



City of South San Francisco Five-Year Consolidated Plan

FY 2013-2014 to FY 2017-2018

Lead Agency:

Department of Economic and Community Development

Prepared By:

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of South San Francisco (City) to prepare a Five Year Consolidated Plan (Con Plan) and subsequent One-Year Action Plans (Action Plans) in order to receive federal Community Development Block Grant (CDBG) funds. The City's Con Plan covers fiscal years 2013-2014 to 2017-2018 and the City's 2013-2014 Action Plan is incorporated into the Con Plan. HUD Programs have three basic goals to assist extremely low, very-low, and low income persons by:

1. Providing decent and affordable housing;
2. Providing a suitable living environment; and
3. Expanding economic opportunities

The City's Con Plan furthers these goals by assessing the housing and community development needs and resources of the City and outlines a strategy on how it plans to address those needs. The City is also a participating jurisdiction in the San Mateo County HOME Consortium and therefore submits its federal application for funding as part of the HOME Consortium. In prior years, the City prepared its own, separate Con Plan that was then attached to the County's Con Plan. However, this year the Con Plan formatting/submission requirements changed and the Con Plan is now completed in an online, pre-populated template that is more closely interconnected with the County Con Plan. For this reason, some sections of the Con Plan, that in the past were completed by the City, are now defaulted to the County to answer, such as the housing and homeless analysis sections. However, the City has included housing and homeless data as Attachments A and B in order to provide a more comprehensive Con Plan.

2. Summary of the objectives and outcomes identified in the Plan

The City's Con Plan identifies the following needs and has developed goals and activities that further HUD's program goals.

Need: Affordable Housing

Goal: Increase, maintain, and improve the supply of affordable housing for extremely low, very low, low and moderate income individuals and families.

Activities: The City will use CDBG funds for affordable housing acquisition and/or rehabilitation, minor home repairs, and accessibility modifications. Additionally, the City will continue to administer its existing First Time Home Buyer Loans and Below Market Rate Housing units.

Need: Public Facilities Improvements

Goal: Preserve and improve public facilities that serve a high percentage of low-income or special needs residents.

Activities: The City will use CDBG funds, when feasible, to make accessibility modifications to public facilities and to rehabilitate facilities with urgent needs.

Need: Public Services

Goal: Provide public services to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs populations.

Activities: The City will allocate 15% of its entitlement and 15% of prior year program income to public services.

Need: Economic Development

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

Activities: The City plans to provide financial and technical assistance to downtown businesses that are undertaking structural and façade improvements through its City-Sponsored Commercial Rehabilitation Program. Currently, there are no CDBG funded job training activities planned; however, if the City identifies options for supporting job training services, the City would consider using CDBG to fund this activity.

Need: Homeless services and housing

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

Activities: There is a significant need for emergency and transitional housing as well as case management but with the dissolution of the Redevelopment Agency (RDA), the City lacks funding for operating costs of emergency and transitional housing. The City plans to offset the loss of operating funds by providing funds, when feasible, for rehabilitation and accessibility modifications to emergency and transitional housing. However, should funds become available the City will support operating costs.

3. Evaluation of past performance

During the course of the City's prior Five Year Consolidated Plan (2008-2013), the City carried out a strategic plan which sought to increase and maintain the amount of affordable housing and to improve the community.

Over the five year period, the City used CDBG and RDA funds to increase and maintain the City's affordable housing stock. For example, the City used RDA funds, in collaboration with a non-profit housing developer and the County of San Mateo, to construct 109 affordable units along a transit corridor. Additionally, RDA funds were utilized to support family and individual homeless shelters and homeless services in the area. The City used CDBG funds to support the City's Housing Rehabilitation Program and the City leveraged CDBG and RDA funds to support minor home repair and accessibility

modification programs. These rehabilitation-type programs helped maintain existing affordable housing and improved living conditions for residents.

The City also made efforts to improve the community by funding numerous non-profit organizations that provided a wide variety of public services which included: Child care, senior services, battered women services, youth services, general social services, and disabled services. Additionally, CDBG funds were used to improve accessibility and/or rehabilitate various public facilities. For example, ADA modification projects were undertaken at Grand Avenue Library, Orange Park, Buri Buri Park, City Hall, and the Magnolia Senior Center. Finally, the City made efforts to improve the downtown area by providing improvements to downtown businesses through its Commercial Rehabilitation Program.

Beyond funding programs, the City also made efforts to increase coordination with other jurisdictions and to streamline processes. While the City made strong efforts to increase and maintain the amount of affordable housing and to improve the community, it faced many challenges especially with the dissolution of RDAs and declining CDBG funding. The City was forced to cut many programs that were traditionally funded by the City and will continue to face funding challenges during this new five year Con Plan.

4. Summary of citizen participation process and consultation process

Pursuant to 24 CFR part 91.105, the City of South San Francisco is required to develop a Citizen Participation Plan (CPP). The purpose of the CPP is to encourage citizen participation, particularly residents of predominantly low and moderate income neighborhoods, in the development of the City's Con Plan and Annual Action Plans, substantial amendments to these plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). The City of South San Francisco revised its CPP in FY 12-13 and formally adopted the revised plan on March 13, 2013. This revised plan clearly incorporates all federal regulations, explicitly states its record keeping protocol, and encourages citizen participation. In accordance with its CPP, the City made the following efforts to promote participation: Issued a community needs assessment survey, held a joint community input meeting and two public hearings, and had appropriate public review/comment periods. For further information regarding the City's citizen participation and consultation process, please see the PR-10 Consultation and PR-15 Citizen Participation sections of this plan.

5. Summary of public comments

The City received written comments from its community needs assessment survey as well as verbal comments at the joint community input meeting, needs assessment public hearing and public hearing on the proposed Con Plan. These comments are provided as Attachment E to the plan.

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

The City received a comment from Hip Housing recommending that the City include in its Citizen Participation Plan and Consolidated Plan, language that would allow funds to be used for housing rehabilitation projects (which have not yet been identified) in neighboring jurisdictions. The comment and City response are included as Attachment E to the Con Plan. The City did not accept this comment for the following reasons.

1. It is not necessary to make any changes to the City's Citizen Participation Plan about funding projects outside of its jurisdiction because the Citizen Participation Plan does not describe activities the City will or potentially will undertake. The purpose of the Citizen Participation Plan is to describe how the City will gather public input and provide information to the public.
2. The City can only allow funds to be used outside of the jurisdiction only if a) the City can determine that such an activity is necessary to further the purposes of the CDBG Program and the City's goals; b) the activity serves South San Francisco residents and; c) the activity doesn't already exist within the City's jurisdictions. Since City-wide housing rehabilitation programs already exist and funds have been made available for housing rehabilitation projects within the City's jurisdiction, the City cannot demonstrate that there is a need for housing rehabilitation outside the jurisdiction. Therefore, the City cannot include language at this time in its Five-Year Consolidated Plan allowing funds to be allocated to housing rehabilitation projects located outside the jurisdiction.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SOUTH SAN FRANCISCO	HOUSING AND COMMUNITY DEVELOPMENT DIVISION
CDBG Administrator	SOUTH SAN FRANCISCO	HOUSING AND COMMUNITY DEVELOPMENT DIVISION
HOPWA Administrator	N/A	N/A
HOME Administrator	COUNTY OF SAN MATEO	DEPARTMENT OF HOUSING
HOPWA-C Administrator	N/A	N/A

Table 1– Responsible Agencies

Narrative

The City of South San Francisco’s Housing and Community Development Division (HCD) under the Department of Economic and Community Development (ECD) is the lead public agency responsible for developing and implementing the City’s Consolidated Plan. HCD administers the City’s Community Development Block Grant and HOME administrative funds. HCD is responsible for many of the activities and programs identified in the Consolidated Plan including the City’s Housing Rehabilitation Program, Commercial Rehabilitation Program, First Time Homebuyer Program, and the City’s public facility improvement projects.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of South San Francisco consulted with a wide variety of local non-profit organizations, the Continuum of Care (CoC), the San Mateo County Housing Authority, the South San Francisco Housing Authority, the San Mateo County Department of Health, other City departments, the South San Francisco Downtown Task Force, and other community stakeholders in order to develop its Five Year Consolidated Plan. The City also collaborated with the County of San Mateo and City of Daly City by holding a joint public input meeting and creating an online community needs assessment survey to gather community input. This input gathered was utilized in the development of this plan and is described in further detail in section PR-15 Citizen Participation. Further, many of the local non-profit organizations also produce reports and guides concerning the needs of the demographic they serve; this information is also utilized in the plan development.

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

In this five year plan period, the City will work on strengthening its relationships with organizations that serve the public, especially low-income residents. Specific efforts will include:

- Continue working with the County of San Mateo and other entitlement jurisdictions to coordinate and streamline CDBG processes
- Continue participating in the San Mateo County HOME Consortium
- Work closely with non-profit social service providers, the County, other entitlement jurisdictions, School District, and other community providers to coordinate the delivery of services to residents
- Fund non-profit organizations serving low-income residents
- Work with non-profit organizations and private developers to build and/or maintain affordable housing
- Work with businesses and the Chamber of Commerce on downtown beautification and other projects to improve the Downtown
- Work with the Continuum of Care to better coordinate homeless services

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

The Continuum of Care (CoC) guides the implementation of San Mateo County's housing and service system to meet the needs of homeless individuals and families. The City of South San Francisco has a

seat on the CoC Steering Committee and is involved in all CoC decision-making. The CoC coordinates the following activities: (1) system planning (e.g. identifying gaps, developing strategies to fill gaps, responding to emerging best practices), (2) setting funding priorities for Emergency Solutions Grant (ESG) and CoC funds and establishing parameters to allocating funds to housing, shelter and service providers; (3) assessing system performance and making system re-designs as needed; (4) coordinating with other county-wide planning entities, such as the Community Action Agency. The CoC also undertakes a wide range of efforts to meet the needs of homeless persons and those at risk of homelessness:

Chronically Homeless: The CoC has created a multi-disciplinary, bi-lingual, Homeless Outreach Team (HOT) to conduct intensive outreach and engagement with unsheltered and chronically homeless people located throughout the County, with specialized HOT teams in the Cities of San Mateo, Redwood City, and East Palo Alto. The HOT team also helps homeless people move as quickly as possible into permanent housing and provides ongoing support to ensure their transition is successful. The CoC has also been steadily adding new chronically homeless beds to the housing inventory. Over the next ten years, the CoC will pursue the strategies outlined in HOPE, the 10-Year Plan to End Homelessness. Strategies for increasing the supply of permanent supportive housing include: (1) pursue education and advocacy with local jurisdictions on removing land-use barriers, creating incentives for development, streamlining permitting and approval processes, identifying sites appropriate for multi-family rental development, and adopting ordinances that promote inclusionary zoning for the purpose of adding supportive housing units within larger affordable housing and market-rate housing developments.; and (2) the Housing Authority, County Departments, and non-profit developers will seek out mainstream funding and other local resources to leverage state and federal funding for supportive housing.

Families with Children: To reduce the number of unsheltered families, the CoC has developed a rapid re-housing program (providing short-term rental assistance plus case management to homeless families). The San Mateo County Human Services Agency is also committed to preventing families with children from ending up on the street and has provided funding for a motel voucher program to assist families with children that are waiting to access shelter.

Veterans: The CoC is very concerned about homelessness among veterans. In 2010, the CoC added the goal of ending veteran homelessness as a top priority in the annual update to HOPE. The CoC is working with the Veterans Task Force, convened in 2012 by the San Mateo County Board of Supervisors, to improve county-wide efforts to outreach to homeless and at-risk veterans, assess their service and housing needs, and help them access needed resources, including Veterans Affairs Supportive Housing (VASH) vouchers and veterans' benefits.

Youth: Addressing the needs of homeless youth is identified as a top priority in the San Mateo County 10-Year Plan to End Homelessness. Currently, HUD CoC funds are provided to the San Mateo County Mental Health Association (MHA) to operate its Support and Advocacy for Youth in Transition (SAYAT) Program, which provides case management and housing search/stabilization services to homeless

youth. The San Mateo County Housing Authority has a supply of 25 Family Unification Program (FUP) Vouchers for youth leaving the foster care system to ensure they do not become homeless.

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

The City of South San Francisco does not receive Emergency Solutions Grant (ESG) funding as the San Mateo County Department of Housing (DOH) is the only ESG recipient in the County. However, the City does have a designated spot on the DOH's Housing & Community Development Committee (HCDC) which advises the County Board of Supervisors on allocating the County's CDBG and HOME funding. The County DOH coordinates closely with the CoC in regards to the County's ESG, CoC and CDBG funding and is represented along with the City of South San Francisco on the CoC Steering Committee. The DOH has also delegated responsibility for management of all ESG funds, plus the portion of the County CDBG funds used for homeless activities, to the CoC Lead Agency, the San Mateo County Human Services Agency (H.S.A). Management responsibilities include issuing RFPs for ESG funding, awarding contracts, gathering community input, data analysis, and contract monitoring. The CoC Lead Agency is also the HMIS Lead Agency and develops the policies and procedures for operation and administration of Homeless Management Information System (HMIS) for ESG funded projects.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	SOUTH SAN FRANCISCO
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public Facility Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HCD Staff held a public improvements meetings with the Public Works and Parks & Recreation Department to identified public facility improvement needs for this Con Plan period.
2	Agency/Group/Organization	SAMARITAN HOUSE
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Samaritan House attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community. Samaritan House also provided input on homeless needs through its participation in the City's Downtown Task Force, a task force created to address the homeless and transient problem in the City's downtown.
3	Agency/Group/Organization	SAN MATEO COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The STD/HIV Program Director of the San Mateo County Health System was consulted to determine the needs of persons with HIV/AIDS.

4	Agency/Group/Organization	InnVision Shelter Network
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	InnVision Shelter Network attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community. InnVision Shelter Network also provided input on homeless needs through its participation in the City's Downtown Task Force, a task force created to address the homeless and transient problem in the City's downtown.
5	Agency/Group/Organization	Home & Hope
	Agency/Group/Organization Type	Housing Services-homeless Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Home & Hope attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
6	Agency/Group/Organization	VA Palo Alto Health Care System
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	VA Palo Alto Health Care System attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
7	Agency/Group/Organization	Habitat for Humanity Greater San Francisco
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
8	Agency/Group/Organization	Free At Last
	Agency/Group/Organization Type	Services-Drug Treatment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Free At Last attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
9	Agency/Group/Organization	St. Francis Center
	Agency/Group/Organization Type	Housing Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The St. Francis Center attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
10	Agency/Group/Organization	Housing Equality Law Project
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Equality Law Project attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
11	Agency/Group/Organization	United Way of the Bay Area
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
12	Agency/Group/Organization	Latino Commission
	Agency/Group/Organization Type	Housing Drug and Alcohol Treatment Services
	What section of the Plan was addressed by Consultation?	Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Latino Commission attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
13	Agency/Group/Organization	Star Vista
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Star Vista attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
14	Agency/Group/Organization	Friends for Youth
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Friends for Youth attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
15	Agency/Group/Organization	COASTSIDE CHILDREN'S PROGRAMS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coastside Children's Program attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
16	Agency/Group/Organization	Boys & Girls Club
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Club attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
17	Agency/Group/Organization	CORA (COMMUNITY OVERCOMING RELATIONSHIP ABUSE) SUPPORT SERVICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CORA attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
18	Agency/Group/Organization	CID - CENTER FOR INDEPENDENCE OF THE DISABLED
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CID attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
19	Agency/Group/Organization	Renaissance Entrepreneurship Training Program
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Renaissance Entrepreneurship Training Program attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
20	Agency/Group/Organization	REBUILDING TOGETHER PENINSULA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together Peninsula attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
21	Agency/Group/Organization	PARCA
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PARCA attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
22	Agency/Group/Organization	OMBUDSMAN PROGRAM OF SAN MATEO COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ombudsman attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
23	Agency/Group/Organization	Midpen Housing Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MidPen Housing attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
24	Agency/Group/Organization	LEGAL AID SOCIETY
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Society attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.
25	Agency/Group/Organization	HIP HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HIP Housing representatives attended the City's joint community input meeting on November 29, 2012. The organization provided input on identifying and prioritizing needs within the community.

Table 2– Agencies, groups, organizations who participated

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

The City has a comprehensive list of non-profit organizations, community stakeholders and other interested parties. Every agency on those lists was notified of all opportunities to provide community input. If an agency did not attend or participate, that was done so by the agency's choice.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Mateo County Human Services Agency	The City has identified the need for homeless services and housing and has set a goal to provide service enriched shelter and transitional housing for homeless individuals. This goal overlaps with the goals of the CoC as the CoC seeks to prevent homelessness, promote self-sufficiency of those that are homeless, and provide diverse homeless services.
Housing Our People Effectively (HOPE) 10-year Plan	San Mateo County Human Services Agency	The City has identified the need for homeless services and housing and has set a goal to provide service enriched shelter and transitional housing for homeless individuals. This goal overlaps with the goals of the HOPE Plan. Some of the HOPE Plan's goals are to increase homeless housing opportunities and to prevent and end homelessness by delivering flexible services.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City has worked closely with the City of Daly City and County of San Mateo in the development of its Consolidated Plan as these jurisdictions are on the same grant cycle as the City. Collaborative efforts included creating an online community needs assessment survey that was targeted to residences, service providers, and other community stakeholders. In addition, the City, Daly City and San Mateo County held a joint community input meeting. This meeting focused on having community stakeholders identify and prioritize needs within the different communities. Kimberly Ferguson, Community Planning & Development Representative, from HUD was also invited to present and participate in the community input meeting.

The City of South San Francisco, the County of San Mateo and the other entitlement jurisdictions (Daly City, San Mateo, and Redwood City) have developed a "CDBG Working Group" which meets regularly to enhance and streamline the CDBG process for both the jurisdictions and sub-recipients. The work group collectively organizes community forums, requests for proposals, and joint monitoring of sub-recipients. Additionally, the work group has implemented the use of standardized applications, reporting, and reimbursement forms for sub-recipients through a common online grant management system. The work group shares information regarding sub-recipients and how to handle issues that may arise for the sub-recipients such as reporting, invoicing, or actions needed to correct and track performance. Recently, the work group has also developed a regional Analysis of Impediments to Fair Housing Choice. This analysis informs the City's Fair Housing Action Plan (See Attachment D).

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of South San Francisco revised its Citizen Participation Plan and formally adopted the revised plan on March 13, 2013. This revised plan clearly incorporates all federal regulations, explicitly states its record keeping protocol, and encourages citizen participation. The following is a summary of the significant actions the City undertook in developing the plan.

