half of the income necessary to buy a home worth \$500,000.

Housing Needs of Small and Large Families and Single People

- Non-family households are disproportionately represented among very low income households in South San Francisco in all census tracts except for 6021 (Old Town) and 6026 (Westborough).³
- At the same time, housing costs become increasingly unaffordable for households as the number in the household increases.
- The only low income resident who would be able to pay rent without paying more than 30% of their income would be a single person making close to \$30,000 a year and renting a single room in a house for \$700.00 per month.
- For households of two or more, the fair market rent gets increasingly larger than the household's ability to pay, to the point that the fair market rent to accommodate a family of 5 is \$2,113, almost twice a low-income family of five's ability to pay for rent (\$1,148).
- Moderate income households up to the size of 4 are better able to pay for rent. But moderate income households of 4 or more fall short of limiting the cost of housing to 30% of their income.⁴

Housing Needs of the Elderly

The elderly are a significant special needs group in South San Francisco. 28.4% of all SSF households include individuals who are 65 and over. 13% (7,632) of South San Francisco residents are over 65, and almost half have a disability. Countywide, the population of people over 75 has increased 34% since 1990.⁵

Large portions of South San Francisco seniors are low income. Of South San Francisco households with householders 65-74 years old, 42% (1,052 households) are low income or below having an income of less than \$35,000. Of households with householders 75 years old or older, 60% (1,208 households) have an income below \$35,000 and are low income or below. The median income for households with a householder 65-74 years old is \$39,968 – even for only one person in the household, this median income is below 60% of the area median income for the region. The median income for a household with a householder over 74 is \$29,184, well below 50% of the area median income for a household of one.⁶ In 1996 there were 954 SSI recipients 65 and older in SSF. SSI is a needs-based program that pays monthly

³ Census 2000

⁴ South San Francisco General Plan Housing Element 2002

⁵ Census 2000

⁶ Census 2000

benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit currently \$637 for an individual and \$956 for a couple, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they could afford to pay only \$214 (individual) or \$319 (couple) for rent if they spent a maximum of 30% of their income.⁷

There are 4,197 senior householders in SSF. 26% (1,071) are renters and 74% (3,125) are owners. Elderly renters face severe housing costs on fixed incomes – 63% of South San Francisco renters over the age of 65 pay more than one-third of their incomes for housing costs, up from 55% in 1990. The City currently has senior housing developments at Rotary, Magnolia, Chestnut, Alida Way and Ageis. There are currently hundreds of seniors on waiting lists for housing.

Housing Needs of People with HIV/AIDS⁸

There are only rough estimates of how many South San Francisco residents are currently living with HIV/AIDS. In San Mateo County, there are 1,910 AIDS cases in the County (not including HIV cases), and the San Mateo AIDS Program estimates that 25% or 478 of those cases are from South San Francisco. According to San Mateo County Disease Control, from July of 2002 until February 28, 2003, there were 81 new cases of HIV in San Mateo County; of this 27 cases were in South San Francisco. Latinos are among the fastest-growing populations with HIV, as seen in the hospital and clinics in San Mateo County.⁹

Many of the people living with AIDS in the County need financial and housing assistance in addition to health services. San Mateo County Health Department HIV services program sees 554 clients per year. In one year: 126 clients received Emergency Financial Assistance, the Food Program served 238 clients, Community Dental Care served 85 people, and Residential Services served 184 clients. San Mateo County services for people with HIV also includes substance abuse treatment on demand.

Women and African Americans are over-represented among people living with AIDS who are in economic hardship and need some form of social services from the county. In living AIDS cases, 84% are male and 16% are female. In the County's primary care services, the ratio is 73% male and 27% female and in food services, the ratio is 58% male and 42% female. While 64% of cumulative AIDS cases and 58% of living AIDS cases were among Whites, they only make up 37% of those using the County's primary care services. African Americans make up 18% of cumulative and 21% of living AIDS cases compared to their percentage of 34% of the clients in the County primary care program and 50% of clients in the food program. African Americans make up just 3.5% of the County's population. There is a vastly disproportionate impact, as shown by the AIDS case rates by race and year of diagnosis, on the African American community.

⁷ South San Francisco General Plan Housing Element 2002

⁸ All Information from San Francisco HIV Health Services Planning Council Minutes, May 21, 2001
Unless otherwise noted

⁹ The Independent Saturday, January 11, 2003 "AIDS Rates for Hispanics on the Rise" by Sara Zaske

San Mateo has only in home hospice services and no residential care facilities. The Mental Health Association is their housing provider and the residential services are varied—shallow rent subsidies are one example. The county currently places HIV clients in non-HIV specific housing. Housing is a major problem in the County and San Mateo County has lost more clients to its housing crisis than to HIV/AIDS itself because people living with AIDS couldn't find Section 8 Housing. ELLIPSE, one of the service providers for people living with HIV/AIDS in South San Francisco has also expressed the need for rental assistance specifically for people living with HIV/AIDS.

Housing Needs of People with Disabilities

According to the 2000 Census, 10,044 people in South San Francisco have a disability. Almost 1 in 5 South San Francisco residents between 21 and 64 years old have a disability. 43% of the elderly population in South San Francisco has a disability.

There are 4,481 people in South San Francisco over the age of 16 with an employment disability, which may indicate a need for housing affordable to people who are unable to work due to their disability. There are 4,669 people in South San Francisco over the age of 16 that have a go-outside-the-home disability, which may indicate a need for assisted housing for those individuals that do not live with others who can help take care of their needs that require leaving the home.

The South San Francisco 2002 General Plan Housing Element reports the following information from service providers on the need of people with disabilities:

- Housing is a huge problem for most people with disabilities. Not only is there a scarcity of low-income housing located in each community, there is even less barrier-free low-income housing. For individuals who are receiving a total gross income of \$640 on Supplemental Security Income (SSI), paying market rate for any type of apartment or house is a virtual impossibility.

- South San Francisco does not have any affordable housing development built specifically for persons with disabilities, though some units at some of the affordable projects have handicap- accessible units. The Peninsula Association for Retarded Children and Adults (PARCA) provides housing for 11 clients and supplements the rent at four apartments at Peninsula Pines and a house in Westborough.

The City provides CDBG funding to the Center for Independence of Disabled to make accessibility modifications to enable persons with disabilities to stay in their homes or move to new housing. Additionally, the minor repair programs sponsored by the City provides assistance to persons with disabilities to undertake home repairs that increase access.

Housing Needs of Public Housing Residents and Residents on the Public Housing Waiting List and Public Housing Strategy

The South San Francisco Public Housing Authority submits a separate Consolidated Plan to HUD which is incorporated by reference. The 2008 South San Francisco PHA Agency Plan and the 2008-2012 South San Francisco Consolidated Housing, Economic, and Community Development Plan are consistent with each other.

The PHA Consolidated Plan indicates its efforts to meet the needs of families at or below 30% and 50% AMI and families with a family member with a disability. The PHA waiting list was recently opened in March of 2008 for residents to join. At this time, there are no available units. The majority of families on the waiting list are waiting for a two-bedroom and three-bedroom units.¹⁰

Housing Needs of Residents on the Section 8 Waiting Lists

Section 8 is administered by San Mateo County and the County cannot provide detailed statistics on South San Francisco residents on the Section 8 wait-list. The entire Section 8 wait-list for San Mateo County has 10,129 households on it. Of this number, 523 households are current South San Francisco residents. On the entire San Mateo County Section 8 wait-list, 31% of the households consist of one person, 27% consist of 2 people, 18% consist of 3 people, 12% consist of 4 people, and 10% consist of 5 or more people.

Housing Needs – Cost Burden, Over-Crowding, and Substandard Housing: Renters and Owners

Cost Burden and Severe Cost Burden¹¹

Many South San Francisco households, and especially renters, elderly renters, and owners likely to have children at home, face the cost burden of paying more than 30% of their income for housing costs. 43% of all renters pay more than one-third of their income for housing costs. Elderly renters face severe housing costs on fixed incomes – 63% of South San Francisco renters over the age of 65 pay more than one-third of their incomes for housing costs, up from 55% in 1990.¹² Overall, 30% of homeowners in South San Francisco face cost burden. Homeowners between 25 and 44 face the most cost burden, with 41% of this age group paying more than 30% of their income for housing costs. It is probably not a coincidence that householders aged 25 to 44, who are most likely to have children under 18 in their household, face the worst cost-burden among homeowners.

The severe cost burden of paying more than 35% of a household's income for housing expenses is a significant problem in South San Francisco. 26% (4702) households experience severe cost burden. 31% (2296) of all renter households experience severe cost burden. The householder age groups facing the highest percentage of cost burden are the elderly – 57% of all renter households with a householder over 75 years old and 48% of all renter households with a householder 65-74 years old face severe cost burden. A high percentage of young householders also face severe cost burden – 44% of all renter households with a householder 15-24 years old face severe cost burden. Among owner households, 22% face severe cost burden. The householder age groups with the highest percent of households facing severe cost burden are households with householders who are 25-34 years old – 31% face severe cost burden – and households with householders who are 35-44 years old – 28% face severe cost burden.

Over-Crowding

The U.S. Census defines an overcrowded unit as one with more than one person per room, excluding bathrooms. 18% (3495) of all South San Francisco housing units

¹⁰ All information about the PHA comes from the 2000-2004 PHA Plan

¹¹ All cost-burden data is from the 2000 Census unless otherwise noted.

¹² 2000 Census and South San Francisco General Plan Housing Element 2002

(19,691) are overcrowded by this definition. Overcrowding is more prevalent in renter-occupied units. Overcrowded renter households make up 11% of all South San Francisco housing units and overcrowded owner households make up 7% of all South San Francisco housing units. 11% (1351) of all owner occupied units (12,322) are overcrowded and 30% (2144) of all renter occupied units (7,369) are overcrowded.

Substandard Housing

According to the 2002 South San Francisco General Plan Housing Element, there are 2,380 housing units in need of rehabilitation in South San Francisco. 13% of all units in need of rehabilitation in San Mateo County are in South San Francisco.¹³ According to the 2000 Census, 67% (13,565) units in South San Francisco are over 30 years old. Older housing stock may indicate a greater need for rehabilitation and greater likelihood of substandard housing conditions.

Some substandard housing conditions are less sizeable problems in South San Francisco. Of the total 19,677 South San Francisco households: 92 households do not have telephone service; 195 households reported not using some form of heating fuel to heat their homes; 99 households reported lacking complete plumbing facilities; and 141 households reported lacking complete kitchen facilities.¹⁴

Housing Needs – Disproportionate Needs by Race and Ethnicity

On an aggregate level Census data for the City of South San Francisco does not demonstrate that any racial or ethnic group has a disproportionately greater (>10%) housing need compared to the general population. However, the City is aware that low income Hispanic residents residing in or near the Old Town/Downtown do in fact have a disproportionately greater need for housing services. Homes in this area have high levels of lead based paint and a large amount of young children. City code enforcement activity in the area has been high in the past where many of the cases involve overcrowding and substandard housing conditions.

Because of the combination of all of these factors the City has designated the Old Town/Downtown as a target area needing special attention for the City's housing assistance programs. Given the largely Hispanic ethnic composition of the neighborhood, the City has made the assumption that Hispanics living in this the Old Town/Downtown area have a disproportionately greater need for housing services and assistance.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided

¹³ City/County Association of Governments Census and Housing Data Source Book 2002

¹⁴ 2000 Census

the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Main Priority and Housing Needs Activities

Based on the estimates of housing needs and the market analysis, the City continues to make it a priority to: **Increase, maintain and improve the supply of affordable housing for very low, low and moderate income individuals and families.**

Main Activities: New Construction, Rehabilitation, Acquisition and Rehabilitation, First Time Home Buyer Programs

The basis on which the City set the priorities and objectives for addressing housing needs is based on the preceding analysis of the city's housing characteristics, severity of housing problems, resident and community agency input, and the needs for each category of resident.