- **November 15, 2012 to January 31, 2013** - Community Needs Assessment Survey Issued
- **November 29, 2012** - Joint Community Input Meeting
- **January 7 to January 25, 2013** - CDBG Renewal Applications Available (for public service and fair housing activities)
- **January 8, 2013** - Issue CDBG Request for Proposals (for public facility improvement and housing activities)
- **February 8, 2013** - CDBG Request for Proposals Deadline
- **February 26, 2013** - Public Notice of Community Needs Assessment Hearing and availability of the Revised Citizen Participation Plan published in the *San Mateo County Times*
- **February 26 to March 13, 2013** - 15 day public comment period on the City's Revised Citizen Participation Plan
- **March 13, 2013** - Community Needs Assessment Hearing and Adoption of the Revised Citizen Participation Plan
- **April 1, 2013** - Public Notice of Availability of the City's Con Plan and FY 13-14 One Year Action Plan published in the *San Mateo County Times*
- **April 1 to May 1, 2013** - 30 day public comment period on the City's Con Plan and FY 13-14 One Year Action Plan
- **May 1, 2013** - Final funding allocations and Public Hearing on the adoption of the City's Con Plan and FY 2013-14 One Year Action Plan
- **May 15, 2013** - Submission of the City's Con Plan and FY 13-14 One Year Action Plan to HUD

Additionally, the following are specific efforts made by the City to broaden outreach and promote participation. These efforts to increase citizen participation helped establish and/or reconfirm the City's housing and community development needs and were used as a basis for setting priorities:

- **Joint Input Meeting** - The City held in conjunction with San Mateo County and Daly City a community input meeting. This meeting provided residents, service providers and local officials a forum in which they could provide their opinions about the needs in the community.
- **Community Needs Assessment Survey** - The City also created an online community needs assessment survey that was available in English and Spanish. The survey was made available on the City's website and was announced through the City's CDBG ECD listservs and the South San Francisco Chamber of Commerce newsletter and e-bulletin. Further, HCD staff worked with the

Community Learning Center, to provide opportunities for residents that don't have access to computers to take the survey. The Community Learning Center provided residents with instructions and help in taking the survey. This facilitation was done in English and Spanish. Additionally, the survey was featured in an article in the *South San Francisco Patch*, a local newspaper.

- **Public Hearing on Community Needs** - On March 13, 2013, the City held a public hearing to receive comments on the City's housing and community development needs. A public notice for the hearing was published on February 26, 2013 in the *San Mateo County Times*. Notice of the hearing was also emailed to the CDBG and ECD listservs.
- **Public Hearing on the Con Plan Adoption** - On May 1, 2013, the City held a public hearing to receive comments on the City's Con Plan. A public notice for the hearing was published on April 1, 2013 in the *San Mateo County Times*. Notice of the hearing was also emailed to the CDBG and ECD listservs.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL - If applicable
Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community Local Service Providers	The City created an online community needs assessment survey that was available in English and Spanish from November 15, 2012 to January 31, 2013. The City received 211 responses. The survey was made available on the City's website and was announced through the City's CDBG and Economic and Community Development (ECD) listservs and the South San Francisco Chamber of Commerce's December newsletter and e-bulletin. Further, HCD staff worked with the Community Learning Center, to provide residents with instructions and help in taking the survey. The surveys were distributed to students learning English as a second language in a Skyline College ESOL class, adult education ESL class, a citizenship class and a computer class. Of the 211 responses, 49 came from the Community Learning Center students. The majority of respondents were residents of the City at 62%, followed by service providers at 24%	The community needs assessment survey allowed for respondents to provide write-in comments throughout the survey. Overall, the City received 130 different write-in comments. In general, these comments emphasized a particular need in the community. Many comments addressed the need for more affordable housing; the comments discussed a variety of affordable housing options such as rental/ownership housing development, rental assistance, shared housing, etc. While many comments were in favor of affordable housing, there were a few comments that were against affordable housing or felt there was a sufficient amount already. Other reoccurring comments were the need for crime/gang prevention and services/activities for youth. These comments coincided with the survey results as crime prevention services was ranked the highest priority need and youth services was the second highest priority need. Additionally, there were many comments stating the need for	N/A	http://www.surveymonkey.com/s/SSF-DC-Survey

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL - If applicable
		and those that work or own a business in the City at 13%.	English as a Second Language (ESL) classes and classes for undocumented residents. A summary of the survey results and comments are included as Attachment E.		
Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	On March 13, 2013 the City held a public hearing with the Mayor and City Council to receive public comments on the City's housing and community development needs. A public notice for the hearing, written in English and Spanish, was published in the San Mateo County Times on February 26, 2013. Notice of the hearing was also emailed to all community agencies on the City's CDBG e-notify list. The City had eight different people representing seven different non-profit organizations provide public comments.	All of the public comments received were in support of different non-profits. The comments described the non-profits' programs and their impact on the community while also thanking the City Council for their support. Further information regarding the comments is provided in Attachment E.	Hip Housing recommended that the City include in its Citizen Participation Plan and Consolidated Plan, language that would allow funds to be used for housing rehabilitation projects (which have not yet been identified) in neighboring jurisdictions. The City did not accept this comment because (1) It is not necessary to make any changes to the City's Citizen Participation Plan about funding projects outside of its jurisdiction because the Citizen Participation Plan does not describe activities the City will or potentially will undertake. The purpose of the Citizen Participation Plan is to describe how the City will gather public input and provide information to the public and (2) The City can only allow funds to be used outside of the jurisdiction only if a) the City can determine that such an activity is necessary to further the purposes of the CDBG Program and the City's goals; b) the activity serves South	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL - If applicable
				San Francisco residents and; c) the activity doesn't already exist within the City's jurisdictions. Since City-wide housing rehabilitation programs already exist and funds have been made available for housing rehabilitation projects within the City's jurisdiction, the City cannot demonstrate that there is a need for housing rehabilitation outside the jurisdiction. Therefore, the City cannot include language at this time in its Five-Year Consolidated Plan allowing funds to be allocated to housing rehabilitation projects located outside the jurisdiction (See Attachment E).	
Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/	On May 1, 2013 the City held a public hearing with the Mayor and City Council to hear public comments and approve the City's Con Plan. A public notice for the hearing, written in English and Spanish, was published in the San Mateo County Times on April 1, 2013. Notice of the hearing was also emailed to all community agencies on the City's CDBG e-notify list. The City had two different people representing two non-profit	All of the public comments received were in support of the two non-profits. The comments described the non-profits' programs and their impact on the community while also thanking the City Council for their support. Further information regarding the comments is provided in Attachment E.	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL - If applicable
	broad community	organizations provide public comments.			
Public Meeting	Non-targeted/ broad community Local Service Providers	The City held in conjunction with San Mateo County and Daly City a community input meeting. The meeting had 37 attendees the majority of which were non-profit representatives. Additionally, the South San Francisco Mayor and a City Council member attended the meeting. The attendance list for this meeting is included in Attachment E.	During the community input meeting, attendees were asked to break out into smaller discussion groups. Within these groups, attendees identified needs in the community and came up with strategies to meet these needs. Some reoccurring comments from the discussion groups was a need for shelters, subsidized low-income housing, life skills training and education (more specifically, financial literacy, employment skills, case management, and family support services), basic needs services (i.e. food), and other general public services. Comments made specifically about South San Francisco were: a need for a "one stop" shelter that includes comprehensive services, a need for accessibility modifications to rental properties in South San Francisco, and a need for recreational opportunities for South San Francisco youths and seniors (i.e. parks, community gardens, etc.) especially in the downtown area.	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Through consultation and citizen participation efforts the City has determined that there is a wide variety of need in the community. Below describes the City's housing and homeless needs and the following section describes the public services and public facility improvement needs.

Housing Needs

As mentioned in the Executive Summary, the City is part of the San Mateo County HOME Consortium therefore the City submits its Con Plan jointly with the County. Additionally, the Con Plan submission requirements were changed this year. The Con Plan is now completed in an online, pre-populated template that is connected to County's Con Plan. For this reason, the housing and homeless needs sections that were completed by the City in the past are now defaulted to the County to provide. Although the City's plan doesn't have designated housing or homeless needs sections, the City has included HUD provided CHAS (Comprehensive Housing Affordability Strategy) data about the City's current housing stock and needs, the South San Francisco Housing Authority, and homeless shelters (See Attachments A and B).

Using this CHAS data along with the community input gathered the City has determined that there is a significant need for affordable housing. Based on the 2005-2009 CHAS data, over 5,000 low-income households in South San Francisco had a housing cost burden, where more than 30% of their income is going toward housing. Further, median home values increased by 88% from 2000 to 2010 while median income has only increased by approximately 32% from 2000 to 2010 (2000 Census Data)(2010 Five Year ACS Data)(HUD Income Limits).

In addition to affordability, there is also a need to improve the conditions of the City's existing housing stock. For example, there are 145 low to moderate income households in the City that lack a complete kitchen or plumbing facilities and 340 households experiencing severe overcrowding (2005-2009 CHAS). Additionally, approximately 80% of all housing units in the City were built before 1980 signifying an aging housing stock and risk of lead-based paint hazards.

Homeless Needs

The City has identified that there is a growing need for emergency and transitional housing along with comprehensive case management and services. Section AP-65 Homeless and Other Special Needs Activities describes this in further detail.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

New Public Facilities

The City has identified the need for a day facility for homeless individuals that provides food, bathroom/shower facilities, referrals, and resources. However at this time the City has not identified any funds, partnerships, or other resources to develop such a facility.

Existing Public Facilities

There is a great need for disabled access modifications to city-owned and non-profit owned facilities to enhance access for the disabled community. The City is taking active steps to address these accessibility problems at city-owned properties and has started the process of creating an updated ADA Transition Plan. This plan will identify the community facilities and spaces that do not meet ADA standards, describe actions to address areas of inaccessibility, and set a schedule and priorities for completing the plan. While this plan is not expected to be completed until 2013/2014, it will be used as a guide for the City's subsequent One Year Action Plans. The City will use CDBG funds, when feasible, to address actions listed in the ADA Transition Plan.

The City has also identified that the Magnolia Senior Center needs major improvements. The roof on the building has reached its maximum life and now leaks above the adult day care program space. Additionally, the cooling tower needs to be replaced as seniors in the facility are extremely sensitive to temperature changes.

Additionally, several social service providers have indicated a need for increased space for program operations; however, funding is not readily available for such expansions since the dissolution of the RDA and CDBG funds are insufficient to assist with acquisitions. However, CDBG funds can be used for accessibility modifications or rehabilitation projects.

How were these needs determined?

New Public Facilities

The City has created a Downtown Task Force to address the homeless and transient issues that have been negatively affecting downtown businesses. The Task Force is comprised of local business owners, a Chamber of Commerce Representative, homeless and social service providers, a City Council Member, a County Supervisor, Police Department representatives, and other City staff. The Task Force met for a series of meetings, during several months, to identify causes for the concentration of the homeless population in the area and potential solutions to this issue. In these meetings, multiple solutions were identified including the need for a day facility for homeless individuals.

Existing Public Facilities

HCD staff has held public improvements meetings with staff from the City's Public Works and Parks and Recreation Departments to identify which, if any, public facilities need improving. These departments

oversee the city-owned community facilities such as the senior center and libraries. During the meetings the different departments discussed needs and identified potential projects based on CDBG eligibility, usage type, and the frequency in which residents use the facility. These meetings inform the improvement needs of city-owned properties.

Several social service agencies have informed the City of their need for larger tenant spaces and have requested funding to assist in the acquisition; however, there are not sufficient CDBG funds for that purpose. Social service agencies in the City of South San Francisco have been informed that a CDBG rehabilitation fund is being made available to assist with their facility needs, based on fund availability. Several have taken advantage of those funds.

Describe the jurisdiction's need for Public Improvements:

The City has identified that many of the City's parks' pathways, parking lots, and playgrounds do not meet accessibility standards. As mentioned above, the City is developing an ADA Transition Plan which will be used as a guide for future ADA improvements at the City's parks. Additionally, the City is in the process of developing improvement design plans for four (4) of the City's parks. These plans will also inform the City on what accessibility upgrades the parks need. The City will use CDBG funds, when feasible, to address actions listed in the ADA Transition Plan.

How were these needs determined?

As previously mentioned, HCD staff has held public improvements meetings with staff from the City's Public Works and Parks and Recreation Departments to identify which parks need ADA improvements. During these meetings the different departments discussed public improvement needs and identified potential projects.

Describe the jurisdiction's need for Public Services:

The City's goal is to maintain a healthy and sustainable community and therefore has made it a priority to undertake a variety of community development activities to help improve the lives of low-income residents. The City has identified the following public services as being needed in the community.

Safety Net Services

Safety Net Services are basic services such as food access, shelter, clothing, medical and/or dental services, transportation, domestic violence services, etc. These types of service are essential in helping the homeless and those at risk of homelessness.

Behavioral Health Services

There is a growing need for these services especially for the homeless and chemically dependent populations. Services would include mental health services, counseling, and rehabilitation programs.

Life Skills Training/Education Services

The City has identified a need for services geared toward helping residents improve their lives. Services include: employment skill and vocational training, financial literacy, family support services, literacy services, English as a second language (ESL) services, and case management.

Community Improvement Services

There is an identified need to improve the community as a whole and to engage community members, especially to support the youths and seniors. This especially pertains to the City's downtown area. These services would include crime awareness/prevention, youth services, senior services, disabled services, etc.

Housing-Related Services

Beyond the need for affordable, safe, and accessible housing, there is a need in the community for housing-related public services. Services would include rental assistance, legal assistance (tenant/landlord), transitional housing services, and fair housing services.

How were these needs determined?

The City determined its public services needs by holding two public input meetings. The City held a joint public meeting with the County of San Mateo and Daly City at the County Department of Housing. Many local service providers attended the meeting and provided input on the needs in South San Francisco and the County as a whole. The City also held a public hearing on community needs in front of the South San Francisco City Council. Additionally, the City issued an online community needs assessment survey that was sent to local service providers, community stakeholders, and residents. This survey asked respondents to identify public service, housing, and economic development needs based on the ranking of high, medium or low priority. This survey was made available from November 16, 2012 to January 31, 201

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of South San Francisco has transformed from being an industrial city to a life sciences industry hub. However, the City still faces challenges in maintaining this industry and improving the local workforce. The City has identified workforce development/education and affordable housing as key areas of improvement. This is described in further detail below.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	155	40	1	0	-1
Arts, Entertainment, Accommodations	2,827	2,404	9	12	3
Construction	1,364	1,268	4	6	2
Education and Health Care Services	6,142	2,749	20	13	-7
Finance, Insurance, and Real Estate	2,865	731	9	4	-5
Information	821	267	3	1	-2
Manufacturing	2,086	1,839	7	9	2
Other Services	1,355	1,272	4	6	2
Professional, Scientific, Management Services	3,718	2,094	12	10	-2
Public Administration	1,233	246	4	1	-3
Retail Trade	3,930	2,037	13	10	-3
Transportation and Warehousing	3,316	2,647	11	13	2
Wholesale Trade	1,139	2,861	4	14	10
Total	30,951	20,455	--	--	--

Table 5 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	32,909
Civilian Employed Population 16 years and over	30,951
Unemployment Rate	5.95
Unemployment Rate for Ages 16-24	14.27
Unemployment Rate for Ages 25-65	4.36

Table 6 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	10,815
Farming, fisheries and forestry occupations	143
Service	4,781
Sales and office	9,874
Construction, extraction, maintenance and repair	2,217
Production, transportation and material moving	3,121

Table 7 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,484	63%
30-59 Minutes	8,990	31%
60 or More Minutes	1,797	6%
Total	29,271	100%

Table 8 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,668	253	1,285
High school graduate (includes equivalency)	5,159	414	2,009
Some college or Associate's degree	8,489	459	1,796
Bachelor's degree or higher	10,328	386	1,378

Table 9 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	67	510	499	1,109	1,357
9th to 12th grade, no diploma	453	522	624	942	827
High school graduate, GED, or alternative	1,729	2,100	2,032	3,487	2,080
Some college, no degree	2,122	1,777	1,674	3,443	1,431
Associate's degree	200	1,027	1,238	1,585	385
Bachelor's degree	459	2,664	2,335	4,067	1,154
Graduate or professional degree	15	784	1,035	1,207	391

Table 10 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,990
High school graduate (includes equivalency)	35,425
Some college or Associate's degree	41,767
Bachelor's degree	56,420
Graduate or professional degree	80,787

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As described in Table 10, the top five major employment sectors, based on percentage share of jobs, in South San Francisco are Wholesale Trade, Transportation and Warehousing, Education and Health Care Services, Professional, Scientific, Management Services, and Retail Trade. Of these sectors Transportation and Warehousing, Professional, Scientific, Management Services, and Retail Trade have relatively similar ratios of workers available verse jobs available with just 2 to 3 percentage point differences. However, the City is experiencing more extreme differences between the number of workers available verse jobs available in the Education and Health Care Services and Wholesale Trade sectors. For example, Education and Health Care Services has a 20% share of workers compared to only 13% share of jobs, whereas the opposite is occurring in the Wholesale Trade sector, with the sector only having 4% share of workers compared to 14% share of jobs.

Describe the workforce and infrastructure needs of the business community:

South San Francisco's economy was historically based on manufacturing and processing industries, many of which have given way to warehousing and distribution businesses. Growth in recent years has focused on the information based economy, as more high-technology and service firms have located to the eastern portion of the City. The ability of the City to attract uses that generate economic benefits will depend on maintaining a positive business climate and availability of land suitable for large offices or research and development.

Additionally, affordable housing and workforce development are the key economic development challenges facing South San Francisco. The City is the hub to the life science industry, housing over 100 firms and 13,000 employees. However, according to the Bay Area Bioscience Center and the Bio Organization, the City and the region must improve its affordable housing and workforce development opportunities, if it wishes to compete with the growing world-wide competition from other regions, states, and nations.

With demand for housing, land vastly outstripping supply, and transportation capacity a major constraint, the need to prioritize the type and location of developments that provide the greatest economic benefit to the City is greater than ever.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The State and professional organizations have identified education and housing as a key challenge that may impact how the City can maintain its industrial base and skilled workforce. The City recognizes that it must provide affordable housing opportunities in order to keep a high-skilled workforce. Therefore, the City has created policies and participated in regional programs that promote housing opportunities. Over the past decade, the City has pursued a long-term and comprehensive effort to help the community find solutions for the land use, housing, economic development, transportation, and conservation needs in the City. The planning efforts have helped the City respond to State mandates requiring jobs and housing balance and adjust to new market demands for all types of housing. Since 2002, the City adopted "smart growth" standards to approve over 600 new units of higher density housing along the El Camino Corridor. The most recently approved housing projects include Park Station at 1200 El Camino Real (99 units), The Mid-Peninsula Housing Project at 636 El Camino Real (109 affordable units and 5,700 sf of commercial space), and the newly approved Mission & McLellan project at 1309 Mission Road (20 units and 6,000 sf commercial). Additionally, the following are plans, initiatives, and policies that have an economic impact on the City:

South San Francisco Transit Oriented Development Policies - created new opportunities for innovative planning along El Camino Real. With the adoption of the South San Francisco General Plan in 1999, the City Council recognized that the SSF BART Station area could be a new activity node that would serve local residents and attract people to the City.

The Grand Boulevard Initiative – a collaboration of 19 cities, counties, and local and regional agencies to improve the performance, safety, and aesthetics of El Camino Real. The City is a member of a task force to rethink the corridor’s potential for housing and urban development, balancing the need for cars and parking with viable options for transit, walking, and biking, and supporting the ten guiding principles to direct future development in the area.

El Camino Real Master Plan/ El Camino Real General Plan Amendment - adopted in 2007, the amendment’s goal was to “develop El Camino as a boulevard that accommodates its role as a regional corridor but with streetscape and development that provide identity to the street.” The plan focuses on streetscape improvements (sidewalks, crosswalks, landscaping, signage, lighting, bus shelters, etc.) as well as costs and phasing, and potential funding sources. The City also adopted a General Plan Amendment to permit high-density, mixed-use development along the El Camino Real Corridor. The purpose of the new policy is to recognize the El Camino Real corridor as a strategic location in the city.

South San Francisco General Plan Housing Element - updated in June 2009, contains an analysis of the community’s housing needs, resources, constraints, and opportunities. The Housing Element identifies several housing sites within the Planning Area and estimates that these sites can accommodate approximately 549 housing units at the existing zoning and development standards. It should be noted that ABAG has recently released a preliminary estimate of regional housing needs through 2035, and has estimated South San Francisco’s citywide share at 10,234 units over that period.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

With over 100 biotechnology companies, the City of South San Francisco is the nation's hub for the life science industry. The industry and the City have identified workforce development as a critical challenge in order to retain the industry in South San Francisco. While there are local universities such as UCSF and Stanford to supply the scientists, the industry does not employ only scientists as it utilizes a full range of workers with different skill sets. The City has found that the elementary and secondary school system in South San Francisco does not focus on job training for existing high-technology and emerging green industries. The City has assisted the school district in obtaining grants to teach more math and science in the schools. The City has also partnered with businesses to provide direct assistance to the schools. Currently, the City's Parks and Recreation Department and the Library provide after school programs to elementary school students in math and science education. The City also partners with Skyline College to promote biotechnology training to individuals who do not continue on to a four-year university.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The San Mateo County Workforce Investment Board (WIB) offers the following workforce initiatives: Veterans Employment Assistance Program, Biotech Workforce Network, Judicial Careers Education Partnership, and Instrumental and Calibration Technology. These initiatives partner with local companies, community colleges, and public agencies to provide career specific training to San Mateo County residents. Additionally, the WIB is responsible for the Peninsula Works Career Centers located in Daly City and Menlo Park which serve all of San Mateo County. The WIB also has programs targeted toward youth such as the Jobs for Youth Program, a year-round program designed to help young people develop their job search skills, and the Science, Technology, Engineering, Math (STEM) Workgroup, a workgroup that aims to prepare San Mateo County youth and young adults for STEM careers. Finally the WIB provides services to veterans such as the Veterans Employment Assistance Program and the Next Step Center for veterans in Menlo Park. These workforce training programs support the City's Consolidated Plan goals of helping residents expand their economic opportunities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City does not participate in CEDS however the City does have different initiatives and plans that have a significant impact on the City's economic growth.

(1) Workforce investment has been the City's primary economic development focus for many years. According to surveys of CEOs, universities and a skilled labor market are critical to remaining competitive. The City sought partnerships to serve residents and employees in SSF. The City's key objectives include: upgrading skills, public education, outreach to high schools, cooperation with California State University Programs, Skyline College Certificate Programs in both biotechnology and green technology training programs, coordination with the Workforce Investment Board to sponsor and host career fairs, and training programs.

(2) International Partnerships: The City is identifying foreign companies that are either startups (such as solar companies), making an initial foray into the US, or major foreign conglomerates buying a local or regional company with operations in Northern California.

(3) Local Partnerships: Economic development practices rely on local collaborations to help improve the business climate in the region. The City's local collaborations include ongoing sponsorships with Samceda and Bay Bio, including the annual CALBIO conference, sponsorship with Team California at Bio 2012, attendance at quarterly meetings with the regional Biotech Facilities Group, correspondence and surveys with company representatives, membership with Team California and BayBio, and communication with the Governor's Office of Economic Development (GO-ED) Silicon Valley EDA, ChinaSF, and other regional economic development groups.

(4) Regional Economic Development Cooperation: The County Manager's Office of San Mateo County and the San Mateo Workforce Development Program prepared the San Mateo County Economic Development Strategy. The strategy is a result of several months of research and interviews with various city officials, economic development staff, businesses, chambers of commerce, and community-based organizations. The recommendations include: (1) Re-locate the workforce development program to the County Manager's Office in order to give it a business and market-driven focus; (2) Use workforce development programs to facilitate the County's role in economic development; (3) The County can help increase the visibility and identity of the County as a great place to work; and (4) Consider creating an opportunity team of economic development, planning, public works, workforce development, housing, and real property staff to implement actions similar to the North Fair Oaks Community Plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City has identified the downtown and eastern areas of the City (census tracts 6021, 6022, and 6023) to have concentrations of housing problems (See MA-50 Map 1). The City defines concentration as an area(s) that has a higher percentage of households, relative to other areas in the City, with more than one type of housing problem. This is evident in MA-50 Maps 2, 3 and 4 as there are greater percentages of extremely low income (ELI), low income (LI), and moderate income (MI) households with substandard housing in these areas compared to the rest of the City. While the rest of the City has less than 5% of households living in substandard housing, approximately 5-10% of housing in the downtown area is substandard. Additionally, the City of South San Francisco developed in the early 1900's predominately along the Bay and the historic downtown area was the first area to contain housing and commercial properties. Most of the downtown area was constructed between 1915 and 1930 and many of those housing units and buildings still exist today. The construction period of the 1920's used lead paint and asbestos extensively and even homes constructed up to 1978 can contain lead-based paint. In the downtown area, approximately 87% of the occupied housing units were built before 1979, which is why the downtown is now the main focus area for lead paint abatement programs (2007-2011 American Community Survey 5-Year Estimates). Further, the foggy and rainy Peninsula weather creates water intrusion and mold/mildew problems for structures in the area which were not built to today's modern codes. These problems attribute to the housing rehabilitation needs in these areas. As described in more detail below, the downtown Area also has the largest concentration of extremely low and low income families. Since the families in this area lack adequate resources, it makes it difficult to address structural conditions in the home such as lead and asbestos abatement or rehabilitation of broken windows and doors. The lack of resources also creates poor health and safety conditions in the home.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of South San Francisco has multiple areas within the jurisdiction that have concentrations of racial or ethnic minorities. The City defines concentration as an area where fifty-one percent (51%) or more of the population comprises of one racial or ethnic minority.

In the City's downtown Area, census tracts 6021 and 6022 (See MA-50 Map 1), a high concentration of the population is Hispanic, as over 60% of the population identifies as Hispanic (See MA-50 Map 5). Additionally, the median household income of the downtown area is between \$37,719 and \$60,398 (See MA-50 Map 7). The median income in this area is below \$84,400 which is 80% of Area Median Income (AMI) in San Mateo County for a household of four (2013 HUD Income Limits). This signifies that the majority of the families in this area fall into the extremely-low to very-low income categories. Due to the downtown area of the City having high concentrations of Hispanic families and low-income families, the City has deemed this area in prior Consolidated Plans to be a Local Target Area. The City has, in the past,

targeted social services and resources to this area. Seeing as the demographics have remained relatively the same since the 2000 census, the City will continue to classify the downtown area as a Local Target Area and target resources and services there when feasible.

The City has also identified a concentration of Asians in the Westborough neighborhood, census tracts 6025 and 6026 (See MA-50 Map 1). This is demonstrated on MA-50 Map 6 as 60-80% of the population in this neighborhood identifies as being Asian. However, unlike the downtown area, there is not a concentration of low-income families in this neighborhood as the median incomes range from \$60,398 to \$151,632 (See MA-50 Map 7). Therefore, the City has not deemed this neighborhood to be a Local Target Area.

What are the characteristics of the market in these areas/neighborhoods?

Downtown is the historic commercial center in South San Francisco. The downtown area has transformed from a regional commercial center in the 1960s to a local-serving commercial zone with primarily restaurants and local serving retail uses. Currently, the downtown is experiencing many vacant storefronts and declining business. Some of this is attributed to the increase in the homeless and transients that loiter and panhandle in the downtown. This has led to a negative image and experience for consumers/residents. Further as mentioned above, this area is predominately low-income, so residents have limited disposable incomes that can be spent in the downtown.

Are there any community assets in these areas/neighborhoods?

As mentioned above, the City has identified the downtown as a Local Target Area due to the concentration of low income families. Within the downtown area there are numerous social service providers and community facilities. Listed below are some significant community facilities/programs.

Magnolia Senior Center - Provides a wide range of programs for seniors, such as blood pressure screenings, health insurance counseling, exercise classes, English as a Second Language (ESL) classes, educational presentations, and hot meals. The Magnolia Center also includes an Adult Day Care Center to help frail or impaired adults with disabilities remain in the community through social, mental, and physical stimulation.

Community Learning Center - Collaborates with community-based organizations to provide a wide variety of educational programs to residents: English language classes, computer instruction, homework assistance, activities for children, native language literacy classes (Spanish), job training and citizenship classes. The Center serves approximately 1,500 residents (children and adults) annually.

North Peninsula Neighborhood Services Center - The City's core social service agency that provides emergency food, rent/utility assistance, emergency shelter, information, referrals, etc. to low-income residents.

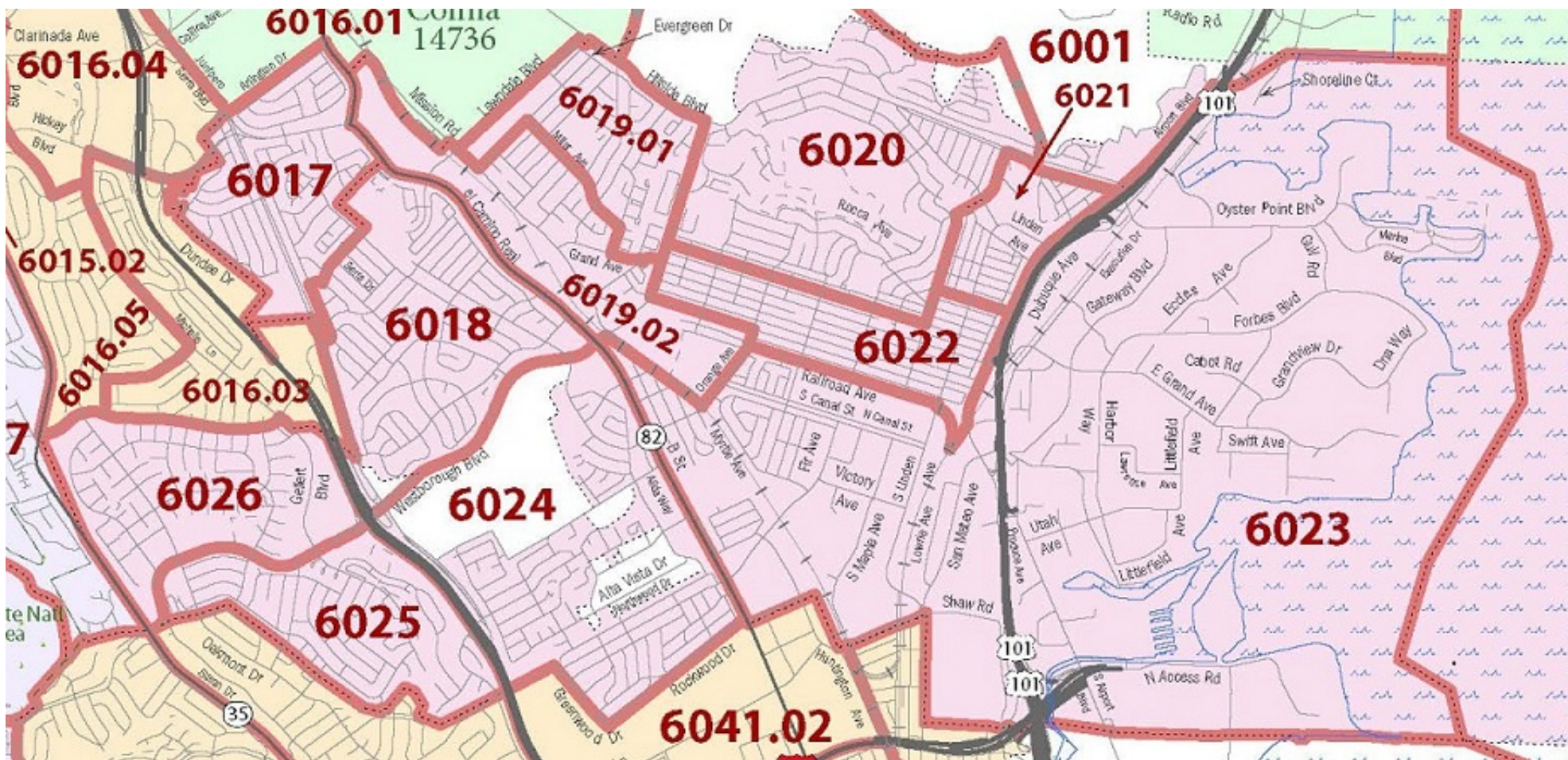
Sitike Counseling Center – Addiction prevention and recovery services.

In addition to these programs, City Hall, St. Vincent De Paul, Grand Avenue Library, South San Francisco Health Clinic, Latino Commission, Telecare, and Project 90, are also located in this area.

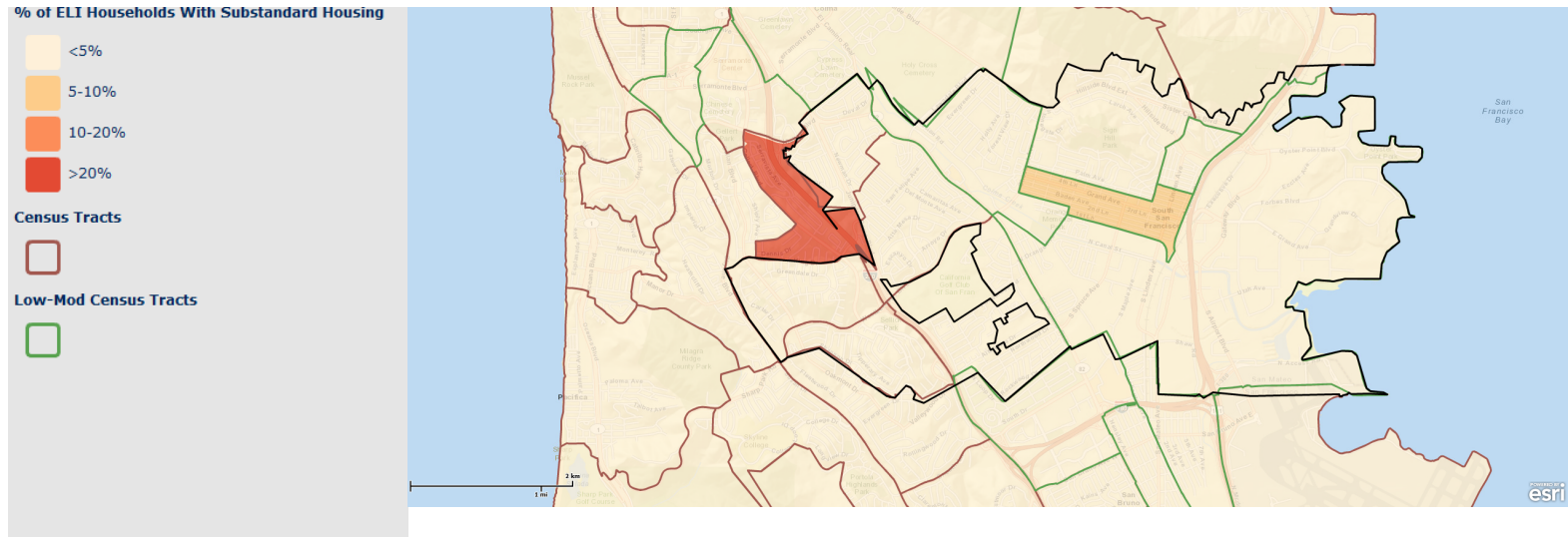
Are there other strategic opportunities in any of these areas?

There are development opportunities in this area with some of the City's properties; however, lack of funding will curtail development for the next few years. The City's Housing Rehabilitation Program will continue to provide low interest loans to low-income homeowners as there continues to be rehabilitation needs in the area. The City will also continue to make its Commercial Rehabilitation Program available which provides downtown business owners with loans and/or grants to make façade and signage improvements and to expand/enhance the use of their business properties.