The City of South San Francisco is a built out community. Upwards of 40% of the land in the city is occupied by single family homes. A mere 5% of the land in South San Francisco is vacant and much of it is unavailable for development. The Area East of US 101 prohibits residential development. Most of the housing stock in the city was built prior to 1960.

The city adopted an Inclusionary Housing Ordinance in 2000 resulting in the development of nearly 200 BMR units. Additionally, the city's Redevelopment Authority sponsored the development of 120 new low and very low income housing units of which 70 are for sale townhouses ranging from 70 – 120% of AMI. Creating new construction projects is a challenge but the city will pursue all opportunities to sponsor the construction of new units.

The need for thousands of housing units that are affordable to working families is the greatest challenge facing the city in this decade. However, the lack of available land and the extremely high cost of new construction and the subsidies required to make market rate units affordable is prohibitive in the current market. During the period between 1999-2005, the City of South San Francisco was able to meet its ABAG obligations by building rental units with 72 for sale units at the South City Lights development on Gellert Avenue.

Due to the high cost of land and a per unit development cost of \$350,000 it is assumed that most opportunities for affordable housing will be limited. For this reason, the city has prioritized the acquisition and rehabilitation of existing homes. The HCD office has formed partnerships with non-profits to assist in the process of rehabilitation which will meet city standards while still being completed quickly and

efficiently. The Redevelopment Agency has purchased and manages 18 units of affordable housing which will be kept affordable in perpetuity.

The City will continue to leverage limited CDBG funds and a significant portion of RDA funds, State bond measures and federal housing resources to continue aggressively pursuing housing opportunities in the city.

Basis for Assigning Priority

The City's assessment of the priorities for housing needs is consistent with community and agency commentary. These priorities use the 2000 Census as well as other sources like ABAG as the foundation for setting the priority levels. In summary, the City gives high priority to small- and large--related renter households and large related renter households that are below 80 percent (80%) of median income. The City is also giving high priority to single individual renters earning between zero and thirty percent (0-30%) median family income, and to homeowners earning below 80 percent (80%) median income. Medium priority is going to seniors earning 51 and 80 percent (51-80%) of median income because over the next five years several inclusionary below market rate units will become available that will be suitable for seniors at this income level. Medium Priority is also going to senior renters earning between zero and fifty (0-50%) of median income, although no specific goals have been set to build more housing for this specific group of seniors in the next five years because of the City's recent accomplishments creating a significant number of low- and very low-income senior units. However, this does not preclude the City from pursuing another low-income senior rental project should an outstanding opportunity become available. The City is also giving medium priority to the housing needs of special needs groups earning zero to eighty percent (0-80%) of median income and single individual renters earning between 31 and 80 percent (31-80%) of median income.

Obstacles to Meeting Housing Needs

The principal obstacles for meeting the housing needs of low income residents are market conditions, the lack of available resources, and regulatory constraints. Market conditions and lack of resources are the greatest obstacles to creating affordable housing. While governmental processing and fees add somewhat to the cost of housing, market factors such as the cost of land, construction and financing play a much greater role in determining the amount and cost of new housing. The cost of land in South San Francisco is very high, due to its limited supply.

The cost of construction adds substantially to housing prices as well. In 2007, the City estimated the construction cost for multi-family development housing at \$350,000 for a typical two-bedroom unit.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing

market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

The City of South San Francisco has based its Consolidated Plan on market analysis of the City's Housing Element approved by the State of California in 2003. Information from the Housing Element is supplemented with Census data released after the drafting of the Housing Element.

HUD requires the market analysis to describe the significant characteristics of the housing market in terms of supply, demand condition, and cost. It also requires a review of housing stock available to serve people with disabilities and HIV/AIDS, how the City targets its housing production by income level and type of households, and whether any affordable units are at-risk of being lost from the affordable housing stock. The market analysis is organized as follows:

Section 1: Population, employment, and housing trends

Section 2: Housing and household characteristics

These chapters draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance, the Association of Bay Area Governments, and City of South San Francisco records. Information on available sites and services for housing comes from numerous public agencies.

It is also important to note that much of this data has been culled from the 2000 census and therefore may not include more recent demographic shifts. Updated data from future censuses will be captured in the 1 year action plans for the City.

Population, Employment, and Housing Trends

This section includes information on South San Francisco's population and employment. The information is oriented to identify trends, potential shortcomings, and issues.

Population Projections

According to population projections produced by the Association of Bay Area Governments (ABAG) in *Projections 2007*, South San Francisco's population is expected to grow relatively slowly through 2020, with an average annual growth rate of 0.51 percent between 2000 and 2020. The city's population is projected to grow to over 69,000 by 2020, representing an increase of 7,500 residents from ABAG's

estimated 2005 South San Francisco population of 61,700. Compared to its neighboring communities, South San Francisco ranks in the middle in terms of annual growth rates.

Age of the Population

According to the ABAG projects from 2007, it is likely that the average age of individuals in San Mateo County will rise to 46 by the year 2035 from an average age of 38 in 2005. Between 1990 and 2000, the median age of South San Francisco's residents remained relatively constant, increasing from 35.1 in 1990 to 35.7 in 2000.

Race and Ethnicity

South San Francisco's ethnic/racial make-up is made primarily of Hispanics/Latinos (31.8 percent), Whites (30.5 percent), and Asians (28.6 percent). The city's largest ethnic/racial population consists of Hispanics and Latinos with nearly 32 percent of the city's population. South San Francisco also has a larger Hispanic/Latino population than surrounding communities such as Daly City, San Bruno, and San Mateo County. South San Francisco and Daly City are home to the largest population of Filipinos in the Bay Area. African Americans, Native Americans, Pacific Islanders, and those of two or more races make up only 4.7 percent of South San Francisco's entire population.

Jobs/Housing Balance

In the 1940s-1960s South San Francisco turned into a commuter suburb. In 1999, only 23 percent of employed residents worked in the city despite a surplus of jobs. As a general trend, the city has added jobs at a faster rate than it has added population over the last 15 years. In 2005, there were 16,040 more jobs than employed residents in the city.¹⁵ This discrepancy is slated to reach 16,520 in 2010. Some of this is likely due to the discrepancy between the high level of technical skills needed at many of the biotech companies located in the city compared to the reality that less than 20% of residents hold a bachelors degree or higher level of education.

In the future, the City of South San Francisco will become an even bigger commuter center due to the new ferry station being built on Oyster Point as well as the movement of the train station to a more amenable location which connect the downtown and the East-101 sections of the city. Market rate housing has become a priority for the downtown area and will likely increase in the coming years therefore increasing the number of potential employees.

Housing And Household Characteristics

This section assesses current and projected housing and household characteristics, the condition of the housing stock, and the potential impact on future housing needs. This analysis identifies key trends that will affect both near-term and long-term housing needs.

Housing Unit Mix And Household Size

Number and Types of Units

¹⁵ Association of Bay Area Governments (ABAG) 2007 Projections

The existing housing stock in South San Francisco is predominantly (over 70 percent) single-family dwellings and has been that way since 1990. Apartment buildings with three to 49 units account for 20 percent of housing units, while 3 percent of units are found in buildings with more than 50 units. The remainder of the housing stock is made up of duplexes, mobile homes, and houseboats.

Condition of the Housing Stock

Information relating to condition of housing stock is from the 2000 Census. Overall, South San Francisco's residential structures are in good condition. Of the 1,862 structures surveyed, 87.3 percent were found to be in good condition, 10.7 percent in fair condition, and 2 percent in poor condition.¹⁶ Applying these percentages to the city as a whole, suggest that approximately 2,000 units need minor structural repairs, and 380 units need either major repairs or replacement. (The low rate of demolitions, averaging five per year, indicates that relatively few units need to be replaced.)

The Downtown Target Area is where Community Development Block Grant funds are concentrated for rental and single-family rehabilitation.

Household Composition

The 2000 Census defines the term "household" as the person or persons occupying a housing unit. This general category includes families, defined as two or more persons, including the householder, who are related by birth, marriage, or adoption and who live together as one household. The family definition includes both married couples and single-parent families. Despite increases in single-parent families and unrelated households, married couples remain the majority of households in South San Francisco. Households that do not meet the definition of "family" are classified as "non-family households."

Household Income

The General Plan Existing Conditions and Planning Issues Report noted that the South San Francisco median household income in 2000 was lower than San Mateo County's. The amount for South San Francisco was \$61,764 and for San Mateo that number was \$70,819.

A particularly pertinent issue for economic development efforts is the education and employment profile of South San Francisco residents. In general, residents have lower levels of educational attainment and hold lower level jobs than residents in the Bay Area as a whole. This discrepancy is particularly notable with regard to executive and administrative jobs: South San Francisco has a much lower concentration of residents with managerial positions and a higher proportion of residents in administrative positions than the region as a whole.

The most prevalent industries in which SSF residents are employed are transportation, retail trade, finance, insurance, real estate, and manufacturing. The city has a low proportion of residents in nondurable goods manufacturing and professional services than the rest of the Bay Area.

¹⁶ City Windshield Survey, 1990.

Affordable Housing Projects

The City of South San Francisco works hard to provide opportunities for citizens to find affordable housing. The Housing and Community Development (HCD) works with several non-profit agencies to help residents find affordable housing. If an individual has limited housing opportunities, the office provides packets of information with data concerning available apartments in the county or directs them to the County for Section 8 Vouchers. The office also directs residents to groups like HIP Housing which supports a home sharing program.

Some residents are more interested in purchasing an affordable home rather than renting. In this situation, the City works with organizations like First Home Inc. and Habitat for Humanity to help individuals find housing. First Home Inc. manages the City's affordable housing waiting list and provides information and education to potential home owners concerning the buying process. Most of these new owners are able to purchase their homes due to the City's first time home buyer program which provides low-interest loans so that potential owners can make a down payment on their new home. Habitat for Humanity also focuses on low income residents with a desire to purchase their own home. Potential owners must put in 500 hours of sweat equity in order to receive their new home. The homes have very small mortgage payments and there is no down payment. This year, four Habitat for Humanity homes were built in South San Francisco.

At-Risk Units

One of the City's main housing priorities is to: Increase, maintain and improve the supply of affordable housing for very low, low and moderate income individuals and families. The City prioritizes affordable housing because of the huge need for affordable housing in our region, and in South San Francisco. At this time there are no at-risk units in the City of South San Francisco.

Targeting of Funds

Most of the funding for affordable housing projects will be used in the downtown area. This section of town has the highest level of need in the City.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Based on the estimates of housing needs and the market analysis, the City continues to make it a priority to: **Increase, maintain and improve the supply of affordable housing for very low, low and moderate income individuals and families.**

The City's assessment of the priorities for housing needs is consistent with community and agency commentary. These priorities use the 2000 Census as well as other sources such as ABAG as the foundation for setting the priority levels. The City is also giving medium priority to the housing needs of special needs groups earning zero to eighty percent (0-80%) of median income and single individual renters earning between 31 and 80 percent (31-80%) of median income.

Rental Housing Objectives

The San Mateo County Consortium has determined that creating new affordable rental units is a high priority in San Mateo County. However, the high cost of developing new housing and the subsidies needed to make new units affordable to very low, low and moderate income families makes the construction of new affordable units very difficult. In addition, there is a limited amount of land suitable for affordable housing development in South San Francisco. For these reasons the City will attempt to meet the housing needs of low and very low income residents by pursuing a strategy that includes the development of new units and the acquisition and rehabilitation of affordable units.

1.0 New Housing Construction

Over the next five years the City believes that there will be a few opportunities to create new affordable rental housing stock. Objectives 1.1 and 1.2 describe these opportunities in more detail below. The City will continue to aggressively pursue other opportunities to create affordable rental housing units as they become available.

1.1 The City is in the process of assembling land for potential developments

The City of South San Francisco has worked hard to purchase land for development in the future. Because there is a serious paucity of available land within the city, there has been a movement towards assembling lots that could be put to use at a later date for the development of affordable housing.

1.2 Under the City's 20% Inclusionary Housing Ordinance various developers will making new affordable rental units available to residents at or below 80% of the area median income and to residents at or below 120% of the area median income

No public funds will be used to develop BMR units, which are developed at the cost of the housing developer. Although there are no new projects taking place in the city the revolve around providing rental housing, within the next five years it is likely that developers will build housing units that could potentially help provide additional affordable housing.

2.0 Acquisition and Rehabilitation

The City will work with private rental property owners and non-profit organizations to identify suitable rental properties that can be acquired and/or rehabilitated to provide housing for low and very low income renters. The types of rental properties targeted will consist of 4 to 12 unit structures and/or residential hotels. The primary funding sources for rental properties will be HOME, CDBG, and RDA funds. Specific objective 2.1 is described in more detail below. The City will also pursue other opportunities to acquire and rehabilitate additional rental housing units as they become available.

2.1 Downtown Affordable Housing Program

The Downtown Affordable Housing Program is designed to provide affordable rental housing for low and very low income residents through the acquisition and rehabilitation of dilapidated housing stock in or near the downtown. Of special interest are unoccupied Single Room Occupancy hotels and 4-6 unit apartment buildings. The City conducts feasibility analysis on a regular basis to determine viability of acquisitions, and at this time specific annual goals cannot be set. Should an opportunity to create affordable units present itself, the City will immediately allocate as much as \$500,000 to the project from RDA, HOME funds or CDBG funds. During the five year Consolidated Plan period the City anticipates rehabilitating 10 to 20 units.

Owner Housing Objectives

3.0 New Housing Construction

Over the next five years, the City believes that it will create new affordable ownership housing stock. There has been the development of new units constructed under the City's BMR program. Objective 3.1 describes this opportunity in more detail below. The City will also pursue other opportunities to create new affordable ownership housing as they become available.

3.1 Under the City's 20% Inclusionary Housing Ordinance various developers will making new affordable ownership units available to residents between at or below 80% of the area median income and to residents at or below 120% of the area median income

No public funds will be used to develop BMR units, which are developed at the cost of the housing developer. The City estimates that the following project will create 70 new units in the next five years (specific annual goals are not possible to predict as they are dependant on many factors include market conditions and construction schedules):

South City Lights development: this new development is located on Gellert Ave. and is comprised of 1, 2 and 3 bedroom units.

4.0 Housing Rehabilitation

The need for housing rehabilitation extends through all low-income categories and exists for both owner and renter occupants. According to the 2002 South San Francisco General Plan Housing Element, there are 2,380 housing units in need of rehabilitation in South San Francisco. According to the 2000 Census, 67% (13,565) units in South San Francisco are over 30 years old. Many of the units having housing problems are concentrated in the City's low-income neighborhoods. Objectives 4.1, 4.2, 4.3, 4.4, and 4.5 below describe specific programs the City has in place to address the housing rehabilitation needs of low-income homeowners. The City will pursue other rehabilitation programs as needs, resources, and opportunities arise. Such programs would be funded with either RDA or CDBG funds.

4.1 City-Sponsored Housing Rehabilitation Loan Program

The Housing Rehabilitation Loan Program assists low and moderate income homeowners with housing repairs. The program is administered by the City's Housing and Community Development Division and is available in the Downtown/Old Town area and citywide. Over the five year Consolidated Plan period, the City expects to rehabilitate between 15 and 25 homes of low and moderate income

households (approximately 3-5 homes each year). Of the households assisted, most will be very low income elderly heads-of-household. The program is funded with CDBG money. Loans are generally \$20,000 to \$35,000.

4.2 Emergency Code Violation Vouchers

The Emergency Code Violation Vouchers program provides homeowners a grant of up to \$2,500 to clear up code violations in their homes. Over the five year Consolidated Plan period, the program will assist 60 low-income residents (approximately 12 households each year). This program is a sub-program of the City's Housing Rehabilitation Loan Program (Objective 4.1) and is therefore funded with CDBG.

4.3 Debris Box Vouchers

The Debris Box Voucher program helps low and moderate income residents in the Downtown/Old Town area and citywide remove accumulated debris and yard waste from their properties. Over the five year Consolidated Plan period the program will assist 50 households (approximately 10 households each year). This program is a sub-program of the City's Housing Rehabilitation Loan Program (Objective 4.1) and is therefore funded with CDBG.

4.4 Minor Home Repair (House Helpers)

The Minor Home Repair Program provides home repairs for very low income homeowners free of charge. The program is administered by North Peninsula Neighborhood Services Center. The majority of households assisted will be large families with small children and elderly female heads-of-household. Over the five-year Consolidated Plan period, NPNSC expects to assist 200 very low income households in the Old Town/Downtown Area and citywide (approximately 40 households each year). This program is a sub-program of the City's Housing Rehabilitation Loan Program (Objective 4.1) and is therefore funded with CDBG.

4.5 Rebuilding Together Peninsula

Over the five-year Consolidated Plan period Rebuilding Together Peninsula will rehabilitate 3 to 15 homes for low-income South San Francisco homeowners. Rebuilding Together Peninsula will accomplish all of the rehabilitation work on one day in April and will use volunteer crews that include skilled labor. Rebuilding Peninsula is proposing that it will serve 3 low income South San Francisco households each year. By using volunteer labor, Rebuilding Together Peninsula greatly leverages the CDBG funds the City would use to support this program.

4.6 First Time Homebuyer Program

The City's First Time Homebuyer program provides low-interest "silent second loans" in which the City defers payments for five years. The First Time Homebuyer program gives priority for loans to City employees. Loans range between \$25,000 and \$100,000 depending on need and income eligibility. Over the five year Consolidated Plan period, the City expects to place 20-35 first-time homebuyer loans to residents earning below 80% and residents earning 80 to 120% of the area median income (approximately 4-7 loans annually). First time homebuyers will be able to use the City loans to purchase homes anywhere in the City or newly constructed BMR units created under the City's BMR ordinance. The program will also offer first time homebuyer seminars and individual counseling for prospective buyers. The program will be funded by RDA and CDBG funds which will be leveraged by Mortgage Credit Certificates, State first time homebuyer program funds, and private sector funds.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The South San Francisco Public Housing Authority published a year 2008 Agency Strategy report detailing the status and strategies of the established public housing programs. The Housing Authority does not have the ability to grant certificates for Section 8 housing or other HUD programs but instead focuses on providing service enriched housing to moderate income, low-income and very low-income residents. The housing authority currently manages 80 units which have 1 to 4 bedrooms per unit. In 1996, four of the units were remodeled and made handicap accessible. The Housing Authority of the City of South San Francisco provides a decent, safe and sanitary residence for the tenants. The agency goal is to keep the neighborhood safe, clean and quiet so that children may play outside.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The Housing Authority focuses solely on maintaining the 80 units of housing currently under its jurisdiction. The South San Francisco Housing Authority does not have the authority to issue certificates or Section 8 vouchers. Instead, In order to serve the needs of the community and reach as many residents as possible, applicants are placed on the waiting list and assigned a selection criterion and given the following points, when applicable: Involuntarily displaced 5 points; Substandard housing 5 points; Rent burden 10 points; Residency 30 points; Working family 20 points; Elderly/Disabled 5 points; Veterans 5 points; Victim of Domestic Violence 10 points. By creating a system that assigns priority based on needs and circumstances, the housing authority created a fair system to help those in need of housing.

A heavy focus is placed on maintaining the units and making them safe for children and families. Last year, four of the units were made handicap assessable to better serve the needs of the disabled population. The housing helps mostly those in the very low-income category. Because the sole goal of the PHA is to manage and rehabilitate public housing units, there is no real strategy to encourage the residents to become a part of the management process. Furthermore, very few of these residents are in a place where they can consider purchasing a home.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

While governmental processing and fees add somewhat to the cost of housing, market factors such as the cost of land, construction and financing play a much greater role in determining the amount and cost of new housing. The cost of land in South San Francisco is very high, due to its limited supply. The cost of construction adds substantially to housing prices as well. In 2007 the City estimated the construction cost for multi-family development housing at \$350,000 for a typical two-bedroom unit; this does not include the cost of land. The city has worked hard to streamline the building process to make developments and ADA improvements easier to manage.

Strategy to Remove the Negative Effects of Public Policies

1. Streamlining the development of affordable housing development
2. Waivers for some city development fees
3. The provision of state density bonuses

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homeless Individuals and Families

As elsewhere in the nation, homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and the high housing costs in this county lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

In South San Francisco it is difficult to estimate the number of homeless people due to the lack of comprehensive data. Therefore the City of South San Francisco relies on a variety of sources to gauge the number of homelessness people living in South San Francisco. Such information primarily comes from homeless counts conducted by the County of San Mateo Office of Homelessness. The homeless count by the County does not break out homeless by city because it is a regional issue that all cities on the Peninsula must address together given the resources available.

Therefore, the City of South San Francisco recognizes in its Consolidated Plan that homelessness is best mitigated by a continuum of care approach conducted in collaboration with the County of San Mateo and other cities on the Peninsula. Together and with service and housing providers, every jurisdiction works through

the San Mateo County Homeless Continuum of Care Collaborative to address homelessness.

For the entire County of San Mateo a count by the Corporation for Supportive Housing for the calendar year 2007 indicated that there are at least 6,646 unduplicated homeless people (based on a survey of 16 agencies serving the homeless). South San Francisco has a homeless population of roughly 188 and 97 of those are unsheltered according to the San Mateo County HOPE survey. Of the homeless population counted, 41% were White (non-Hispanic), 17% were Hispanic/Latino, 31% were African American, 1% were Native American, 4% were of an other or mixed ethnicity, and 5% were Asian/Pacific Islander. There is no data on the race/ethnicity of the specific South San Francisco homeless population. Of the homeless population, it is interesting to note that 27% have served in the Armed Forces. As the housing market crisis worsens, it is likely that the homeless population will increase. The homeless survey reported that 35% of those who are now homeless were renting an apartment before they became homeless and 54% of the survey respondents said that they were not able to get housing because they could not afford rent.

Families and Individuals At-Risk Home of Homelessness

Because of housing cost burdens, over crowding, and substandard housing conditions low and very low income individuals and families are at-risk of becoming homeless. It is difficult to estimate the number of families and individuals facing the risk of becoming homeless, but from contact with nonprofit organizations the City is aware of people facing this situation. North Peninsula Neighborhood Services Center reported that in a recent six-month period it provided delinquent rent assistance to 13 families that requested assistance (\$14,020), move in cost assistance to 10 families requesting assistance (\$11,274), utility bill payment assistance to 3 families (\$795), and housing counseling to 216 families and individuals. The center has also worked with residents to help enroll them in utilities discount programs and with referrals to other agencies that might be of service. The agency estimates that it will continue to request and provide these levels of assistance in the future giving the City a very limited estimate of the level of need for families and individuals at risk of homelessness.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Homelessness Strategy and Priority Needs

As stated before, both the City's strategy to address homelessness and the priority given to homeless needs is rooted in Continuum of Care approach conducted in collaboration with the County of San Mateo and other cities on the Peninsula. Every San Mateo County jurisdiction works through the San Mateo County Homeless Continuum of Care Collaborative with service and housing providers to address homelessness.