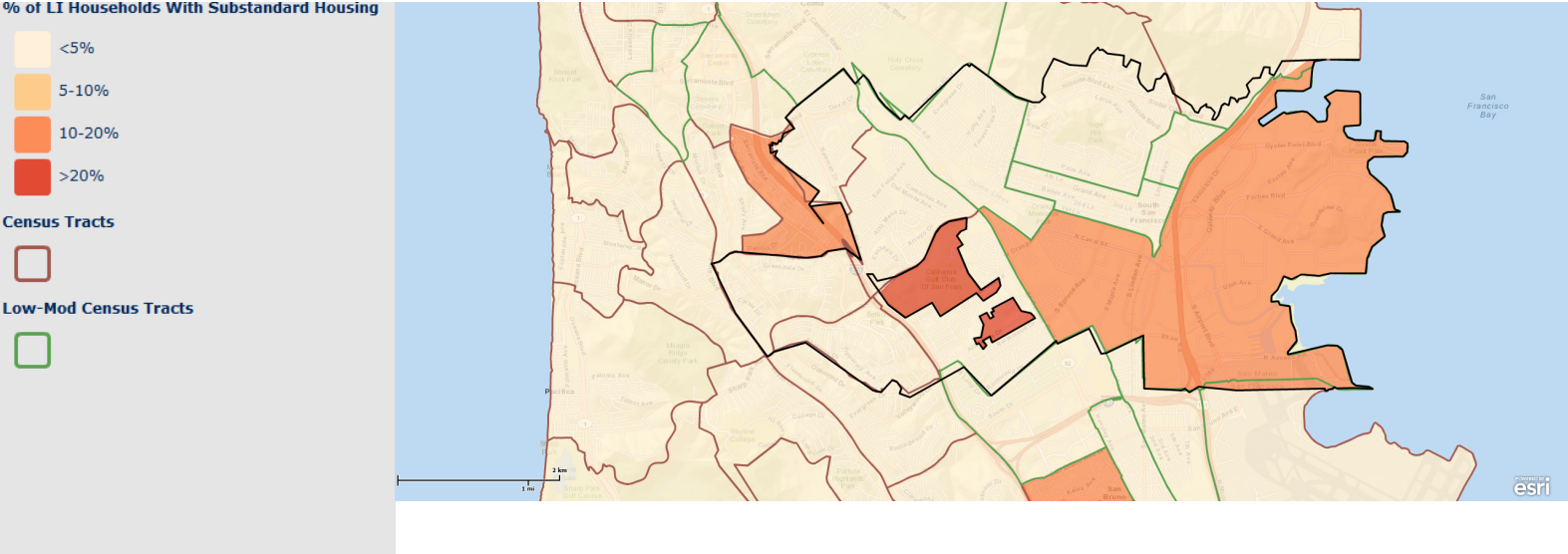
MA-50 Map 1 – Census Tracts



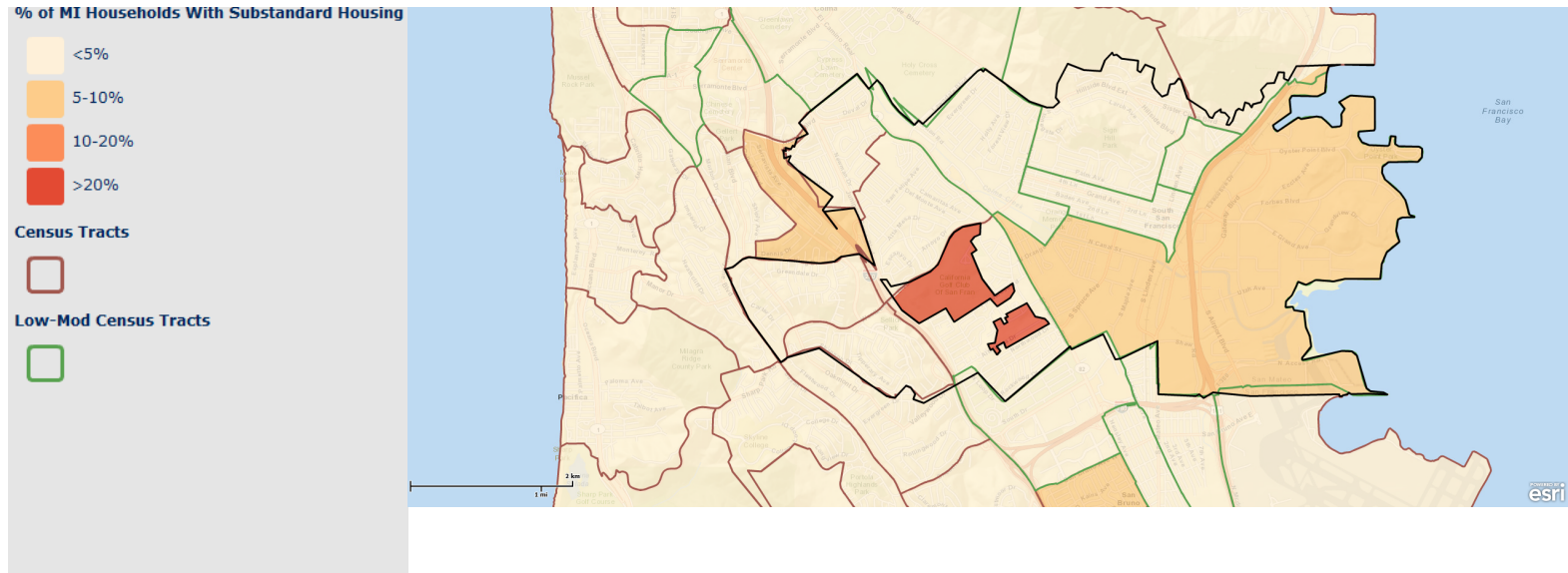
MA-50 Map 2 - ELI Households with Substandard Housing



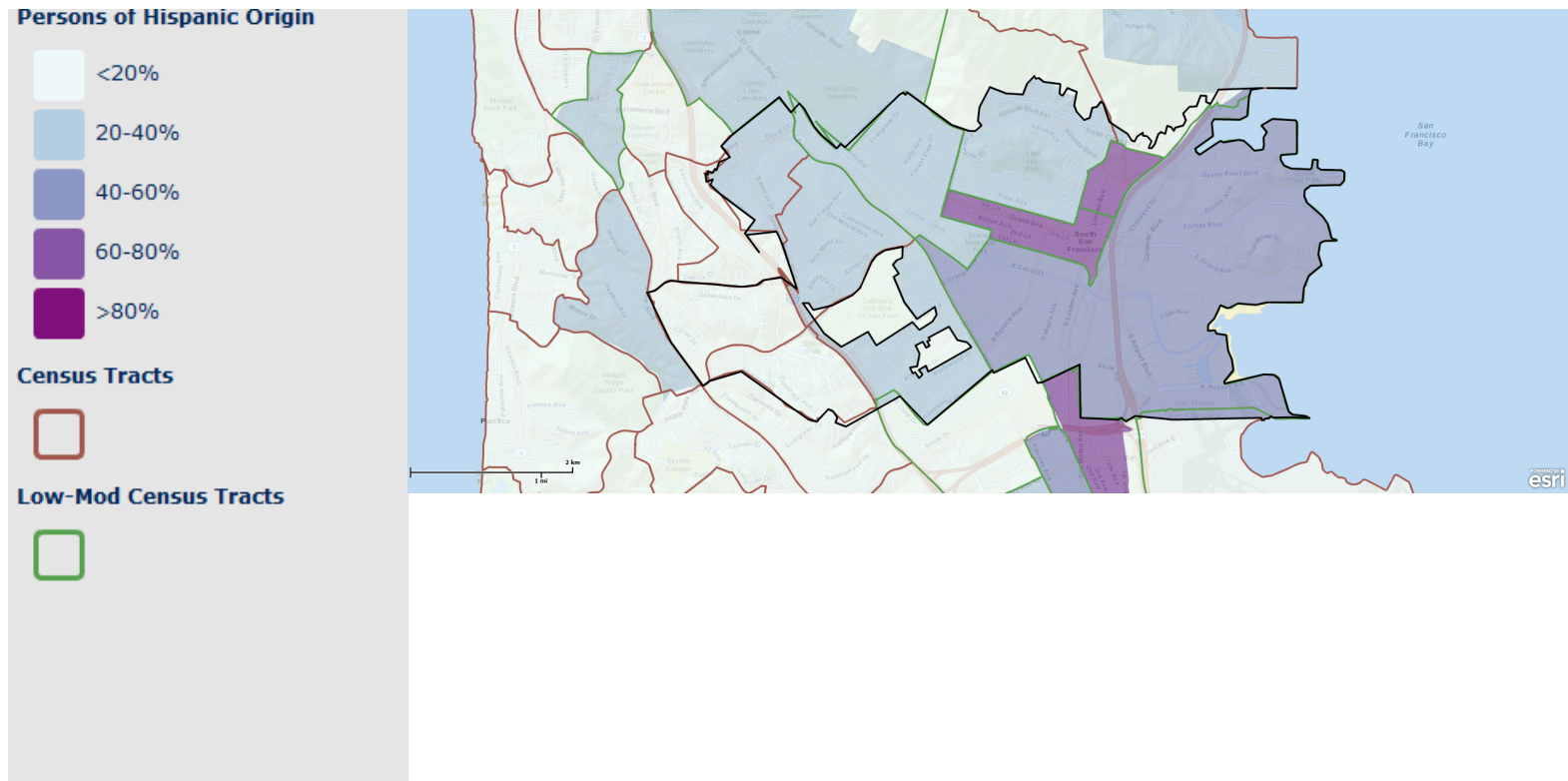
MA-50 Map 3 - LI Households with Substandard Housing



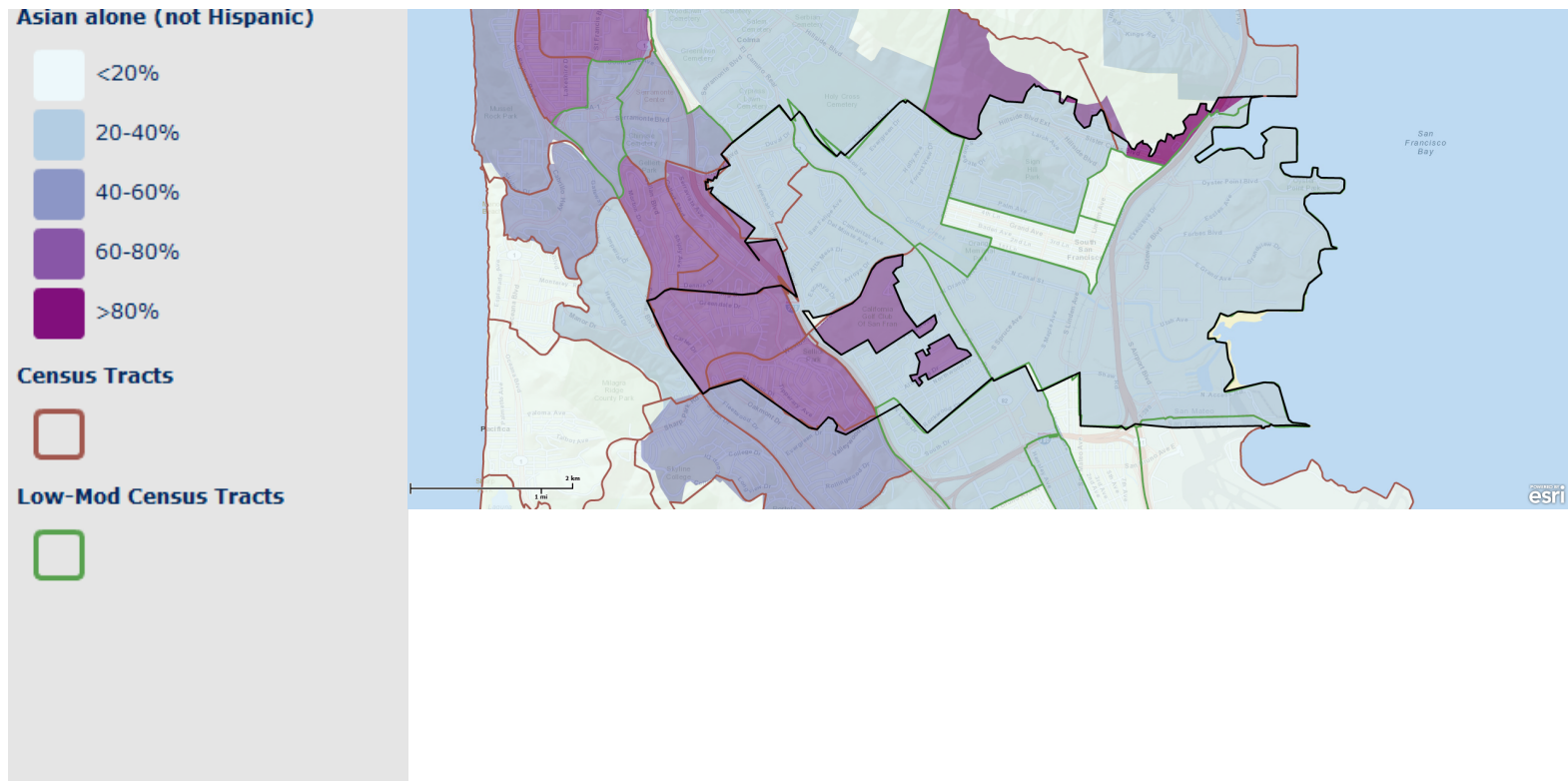
MA-50 Map 4 - MI Households with Substandard Housing



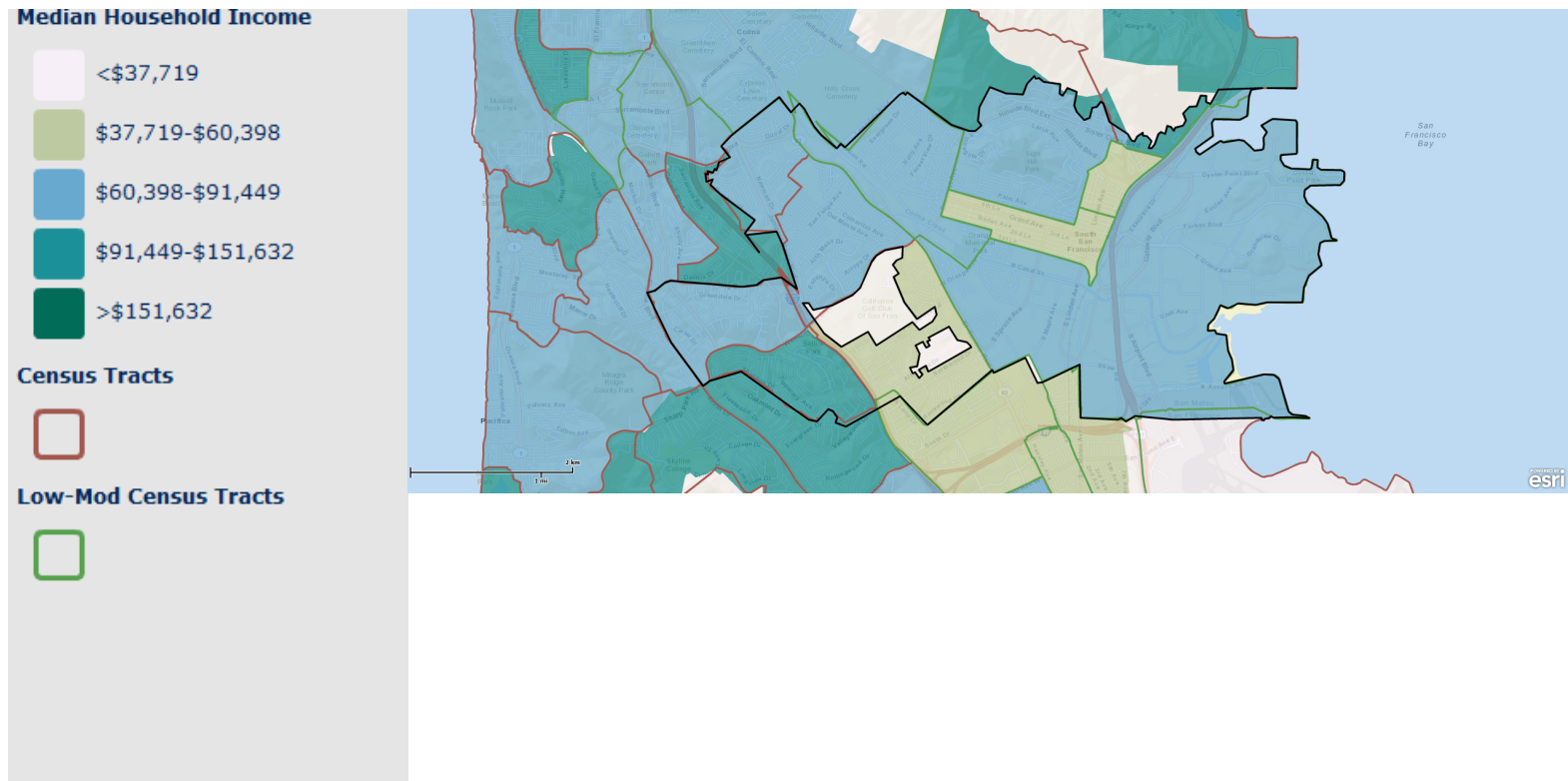
MA-50 Map 5 - Hispanic Population by Percentage and Census Tract



MA-50 Map 6 - Asian Population by Percentage and Census Tract



MA-50 Map 7 - Median Household Income



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's has identified a high priority need for public services, affordable housing, economic development, homeless services and housing, and public facilities improvements. These needs were identified and reconfirmed to be high priorities based on community input and consultation efforts. The City has established the following goals in order to meet these needs:

Goal: Increase, maintain, and improve the supply of affordable housing for extremely low to moderate income individuals/families.

- The activities the City will implement include: affordable housing acquisition and/or rehabilitation, minor home repair, and accessibility modifications. Additionally, the City will continue to administer its existing First Time Home Buyer Loans and Below Market Rate Housing units.

Goal: Preserve and improve public facilities that serve low-income or special needs residents.

- *Publicly-owned Facilities* - The City has identified that many of its public facilities need accessibility modifications and is in the process of creating an ADA Transition Plan. The City will use CDBG funds, when feasible, to address actions listed in the ADA Transition Plan. The City will also use CDBG funds, when available and feasible, to rehabilitate facilities with urgent needs.
- *Non-profit Facilities* - The City will use CDBG funds, when feasible, to help non-profits preserve and improve their public facilities that serve low to moderate income and/or special needs residents. Many non-profit organizations currently occupy buildings that are not in optimal condition or are inadequate to serve their clients.

Goal: Provide public services to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs populations.

- To meet the City's public service needs, the City will fund non-profit agencies and organizations that provide one or more of the following services as described in the Needs Assessment Section: Safety Net Services, Behavioral Health Services, Life Skills Training/Education Services, Community Improvement Services, and Housing-Related Services.

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

- *Commercial Rehabilitation*: The City's downtown area has a high percentage of low-income residents as well as being one of the City's main commercial centers; therefore, the City will

focus its economic development efforts in this area. The City plans to provide financial and technical assistance to businesses that are undertaking structural and façade improvements to their buildings through its City-Sponsored Commercial Rehabilitation Program.

- *Job Training:* Currently, there are no CDBG funded job training activities planned. However, if the City identifies options for supporting job training services, the City would consider using CDBG funds to support this activity.

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

- There is a significant need for emergency and transitional housing as well as case management but with the dissolution of the RDA, the City lacks funding for operating costs of emergency and transitional housing. The City plans to offset the loss of operating funds by providing funds, when feasible, for rehabilitation and accessibility modifications to emergency and transitional housing. However, should funds become available the City will support operating costs.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

1	Area Name:	SSF Downtown Tracts 6021, 6022
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The South San Francisco Downtown Target Area consists of census tracts 6021 and 6022.
	Include specific housing and commercial characteristics of this target area.	This target area is comprised of the City's historic downtown commercial sector and the surrounding residential neighborhoods. The downtown area has transformed from a regional commercial center in the 1960s to a local-serving commercial zone with primarily restaurants and local serving retail uses. This area also has a variety of housing options: single family, multi-family and single room occupancy (SRO) hotels. City Hall is located in this target area along with many city-owned community facilities such as Grand Avenue Library and the Magnolia Senior Center. Additionally, just bordering these two census tracts is the Community Learning Center. Many social services are also located in this geographic region such as North Peninsula Neighborhood Services Center, St. Vincent De Paul, and the South San Francisco Health Clinic. This area has also been identified as a local target area due to more than 51% of the population being at or below 80% of Area Median Income.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The consultation and citizen participation process reconfirmed the downtown area to be a neighborhood of need. For example, in the community input meeting held on November 29, 2012, participants in the meeting expressed that there needed to be more recreational and community activities for the youth and seniors specifically in this area. Additionally, in Section MA-50 it further discusses the concentration of low-income families and Hispanic families in this area.