The City's central priority for assisting the homeless population is described as follows: **Provide service-enriched shelter and transitional housing for homeless individuals and families.**

The basis for determining and assigning the relative priority to each homeless need is the relative supply and demand for each type of service. Other factors that influence the assignment of priority level is the urgency of the services provided as well as the resources available. For example, while the unmet need for job training is greater than it is for transitional housing, higher priority is given to transitional housing because it necessary to stabilize an individuals housing situation before addressing his or her employment needs. The Continuum of Care Collaborative performed this level of assessment in order to assign each need a priority level.

The Continuum of Care Collaborative assessment of the needs of homeless individuals and families is consistent with community and agency responses gathered during the community needs assessment process. There were 64 residents who responded to the community survey ranked providing housing for the homeless as an important priority for South San Francisco. Providing shelter and transitional housing to homeless individuals and families was ranked as the second highest of six priorities by the community agencies that responded to the community agency survey. The community agency respondents also ranked providing transitional housing and services for families as a high priority. The agencies ranked providing transitional housing and services for individuals and providing emergency shelter for families and individuals as a medium priority.

The Continuum of Care is a strategic plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. HUD identifies the fundamental components of a comprehensive Continuum of Care system to be:

1. Outreach, intake and assessment to (1) identify an individual's or a family's housing needs, and (2) link them to appropriate housing and/or service resources.
2. Emergency shelter and safe, decent alternatives to the streets.

3. Transitional housing with supportive services to help people develop the skills necessary for permanent housing.
4. Permanent housing and permanent supportive housing.

Obstacles to Meeting Homeless Population Needs

Several obstacles will hamper the San Mateo County Continuum of Care Collaborative's efforts to meet the underserved needs of homeless families and individuals. Key among these is the lack of available resources. Besides funding, other sources that could hamper the Collaborative's ability to meet homeless needs are lack a facilities, high cost of land and rents, community opposition to having homeless service sites situated in many areas, and the high cost of providing permanent housing. The City of South San Francisco will continue to work with the San Mateo County Continuum of Care Collaborative to overcome these obstacles and attempt to increase services to the homeless population.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Survey of Homeless Organizations¹⁷

Conversations with organizations operating emergency shelters and transitional housing, and providing services in the area, reveal the following about the homeless population and services addressing homelessness in South San Francisco:

St. Vincent de Paul Society, South San Francisco: This agency provides a meal program between 10:00 A.M. and 12:00 noon each day through the "Café St. Vincent" located at 344 Grand Avenue.

Staff described their clientele as needing support services — many suffer from mental illness and substance abuse. Besides the meal service, the St. Vincent de Paul Society provides referrals and can sometimes cover the cost of alcohol and drug rehabilitation services, and provide bus passes, shoes, short-term and emergency rent subsidies and other necessities.

Safe Harbor, South San Francisco: This 90-bed shelter is located near the San Francisco Airport at 295 North Access Road. The shelter is operated by a San Mateo-based non-profit organization, Samaritan House. The director of the shelter

¹⁷ South San Francisco 2002 General Plan Housing Element

reports that the facility is full every night. Referrals are obtained from local "core" service agencies throughout the County who make their requests through the St. Vincent de Paul Society. Safe Harbor shelter staff estimate that the shelter serves 55-75 South San Francisco residents each year.

The shelter serves only adults and is located in a dormitory-like facility with 45 bunk beds. It is open from 5:30 P.M. until 7:00 A.M., and staff provide a hot breakfast to guests. Bus tickets are provided, and Samaritan House operates a substance abuse treatment program as well as a variety of other support groups for homeless clients. Due to increasing and steady demand, Samaritan House also now keeps the shelter open year-round rather than only during the winter months. The City of South San Francisco helps support this agency with CDBG and Redevelopment Agency funding.

The Salvation Army, South San Francisco: The Salvation Army is located at 409 South Spruce Avenue, and serves a hot breakfast to about 30 people every Saturday morning. In addition, the center provides emergency resources for nutrition and financial problems.

North Peninsula Neighborhood Services Center, South San Francisco: This agency is the designated lead core service agency for South San Francisco and is one of the agencies providing initial screening and referral services for homeless people in the City. North Peninsula Neighborhood Services Center coordinate services in San Mateo County and provide case management for homeless families and individuals. This agency is partially supported by the City through CDBG funding.

Human Investment Program (HIP Housing), South San Francisco: This San Mateo-based non-profit organization has a satellite office in South San Francisco to conduct its Home Sharing program which provides assistance to low income people seeking permanent affordable housing by matching them with roommates. The City of South San Francisco helps support this agency with Redevelopment Agency funding.

Single Room Occupancy Hotels

Another source of affordable housing often sought by individuals who cannot afford an apartment or by local service agencies seeking to place very low-income clients are the single-room occupancy hotels (SROs) in South San Francisco. Currently (January 2002), there are 192 SRO units in the city. Generally, these facilities do not include bathrooms or kitchens in the units. The latter is one reason that St. Vincent de Paul staff report they see so many residents from the SROs in their dining room - this population cannot afford to eat out as well as pay rent.

Two SRO buildings in South San Francisco have received City funding for rehabilitation and are restricted to occupancy by very low-income tenants. They are the Grand and the Metropolitan Hotels, which are comprised of a total of 82 units. North Peninsula Neighborhood Services Center, a nonprofit organization supported by the City, is able to refer homeless individuals to these hotels.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Special Needs Populations

To the extent practical, the City of South San Francisco has attempted to estimate the number of persons in various subpopulations in order to identify their needs. However, it is challenging to clearly assess how many people in South San Francisco fall into each sub-population. Below is a description of the City's best estimates of the special needs population, their needs, and priorities to address their needs. Much

of this data has been culled from the year 2000 US Census Bureau report. Because the census is done every 10 years, much of this information may have slightly different numbers. Updated information will be reported in future 1 year action plans as it becomes available from the 2010 census.

Elderly and Frail Elderly

The elderly are a significant special needs group in South San Francisco. More than one quarter (28.4%) of all SSF households include individuals who are 65 and over. Thirteen percent (13%), or 7,632 of South San Francisco residents are over 65, and almost half of South San Francisco elderly people have a disability.¹⁸

Large portions of South San Francisco seniors are low-income. Of South San Francisco households with householders 65-74 years old, 42% (1,052 households) are low income or below with an income of less than \$35,000. Of households with householders 75 years old or older, 60% (1,208 households) have an income below \$35,000 and are low income or below. The median income for households with a householder 65-74 years old is \$39,968 – even for only one person in the household, this median income is below 60% of the area median income for the region. The median income for a household with a householder over 74 is \$29,184, well below 50% of the area median income for a household of one.¹⁹ SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit currently \$712, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they could afford to pay only \$214 for rent.²⁰

There is a need for unassisted affordable housing for the elderly, assisted affordable housing for the elderly; and home rehabilitation and modifications that allow elderly homeowners to stay in their homes. It is very difficult to determine what the need is for assisted housing for the elderly. Among the elderly population in South San Francisco, there are 6,229 disabilities. Of these disabilities, 2,332 are either a self-care disability or a go-outside-the-home disability. It is likely that some portion of seniors who have these disabilities need supportive housing services.

Currently there are 48 state licensed residential care facilities for the elderly in South San Francisco with the capacity to house 507 seniors.²¹ Other services provide alternatives that enable seniors who would otherwise be forced to move into an assisted care facility to stay in their current housing. The City's Adult Day Care program provides a structured, supervised setting in which frail or chronically ill seniors can participate in social, recreational, and educational activities as independently as possible. By sharing the care for frail or chronically ill low-income seniors, this service enables family members who cannot be full-time care providers to keep these seniors in their own homes rather than sending them to senior care facilities. The Housing Accessibility Program of the Center for the Independence of the Disabled helps eliminate architectural barriers and provides modifications such as

¹⁸ Census 2000

¹⁹ *ibid*

²⁰ South San Francisco General Plan Housing Element 2002

²¹ State of California Licensed Facility Search accessible at:
http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx

grab bars to make homes accessible for the elderly and people with disabilities. The Second Harvest Food Bank provides seniors and disabled residents with weekly grocery bags, assisting people for whom leaving the house for food may not be possible.

Disabled (Severe Mental Illness, Developmentally Disabled, Physically Disabled)

According to the 2000 Census, 10,044 people in South San Francisco have a disability. Almost 1 in 5 South San Francisco residents between 16 and 64 years old have a disability.

We do not currently have data on the numbers of people in South San Francisco who have severe mental illness and may need supportive housing. There are 1,691 people over the age of 16 in South San Francisco with developmental (mental) disabilities that may have a need for supportive housing. There are 3,678 people in South San Francisco over the age of 16 with physical disabilities who may need supportive housing. There are 4,669 people over the age of 16 with go-outside-the-home disabilities, which may indicate a need for assisted housing for those individuals that do not live with others who can help take care of their needs that require leaving the home.

In addition to the data available in the 2000 Census, the City of South San Francisco Housing Element reports the following information from service providers on the needs of people with disabilities and the services that their agencies provide:

The State Independent Living Council's (SILC) 1998 report, *Independent Living*, provides a perspective on the housing needs of persons with disabilities. SILC polled the independent living centers across the state to determine the major factors that hinder people with disabilities from living independently. The SILC identified housing as a critical issue, as follows:

- Housing is a huge problem for most people with disabilities. Not only is there a scarcity of low-income housing located in each community, there is even less barrier-free low-income housing. For individuals who are receiving their total income from Supplemental Security Income (SSI), paying market rate for any type of apartment or house is a virtual impossibility.
- South San Francisco does not have any affordable housing development built specifically for persons with disabilities, though some units at some of the affordable projects have handicap-accessible units. The Peninsula Association for Retarded Children and Adults (Parca) provides housing for 11 clients and supplements the rent at four apartments at Peninsula Pines and a house in Westborough. (Parca also provides support, information, referrals, outreach, advocacy, and recreation opportunities to individuals with developmental disabilities and their families. The City provides some funding for Parca's social services through its CDBG program.)

The City provides CDBG funding to the Center for Independence of Disabled to make accessibility modifications to enable persons with disabilities to stay in their homes or move to new housing. Additionally, the minor repair programs sponsored by the City provide assistance to persons with disabilities to undertake home repairs that increase access.

Persons with Alcohol/Other Drug Addictions

Data on the number of people in South San Francisco with an alcohol, drug or other substance abuse problem is not available. Sitike Counseling Center, one of the primary substance abuse counseling centers in South San Francisco serves approximately 65 South San Francisco clients each year. This figure is probably only a small portion of people in the City with substance abuse problems because it represents people who have sought and received services.

Most residential substance abuse programs serving South San Francisco residents are for homeless residents and are provided in shelters, although there are some residential and non-residential substance abuse programs for non-homeless residents in South San Francisco. As mentioned above, Sitike Counseling Center provides substance abuse counseling to approximately 65 South San Francisco residents each year. There are five residential substance abuse treatment facilities in South San Francisco, which in total have the capacity to serve up to 40 people at any given time.²²

People with HIV/AIDS

There are only rough estimates of how many South San Francisco residents are currently living with HIV/AIDS. In San Mateo County as of 2005, there were 800 AIDS cases in the County (not including HIV cases).²³ According to San Mateo County Disease Control, from January of 2005 until June 2005, there were 32 new cases of HIV and 24 cases of AIDS in San Mateo County.

Many of the people living with AIDS in the County need financial and housing assistance in addition to health services. San Mateo County Health Department HIV services program sees 554 clients per year. San Mateo County services for people with HIV include substance abuse treatment on demand.

San Mateo County has only in-home hospice services and no residential care facilities. The Mental Health Association is their housing provider and the residential services are varied—shallow rent subsidies are one example. The county currently places HIV clients in non-HIV specific housing.

Domestic Violence Survivors

Domestic violence is an ongoing problem in South San Francisco as in all communities. The Center for Domestic Violence Prevention estimates that there are thousands of cases of domestic violence each year in San Mateo County, and South San Francisco residents make up part of this number. Domestic violence survivors often need a supportive housing option in order to get out of the living situation in which they are experiencing abuse. CORA, an organization working to end domestic violence in San Mateo County, reported that in the 2004-2005 fiscal year, they provided emergency intervention, referrals and follow-up calls in response to over 2,600 domestic violence cases referred by the police departments of San Mateo County.

²² State of California Licensed Facility Search accessible at <http://cclid.gov>

²³ Health & Quality of Life Report for San Mateo County. 2008 Community Assessment.

Priorities And Goals For Special Needs Populations

Based on the estimates of special needs populations and the needs described by service providers, the City has set a priority to: **Provide service-enriched housing opportunities for individuals and families with special needs including, but not limited to, seniors, people with physical and developmental disabilities, domestic violence survivors, people with HIV/AIDS, and people in treatment for substance abuse.**

This central priority is divided into various specific priority levels to serve the special needs populations with supportive housing as follows: The City believes that high priority should be given to elderly and frail elderly, physically disabled, and domestic violence survivors. The City is also giving medium priority to people with alcohol/other drug addiction; people with HIV/AIDS, and to people with developmental disabilities. Low priority is given to populations with severe mental illness.

Obstacles to Meeting Special Needs Population Needs

The primary obstacle to meeting the needs of populations with special needs is the lack of available funds. Other obstacles includes the high cost of housing, the lack of availability facilities and centers to serve the special needs populations, the limited number of nonprofit agencies providing services for special needs populations, and the lack of information about these populations in South San Francisco. The City, however, will work with existing nonprofit agencies and with the available resources to best meet the needs of special needs populations.

Summary of Specific Homeless/Special Needs Objectives

The City of South San Francisco has set four specific objectives to address homeless needs and five objectives to meet the needs of special needs populations. Following is a description of these objectives as well as a description of how the City will use Federal, State, local, and private resources to address the needs identified for the period covered by the Consolidated Plan.

The numeric goals contained in these priorities are based on the one year goals of each of the following programs. Because funding decisions are made annually as to which agencies will be funded for the following program year, it is possible that some of the numeric goals will shift over the five years if there are changes in which agencies are providing which services.

A. Priority: Provide service-enriched shelter and transitional housing for homeless individuals and families.

1.0. Provide emergency and transitional shelter for families

It is the City's goals to provide funding to organizations that provide shelter, transitional housing, and services to homeless families.

1.1. Shelter Network – Crossroads

Crossroads provides transitional housing and comprehensive support services to homeless. On-site services include support groups, job development and other individualized services to help families secure permanent housing. The shelter will serve up to 40 very low and low income families from South San Francisco over the

five-year Consolidated Plan period (approximately 8 households annually). The program is available to individuals citywide. The City will fund this program with RDA funds that will be leveraged by the County of San Mateo, other cities on the Peninsula, private foundations, and private donors.

2.0. Provide emergency and transitional shelter for individuals

It is the City's goals to provide funding to organizations that provide shelter, transitional housing, and supportive services to homeless individuals.

2.1. Shelter Network – Maple Street

Maple Street Shelter provides transitional housing and comprehensive support services to homeless individuals. On-site services include support groups, job development and other services to help individuals secure permanent housing. The shelter will serve 50 very low and low income individuals from South San Francisco over the five-year Consolidated Plan period (approximately 10 individuals annually). The City will fund this program with RDA funds that will be leveraged by the County of San Mateo, other cities on the Peninsula, private foundations, and private donors.

2.2. Safe Harbor – Samaritan House

Safe Harbor is a homeless emergency shelter in South San Francisco operated by Samaritan House. Safe Harbor provides shelter and food for up to 90 individuals countywide a night. In addition Samaritan provides several other services on site including drug education and counseling, employment and job development counseling, and health services. All of the individuals served at the shelter will be very low income. Safe Harbor will serve approximately 300 individuals from South San Francisco during the five-year Consolidated Plan period (approximately 60 individuals annually). The City will fund this program with RDA funds and possibly with CDBG funds. City funding will be leveraged by the County of San Mateo, other cities on the Peninsula, private foundations, and private donors.

3.0. Provide shared Housing Opportunities – Human Investment Project (HIP)

HIP offers affordable housing services including a home equity conversion program for seniors, shared housing referrals, life skills workshops for single parents, an a homeless prevention program. HIP will provide referrals to as many as 700 households, primarily very low and low income households from South San Francisco over the five-year Consolidated Plan period (approximately 140 households annually). The City will fund this program with RDA funding. City funding will be leveraged by other Peninsula cities, private foundations, and private donors.

4.0. Explore the possibility of develop additional shelters for families, individuals, and youth

Although there are currently no plans to develop new shelters in San Mateo County, the City is prepared to continue working with the San Mateo County Homeless Continuum of Care Collaborative to address the needs of homeless. If, over the next five years, the Collaborative identifies options to create new shelters or transitional housing with supportive services for homeless, the City of South San Francisco will consider participating in the development or support of the shelter if it will serve families and individuals from South San Francisco. The City would use RDA or CDBG funding for this activity

B. Priority: Provide service-enriched housing opportunities for individuals and families with special needs including, but not limited to, seniors, people

with physical and developmental disabilities, domestic violence survivors, people with HIV/AIDS, and people in treatment for substance abuse.

1.0. Provide accessibility modifications to the homes of elderly and physically disabled residents

It is the City's goals to provide funding to organizations that provide accessibility modifications to the homes of households in which a family member is physically disabled, elderly, or frail elderly.

1.1. Center for Independence of the Disabled (CID) – Housing Accessibility Program

CID helps eliminate architectural barriers and provides modifications such as grab bars to make homes safer and more accessible for people with disabilities and/or the elderly. CID will serve up to 150 very low and low income households, all of who are disabled or frail elderly, over the five-year Consolidated Plan period (approximately 30 households annually). The program is available citywide. The City will fund this program with CDBG funds that will be leveraged by private foundations, and private donors.

2.0. Provide emergency and transitional shelter for domestic violence survivors and their children

It is the City's goals to provide funding to organizations that provide shelter, transitional housing, and services to domestic violence survivors and their children.

2.1. Center for Domestic Violence Prevention

CDVP provides shelter for domestic violence survivors and their children as well as food, clothing, counseling and legal services. Services are provided in English, Spanish, and Tagalog. The Center will provide shelter for 35 families over the five-year Consolidated Plan period (approximately 7 households annually). The City will fund this program with CDBG or RDA funds that will be leveraged by the County of San Mateo, other cities on the Peninsula, private foundations, and private donors.

3.0. Assist person living with HIV/AIDS to remain in independent housing

It is the City's goals to provide funding to organizations assist persons living with HIV/AIDS remain in independent housing situations. No programs have been identified to date but opportunities will be assessed on a year to year basis.

4.0. Assist organizations providing substance abuse services

It is the City's goals to provide support to nonprofit agencies providing substance abuse services and counseling. The City's goal is to support nonprofit agencies serving at least 150 individuals citywide over the five-year Consolidated Plan period (at least 30 individuals annually). The City will fund this type of program with CDBG funds that will be leveraged by private foundations, and private donors.

5.0. Services for the developmentally disabled

It is the City's goals to provide support to nonprofit agencies providing services to the developmentally disabled and their families. The City's goal is to support nonprofit agencies serving approximately 25 individuals citywide over the five-year Consolidated Plan period (approximately 5 individuals annually). The City will fund this type of program with CDBG funds that will be leveraged by private foundations, and private donors.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

No Response Required

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

The City has assigned priority levels to the City's non-housing community development needs as follows: The City is giving high priority to Homeless Facilities, Youth Centers, Child Care Centers, Health Facilities, Infrastructure Needs, Senior Services, Youth Services, Childcare Services, Substance Abuse Services, Employment Training, Health Services, Lead hazard Screening, and Rehabilitation of Commercial and Industrial Buildings.

The City is assigning medium priority to Neighborhood Facilities, Park and Recreation Facilities, Historic Preservation, other Public Facilities, Water/Sewage Improvements,

Sidewalks, Solid Waste Disposal Improvements, Flood Drain Improvements, Handicapped Services, Transportation Services, Crime Awareness and Prevention, Economic Development Assistance to For Profits, Economic Development Technical Assistance to Businesses, Micro-Enterprise Assistance, Infrastructure Development Projects, and Planning.

The City is giving Low priority to Senior Centers and Handicapped Centers because the City has a number of senior centers and serves these populations in its regular community centers, and the City does not have the resources create more centers that would be limited to serving only one special needs population.

Obstacles To Meeting Community Development Needs

Several obstacles exist that will hamper the City from meeting its non-housing community development needs. Key among these is the lack of available resources. Besides funding, other sources that could hamper the City include the lengthy regulatory requirements the City must follow for all construction projects including environmental requirements, the lack a facilities, the high cost of land and rents, and community opposition to various types of projects. The City of South San Francisco will continue to work with various entities to overcome these obstacles and meet the non-housing community development needs existing in the community.

Community Development Objectives

To maintain a healthy and sustainable community, the City of South San Francisco has made it a priority to undertake a variety of non-housing community development activities that will help improve the lives of low income residents. Activities range from childcare and youth programs to senior services and battered women services. The City also uses CDBG funds for building improvements that help revitalize the Downtown, improve facilities that provide services to low income residents, and make buildings accessible to people with disabilities.

The numeric goals contained in these priorities are based on the one year goals of each of the following programs. Because funding decisions are made annually as to which agencies will be funded for the following program year, it is possible that some of the numeric goals will shift over the five years if there are changes in which agencies are providing which services.

1.0. Priority: Sustain and increase the level of business and economic activity in areas that serve or have a high percentage of low-income residents.

The City's economic and community development strategy for Downtown includes structural improvements to maximize the use of commercial buildings and façade improvement assistance for businesses.

1.1. City-Sponsored Commercial Rehabilitation

The City-Sponsored Commercial Rehabilitation provides financial and technical assistance to property owners undertaking structural, façade and business sign improvements to their buildings. These improvements help owners increase the use of their commercial buildings, and improve the appearance of the downtown. The City plans to assist 20-30 businesses in the Historic Downtown district over the five-year period of the Consolidated Plan (approximately 4-6 businesses annually). The program is funded through CDBG and is leveraged by owners' funds and RDA funds.

1.2. Job Training Activities

Job training activities occur as supportive services in many of the homeless emergency and transitional shelters that serve South San Francisco residents. Although there are currently no CDBG funded job training activities planned for the non-homeless population, the City wants to address the pressing needs of residents for job training. If over the next five years, the City identifies options for supporting job training services, the City would consider using CDBG to fund this activity.

2.0. Priority: Preserve and improve public facilities that serve a high percentage of low-income residents.

Disabled access modifications and community facility rehabilitation are undertaken to improve facilities used by the low and moderate income community in South San Francisco. High priority is given to homeless facilities, youth centers, childcare centers, and health facilities.