<p>Identify the needs in this target area.</p>	<p>There are significant needs for a wide range of social services and resources along with affordable housing options, as the majority of residents in this area are extremely-low and very-low income. Additionally, many of the businesses in the downtown remain vacant and there is economic decline in the downtown area. Some of this decline is attributed to the increase in chronically homeless and transients loitering downtown. This has led to the need for improved accessibility to and availability of homeless shelters and comprehensive services.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The City's Housing and Commercial Rehabilitation Programs are available to homeowners/businesses in the area. Additionally, there are many community facilities and local service providers within or near this area (See MA-50 for more information).</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The lack of federal funds is the greatest barrier to providing a better quality of life in the target area. Given that most problems faced by low income, working families stem from a lack of resources, many are forced to live in substandard conditions and it is difficult to find jobs that pay adequately to cover the rent and other household needs like food, childcare or healthcare.</p>

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City allocates funds based on need and feasibility. The City has identified the downtown to be a local target area for resources due to its concentration of low income families. Although the downtown will be the main area for targeting funds, there are other areas in the City that have low-income residents. So the City will target resources to those areas when it deems it appropriate. For public facilities, the City will allocate funds to facilities that serve low income or special needs residents. Please note that although some public service agencies may be located in another city, they still service low-income South San Francisco residents and some of the agencies offer office hours in the City or at other nearby locations.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	SSF Downtown Tracts 6021, 6022
	Associated Goals	Provide Public Services to Improve Quality of Life
	Description	As described in the Needs Assessment Section, there is a need in the community for a wide variety of public services. These services are essential in helping low-income residents.
	Basis for Relative Priority	Public services were identified in the community meetings and in the community needs assessment survey as being a high priority need in the community. The City will allocate 15% of its annual entitlement and 15% of its prior year program income to non-profit organizations that provide public services.

2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	SSF Downtown Tracts 6021, 6022
	Associated Goals	Increase, Maintain, & Improve Affordable Housing
	Description	South San Francisco has extremely high housing costs and a limited supply of affordable housing units. There is a need in the community to increase affordable housing units through new construction, acquisition and inclusionary housing policies. There is also a great need to maintain and improve the existing affordable housing stock as the City's housing stock is quickly aging. Maintaining and improving the affordable housing stock requires rehabilitation and accessibility modifications along with helping low income families stay in their current homes and low income families become first time homebuyers.
	Basis for Relative Priority	The City's assessment of affordable housing as a high priority need is consistent with the feedback provided by residents, local service providers, and other community stakeholders. This need is also apparent as 5,369 low-income households in South San Francisco have a housing cost burden, or more than 30% of their income goes towards housing. Additionally, more than half of those households pay more than 50% of their income towards housing costs. This equates to approximately 26% of all South San Francisco residents live in unaffordable housing. For further information regarding housing data and needs, please see the attachment Summary of Housing Need.
3	Priority Need Name	Economic Development Services
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	SSF Downtown Tracts 6021, 6022
	Associated Goals	Sustain and/or Increase Economic Activity
	Description	The City has identified a need for economic development services in the community. More specifically, physical improvements/beautification to commercial areas along with financial and technical assistance to new and existing businesses have been identified as specific needs.
	Basis for Relative Priority	The City identified this need based off observation as many of the downtown businesses are vacant and/or dilapidated. Additionally, the online community needs assessment survey ranked physical improvement/beautification of commercial improvements as the top economic development priority need. Finally, downtown businesses and Chamber of Commerce representatives also noted a decline in downtown business during the City's Downtown Task Force meetings.
4	Priority Need Name	Homeless Services and Housing
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	SSF Downtown Tracts 6021, 6022
	Associated Goals	Provide Service-Enriched Homeless Shelters
	Description	There is a need in the City for service-enriched shelters and transitional housing for both homeless individuals and families as the City has experienced a significant increase in chronically homeless and transients, especially in the downtown area.

	Basis for Relative Priority	The City's assessment of homeless needs is consistent with data from the 2011 Homeless County and Survey which indicated that the City is experiencing an increase in the City's homeless population.
5	Priority Need Name	Public Facilities Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	SSF Downtown Tracts 6021, 6022
	Associated Goals	Preserve and Improve Public Facilities
	Description	The City has identified that there is a need to make accessibility modifications and improvements to public facilities as many don't meet ADA requirements. Additionally, many public facilities are located in aging and dilapidated buildings.
	Basis for Relative Priority	An internal assessment determined the need for ADA modifications at City-owned public facilities. Additionally, the joint public input meeting identified the need for community spaces and recreation activities, especially for youths and seniors in the downtown area.

Table 13 – Priority Needs Summary

Narrative (Optional)

The City has identified the following needs in the community:

Public Services - As described in the Needs Assessment Section, there is a need in the community for a wide variety of public services.

Basis for Relative Priority: Public services were identified in community meetings and in the community needs assessment survey as being a high priority need.

Affordable Housing - There is a need in the community to increase affordable housing units through new construction, acquisition, and inclusionary housing policies. There is also a great need to maintain and improve the existing affordable housing stock as the City's housing stock is quickly aging. Maintaining and improving the affordable housing stock requires rehabilitation and accessibility modifications along with helping low income families stay in their current homes and become first time homebuyers.

Basis for Relative Priority: The City's assessment of affordable housing as a high priority need is consistent with the feedback provided by residents, local service providers, and other community stakeholders. This need is also apparent as 5,369 low-income households in South San Francisco have a housing cost burden, or more than 30% of their income goes towards housing. This equates to approximately 26% of all South San Francisco residents living in unaffordable housing. For further information regarding housing data and needs, please see Attachment A.

Economic Development Services - The City has identified a need for economic development services in the community. Physical improvements/beautification to commercial areas along with financial and technical assistance to new and existing businesses have been identified as specific needs.

Basis for Relative Priority: The City identified this need based off observation, as many of the downtown businesses are vacant and/or dilapidated. Additionally, the online community needs assessment survey ranked physical improvement/beautification of commercial improvements as the top economic development priority need. Finally, downtown businesses and Chamber of Commerce representatives also noted a decline in downtown business during the City's Downtown Task Force meetings.

Homeless Services and Housing - There is a need in the City for service-enriched shelters and transitional housing for both homeless individuals and families as the City has experienced a significant increase in chronically homeless and transients, especially in the downtown area.

Basis for Relative Priority: The City's assessment of homeless needs is consistent with data from the 2011 Homeless Count and Survey which indicated that the City is experiencing an increase in the City's homeless population.

Public Facilities Improvements - The City has identified that there is a need to make accessibility modifications and improvements to public facilities as many don't meet ADA requirements. Additionally, many public facilities are located in aging and dilapidated buildings.

Basis for Relative Priority: An internal assessment determined the need for ADA modifications at City-owned public facilities. Additionally, the joint public input meeting identified the need for community spaces, especially for youths and seniors in the downtown area.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,298	50,000	400,000	871,298	1,600,000	The City of South San Francisco is an entitlement jurisdiction and therefore receives an annual CDBG grant allocation from HUD.
Other	public - federal	Other	9,020	0	0	9,020	32,000	The City of South San Francisco is part of the San Mateo County HOME Consortium. As a member of this consortium the City receives 1% of the County's annual HOME allocation for administrative purposes. The City uses these funds for fair housing activities.

Table 14 - Anticipated Resources

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

In the past, CDBG funds were able to leverage significant amounts of RDA funding for housing or commercial projects but the dissolution of RDAs statewide now precludes any possibility of leveraging the CDBG funds received by the City. What State funds remain consist of tax credits, an area in which CDBG is not a significant player and therefore unable to leverage any of those funds. If anything, the limited CDBG funds might be sufficient to provide the match required by the County HOME program, which has a 25% match requirement. Overall, CDBG funding is not sufficient to leverage significant funds and now can only be provided as a small match in attempts to secure what other non-federal funding might be available. Cuts to CDBG entitlement amounts over the last five years have also required the City to cut funding to nearly half of the public service organizations once provided yearly operating funds. However, there are still limited housing and commercial rehabilitation funds available. There is no matching fund requirement for the CDBG program however on occasion the City Council will require a small match of private funds for the loans/grants issued to Downtown businesses through the City's Commercial Rehabilitation Program. The City of South San Francisco also does not receive nor operate federally funded programs that require matching funds.

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

Over the years, the City of South San Francisco's RDA had acquired several residential and commercial properties. The City has been able to maintain the residential properties but is required to sell the commercial properties and return all proceeds to the State. CDBG funds have been extremely useful in assisting with rehabilitation needs for those residential properties which are leased to low income families. For example, gas and sewer lines have been repaired on an emergency basis at these properties. CDBG funds have also helped improve city-owned properties that are used to provide services to low and moderate income or special needs residents such as parks, libraries and the senior center. CDBG funds do not subsidize, in any way, the operations of those city-owned facilities but provides accessibility and non-routine maintenance improvements. The CDBG funds can also occasionally provide minimal leverage to the majority of City funds needed to maintain the facilities.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SOUTH SAN FRANCISCO	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SAN MATEO COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
Housing Authority of the County of San Mateo	PHA	Public Housing	Region
South San Francisco Housing Authority	PHA	Public Housing	Jurisdiction
	Non-profit organizations	public services	Region
San Mateo County Continuum of Care	Other	Homelessness	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The County of San Mateo and local non-profit agencies provide varied and generally well-managed services to the following populations: homeless, those at risk of homelessness, low-income, and special needs residents (the various services available in the County are described in further detail below). The local jurisdictions and non-profits also work closely together to foster collaboration and to improve existing services. However, these services are not sufficient in addressing the amount of need in the community, especially for the growing population of homeless and transient individuals and families. There is a shortage of services, such as emergency housing, due to lack of funding. There has been a decline in funding available due to funding cuts by cities, the County and the State and the dissolution of RDAs statewide. Additionally, there is an increase in administrative burden in order to meet both public and private sector funding requirements. The sections below will provide a more in depth assessment of the strengths and gaps in the delivery system and actions to overcome these gaps.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services Available to the Homeless

San Mateo County's mainstream services are used to complement those service targeted to homeless people in a number of ways:

Behavioral Health Services: San Mateo County Behavioral Health and Recovery Services (BHRS) has several mobile teams that conduct outreach to homeless people with mental health and substance abuse issues on the street, in the shelters, and at the psychiatric ER. These teams engage with homeless people and help them access treatment and/or housing. BHRS funds in-patient alcohol and drug treatment programs, which serve a large number of homeless individuals. BHRS also provides a wide range of permanent supportive housing options for homeless people. They fund the majority of the case management services for individuals and families living in Shelter Plus Care funded housing units. San Mateo County Mental Health Association (MHA) funds short-term stays in shelters for those who are not immediately placed into permanent housing, provides rental subsidies for mental health clients, and has developed new permanent supportive housing units. MHA also coordinates with the Department of Housing to ensure that clients access mainstream housing resources for which they may be eligible, such as Section 8 or public housing.

Health Services: Using Health Care for the Homeless funding, San Mateo County Health Services funds a mobile health van that provides primary health care to homeless people living in emergency shelters. The San Mateo County Medical Center (Medical Center) coordinates with the CoC to link health services to emergency shelter and permanent supportive housing. The Medical Center has beds in emergency shelters and utilizes board and care homes and other facilities to ensure that appropriate placement alternatives are available for homeless people. In addition, BHRS has funded a rental assistance program that is providing short term rental assistance for 15 to 20 individuals with alcohol/drug addictions who are being released from treatment facilities.

Employment Services: Homeless service providers are coordinating with the County's employment and training system to help homeless people increase their earned income. Providers link homeless people to mainstream employment and training services, such as Peninsula Works. They also provide supplemental resources to help participants overcome barriers to employment, such as financial assistance for job training, classes, license fees (e.g. cab license), car repairs, etc. Shelter Network's SSVF program and the Next Step Veterans Center also focus on assisting homeless veterans to secure employment.

Services Available to Persons with HIV

The San Mateo County STD/HIV Program provides the following services to persons with HIV: primary medical care, psychiatric care, medical case management services, partner services (HIV disclosure counseling), benefits counseling, AIDS drug assistance program, medication adherence/nutritional

counseling, drug and alcohol treatment, Spanish-speaking support group, and syringe exchanges. These services are coordinated through medical case managers who reside in the clinic, where patients receive primary medical care. Additionally the County STD/HIV Program contracts with outside agencies to provide additional services to those with HIV. These services include: dental services, food services, harm reduction counseling, housing assistance, and emergency financial assistance. The contract agencies also have staff on site in order to minimize barriers to accessing services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The 2011 Homeless Survey conducted by the County Center on Homelessness found high rates of service use among unsheltered homeless people. Of those surveyed, only 16% indicated that they were not accessing some form of social services (e.g. health care, mental health and substance use services, job training, transportation assistance, free meals, and emergency shelter). Although the survey found a high level of service use, it also documented some major gaps in the service system. There was a substantial mismatch between the types of services and benefits people indicated they needed and the actual services they received. Of those who had a disability, only 13% were receiving SSI or SSDI benefits, and only 14% were receiving Medi-Cal or Medicare. Only 20% of those who reported having a mental illness were accessing mental health services. Of those who reported being veterans of the U.S. military, only 32% were receiving any form of veterans' benefits. More than 38% of those interviewed reported receiving no government benefits at all.

Additionally, the City has identified that there is a gap between the need for emergency housing and what is available. Safe Harbor Shelter only has 30 emergency beds available however the current waitlist is approximately 150 people. The wait time to get into the shelter can be up to 3 months because very few beds, if any, become available each day for new people. Additionally, Safe Harbor is the only "wet shelter", or shelter that allows clients to be under the influence of drugs and/or alcohol, in the County so it is high in demand. While the shelter has 60 transitional beds, these cannot be accessed until the person has graduated from the emergency beds.

This gap between shelter beds needs and availability has also negatively impacted the City's downtown area. Currently, homeless individuals gain access to Safe Harbor by first going to St. Vincent De Paul (SVDP), a local charity located in the center of downtown. At SVDP, homeless individuals are placed on a waiting list and given food and a sleeping bag. The homeless individuals are then informed that they must check in daily to remain on the shelter's wait list. This creates an unacceptable situation in the center of the City's historic downtown business district, wherein transients and the homeless are forced to "hang around"/loiter in the downtown. This creates a very unpleasant environment for the business community and requires full time work for two police officers to patrol the area.

The City is making efforts to address homeless and transient issues facing the downtown area by forming a Downtown Task Force. The Task Force comprises of City and County officials, law

enforcement, shelter representatives, local business leaders, and representatives from various County agencies. It has been in operation for several months and will make recommendations to the City Council for ways to address/enhance the service delivery for this population and improve the quality of life in the City's historic downtown.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In an effort to overcome gaps in service delivery systems, the City will continue to communicate and coordinate with other jurisdictions, non-profit organizations, and other entities to improve the delivery of services. The City is also taking active steps to improve the homeless delivery structure by streamlining processes and working collaboratively with the County.

As described in the section above, the current structure in which homeless individuals access services and housing has negatively affected the City's downtown. The City has taken active steps to improve this by creating the Downtown Task Force. The Task Force takes a collaborative approach to identifying areas of improvement in the homeless services delivery structure. One recommendation has been to establish a field crisis team. The field crisis team is a new and innovative model for working with and housing the most challenging and chronically homeless that has been proven effective in other communities. Police officers, ECD staff, shelter staff, representatives from community based organizations, and several San Mateo County agencies, would form a multi-disciplinary team that reaches out to and engages with chronically homeless individuals. The field crisis team would offer services and case management but most importantly access to transitional and permanent housing. The Downtown Task Force will be recommending to the City Council to establish a field crisis team in the downtown with the collaboration of the service providers and the County of San Mateo. Additionally, the City will continue to assist homeless and those at risk of becoming homeless by supporting non-profits, to the extent funds are available, that offer solutions and services to homeless. The City also will continue to provide rehabilitation funds, when available, to the emergency housing providers for improvements to their facilities and shelters.

The City will also continue to make efforts to streamline processes. For example, as mentioned in Section PR-10, the City already participates in the CDBG Work Group. This work group has made great strides in streamlining and standardizing application and reporting processes for sub-recipients. In this plan period, the City will work with the work group to increase collaboration and make processes even more standardized and electronic/automated.

In addition to the City's efforts, the CoC has identified the following strategies to overcome service delivery gaps:

- Addressing the lack of housing affordability by continuing to create supportive and affordable housing for homeless people and those at-risk of homelessness;

- Developing strategies to connect homeless people to the services and benefits for which they are eligible, particularly mental health services, veterans benefits, food stamps, Medi-Cal, General Assistance, Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI);
- Addressing the high rate of unemployment among homeless people by exploring strategies to engage and secure employment;
- Working with the systems of care whose clients have very high levels of homelessness, particularly the alcohol and drug treatment system and the criminal justice system, to develop strategies for meeting the housing and service needs of these populations

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase, Maintain, & Improve Affordable Housing	2013	2017	Affordable Housing	SSF Downtown Tracts 6021, 6022	Affordable Housing	CDBG	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Preserve and Improve Public Facilities	2013	2017	Public Facility Improvements	SSF Downtown Tracts 6021, 6022	Public Facilities Improvements	CDBG	Other: 5 Other
3	Provide Public Services to Improve Quality of Life	2013	2017	Non-Housing Community Development	SSF Downtown Tracts 6021, 6022	Public Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	Sustain and/or Increase Economic Activity	2013	2017	Non-Housing Community Development Economic Development	SSF Downtown Tracts 6021, 6022	Economic Development Services	CDBG	Facade treatment/business building rehabilitation: 5 Business
5	Provide Service-Enriched Homeless Shelters	2013	2017	Homeless	SSF Downtown Tracts 6021, 6022	Homeless Services and Housing	CDBG	

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Increase, Maintain, & Improve Affordable Housing
	Goal Description	<p>Goal: Increase, maintain, and improve the supply of affordable housing for extremely low, very low, low and moderate income individuals and families.</p> <p>Based on the estimates of housing needs, housing supply characteristics, severity of housing problems, and community input, the City continues to make affordable housing a goal and priority. The lack of available land, the extremely high cost of new construction, and the subsidies required to make market rate units affordable is prohibitive. Additionally, the recent dissolution of Redevelopment Agencies (RDA) by the California Legislature signifies a tremendous loss of resources available for affordable housing. In prior years, the Redevelopment Agency was the primary source of funds for the City to develop affordable housing units. Due to this, it is assumed that most opportunities for affordable housing development will be limited. For this reason, the City has prioritized the acquisition and rehabilitation of existing homes.</p> <p>The activities the City will implement to meet this goal include: affordable housing acquisition, rehabilitation, and minor home repair and accessibility modification programs. Additionally, the City will continue to administer its existing First Time Home Buyer Loans and Below Market Rate Housing units. When feasible, the City will also implement activities to assist low-income homebuyers.</p>
2	Goal Name	Preserve and Improve Public Facilities
	Goal Description	<p>Goal: Preserve and improve public facilities that serve a high percentage of low-income or special needs residents.</p> <p><i>Publicly-owned Facilities</i> - The City has identified that many of its public facilities need accessibility modifications and is in the process of creating an ADA Transition Plan. This plan will identify the community facilities and spaces that do not meet ADA standards, describe actions to address areas of inaccessibility, and set a schedule and priorities for completing the plan. While this plan is not expected to be completed until 2013/2014, it will be used as a guide for the City's subsequent One Year Action Plans. The City will use CDBG funds, when available and feasible, to address actions listed in the ADA Transition Plan. The City will also use CDBG funds, when available and feasible, to rehabilitate facilities with urgent needs.</p> <p><i>Non-profit Facilities</i> - The City will also use CDBG funds, when available and feasible, to assist non-profit organizations preserve and improve their public facilities that serve low to moderate income and/or special needs residents. Many non-profit organizations currently occupy buildings that are not in optimal condition or are inadequate to serve their clients. Problems can include accessibility issues, dilapidated structures, and other safety code issues.</p> <p>The City plans to assist 3-10 public facilities over the five-year period of this plan.</p>