2.1. Assist nonprofit agencies preserve and improve facilities serving the public

Many nonprofit agencies occupy buildings that are not in optimal condition, or are inadequate to serve their clients. Problems can include such items as inadequate accessibility for persons with disabilities, inadequate private space for meeting with clients, dilapidated structures, and other safety code issues that need addressing. The City provides assistance to nonprofit agencies in conjunction with other jurisdictions to make improvements to nonprofit agency facilities. The City plans to assist 3-5 organizations citywide over the five-year period of the Consolidated Plan (approximately 0-1 organizations annually). The program is funded through CDBG and can be leveraged by the organizations' funds and RDA funds.

2.2. Preserve and improve publicly owned facilities serving the public

Many of the Downtown's public facilities are in need of improvement. The City's activities over the five-year planning period include improvement of parks, transit and other public facilities, which will have a positive impact on the physical environment and serve as a catalyst for private investment in the Downtown and in improved services for low income residents residing near the Downtown. The City plans to improve 1-5 publicly owned facility over the five-year period of the Consolidated Plan (approximately 0-1 facility annually). The program is funded through CDBG and can be leveraged by RDA funds.

2.3. Preserve and improve public infrastructure in low-income neighborhoods or serving a high percentage of low-income residents

Programs are needed to alleviate blighting conditions in public infrastructure. Commuter and through traffic in the Project Area is rapidly approaching a pressure point due to shifting land uses, diversification of the economic base and the corresponding mobility needs of City residents, workers and visitors. Inadequate access and traffic congestion are problematic at various points in the Downtown. The city does have plans to build a new parking structure and is considering sites for market rate housing development.

3.0. Priority: Provide core public services activities to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs groups.

To meet the public service needs of low-income residents, the City proposes to fund nonprofit agencies and organizations that provide childcare, senior services, general

social services, battered women services, disabled services, youth services, and health services.

3.1. Childcare

Assist organizations providing childcare through a variety of methods. Services may include short-term childcare for children who are at risk of abuse, neglect or exploitation due to a temporary family crisis, organizations that operate preschools centers, before- and after-school sites, summer camps and a vacation program. The City will use CDBG funding to support nonprofit and public organizations that will provide childcare services for 1140 households over the five-year period of the consolidated plan (approximately 228 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.2. Senior Services

Assist organizations providing very low-income seniors and disabled residents with a variety of services. Services may include weekly grocery bags, senior day-care and other senior services. The City will use CDBG funding to support nonprofit and public organizations that will provide senior services for 1550 households over the five-year period of the consolidated plan (approximately 310 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.3. General Social Services

Assist organizations providing social services for those in immediate need. Services include provision of food, medical and dental services, clothing, shelter, literacy, substance abuse treatment, transportation, assistance with rental security deposits, payment of PG&E bills to avoid service interruptions, and crisis intervention. The City will use CDBG funding to support nonprofit organizations that will provide general social services for 6475 households over the five-year period of the consolidated plan (approximately 1295 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.4. Battered Women's Services

Assist organizations providing information, resources, and support to domestic violence and sexual assault survivors and their children. The City will use CDBG funding to support nonprofit organizations that will provide battered women's services for 1735 households over the five-year period of the consolidated plan (approximately 347 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.5. Disabled Services

Assist organizations providing support for individuals with HIV/AIDS and individuals with developmental disabilities and their families. The City will use CDBG funding to support nonprofit organizations that will provide disabled services for 100 households over the five-year period of the consolidated plan (approximately 20 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.6. Youth Services

Assist organizations providing services such as new clothing or programs to improve parenting skills and increase school performance. The City will use CDBG funding to support nonprofit organizations that will provide youth services for 940 households over the five-year period of the consolidated plan (approximately 180 households

annually). City funding will be leveraged by other public funding, private foundations, and private donors.

Other Objectives

As required by HUD, the City of South San Francisco undertakes lead-based paint and fair housing activities. Green building will also become a major focus in our development strategy for the City.

1.0 Fair Housing

The City continues to work to overcome housing discrimination by contracting with Project Sentinel to assist residents with housing discrimination complaints. The agency provides counseling and advocacy in issues of fair housing and housing habitability. They plan to serve an estimated 930 residents over the course of the next 5 years.

2.0 Lead-Based Paint Abatement

The City works with other jurisdictions in San Mateo County to address lead-based paint hazards. Some of these collaborative lead-based paint abatement activities include: making training classes available to city staff and contractors, maintaining a list of certified contractors and maintenance workers, and outreach concerning lead-based paint hazards.

3.0 Green Building

The city has embarked on an effort to increase the amount of green products used in the construction of affordable housing. This has the possibility of lowering the costs of housing for low income residents who could see lower utility bills. In addition, these products are healthier for residents. The HCD office plans to add "green" light bulbs to all city owned units and replace older washing units with energy efficient models in the next 5 years.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

The City of South San Francisco has a multifaceted approach to reducing the number of families living in poverty. First, City participation in the acquisition, construction or rehabilitation of affordable housing is contingent upon restricting rents to

affordable levels for low income residents for an extended period of time (30 to 40 years). This helps reduce the number of families living in poverty by decreasing one of their largest expenses, rent, to a reasonable level. Additionally, the City's housing rehabilitation loan programs offer low and moderate income homeowners the opportunity to bring their homes up to current building standards by providing low-interest loans, which facilitate upgrades in a manner that does not burden the family budget.

Second, the City has recently adopted an inclusionary housing ordinance that requires developers to make twenty percent (20%) of all new housing units in the City affordable to moderate income families. All of the inclusionary units must be affordable to families at or below 80% or at or below 120% of the area median income as stipulated in the inclusionary ordinance.

Third, efforts to improve the historic downtown business district provide property owners with an opportunity to more effectively market their services. In addition to providing assistance for improving commercial façades, the City actively works with the South San Francisco Chamber of Commerce to meet the needs of downtown businesses and to promote the area. These activities help create a more vibrant business community and new jobs for City residents.

Fourth, the City funds many non-profit agencies whose services help low-income residents. For example, by providing childcare subsidies, the City is able to help low income adults work or study while their children are at a childcare center. Similarly, by providing funding to an adult literacy program, the City is able to help residents find employment they may not have been able to secure before knowing how to read.

Through this multitude of efforts, the City is continually working to help reduce the number of families living in poverty.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

No Response Required

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

To maintain a healthy and sustainable community, the City of South San Francisco has made it a priority to undertake a variety of non-housing community development activities that will help improve the lives of low income residents. Activities range from childcare and youth programs to senior services and battered women services. The City also uses CDBG funds for building improvements that help revitalize the Downtown, improve facilities that provide services to low income residents, and make buildings accessible to people with disabilities.

The numeric goals contained in these priorities are based on the one year goals of each of the following programs. Because funding decisions are made annually as to which agencies will be funded for the following program year, it is possible that some of the numeric goals will shift over the five years if there are changes in which agencies are providing which services.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

1.0 Priority: Sustain and increase the level of business and economic activity in areas that serve or have a high percentage of low-income residents.

The City's economic and community development strategy for Downtown includes structural improvements to maximize the use of commercial buildings and façade improvement assistance for businesses.

1.1 City-Sponsored Commercial Rehabilitation

The City-Sponsored Commercial Rehabilitation provides financial and technical assistance to property owners undertaking structural, façade and business sign improvements to their buildings. These improvements help owners increase the use of their commercial buildings, and improve the appearance of the downtown. The City plans to assist 20-30 businesses in the Historic Downtown district over the five-year period of the Consolidated Plan (approximately 4-6 businesses annually). The program is funded through CDBG and is leveraged by owners' funds and RDA funds.

1.2 Job Training Activities

Job training activities occur as supportive services in many of the homeless emergency and transitional shelters that serve South San Francisco residents. Although there are currently no CDBG funded job training activities planned for the non-homeless population, the City wants to address the pressing needs of residents for job training. If over the next five years, the City identifies options for supporting job training services, the City would consider using CDBG to fund this activity.

2.0 Priority: Preserve and improve public facilities that serve a high percentage of low-income residents.

Disabled access modifications and community facility rehabilitation are undertaken to improve facilities used by the low and moderate income community in South San Francisco. High priority is given to homeless facilities, youth centers, childcare centers, and health facilities.

2.1 Assist nonprofit agencies preserve and improve facilities serving the public

Many nonprofit agencies occupy buildings that are not in optimal condition, or are inadequate to serve their clients. Problems can include such items as inadequate accessibility for persons with disabilities, inadequate private space for meeting with clients, dilapidated structures, and other safety code issues that need addressing. The City provides assistance to nonprofit agencies in conjunction with other jurisdictions to make improvements to nonprofit agency facilities. The City plans to assist 3-5 organizations citywide over the five-year period of the Consolidated Plan (approximately 0-1 organization annually). The program is funded through CDBG and can be leveraged by the organizations' funds and RDA funds.

2.2 Preserve and improve publicly owned facilities serving the public

Many of the Downtown's public facilities are in need of improvement. The City's activities over the five-year planning period include improvement of parks, transit and other public facilities, which will have a positive impact on the physical

environment and serve as a catalyst for private investment in the Downtown and in improved services for low income residents residing near the Downtown. The City plans to improve 1-5 publicly owned facility over the five-year period of the Consolidated Plan (approximately 0-1 facility annually). The program is funded through CDBG and can be leveraged by RDA funds.

2.3 Preserve and improve public infrastructure in low-income neighborhoods or serving a high percentage of low-income residents

Programs are needed to alleviate blighting conditions in public infrastructure. Commuter and through traffic in the Project Area is rapidly approaching a pressure point due to shifting land uses, diversification of the economic base and the corresponding mobility needs of City residents, workers and visitors. Inadequate access and traffic congestion are problematic at various points in the Downtown. Within the next five years, the city of South San Francisco will erect a multi-level parking structure along Miller Avenue in the downtown center.

3.0 Priority: Provide core public services activities to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs groups.

To meet the public service needs of low-income residents, the City proposes to fund nonprofit agencies and organizations that provide childcare, senior services, general social services, battered women services, disabled services, youth services, and health services.

3.1 Childcare

Assist organizations providing childcare through a variety of methods. Services may include short-term childcare for children who are at risk of abuse, neglect or exploitation due to a temporary family crisis, organizations that operate preschools centers, before- and after-school sites, summer camps and a vacation program. The City will use CDBG funding to support nonprofit and public organizations that will provide childcare services for 1140 households over the five-year period of the consolidated plan (approximately 228 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.2. Senior Services

Assist organizations providing very low-income seniors and disabled residents with a variety of services. Services may include weekly grocery bags, senior day-care and other senior services. The City will use CDBG funding to support nonprofit and public organizations that will provide senior services for 1550 households over the five-year period of the consolidated plan (approximately 310 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.3. General Social Services

Assist organizations providing social services for those in immediate need. Services include provision of food, medical and dental services, clothing, shelter, literacy, substance abuse treatment, transportation, assistance with rental security deposits, payment of PG&E bills to avoid service interruptions, and crisis intervention. The City will use CDBG funding to support nonprofit organizations that will provide general social services for 6475 households over the five-year period of the consolidated plan (approximately 1295 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.4. Battered Women's Services

Assist organizations providing information, resources, and support to domestic violence and sexual assault survivors and their children. The City will use CDBG funding to support nonprofit organizations that will provide battered women's services for 1735 households over the five-year period of the consolidated plan (approximately 347 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.5. Disabled Services

Assist organizations providing support for individuals with HIV/AIDS and individuals with developmental disabilities and their families. The City will use CDBG funding to support nonprofit organizations that will provide disabled services for 100 households over the five-year period of the consolidated plan (approximately 20 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

3.6. Youth Services

Assist organizations providing services such as new clothing or programs to improve parenting skills and increase school performance. The City will use CDBG funding to support nonprofit organizations that will provide youth services for 940 households over the five-year period of the consolidated plan (approximately 180 households annually). City funding will be leveraged by other public funding, private foundations, and private donors.

Other Objectives

As required by HUD, the City of South San Francisco undertakes lead-based paint and fair housing activities. Green building will also become a major focus in our development strategy for the City.

1.0. Fair Housing

The City continues to work to overcome housing discrimination by contracting with Project Sentinel to assist residents with housing discrimination complaints. The agency provides counseling and advocacy in issues of fair housing and housing habitability.

2.0. Lead-Based Paint Abatement

The City works with other jurisdictions in San Mateo County to address lead-based paint hazards. Some of these collaborative lead-based paint abatement activities include: making training classes available to city staff and contractors, maintaining a list of certified contractors and maintenance workers, and outreach concerning lead-based paint hazards.

3.0. Green Building

The city has embarked on an effort to increase the amount of green products used in the construction of affordable housing. This has the possibility of lowering the costs of housing for low income residents who could see lower utility bills. In addition, these products are healthier for residents.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Based on the estimates of special needs populations and the needs described by service providers, the City has set a priority to: Provide service-enriched housing opportunities for individuals and families with special needs including, but
--

not limited to, seniors, people with physical and developmental disabilities, domestic violence survivors, people with HIV/AIDS, and people in treatment for substance abuse.

This central priority is divided into various specific priority levels to serve the special needs populations with supportive housing as follows: The City believes that high priority should be given to elderly and frail elderly, physically disabled, and domestic violence survivors. The City is also giving medium priority to people with alcohol/other drug addiction; people with HIV/AIDS, and to people with developmental disabilities. Low priority is given to populations with severe mental illness.

Housing Needs of People with HIV/AIDS²⁴

There are only rough estimates of how many South San Francisco residents are currently living with HIV/AIDS. In San Mateo County, there are 1,910 AIDS cases in the County (not including HIV cases), and the San Mateo AIDS Program estimates that 25% or 478 of those cases are from South San Francisco. According to San Mateo County Disease Control, from July of 2002 until February 28, 2003, there were 81 new cases of HIV in San Mateo County; of this 27 cases were in South San Francisco. Latinos are among the fastest-growing populations with HIV, as seen in the hospital and clinics in San Mateo County.²⁵

Many of the people living with AIDS in the County need financial and housing assistance in addition to health services. San Mateo County Health Department HIV services program sees 554 clients per year. In one year: 126 clients received Emergency Financial Assistance, the Food Program served 238 clients, Community Dental Care served 85 people, and Residential Services served 184 clients. San Mateo County services for people with HIV also includes substance abuse treatment on demand.

Women and African Americans are over-represented among people living with AIDS who are in economic hardship and need some form of social services from the county. In living AIDS cases, 84% are male and 16% are female. In the County's primary care services, the ratio is 73% male and 27% female and in food services, the ratio is 58% male and 42% female. While 64% of cumulative AIDS cases and 58% of living AIDS cases were among Whites, they only make up 37% of those using the County's primary care services. African Americans make up 18% of cumulative and 21% of living AIDS cases compared to their percentage of 34% of the clients in the County primary care program and 50% of clients in the food program. African Americans make up just 3.5% of the County's population. There is a vastly disproportionate impact, as shown by the AIDS case rates by race and year of diagnosis, on the African American community.

Specific HOPWA Objectives

²⁴ All Information from San Francisco HIV Health Services Planning Council Minutes, May 21, 2001
Unless otherwise noted

²⁵ The Independent Saturday, January 11, 2003 "AIDS Rates for Hispanics on the Rise" by Sara Zaske

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

San Mateo has only in home hospice services and no residential care facilities. The Mental Health Association is their housing provider and the residential services are varied—shallow rent subsidies are one example. The county currently places HIV clients in non-HIV specific housing. Housing is a major problem in the County and San Mateo County has lost more clients to its housing crisis than to HIV/AIDS itself because people living with AIDS couldn't find Section 8 Housing. ELLIPSE, one of the service providers for people living with HIV/AIDS in South San Francisco has also expressed the need for rental assistance specifically for people living with HIV/AIDS.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Housing Needs Table		Grantee:																								
		Only complete blue sections. Do NOT type in sections other than blue.																								
		Current % of Households	Current Number of Households	3-5 Year Quantities												% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population		
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year						% HSHLD	# HSHLD					
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual											
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS		100%	478																100%		No		160
			Any housing problems		72.8	348	0	0	0	0	5		0	#####	M	Y	CDBG		0							
			Cost Burden > 30%		72.0	344	5	5	5	5	5		0	#####	M	Y	CDBG									
			Cost Burden >50%		45.8	219	5	1	1	1	1		0	#####	M	Y	CDBG									
	Renter	Small Related	NUMBER OF HOUSEHOLDS		100%	464																		Yes		
			With Any Housing Problems		88.1	409	5	0	0	0	0		0	#####	H	Y	O									
			Cost Burden > 30%		81.7	379	1	1	1	1	1		0	#####	H	Y	O									
			Cost Burden >50%		71.1	330	3	3	3	3	3		0	#####	H	Y	O									
	Renter	Large Related	NUMBER OF HOUSEHOLDS		100%	125																		Yes		
			With Any Housing Problems		100.0	125	1	1	1	1	1		0	#####	H	Y	O									
			Cost Burden > 30%		92.0	115	1	1	1	1	1		0	#####	H	Y	O									
			Cost Burden >50%		60.0	75	3	3	3	3	3		0	#####	H	Y	O									
	Renter	All other hshld	NUMBER OF HOUSEHOLDS		100%	228																		Yes		
			With Any Housing Problems		75.9	173	2	2	2	2	2		0	#####	H	Y	O									
			Cost Burden > 30%		71.5	163	1	1	1	1	1		0	#####	M	N	O									
			Cost Burden >50%		63.2	144	2	2	2	2	2		0	#####	H	Y	O									
	Owner	Elderly	NUMBER OF HOUSEHOLDS		100%	438																				
			With Any Housing Problems		31.5	138	1	1	1	1	1		0	#####	M	Y	O									
			Cost Burden > 30%		31.5	138	1	1	1	1	1		0	#####	M	Y	O									
			Cost Burden >50%		13.5	59	3	3	3	3	3		0	#####	H	Y	O									
		Owner	Small Related	NUMBER OF HOUSEHOLDS		100%	153																		Yes	
				With Any Housing Problems		84.3	129	1	1	1	1	1		0	#####	M	Y	O								
				Cost Burden > 30%		75.2	115	1	1	1	1	1		0	#####	M	Y	O								
				Cost Burden >50%		68.6	105	1	1	1	1	1		0	#####	M	Y	O								
Owner		Large Related	NUMBER OF HOUSEHOLDS		100%	25																		Yes		
			With Any Housing Problems		100.0	25	1	1	1	1	1		0	#####	M	Y	O									
			Cost Burden > 30%		100.0	25	1	1	1	1	1		0	#####	M	Y	O									
			Cost Burden >50%		100.0	25	1	1	1	1	1		0	#####	M	Y	O									
Owner	All other hshld	NUMBER OF HOUSEHOLDS		100%	144																		Yes			
		With Any Housing Problems		47.9	69	1	1	1	1	1		0	#####	M	Y	O										
		Cost Burden > 30%		47.9	69	1	1	1	1	1		0	#####	M	Y	O										
		Cost Burden >50%		34.7	50	1	1	1	1	1		0	#####	M	Y	O										
6 MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS		100%	209																100%		Yes		
			With Any Housing Problems		78.9	165	3	3	3	3	3		0	#####	H	Y	O		0							
			Cost Burden > 30%		78.9	165	3	3	3	3	3		0	#####	H	Y	O									
			Cost Burden >50%		19.1	40	1	1	1	0	0		0	#####	M	Y	O									
	Renter	Small Related	NUMBER OF HOUSEHOLDS		100%	509																		Yes		
			With Any Housing Problems		90.2	459	2	2	2	2	2		0	#####	H	Y	O									
			Cost Burden > 30%		83.5	425	2	2	2	2	2		0	#####	H	Y	O									
			Cost Burden >50%		27.5	140	3	3	3	3	3		0	#####	H	Y	O									
Renter	Small Related	NUMBER OF HOUSEHOLDS		100%	200																		Yes			

Jurisdiction						
Housing Market Analysis						
	<i>Complete cells in blue.</i>					
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		3425	2419	1525	7369	NA
Occupied Units: Owner		1033	2576	8692	12301	NA
Vacant Units: For Rent	0%	8	4	19	31	NA
Vacant Units: For Sale	2%	0	90	144	234	NA
Total Units Occupied & Vacant		4466	5089	10380	19935	0
Rents: Applicable FMRs (in \$)		1,025	1,272	1,470		
Rent Affordable at 30% of 50% of MFI (in \$)		981	1,193	1,334		
Public Housing Units						
Occupied Units		22	26	32	80	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		22	26	32	80	0
Rehabilitation Needs (in \$)		0	0	0	0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction
	Emergency	Transitional			Data Quality
1. Homeless Individuals		188	97	285	(S) statistically reliable sample <input type="button" value="▼"/>
2. Homeless Families with Children	0	19.25	0	19.25	
2a. Persons in Homeless with Children Families	0	77	0	77	
Total (lines 1 + 2a)	0	265	97	362	
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
	Emergency	Transitional			Data Quality
1. Chronically Homeless		56	0	56	(S) statistically reliable sample <input type="button" value="▼"/>
2. Severely Mentally Ill		66	0	66	
3. Chronic Substance Abuse		77	0	77	
4. Veterans		50	0	50	
5. Persons with HIV/AIDS		3	0	3	
6. Victims of Domestic Violence		13	0	13	
7. Youth (Under 18 years of age)		0	0	0	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	125	112	13	3	0	3	0	0	0	0	0	0	0	6	0	0%	M	Y	CDBG
	Transitional Housing	63	44	19	3	0	3	0	0	0	0	0	0	0	6	0	0%	H	Y	CDBG
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	Y	CDBG
	Total	188	156	32	3	0	3	0	6	0	0%									
Chronically Homeless		56																		

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	30	22	8	2	0	2	0	2	0	2	0	0	0	8	0	0%	H	Y	CDBG
	Transitional Housing	40	36	4	0	0	2	0	0	0	2	0	0	0	4	0	0%	H	Y	CDBG
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	Y	CDBG
	Total	70	58	12	2	0	4	2	0	0	4	0	0	0	10	2	20%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	1555		1555	410	0	420	0	430	0	440	0	450	0	2150	0	0%
	53. Frail Elderly	1727	410	1317	410	0	420	0	430	0	440	0	450	0	2150	0	0%
	54. Persons w/ Severe Mental Illness	0	65	-65	65		65	0	65	0	65	0	65	0	325	0	0%
	55. Developmentally Disabled	1691	334	1357	334	0	354	0	364	0	374	0	384	0	1810	0	0%
	56. Physically Disabled	3678	0	3678	45	0	55	0	65	0	75	0	85	0	325	0	0%
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	8651	809	7842	1264	0	1314	0	1354	0	1394	0	1434	0	6760	0	0%
Supportive Services Needed	60. Elderly	1555	410	1145	410	0	420	0	430	0	440	0	450	0	2150	0	0%
	61. Frail Elderly	1727	410	1317	410	0	420	0	430	0	440	0	450	0	2150	0	0%
	62. Persons w/ Severe Mental Illness	0	65	-65	65	0	65	0	65	0	65	0	65	0	325	0	0%
	63. Developmentally Disabled	1691	344	1347	344	0	354	0	364	0	374	0	384	0	1820	0	0%
	64. Physically Disabled	3678	0	3678	45	0	55	0	65	0	75	0	85	0	325	0	0%
	65. Alcohol/Other Drug Addicted	0	65	-65	65	0	65	0	65	0	65	0	65	0	325	0	0%
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	8651	1294	7357	1339	0	1379	0	1419	0	1459	0	1499	0	7095	0	0%