3	Goal Name	Provide Public Services to Improve Quality of Life
	Goal Description	<p>Goal: Provide public services to improve the quality of life for low-income individuals and families, including those at risk of becoming homeless and special needs populations.</p> <p>To meet the City's public service needs, the City will fund non-profit agencies and organizations that provide one or more of the following services as described in the Needs Assessment Section: Safety Net Services, Behavioral Health Services, Life Skills Training/Education Services, Community Improvement Services, and Housing-Related Services.</p>
4	Goal Name	Sustain and/or Increase Economic Activity
	Goal Description	<p>Goal: Sustain and/or increase the level of business and economic activity in areas that serve or have a high percentage of low-income residents.</p> <p><i>Commercial Rehabilitation:</i> The City's Downtown area has a high percentage of low-income residents as well as being one of the City's main commercial centers; therefore, the City will focus its economic development efforts in this area. The City plans to provide financial and technical assistance to businesses undertaking structural and façade improvements to their buildings through its City-Sponsored Commercial Rehabilitation Program. This program helps improve the appearance of downtown. Additionally, façade improvements have been identified as a high priority need based on the City's Community Needs Assessment Survey results.</p> <p><i>Job Training:</i> Job training activities often occur as supportive services in many of the emergency and transitional housing that serve residents. Currently, there are no CDBG funded job training activities planned, however, if the City identifies options for supporting job training services, the City would consider using CDBG to fund this activity.</p>
5	Goal Name	Provide Service-Enriched Homeless Shelters
	Goal Description	<p>Goal: Provide service-enriched shelter and transitional housing for homeless families and individuals</p> <p>There is a significant need for emergency and transitional housing as well as case management and services but with the dissolution of Redevelopment Agencies, the City lacks funding for operating costs of emergency and transitional housing for the homeless. The City plans to offset the loss of operating funds by providing funds, when feasible, for rehabilitation and accessibility modifications to emergency and transitional housing. However, should funds become available the City will support operating costs.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not receive HOME funds directly from HUD.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

The principal barriers to affordable housing are a lack of resources and the current market conditions.

Currently, there is a lack of sufficient federal, state, or county funds to create new affordable housing. Federal tax credits are very limited and extremely competitive and the County resources which consist only of HOME funds have been drastically reduced while also being extremely competitive. Additionally, the recent dissolution of RDAs signifies a tremendous loss of resources available for affordable housing. In prior years, RDA funds were used to develop numerous affordable housing units while also bolstering the City's CDBG program. It is now necessary to piece together several years of funding allocations and grants and to use at least 5 to 7 sources of funds to be able to construct new housing on the Peninsula. Now without RDA funds and diminishing federal housing funds, cities will not be able to meet their state mandated housing production requirements, especially for affordable housing units which require a subsidy of approximately \$200,000 per unit to be affordable to low income households.

In addition to limited resources, the current market conditions have created an unsustainable housing cost environment due to inflated rents and expensive home/land prices. According to the 2010 Five-Year ACS data, 6.9% of all residents (includes homeowners and renters) are paying between 31-50% of their income towards housing costs and 28.5% of residents are paying more than 50% of their income towards housing; these numbers may be even higher as the cost burden was not computable for over 50% of residents. This data signifies that over a third of residents are living in unaffordable housing which is in turn putting them at risk of becoming homeless. Further the median value of homes in South San Francisco has nearly doubled from 2000 at \$344,300 to 2010 at \$648,500 (2000 Census and 2010 Five-Year ACS Data). This is an increase of 88% whereas Area Median Income (AMI) only increased by approximately 33% from \$74,900 in 2000 to \$99,400 in 2010 (2000 and 2010 HUD Income Limits). These expensive home values make it harder for low income families to purchase affordable homes and gain equity.

While the City actively makes efforts to provide affordable housing to residents, the lack of resources and market conditions pose as formidable barriers. Therefore, the City is continually seeking new and innovative ideas to overcome these barriers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As also described in the SP-55 Barriers to Affordable Housing Section, the City will continue to monitor and identify areas of improvement in its public policies in order to foster and maintain the supply of affordable housing and to remove barriers to affordable housing development. The City will also continue to maintain and encourage affordable housing development by:

- Implementing zoning to ensure there is an adequate supply of land to meet its Association of Bay Area Governments (ABAG) regional housing needs allocation.

- Continuing to implement the City's Inclusionary Housing Ordinance that requires a percentage of new "for sale" residential units be made available as Below Market Rate (BMR) units for low income residents. The City will also continue to support its existing BMR units.
- Investigating new sources of funding for the City's affordable housing programs and working with non-profit developers to promote the development of housing affordable to lower income households.
- Considering fee waivers or deferrals of planning, building, and impact fees for affordable housing developments.
- Removing government and public infrastructure constraints to affordable housing development through administrative support, inter-governmental cooperation, public-private partnerships, and permit streamlining.
- Continuing to cooperate with other governmental agencies and take an active interest in seeking solutions to area-wide housing problems.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to incorporate lead testing and clearances for all rehabilitation projects it sponsors in order to ensure that all federal lead safe practices are met. The City also makes lead-based paint information available to local non-profit agencies and to homeowners and renters in the City. Additionally, the City had lead-based paint information on its website. The City also provides loans and grants to homeowners and public facilities to abate lead-based paint hazards.

Further, the San Mateo County Environmental Health Division conducts environmental assessments of properties throughout San Mateo County suspected to have lead-based paint. These assessments are undertaken when a complaint is filed with their office or a child is reported to have elevated levels of lead in their blood. Once environmental assessments are conducted and the results do verify the presence of lead in a dwelling unit, the property owner is required to do lead hazard reduction/abatement as determined necessary by the Lead Investigator/Assessor. The San Mateo County Environmental Health Division also has a Housing Inspection Program that conducts routine inspections at apartment buildings with 4 units or more. A part of the routine inspection involves the observation, documentation, and abatement of deteriorated lead-based paint at these buildings. All inspection reports sent to the property owners include the following information:

“HEALTH AND SAFETY CODE SECTION 17920.10 (a) any building or portion thereof including any dwelling unit, guestroom, or suite of room, or portion thereof, or the premises on which it is located, is deemed to be in violation of this part as to any portion that contains lead hazards. For purposes of this part "lead hazards" means deteriorated lead-based paint without containment, of one or more of these hazards are present in one or more locations in amounts that are equal to or exceed the amounts of lead established for these terms in Chapter 8 (commencing with Section 35001) of Division 1 of Title 17 of the California Code of Regulations or by this section and that are likely to endanger the health of the public or occupants thereof as a result of their proximity to the public or occupants thereof.

LEAD HAZARD WARNING - Lead-safe work practices are required by State of California Law for all work that disturbs paint in pre-1978 buildings due to the possible presence of lead-based paint. As of April 22, 2010, the US EPA requires all workers (including property owners) who disturb pre 1978 painted surfaces to be trained, and all firms to be EPA certified, in lead safety. For more information, contact EPA at www.epa.gov/lead or San Mateo County Environmental Health 650-372-6200.”

How are the actions listed above related to the extent of lead poisoning and hazards?

Most homes built before 1978 contain some lead-based paint and lead-based paint is more common and was more extensively used in homes built before 1950. In South San Francisco, approximately 78% of all housing units were built prior to 1979 and approximately 21% of those housing units or approximately 3,700 households were built prior to 1950; these households have a greater risk of lead

hazards (2007-2011 American Community Survey 5-Year Estimates). Additionally the San Mateo County Environmental Health Division conducted two environmental assessments in South San Francisco in 2012 and one of these cases involved a child.

How are the actions listed above integrated into housing policies and procedures?

For CDBG funded rehabilitation projects, the City does a lead-based paint assessment for all housing units or public facilities that serve children built before 1978. The City follows all HUD requirements in determining if a rehabilitation project requires lead testing, lead-safe work practices, interim controls and/or abatement.

The City uses the following HUD criteria in conducting its lead-based paint assessments.

- Exempt – If constructed in 1978 or later, no paint disturbed, zero bedroom or studio units, elderly/disabled resident(s) with no children under 6, unit is lead-based paint free, and/or used no more than 100 days in a year.
- Lead Safe Work Practice (24 CFR 35.930(b)) - If hard costs are less than \$5,000
- Interim Controls or Standard Practices (24 CFR 35.930(c)) – Hard costs \$5,000 to \$25,000
- Abatement ((24 CFR 35.930(d)) – Hard costs are greater than \$25,000

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of South San Francisco has a multi-faceted approach to reducing poverty in the community. The City collaborates with non-profits and uses CDBG funding along with other funding to support various programs that help reduce the number of families living in poverty.

Support Social Services

The City partially funds and monitors numerous organizations through the CDBG Program that provide food, clothing, and other emergency services to low-income residents. For example, North Peninsula Neighborhood Services Center has a social services program that provides case management, rental/utility assistance, and homeless shelter referrals to low-income residents.

City-Sponsored Programs

The City also uses its General Fund and non-CDBG grants to provide a variety of programs and services to help reduce poverty.

- Magnolia Senior Center - Offers a wide range of programs for senior residents such as blood pressure screenings, health insurance counseling, exercise classes, English as a second language classes, and meals. Additionally, the Magnolia Center has an Adult Day Care Program to help frail or impaired adults remain in the community through social, mental, and physical stimulation. The program offers a structured activity program, transportation, and a nutritious lunch.
- Child Care Program - Provides two preschools, four after school recreation programs, two grant funded ASES programs (REAL Program) designed for academic support for school age children and camps for children. The program also provides subsidies for low income families to help reduce their child care costs.
- Project Read - Helps low literacy and low income adults and their families improve literacy, financial opportunities and independence. By improving their literacy, program participants are able to get higher paying jobs, make informed decisions, help their children with school, write checks, vote, obtain driver's license, pass the GED, and attend college. Project Read also has the Financial Well-Being Project that provides financial education and coaching to help program participants create spending plans, build emergency savings funds, and plan strategies to build wealth.
- Community Learning Center - Provides residents with educational programs that focus on family support, community building, improving academic performance and keeping children in school, increasing access to computers, building independent and confident English language learners, and helping residents reach their full potential. The Center offers English language classes, computer instruction, homework assistance, activities for children, native language literacy classes (Spanish), job training, and citizenship classes.

Affordable Housing

The City supports various efforts to acquire, rehabilitation, and/or construct affordable housing. For example, the City has acquired housing units over the years and converted them into affordable rental units. The City manages the units and maintains extremely low rents to assist families whose incomes do not support market rate rents. The City also funds minor home repair programs and its Housing Rehabilitation Program to help low income families maintain safe living environments and remain in their homes. Additionally, in prior years, the City has provided RDA funds to construct affordable housing; most recently the City provided significant funding to construct 109 affordable units. Although RDA funds are no longer available, the City continues to seek new funding sources, collaborations, and other opportunities to provide affordable housing in a time with funding is limited.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's goals and programs for reducing poverty align with many of the needs identified in the City's Con Plan. Additionally, the City will use CDBG funds to support several of the programs mentioned above.

Support Social Services

The City will use CDBG funding to support the following public services in FY 13-14. Additionally, in future years the City will use 15% of its entitlement and 15% of its prior year program income to support organizations that provide public services.

- Bay Area Legal Aid - operates the Domestic Violence Legal Safety Net program which provides civil legal services to domestic violence survivors and their families.
- Health Mobile - provides free, onsite, comprehensive dental care to low-income children at school sites in South San Francisco.
- John's Closet - provides new clothing for very low-income school aged children.
- Safety Net Social Services - The City will provide funds to North Peninsula Neighborhood Services Center (NPNSC) or a comparable social service provider in order to serve those in immediate need. Services may include provision of food, clothing, shelter, transportation, assistance with rental security deposits, payment of PG&E bills to avoid service interruptions, crisis intervention, and motel vouchers.
- Rape Trauma Services Center - this is the only agency within San Mateo County to provide information, resources, and support to sexual assault survivors and their loved ones.
- Sitike Counseling Center - provides substance abuse treatment, counseling, and violence prevention services.
- Youth Service Bureau - operates the Latino Parents' Group which is designed to improve family functioning by providing parents with effective parenting skills and referrals.

City-Sponsored Programs

In the past the City has used CDBG funds to support the City-sponsored Adult Day Care and Child Care

Programs however due to reductions in the City's entitlement it can no longer use CDBG funds to support these programs. Instead, the City has had to use more of its General Funds to keep the programs operating.

Affordable Housing

The City will use CDBG funding to support minor home repair programs and its Housing Rehabilitation Program. These programs will keep existing affordable housing in good condition. The City will also continue to administer its existing Below Market Rate (BMR) housing units and First Time Homebuyer loans. Additionally, the City will continue to look for new opportunities to maintain and/or increase the City's affordable housing stock.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City has monitoring procedures in place to ensure that it is meeting all federal requirements. The City also has a comprehensive Citizen Participation Plan that is followed in order to meet public comment and participation requirements. 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 and the annual CDBG program financial audit.

Sub-recipient Monitoring

The City has established monitoring procedures and a checklist to ensure that the City's sub-recipients comply with federal program requirements and City policies. These monitoring activities also keep the City informed about the progress sub-recipients are making towards meeting their objectives. Also, the City coordinates its monitoring efforts with other jurisdictions in order to standardize processes and reduce the burden on sub-recipients.

- *Quarterly Desk Review* - All sub-recipients are required to submit quarterly progress/accomplishment reports along with requests for reimbursement. The City reviews these reports for all sub-recipients and assesses the sub-recipients progress in meeting performance and expenditure goals. The quarterly review helps inform areas of risk for further review.
- *On-site Review* - The City conducts on-site monitoring visits for new sub-recipients, those experiencing organizational change, or those with program and/or financial performance concerns. Even for high performing sub-recipients, the City will conduct at least one site visit every three years for community development non-housing activities. The on-site monitoring visit includes a tour of the program facilities, as appropriate, an explanation of the services provided, and interviews with program and administrative staff. During the visit, staff will assess the sub-recipient's board of directors and staff, conflicts of interest policies, compliance with non-discrimination, adherence to CDBG national objectives, program performance, and maintenance of financial records. This assessment is conducted by reviewing the sub-recipient's audit and management letter (if applicable), financial statements, fiscal policies, client files, and interviewing staff. After the monitoring visit, the City provides the sub-recipient with a monitoring report that describes the City's conclusions, concerns and/or required corrective actions.

Public Facility Improvement Projects

Projects funded through federal dollars are monitored by staff before, during, and upon completion of the project for compliance with applicable environmental, procurement, financial, and labor standard regulations.

Annual Action Plan

Expected Resources

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,298	50,000	400,000	871,298	1,600,000	The City of South San Francisco is an entitlement jurisdiction and therefore receives an annual CDBG grant allocation from HUD. See Attachment C FY 13-14 Budget
Other HOME Admin Funds	public - federal	Other Fair Housing	9,020	0	0	9,020	32,000	The City of South San Francisco is part of the San Mateo County HOME Consortium. As a member of this consortium the City receives 1% of the County's annual HOME allocation for administrative purposes. The City uses these funds for fair housing activities. See Attachment C FY 13-14 Budget

Table 18 - Expected Resources – Priority Table

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

In the past, CDBG funds were able to leverage significant amounts of RDA funding for housing or commercial projects but the dissolution of RDAs statewide now precludes any possibility of leveraging the CDBG funds received by the City. What State funds remain consist of tax credits, an area in which CDBG is not a significant player and therefore unable to leverage any of those funds. If anything, the limited CDBG funds might be sufficient to provide the match required by the County HOME program, which has a 25% match requirement. Overall, CDBG funding is not sufficient to leverage significant funds and now can only be provided as a small match in attempts to secure what other non-federal funding might be available. Cuts to CDBG entitlement amounts over the last five years have also required the City to cut funding to nearly half of the public service organizations once provided yearly operating funds. However, there are still limited housing and commercial rehabilitation funds available. There is no matching fund requirement for the CDBG program however on occasion the City Council will require a small match of private funds for the loans/grants issued to Downtown businesses through the City's Commercial Rehabilitation Program. The City of South San Francisco also does not receive nor operate federally funded programs that require matching fund.

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

Over the years, the City of South San Francisco's RDA had acquired several residential and commercial properties. The City has been able to maintain the residential properties but is required to sell the commercial properties and return all proceeds to the State. CDBG funds have been extremely useful in assisting with rehabilitation needs for those residential properties which are leased to low income families. For example, gas and sewer lines have been repaired on an emergency basis at these properties. CDBG funds have also helped improve city-owned properties that are used to provide services to low and moderate income or special needs residents such as parks, libraries and the senior center. CDBG funds do not subsidize, in any way, the operations of those city-owned facilities but provides accessibility and non-routine maintenance improvements. The CDBG funds can also occasionally provide minimal leverage to the majority of City funds needed to maintain the facilities.

Annual Goals and Objectives

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

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase, Maintain, & Improve Affordable Housing	2013	2014	Affordable Housing	SSF Downtown Tracts 6021, 6022	Affordable Housing	\$318,500	Homeowner Housing Rehabilitated: 30 Household Housing Units
Preserve and Improve Public Facilities	2013	2014	Public Facility Improvements	SSF Downtown Tracts 6021, 6022	Public Facilities Improvements	\$325,000	Other: 2 Public Facilities
Provide Public Services to Improve Quality of Life	2013	2014	Non-Housing Community Development	SSF Downtown Tracts 6021, 6022	Public Services	\$77,898	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
Sustain and/or Increase Economic Activity	2013	2014	Non-Housing Community Development Economic Development	SSF Downtown Tracts 6021, 6022	Economic Development Services	\$50,000	Facade treatment/business building rehabilitation: 1 Business

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Increase, Maintain, & Improve Affordable Housing
	Goal Description	For FY 13-14 the City will implement the following activities in order to meet this goal: housing rehabilitation, minor home repair programs, and accessibility modification programs. Additionally, the City will continue to administer its existing First Time Home Buyer Loans and Below Market Rate Housing units.
2	Goal Name	Provide Public Services to Improve Quality of Life
	Goal Description	For FY 13-14, the City will allocate 15% of its annual entitlement and 15% of its prior year program income to public services. The City anticipates serving 2,000 low to moderate income residents in FY 13-14.
3	Goal Name	Preserve and Improve Public Facilities
	Goal Description	For FY 13-14, the City issued a request for proposals for public facility improvement projects for facilities owned by non-profit organizations. The application was made from January 8 to February 8, 2013 however no applications were received. Although, no applications were received, the City will create an open-ended application for public facility improvement projects that will be available during FY 13-14. The City will review applications as they are submitted and allocate funds based on fund availability, need, and feasibility of the project. This will allow the City to undertake urgent need improvement projects or any unidentified accessibility project throughout the year. The City will also use CDBG program income, undesignated funds or funds from activities that have been cancelled, delayed or slow in drawing down funds to make accessibility (ADA) modifications and/or other improvements to City-owned public facilities. These efforts will ensure that any unexpected program income can be expended in a timely manner.
4	Goal Name	Sustain and/or Increase Economic Activity
	Goal Description	For FY 13-14, the City plans to provide financial and technical assistance to Downtown businesses undertaking structural and façade improvements to their buildings through its City-Sponsored Commercial Rehabilitation Program. This program helps improve the appearance of downtown. Additionally, façade improvements have been identified as a high priority need based on the City's Community Needs Assessment Survey results.