Housing and Community Development Activities			Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source		
						Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
						Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01 Acquisition of Real Property 570.201(a)			0	0	0										0	0	####	H		Y	O	
02 Disposition 570.201(b)			0	0	0										0	0	####	M				
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)			0	0	0									0	0	####	H		Y	CDBG, C	
	03A Senior Centers 570.201(c)			0	0	0									0	0	####	L	3000	Y	CDBG	
	03B Handicapped Centers 570.201(c)			0	0	0									0	0	####	L	3000	Y	CDBG	
	03C Homeless Facilities (not operating costs) 570.201(c)			0	0	0									0	0	####	H	2000	Y	CDBG	
	03D Youth Centers 570.201(c)			0	0	0									0	0	####	H	2000	Y	CDBG	
	03E Neighborhood Facilities 570.201(c)			0	0	0									0	0	####	M	1000	N		
	03F Parks, Recreational Facilities 570.201(c)			0	0	0									0	0	####	M	2000	N		
	03G Parking Facilities 570.201(c)			0	0	0									0	0	####	M	3000	Y	?	
	03H Solid Waste Disposal Improvements 570.201(c)			0	0	0									0	0	####	M	1000	N		
	03I Flood Drain Improvements 570.201(c)			0	0	0									0	0	####	M	2000	N		
	03J Water/Sewer Improvements 570.201(c)			0	0	0									0	0	####	M	2000	N		
	03K Street Improvements 570.201(c)			0	0	0									0	0	####	M	1000	Y	O	
	03L Sidewalks 570.201(c)			0	0	0									0	0	####	M	1000	N		
	03M Child Care Centers 570.201(c)			0	0	0									0	0	####	H	3000	Y	CDBG	
	03N Tree Planting 570.201(c)			0	0	0									0	0	####	L		N		
	03O Fire Stations/Equipment 570.201(c)			0	0	0									0	0	####	M		N		
	03P Health Facilities 570.201(c)			0	0	0									0	0	####	H	2000	N		
03Q Abused and Neglected Children Facilities 570.201(c)			0	0	0									0	0	####	H		N			
03R Asbestos Removal 570.201(c)			0	0	0									0	0	####	H					
03S Facilities for AIDS Patients (not operating costs) 570.201(c)			0	0	0									0	0	####	M		Y	CDBG		
03T Operating Costs of Homeless/AIDS Patients Programs			0	0	0									0	0	####	L		Y	CDBG		
04 Clearance and Demolition 570.201(d)			0	0	0									0	0	####	L		Y	CDBG		
04A Clean-up of Contaminated Sites 570.201(d)			0	0	0									0	0	####	L		Y	CDBG		
Public Services	05 Public Services (General) 570.201(e)			0	0	0									0	0	####	H				
	05A Senior Services 570.201(e)			0	0	0									0	0	####	H	5E+06	Y	CDBG	
	05B Handicapped Services 570.201(e)			0	0	0									0	0	####	M	3E+05	Y	CDBG	
	05C Legal Services 570.201(e)			0	0	0									0	0	####	H		Y	CDBG	
	05D Youth Services 570.201(e)			0	0	0									0	0	####	H	3E+05	Y	CDBG	
	05E Transportation Services 570.201(e)			0	0	0									0	0	####	M	50000	N		
	05F Substance Abuse Services 570.201(e)			0	0	0									0	0	####	H	2E+06			
	05G Battered and Abused Spouses 570.201(e)			0	0	0									0	0	####	H		Y	CDBG	
	05H Employment Training 570.201(e)			0	0	0									0	0	####	H	3E+05	Y	CDBG	
	05I Crime Awareness 570.201(e)			0	0	0									0	0	####	M	3E+05	N		
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))			0	0	0									0	0	####	H		Y	CDBG	
	05K Tenant/Landlord Counseling 570.201(e)			0	0	0									0	0	####	H		Y	CDBG	
	05L Child Care Services 570.201(e)			0	0	0									0	0	####	H	5E+05	Y	CDBG	
	05M Health Services 570.201(e)			0	0	0									0	0	####	H	3E+05	N		
	05N Abused and Neglected Children 570.201(e)			0	0	0									0	0	####	H		N		
	05O Mental Health Services 570.201(e)			0	0	0									0	0	####	M		Y	CDBG	
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201			0	0	0									0	0	####	M		N		
05Q Subsistence Payments 570.204			0	0	0									0	0	####	M		N			
05R Homeownership Assistance (not direct) 570.204			0	0	0									0	0	####	M		Y	O		
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)			0	0	0									0	0	####	L		Y	CDBG		
05T Security Deposits (if HOME, not part of 5% Admin c			0	0	0									0	0	####	L		Y	CDBG		
06 Interim Assistance 570.201(f)			0	0	0									0	0	####	M		Y	CDBG		
07 Urban Renewal Completion 570.201(h)			0	0	0									0	0	####	M		N			
08 Relocation 570.201(i)			0	0	0									0	0	####	L		N			
09 Loss of Rental Income 570.201(j)			0	0	0									0	0	####	M		N			

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, L, M, U	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
10 Removal of Architectural Barriers 570.201(k)		0	0	0											0	0	#####	L			
11 Privately Owned Utilities 570.201(l)		0	0	0											0	0	#####	L			
12 Construction of Housing 570.201(m)		0	0	0											0	0	#####	L		Y	O
13 Direct Homeownership Assistance 570.201(n)		0	0	0											0	0	#####	H		Y	CDBG, C
	14A Rehab; Single-Unit Residential 570.202	0	0	0											0	0	#####	M		Y	O
	14B Rehab; Multi-Unit Residential 570.202	0	0	0											0	0	#####	H		Y	O
	14C Public Housing Modernization 570.202	0	0	0											0	0	#####	M		Y	O
	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	#####	M		Y	O
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0	#####	H	6E+06	N	
	14F Energy Efficiency Improvements 570.202	0	0	0											0	0	#####	M		N	
	14G Acquisition - for Rehabilitation 570.202	0	0	0											0	0	#####	H		Y	O
	14H Rehabilitation Administration 570.202	0	0	0											0	0	#####	H		Y	CDBG
	14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0	#####	L	50000	Y	O
15 Code Enforcement 570.202(c)		0	0	0											0	0	#####	H		N	
16A Residential Historic Preservation 570.202(d)		0	0	0											0	0	#####	M		N	
16B Non-Residential Historic Preservation 570.202(d)		0	0	0											0	0	#####	M	1000	N	
	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	#####	L			
	17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	#####	M	2E+07		
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	#####	L			
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	#####	M	1E+05		
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0	#####	M	2E+06		
	18B ED Technical Assistance 570.203(b)	0	0	0											0	0	#####	M	5E+05		
	18C Micro-Enterprise Assistance	0	0	0											0	0	#####	M	1E+05		
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0	#####				
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	#####				
	19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0	#####				
	19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	#####				
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	#####				
	19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	#####				
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	#####				
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	#####					
20 Planning 570.205		0	0	0											0	0	#####		8E+05		
	21A General Program Administration 570.206	0	0	0											0	0	#####	H		Y	O
	21B Indirect Costs 570.206	0	0	0											0	0	#####	M		Y	O
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0											0	0	#####	H		Y	O
	21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0	#####	M		Y	O
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0	#####				
	21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0	#####				
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0											0	0	#####				
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0	#####				
22 Unprogrammed Funds		0	0	0											0	0	#####				
HOPWA	31J Facility based housing - development	0	0	0											0	0	#####				
	31K Facility based housing - operations	0	0	0											0	0	#####				
	31G Short term rent mortgage utility payments	0	0	0											0	0	#####				
	31F Tenant based rental assistance	0	0	0											0	0	#####				
	31E Supportive service	0	0	0											0	0	#####				
	31I Housing information services	0	0	0											0	0	#####				
	31H Resource identification	0	0	0											0	0	#####				
	31B Administration - grantee	0	0	0											0	0	#####				
31D Administration - project sponsor	0	0	0											0	0	#####					

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
CDBG	Acquisition of existing rental units	0	0	0											0	0	####	H		Y	O
	Production of new rental units	0	0	0											0	0	####	H		Y	O
	Rehabilitation of existing rental units	0	0	0											0	0	####	M		Y	DBG, C
	Rental assistance	0	0	0											0	0	####	M		Y	DBG, C
	Acquisition of existing owner units	0	0	0											0	0	####	H		Y	O
	Production of new owner units	0	0	0											0	0	####	M		Y	O
	Rehabilitation of existing owner units	0	0	0											0	0	####	H		Y	O
	Homeownership assistance	0	0	0											0	0	####	H		Y	O
HOME	Acquisition of existing rental units	0	0	0											0	0	####				
	Production of new rental units	0	0	0											0	0	####				
	Rehabilitation of existing rental units	0	0	0											0	0	####				
	Rental assistance	0	0	0											0	0	####				
	Acquisition of existing owner units	0	0	0											0	0	####				
	Production of new owner units	0	0	0											0	0	####				
	Rehabilitation of existing owner units	0	0	0											0	0	####				
	Homeownership assistance	0	0	0											0	0	####				
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####				

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1						
				Outputs Households				Funding		
				HOPWA Assistance		Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
				Goal	Actual	Goal	Actual			
Tenant-based Rental Assistance	0	0	0							
Short-term Rent, Mortgage and Utility payments	0	0	0							
Facility-based Programs	0	0	0							
Units in facilities supported with operating costs	0	0	0							
Units in facilities developed with capital funds and placed in service during the program year	0	0	0							
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0							
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0							
Adjustment for duplication of households (i.e., moving between types of housing)										
Subtotal unduplicated number of households/units of housing assisted	0	0	0	0	0	0	0	0	0	0
Supportive Services				Outputs Individuals						
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0							
Housing Placement Assistance				Outputs Individuals						
Housing Information Services	0	0	0							
Permanent Housing Placement Services	0	0	0							
Housing Development, Administration, and Management Services										
Resource Identification to establish, coordinate and develop housing assistance resources										
Project Outcomes/Program Evaluation (if approved)										
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
Other Activity (if approved in grant agreement) Specify:										
1	0	0	0							
2	0	0	0							
3	0	0	0							
4	0	0	0							

HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	What happened to the Households that left			
						PY1	PY2	PY3
Tenant-based Rental Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter			
	0	PY2	PY2	#VALUE!	Temporary Housing			
					Private Hsg			
					Other HOPWA			
					Other Subsidy			
					Institution			
					Jail/Prison			
0	PY3	PY3	#VALUE!	Disconnected				
0	PY4	PY4	#VALUE!	Death				
0	PY5	PY5	#VALUE!					
Short-term Rent, Mortgage, and Utility Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter			
	0	PY2	PY2	#VALUE!	Temporary Housing			
					Private Hsg			
					Other HOPWA			
					Other Subsidy			
					Institution			
					Jail/Prison			
0	PY3	PY3	#VALUE!	Disconnected				
0	PY4	PY4	#VALUE!	Death				
0	PY5	PY5	#VALUE!					
Facility-based Housing Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter			
	0	PY2	PY2	#VALUE!	Temporary Housing			
					Private Hsg			
					Other HOPWA			
					Other Subsidy			
					Institution			
					Jail/Prison			
0	PY3	PY3	#VALUE!	Disconnected				
0	PY4	PY4	#VALUE!	Death				
0	PY5	PY5	#VALUE!					