AP-35 Projects - 91.420, 91.220(d)

Introduction

For FY 13-14, the City plans to implement the following projects:

Rebuilding Together Peninsula

- Safe at Home (\$20,000) - A year-round minor home repair program that addresses minor repair needs before they become more serious safety or deferred maintenance issues.
- National Rebuilding Day (\$10,000) - Each year on the last Saturday in April, National Rebuilding Day utilizes groups of volunteers to rehabilitate homes. Rehabilitation efforts include yard cleanup, painting, plumbing, window, electrical system, and flooring repair.

Center for Independence of Individuals with Disabilities (CID)

- Housing Accessibility Modification (HAM) Program (\$13,500) - Installs ramps, rails, grab bars, vertical lifts and other modifications to make a home accessible.

Public Services (\$77,898)

- Bay Area Legal Aid (\$10,000) - Operates the Domestic Violence Legal Safety Net program which provides civil legal services to domestic violence survivors and their families.
- Health Mobile (\$10,000) - Provides free, onsite, comprehensive dental care to low-income children at school sites in South San Francisco.
- John's Closet (\$5,000) - Provides new clothing for very low-income school aged children.
- Safety Net Social Services (\$24,000) - The City will provide funds to North Peninsula Neighborhood Services Center (NPNSC) or a comparable social service provider in order to serve those in immediate need. Services may include provision of food, clothing, shelter, transportation, assistance with rental security deposits, payment of PG&E bills to avoid service interruptions, crisis intervention, and motel vouchers.
- Rape Trauma Services Center (\$10,000) - This is the only agency within San Mateo County to provide information, resources, and support to sexual assault survivors and their loved ones.
- Sitike Counseling Center (\$8,898) - Provides substance abuse treatment, counseling, and violence prevention services.
- Youth Service Bureau (\$10,000) - Operates the Latino Parents' Group which is designed to improve family functioning by providing parents with effective parenting skills and referrals.

City Sponsored Housing Rehabilitation Program (\$275,000)

- Housing Rehabilitation Loans - The City provides low interest loans to low-income families for housing alterations and repairs that correct code deficiencies and/or improve the health and safety of the home.
- Emergency Repair Voucher Program - This program gives low-income families a grant of up to \$2,500 to make emergency safety and/or code violation repairs.

- Debris Box Voucher Program - This program provides low-income families with a debris box in order to clear code violations and for emergencies. Debris box vouchers are targeted for the cleanup of conditions that affect the health, safety or appearance of properties.

Public Facility Improvement Projects (\$325,000)

The City will use CDBG funds to make accessibility (ADA) modifications and/or other improvements to public facilities.

City Sponsored Commercial Rehabilitation (\$50,000)

The City will provide financial and technical assistance to downtown businesses undertaking structural and façade improvements to their buildings. This program helps improve the appearance of downtown.

CDBG Administration (\$94,260)

The City will use 20% of its entitlement and 20% of the current year program income to administer the CDBG program.

#	Project Name
1	Rebuilding Together Peninsula - Minor Home Repair
2	Center for Independence of Individuals with Disabilities (CID) - Housing Accessibility Modification
3	Public Services
4	City-Sponsored Housing Rehabilitation Program
5	Public Facility Improvement Projects
6	City Sponsored Commercial Rehabilitation Program
7	CDBG Administration

Table 19 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

A major obstacle the City faces in addressing underserved needs is the federal spending limits for public services. There is a great need for a wide variety of public services however this need far exceeds the funds available to provide those services. Over the years as the City's entitlement has declined so have the funds available for public services. Therefore, the majority of the City's CDBG funds are allocated to housing, commercial or public facility rehabilitation projects. Rehabilitation is an eligible activity without spending limitations that the City is able to implement and provide maximum impact in the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rebuilding Together Peninsula - Minor Home Repair
	Target Area	SSF Downtown Tracts 6021, 6022
	Goals Supported	Increase, Maintain, & Improve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000
	Description	Rebuilding Together Peninsula (RTP) seeks creative and innovative ways to maintain and improve the supply of affordable housing for low-income individuals and families so that they can live more independently in safer, cleaner, and healthier environments. The primary objective of RTP is to preserve affordable housing by providing free home repairs. RTP is different from other home repair agencies in that the majority of their work is completed by volunteers.
	Planned Activities	The City will allocate CDBG funds to Rebuilding Together Peninsula to implement their Safe at Home Program and National Rebuilding Day. Safe at Home - is a year-round minor home repair program that addresses minor repair needs before they become more serious safety or deferred maintenance issues. National Rebuilding Day - each year on the last Saturday in April, National Rebuilding Day utilizes groups of volunteers to rehabilitate homes all in one day. Rehabilitation efforts include yard cleanup, painting, plumbing, window, electrical system, and flooring repair.
2	Project Name	Center for Independence of Individuals with Disabilities (CID) - Housing Accessibility Modification
	Target Area	SSF Downtown Tracts 6021, 6022
	Goals Supported	Increase, Maintain, & Improve Affordable Housing
	Needs Addressed	Affordable Housing

	Funding	CDBG: \$13,500
	Description	Center for Independence of Individuals with Disabilities (CID) is an independent living center that operates the Housing Accessibility Modification (HAM) Program which provides home accessibility modifications for the disabled. Many of the residents that they serve are elderly and in need of accessibility modifications such as shower handles, hand held showers, chairs lifts and railing.
	Planned Activities	Housing Accessibility Modification (HAM) Program - This program puts in ramps, rails, grab bars, vertical lifts and other modifications to make a home accessible. These modifications assist people with disabilities to remain at home or move back into their home with greater independence, so they are not forced into skilled nursing or other institutional care.
3	Project Name	Public Services
	Target Area	SSF Downtown Tracts 6021, 6022
	Goals Supported	Provide Public Services to Improve Quality of Life
	Needs Addressed	Public Services
	Funding	CDBG: \$77,898
	Description	The City will use 15% of its annual entitlement and 15% of its program income to allocate to non-profit organizations providing public services. In FY 12-13 the City implemented a two year funding cycle, therefore the non-profits that were funded in FY 12-13 will continue to be funded in FY 13-14.

	Planned Activities	<p>FY 2013-2014, the City will fund seven (7) non-profit organizations that provide public services to low-income South San Francisco residents.</p> <p>Bay Area Legal Aid: Operates the Domestic Violence Legal Safety Net program which provides civil legal services to domestic violence survivors and their families to help ensure their escape from violence and the prevention of future violence by establishing safety and stability.</p> <p>Health Mobile: Provides free, onsite, comprehensive dental care to low-income children at school sites in South San Francisco. The services are offered through a self-contained, state-of-the-art, full service dental clinic in a refurbished 40-foot motor home. Patients will receive dental cleaning, preventive dental procedures, x-rays, and oral hygiene instructions.</p> <p>John's Closet: Provides new clothing for very low-income school aged children. John's Closet operates only with volunteers so that all funds are spent to provide clothing to the children.</p> <p>Safety Net Social Services: The City will provide funds to North Peninsula Neighborhood Services Center (NPNSC) or a comparable social service provider in order to serve those in immediate need. Services may include provision of food, clothing, shelter, transportation, assistance with rental security deposits, payment of PG&E bills to avoid service interruptions, crisis intervention, and motel vouchers.</p> <p>Rape Trauma Services Center: This is the only agency within San Mateo County to provide information, resources, and support to sexual assault survivors and their loved ones. More specifically, the program provides mental health services to trauma survivors; including individual and group counseling, advocacy, accompaniment, crisis intervention and information and referrals.</p> <p>Sitike Counseling Center: Provides substance abuse treatment, counseling, and violence prevention services.</p> <p>Youth Service Bureau: Operates the Latino Parents' Group which is designed to improve family functioning by providing parents with effective parenting skills and referrals. The five components of the program are: an initial mental health assessment, weekly one-hour parent support education groups that run for 15 weeks, information and referral service to community resources, crisis intervention services, if necessary, and liaison service with schools and their ESL programs.</p>
4	Project Name	City-Sponsored Housing Rehabilitation Program
	Target Area	
	Goals Supported	Increase, Maintain, & Improve Affordable Housing
	Needs Addressed	Affordable Housing

	Funding	: \$275,000
	Description	The City's Housing Rehabilitation Program assists low and moderate-income homeowners with housing loans and/or grants to rehabilitate their homes. The program is administered by the City's Housing and Community Development Division and is available citywide. This program also covers the emergency home repair voucher program and debris box voucher program.
	Planned Activities	<p>Housing Rehabilitation Loans: The City provides low interest loans to low-income families for housing alterations and repairs that correct code deficiencies and/or improve the health and safety of the home. Loans are typically issued for things such as roof repair and replacement; termite clearance repairs; foundation and structural repairs; earthquake retrofitting; abatement of hazardous materials such as lead and asbestos; repair and/or upgrading of heating, plumbing and electrical systems; modifications to improve disabled access; window replacement; interior and exterior painting; etc.</p> <p>Emergency Repair Voucher Program: This program gives low-income families a grant of up to \$2,500 to make emergency safety and/or code violation repairs such sewer or gas line damages, leaking roofs, broken windows, etc. The vouchers are administered on an as need basis and when funds are available.</p> <p>Debris Box Voucher Program: This program provides low-income families with a debris box in order to clear code violations and for emergencies. Debris box vouchers are targeted for the cleanup of conditions that affect the health, safety or appearance of properties. The vouchers are administered on an as need basis and when funds are available.</p>
5	Project Name	Public Facility Improvement Projects
	Target Area	SSF Downtown Tracts 6021, 6022
	Goals Supported	Preserve and Improve Public Facilities
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: \$325,000
	Description	The City will use allocated funds to make accessibility (ADA) modifications and/or other improvements to public facilities. Additionally, if there is any program income, undesignated funds or funds from activities that have been cancelled, delayed or slow in drawing down funds these can also be used for public facility improvement projects.

	Planned Activities	Boys & Girls Club: Phases 1 and 2 (mold abatement and demolition of a failed wall) of this project were done in FY 12-13 and phase 3 will be done FY 13-14. Phase 3 consists of rebuilding a failed and demolished exterior wall that was damaged due to water intrusion. <i>Activities will be determined based on funding availability, project feasibility and need.</i>
6	Project Name	City Sponsored Commercial Rehabilitation Program
	Target Area	SSF Downtown Tracts 6021, 6022
	Goals Supported	Sustain and/or Increase Economic Activity
	Needs Addressed	Economic Development Services
	Funding	CDBG: \$50,000
	Description	The City will provide financial and technical assistance to downtown businesses undertaking structural and facade improvements to their buildings. This program helps improve the appearance of downtown.
	Planned Activities	Commercial Rehabilitation Loans/Grants: The City will provide a matching grant and/or loan to eligible Downtown businesses for new signage, awnings, paint, or structural improvements.
7	Project Name	CDBG Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	: \$94,260
	Description	The City will use 20% of its entitlement and 20% of the current year program income to administer the CDBG program.
	Planned Activities	CDBG Administration

Table 20 – Project Summary

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

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

The City has identified the downtown census tracts of 6021 and 6022 to be a local target area as more than 50% of residents in this area are considered low to moderate income (see SP-10 for more information). Additionally, this local target area meets the CDBG Low to Moderate Area Benefit (LMA) requirements. The City will direct assistance to this area through its Commercial Rehabilitation Program as only downtown businesses are eligible to receive funds. Additionally, a few of the public services the City funds are located in this area such as Sitike Counseling Center and North Peninsula Neighborhood Services Center (NPNSC). The City, when feasible, will also target funds for improvements to public facilities located in the local target area. For example, the Magnolia Senior Center and Grand Avenue Library are located downtown. Although the City plans to target some funds to this area, the City will also fund programs that are available to low income or special needs residents citywide. For example, the City's Housing Rehabilitation Program is available to eligible households citywide.

Geographic Distribution

Target Area	Percentage of Funds
SSF Downtown Tracts 6021, 6022	25

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates funds to the Downtown Target Area as a majority of those who receive benefits or services are low income. Additionally, the downtown area is the historic area of the City along with being one of the main commercial hubs. Therefore improvements made to this area, through programs like the Commercial Rehabilitation Program, create a citywide benefit.

Affordable Housing

AP-65 Homeless and Other Special Needs Activities

Introduction

According to the CoC 2011 Point in Time (PIT) Homeless Count, the City had a total of 213 homeless persons living in South San Francisco on one day in January, 2011. As seen below, the majority of these homeless persons were unsheltered adults. The CoC also uses this number to calculate the City's annual estimate of homeless persons and estimated that the City had 667 homeless persons living in the City on an annual basis. Additionally, the 2011 San Mateo County Homeless Count and Survey showed that the City of South San Francisco had 10.5% of the County's unsheltered population whereas the City's overall population only made up 8.7% of the County's population. That marked the first year (2011) that South San Francisco had a greater proportion of homeless people than its share of the overall population. This data demonstrates that the City has a significant and increasing homeless population. It also signifies the need for more emergency shelters for homeless individuals. The sections below will describe in further detail the homeless needs and trends of the City and the action the City plans to take to address these needs.

Point in Time (January 2011) = 213 Total

Persons in Households with Adults and Children = 19 Total

0 Sheltered

19 Unsheltered

Persons in Households with Only Children = 1 Total

0 Sheltered

1 Unsheltered

Persons in Households with Only Adults = 193 Total

91 Sheltered

122 Unsheltered

Annual Estimate =667 Total

Persons in Households with Adults and Children = 59

Persons in Households with Only Children = 3

Persons in Households with Only Adults = 604

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has created a Downtown Task Force to identify areas of improvement in the homeless services delivery structure. The Task Force is comprised of police officers, City and County Officials, shelter representatives and County agency representatives. One of the main recommendations that the Task Force will propose to the City Council is to establish a field crisis team. The police department would identify the most difficult to serve homeless and then the field crisis team would offer services and case management but most importantly access to transitional/permanent housing, County services, and veterans' benefits. This recommendation would improve the current methods of reaching out to and assessing the needs of unsheltered persons. Additionally, the City will continue to participate in the Continuum of Care; this will keep the City informed on emerging issues and trends within the homeless population.

- **Addressing the emergency shelter and transitional housing needs of homeless persons**

As previously mentioned, there is a gap between the need for emergency housing and what is available, especially for adult individuals. The current waitlist for the Safe Harbor Shelter in South San Francisco far exceeds the number of beds available. This has created a negative environment in the City's downtown area as those on the waitlist hang out and loiter in the downtown. The City will continue to support existing emergency/transitional housing. However, due to the CDBG spending limitations on public service activities, the City has very few funds to support the operating costs of the shelters. As an alternative to the minimal public service funds available, the City will provide rehabilitation funds, when available, to the emergency housing providers for improvements to their facilities and shelters.

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

Although the City has very few funds to support the operating costs of emergency and transitional housing programs due to limitations on public services, the City will make other efforts to support homeless individuals/families transition into permanent and independent living. When funds are available, the City will fund projects that improve existing emergency and transitional housing. Additionally, the City will continue to support safety net and other public services (see below for

further detail). These services address basic needs such as food, clothing, shelter, and transportation and help people stabilize. The City continues to support affordable housing as described in sections SP-55 and AP-75. For example, the City owns and operates rental units that are made available to low income residents at affordable rents. Additionally, the Downtown Task Force's recommendation of a field crisis team will help the chronically homeless transition into permanent housing by providing comprehensive case management throughout the whole transition period.

Further, there are a wide variety of services that help homeless persons transition into permanent housing within the County:

Families with Children - San Mateo County Human Services Agency operates a motel voucher program for homeless families and Shelter Network operates a wide range of emergency and transitional housing programs for families. There are also permanent housing options available through S+C and the Housing Readiness Program.

Veterans - There are dedicated beds for Veterans at the Maple Street Shelter and Haven Family House. In addition, the Housing Authority operates the Veterans Affairs Supportive Housing (VASH) permanent housing voucher program and Shelter Network is developing a new rapid re-housing and homelessness prevention program for veteran households using SSVF funding.

Youth - The San Mateo County Mental Health Association (MHA) operates the Support and Advocacy for Youth in Transition (SAYAT) Program, which provides case management and housing search/stabilization services to homeless youth. The San Mateo County Housing Authority has a supply of 25 FUP Vouchers for youth leaving the foster care system, to ensure they do not become homeless and Star Vista operates an emergency shelter and a transitional housing program for this population.

- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In order to help individuals and families at risk, the City's goal is to fund and support safety net service providers. Currently, the City funds North Peninsula Neighborhood Services Center (NPNSC) which is a County Core Agency that provides social services to those in immediate need. NPNSC's services include provision of food, clothing, shelter, transportation, rental security deposit assistance, payment of PG&E bills to avoid service interruptions, crisis intervention, and motel vouchers. Additionally, the City uses CDBG funds to support non-profits that provide basic supportive services such as mental health services, clothing and dental services for children, and services for victims of domestic violence. The City also has city-sponsored programs that are not

funded with CDBG that help low-income families and individuals. For example, the City has an adult literacy program (Project Read), subsidized child care and after school programs, adult day care programs for seniors, and the Community Learning Center. Project Read and the Community Learning Center programs provide residents with basic skills, such as learning English and learning how to read and write, so that they can better their lives. And the child care and adult day care programs help low-income families care for their children and elderly family members.

AP-75 Barriers to Affordable Housing

Introduction

As already mentioned in SP-55 Barriers to Affordable Housing, the principal barriers to affordable housing are a lack of resources and the current market conditions.

Currently, there is a lack of sufficient federal, state, or county funds to create new affordable housing. Federal tax credits are very limited and extremely competitive and the County resources which consist only of HOME funds have been drastically reduced while also being extremely competitive. Additionally, the recent dissolution of RDAs signifies a tremendous loss of resources available for affordable housing. In prior years, RDA funds were used to develop numerous affordable housing units while also bolstering the City's CDBG program. It is now necessary to piece together several years of funding allocations and grants and to use at least 5 to 7 sources of funds to be able to construct new housing on the Peninsula. Now without RDA funds and diminishing federal housing funds, cities will not be able to meet their state mandated housing production requirements, especially for affordable housing units which require a subsidy of approximately \$200,000 per unit to be affordable to low income households.

In addition to limited resources, the current market conditions have created an unsustainable housing cost environment due to inflated rents and expensive home/land prices. According to the 2010 Five-Year ACS data, 6.9% of all residents (includes homeowners and renters) are paying between 31-50% of their income towards housing costs and 28.5% of residents are paying more than 50% of their income towards housing; these numbers may be even higher as the cost burden was not computable for over 50% of residents. This data signifies that over a third of residents are living in unaffordable housing which is in turn putting them at risk of becoming homeless. Further the median value of homes in South San Francisco has nearly doubled from 2000 at \$344,300 to 2010 at \$648,500 (2000 Census and 2010 Five-Year ACS Data). This is an increase of 88% whereas Area Median Income (AMI) only increased by approximately 33% from \$74,900 in 2000 to \$99,400 in 2010 (2000 and 2010 HUD Income Limits). These expensive home values make it harder for low income families to purchase affordable homes and gain equity.

While the City actively makes efforts to provide affordable housing to residents, the lack of resources and market conditions pose as formidable barriers. Therefore, the City is continually seeking new and innovative ideas to overcome these barriers.

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

As also described in the SP-55 Barriers to Affordable Housing Section, the City will continue to monitor and identify areas of improvement in its public policies in order to foster and maintain the supply of affordable housing and to remove barriers to affordable housing development. The City will also

continue to maintain and encourage affordable housing development by:

- Implementing zoning to ensure there is an adequate supply of land to meet its Association of Bay Area Governments (ABAG) regional housing needs allocation.
- Continuing to implement the City's Inclusionary Housing Ordinance that requires a percentage of new "for sale" residential units be made available as Below Market Rate (BMR) units for low income residents. The City will also continue to support its existing BMR units.
- Investigating new sources of funding for the City's affordable housing programs and working with non-profit developers to promote the development of housing affordable to lower income households.
- Considering fee waivers or deferrals of planning, building, and impact fees for affordable housing developments.
- Removing government and public infrastructure constraints to affordable housing development through administrative support, inter-governmental cooperation, public-private partnerships, and permit streamlining.
- Continuing to cooperate with other governmental agencies and take an active interest in seeking solutions to area-wide housing problems.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following sections describe the actions and efforts the City will make to address things such as meeting underserved needs, affordable housing, and lead-based paint hazards. Many of these actions are based upon the importance of coordinating with other jurisdictions, local service providers, and the private sector. In a time with limited funding available, the City's focus will be on creativity and collaboration in order to meet more needs of the community.

Actions planned to address obstacles to meeting underserved needs

The main obstacle the City faces in meeting underserved needs is a lack of funding. With the loss of RDA funds and declining CDBG entitlements, the City has limited capabilities in meeting the needs of the community. Additionally, many local service providers are also experiencing declines in both private and public funding which hinders their capability to meet needs as well. The City plans to address this obstacle by continuing to look for new funding sources and find creative ways to leverage and utilize existing funding. Additionally, the City will encourage collaboration between itself and other jurisdictions and non-profits, along with encouraging non-profit to non-profit collaboration.

Actions planned to foster and maintain affordable housing

Listed below are actions the City plans to take to foster and maintain affordable housing. The City is also making efforts to remove barriers to affordable housing which are described in sections SP-55 and AP-75.

- Promote the construction of lower cost units by providing incentives and encouraging mixed-use projects, second units, density bonuses, loft-style units, and manufactured housing.
- Strive to preserve and maintain existing affordable housing by using state and federal funds to the fullest extent to rehabilitate existing housing units. Additionally, the City will continue to support affordable housing for groups with special needs, including seniors, the disabled, and the homeless.
- Continue to implement its Inclusionary Housing Ordinance that requires a percentage of new "for sale" residential units be made available as Below Market Rate (BMR) units for low income residents. The City will also continue to support its existing BMR units.

Actions planned to reduce lead-based paint hazards

The City's Housing and Commercial Rehabilitation Programs have, for decades, implemented lead-based paint abatement as an integral part of the projects funded with federal funds, as required by law. The City will continue to incorporate lead testing and clearances for all rehabilitation projects it sponsors in order to ensure that all federal lead safe practices are met. Additionally, the City makes lead-based

paint information available to all the local non-profit agencies and to homeowners and renters in the City. The City also provides loans and grants to homeowners and public facilities to abate lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of South San Francisco has a multi-faceted approach to reducing poverty in the community:

First, the City has acquired housing units over the years and converted them into affordable rental units. The City manages the units and maintains extremely low rents to assist families whose incomes do not support market rate housing costs. These efforts help reduce the number of families living in poverty by providing them with affordable housing costs. Additionally, the City's housing rehabilitation program offers low and moderate income homeowners the opportunity to bring their homes to current building and safety standards by providing low interest loans. This improves living conditions in a manner that doesn't create an economic burden on the family.

Further, the City implements a downtown commercial rehabilitation program to assist business owners with improvements to their properties and ability to more effectively market their services by offering low interest loans and grants. This activity helps create a more vibrant business community and new jobs for City residents.

Additionally, non-profit organizations in South San Francisco play an important role in providing affordable housing, food, child care, clothing, and other emergency services to low-income residents. The City partially funds and monitors these organizations through the CDBG Program. For example, North Peninsula Neighborhood Services Center has a social services program that provides case management, rental/utility assistance, and homeless shelter referrals to low-income residents; the City provides CDBG funding for the case managers of this program. Further, the City has an adult day care and child care program which assists low income families in caring for their elderly relatives or children. These programs used to be funded by CDBG; however, with recent federal budget cuts the City no longer has enough CDBG funds to support these programs. Therefore, the City has had to provide additional funding from its General Fund in order to keep the programs running.

The biggest barrier to provision of services to lower income families and those at risk of becoming homeless is the lack of adequate state, county, and federal funds for social service activities. The CDBG Program is limited to 15% of the City's entitlement amount which for the current year is only \$77,817, while requests for funding often exceed available funds by more than double.

Through this multitude of efforts, in collaboration with non-profit agencies, the City is continually working to help reduce the number of families living in poverty.

Actions planned to develop institutional structure

City will make the following efforts to improve and/or develop institutional structure (See SP-40 for additional information):

- Continue to assist the homeless and those at risk of becoming homeless by supporting non-profits, to the extent funds are available, that offer solutions and services to homeless
- Develop and implement strategies based off the recommendations made by the City's Downtown Task Force (see SP-40 for more information) to improve the way in which the chronically homeless and transients in South San Francisco access housing and services
- Continue to work with the other local jurisdiction as part of the CDBG "Work Group" to increase collaboration and make administrative and monitoring processes even more standardized and electronic/automated
- Continue to build and improve relationships with local service providers

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

The City plans to take the following actions to enhance coordination in the implementation of the City's Con Plan (See PR-10 for additional information):

- Continue to collaborate with the County of San Mateo, private housing developers, lenders, and non-profit housing developers in order to create more affordable housing
- Continue to participate in the CDBG "Work Group" and to improve CDBG administrative processes for both sub-recipients and City staff
- Continue to fund non-profit agencies serving low-income residents
- Encourage collaboration and cooperation among local service providers
- Continue to participate in the CoC Steering Committee
- Continue to participate in the San Mateo County HOME Consortium and to serve on the San Mateo County's Housing & Community Development Committee (HCDC)
- Support workforce development partnerships that serve residents and employees in South San Francisco
- Continue working with regional economic development groups and promote economic development collaborations
- Work with businesses and the Chamber of Commerce on downtown beautification and other projects to improve the downtown

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	50,000
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

ATTACHMENT A

Summary of Housing Needs

Demographics	2000 (Base Year)	2009 (Most Recent Year)	% Change
Population	60,552	61,233	1%
Households	20,138	20,588	2%
Median Income	\$61,764.00	\$72,203.00	17%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
 2000 (Base Year)
 2009 (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,390	2,550	4,035	2,365	
Small Family Households *	630	900	1,880	6,975	
Large Family Households *	210	265	615	1,430	
Household contains at least one person 62-74 years of age	580	650	965	320	1,385
Household contains at least one person age 75 or older	655	670	475	240	770
Households with one or more children 6 years old or younger *	430	470	1,185	2,105	
* the highest income category for these family types is >80% HAMFI					

Table 2 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	35	30	0	105	0	0	30	10	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	20	205	55	330	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	30	170	35	360	0	45	175	25	245
Housing cost burden greater than 50% of income (and none of the above problems)	910	705	55	0	1,670	380	360	550	260	1,550
Housing cost burden greater than 30% of income (and none of the above problems)	100	390	510	140	1,140	125	80	650	345	1,200
Zero/negative Income (and none of the above problems)	95	0	0	0	95	15	0	0	0	15

Table 3 – Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,120	785	460	90	2,455	380	420	750	290	1,840
Having none of four housing problems	270	650	1,335	810	3,065	505	695	1,490	1,170	3,860
Household has negative income, but none of the other housing problems	95	0	0	0	95	15	0	0	0	15

Table 4 – Housing Problems 2

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	465	540	375	1,380	80	210	665	955
Large Related	150	90	155	395	30	115	290	435
Elderly	360	299	15	674	310	140	340	790
Other	175	185	180	540	85	30	85	200
Total need by income	1,150	1,114	725	2,989	505	495	1,380	2,380

Table 5 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	425	320	25	770	80	195	310	585
Large Related	140	70	15	225	30	105	180	315
Elderly	300	205	0	505	185	85	165	435
Other	175	105	10	290	85	20	15	120
Total need by income	1,040	700	50	1,790	380	405	670	1,455

Table 6 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	170	50	330	0	550	0	35	165	0	200
Multiple, unrelated family households	10	0	45	0	55	0	20	10	0	30
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	180	50	375	0	605	0	55	175	0	230

Table 7 – Crowding Information

Data Source: 2005-2009 CHAS

Disproportionately Greater Need: Housing Problems

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	550	110
White	500	280	25
Black / African American	45	0	0
Asian	350	160	50
American Indian, Alaska Native	25	0	0
Pacific Islander	130	0	0
Hispanic	615	115	25

Table 8 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,670	880	0
White	430	470	0
Black / African American	110	0	0
Asian	390	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	50	35	0
Hispanic	670	175	0

Table 9 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,375	1,660	0
White	820	745	0
Black / African American	75	20	0
Asian	465	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	35	0
Hispanic	955	620	0

Table 10 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	865	1,500	0
White	150	700	0
Black / African American	20	50	0
Asian	375	420	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	295	275	0

Table 11 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Disproportionately Greater Need: Severe Housing Problems

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,500	775	110
White	380	400	25
Black / African American	45	0	0
Asian	330	180	50
American Indian, Alaska Native	25	0	0
Pacific Islander	130	0	0
Hispanic	550	180	25

Table 12 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	1,345	0
White	225	675	0
Black / African American	85	25	0
Asian	355	225	0
American Indian, Alaska Native	0	0	0
Pacific Islander	50	35	0
Hispanic	475	370	0

Table 13 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,210	2,825	0
White	310	1,260	0
Black / African American	0	100	0
Asian	275	420	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	35	0
Hispanic	580	995	0

Table 14 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	1,980	0
White	85	765	0
Black / African American	0	70	0
Asian	195	600	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	105	465	0

Table 15 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Disproportionately Greater Need: Housing Cost Burdens

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,095	4,330	4,010	155
White	5,060	1,240	915	25
Black / African American	285	150	90	40
Asian	3,810	1,485	1,385	50
American Indian, Alaska Native	55	0	25	0
Pacific Islander	170	15	235	0
Hispanic	2,540	1,365	1,290	30

Table 16 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Public Housing Information - South San Francisco Public Housing Authority (only)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	80	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 17 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	25,680	0	0	0	0	0	0
Average length of stay	0	0	10	0	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0	0
# Homeless at admission	0	0	1	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	29	0	0	0	0	0	0
# of Disabled Families	0	0	7	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	80	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 18 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	67	0	0	0	0	0	0
Black/African American	0	0	2	0	0	0	0	0	0
Asian	0	0	5	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	6	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 19 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	0	0	0	0	0	0
Not Hispanic	0	0	40	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 20 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Homeless Needs Assessment

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night			Estimate the # experiencing homelessness each year
	Sheltered	Unsheltered	Total	
Persons in Households with Adult(s) and Child(ren)	0	19	19	59
Persons in Households with Only Children	0	1	1	3
Persons in Households with Only Adults	91	102	193	604
Total Persons	91	122	213	667

Table 21 - Homeless Needs Assessment

Data Source: 2011 Point in Time Count (January 2011)

ATTACHMENT B

Housing Market Analysis

Number of Housing Units

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,588	71%
1-unit, attached structure	2,655	9%
2-4 units	1,551	5%
5-19 units	1,924	7%
20 or more units	1,920	7%
Mobile Home, boat, RV, van, etc	268	1%
Total	28,906	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	467	6%
1 bedroom	404	3%	1,892	25%
2 bedrooms	2,377	18%	3,176	41%
3 or more bedrooms	10,041	78%	2,181	28%
Total	12,872	99%	7,716	100%

Table 2 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Cost of Housing

	2000 (Base Year)	2009 (Most Recent Year)	% Change
Median Home Value	344,300	662,500	92%
Median Contract Rent	971	1,265	30%

Table 3 – Cost of Housing

Data Source: 2005-2009 ACS Data
2000 (Base Year)
2009 (Most Recent Year)

Rent Paid	Number	%
Less than \$500	647	8.4%
\$500-999	1,810	23.5%
\$1,000-1,499	3,005	39.0%
\$1,500-1,999	1,556	20.2%
\$2,000 or more	698	9.1%
Total	7,716	100.0%

Table 4 - Rent Paid

Data Source: 2005-2009 ACS Data

Condition of Housing

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,910	38%	3,511	46%
With two selected Conditions	317	2%	406	5%
With three selected Conditions	22	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,623	59%	3,799	49%
Total	12,872	99%	7,716	100%

Table 7 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	741	6%	174	2%
1980-1999	1,808	14%	1,417	18%
1950-1979	7,926	62%	4,712	61%
Before 1950	2,397	19%	1,413	18%
Total	12,872	101%	7,716	99%

Table 8 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,323	80%	6,125	79%
Housing Units build before 1980 with children present	3,195	25%	1,560	

Table 9 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Public and Assisted Housing

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			80						
# of accessible units									
# of FSS participants									
# of FSS completions									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 11 – Total Number of Units by Program Type Public Housing Condition

Data Source: PIC (PIH Information Center)

Public Housing Development	Average Inspection Score
South San Francisco Housing Authority	REAC: 96

Table 12 - Public Housing Condition

Homeless Facilities – South San Francisco locations only

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)				20	
Households with Only Adults	30	9	60		
Chronically Homeless Households	30	9	60		
Veterans					
Unaccompanied Child(ren)					

Table 13 - Facilities Targeted to Homeless Person

ATTACHMENT C

2013-2014 FUNDS AVAILABLE	
CDBG	Amount (\$)
FY 13-14 Entitlement	421,298
Prior Years Uncommitted Funds & Program Income	400,000
Estimated FY 13-14 Program Income	50,000
Total	871,298
HOME	
HOME Administrative Funds	9,020
TOTAL FUNDS (ALL SOURCES)	880,318
SPENDING LIMITS FOR CDBG FUNDS	
PUBLIC SERVICES	
15 % of FY 13-14 Entitlement	63,195
15% of Prior Year Program Income (FY 12-13)*	16,562
Total Public Service Limit	79,757
CDBG ADMINISTRATION	
20% of FY 13-14 Entitlement	84,260
20% of Estimated FY 13-14 Program Income	10,000
Total Administration Limit	94,260
2013-2014 ANNUAL ACTION PLAN BUDGET	
PUBLIC SERVICES	
Bay Area Legal Aid	10,000
Health Mobile	10,000
John's Closet	5,000
Safety Net Social Services Provider	24,000
Rape Trauma Services Center	10,000
Sitike Counseling Center	8,898
Youth Service Bureau	10,000
Subtotal	77,898
ADMINISTRATION	
CDBG Administration	94,260
MINOR HOME REPAIR PROGRAMS	
CID - Housing Accessibility Modification (HAM) Program	13,500
Rebuilding Together - National Rebuilding Day	10,000
Rebuilding Together - Safe at Home	20,000
Subtotal	43,500
CITY SPONSORED REHABILITATION PROGRAMS	
City Sponsored Housing Rehabilitation Program	275,000
City Sponsored Commercial Rehabilitation Program	50,000
Subtotal	325,000
PUBLIC FACILITY IMPROVEMENTS	
Public Facility Improvement Projects	325,000
TOTAL CDBG BUDGET	865,658
HOME FUNDS/FAIR HOUSING	
Project Sentinel	8,901
TOTAL BUDGET	874,559

*FY 12-13 Program Income = \$110,414

ATTACHMENT D

City of South San Francisco Fair Housing Action Plan Adopted May 1, 2013 by Resolution #36-2013

INTRODUCTION

As a requirement of receiving funds under the Community Development Block Grant (CDBG) Program, the City of South San Francisco must submit certification of affirmatively furthering fair housing to the U.S. Department of Housing and Urban Development (HUD). This certification has three elements:

1. Complete an Analysis of Impediments to Fair Housing Choice (AI),
2. Take actions to overcome the effects of any impediments identified, and
3. Maintain records reflecting the actions taken in response to the analysis.

In 2012, the City of South San Francisco, along with the County of San Mateo and the participating entitlement cities of Daly City, San Mateo, and Redwood City jointly developed an Analysis of Impediments to Fair Housing Choice (AI).

The City used the private and public sector impediments and suggested actions identified in the AI to develop its Fair Housing Action Plan. Below describes the actions the City will take to overcome the effects of the identified impediments. The plan and the actions described are also incorporated into the City's Five Year Consolidated Plan (2013-2017) and will be updated, as needed. The City will also maintain records of the actions that have been taken to address the impediments listed below.

PRIVATE SECTOR IMPEDIMENTS & ACTIONS

Impediment 1: Discriminatory terms, conditions, privileges, or services and facilities in the rental markets.

Action 1.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 1.2: Continue to support efforts to educate landlords and property management companies about fair housing law

Action 1.3: Continue to support efforts to educate housing consumers in fair housing rights

Impediment 2: Discriminatory refusal to rent or negotiate for rental.

Action 2.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 2.2: Continue to support efforts to educate landlords and property management companies about fair housing law

Action 2.3: Continue to support efforts to educate housing consumers in fair housing rights

Impediment 3: Failure to make reasonable accommodation or modification.

Action 3.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 3.2: Support efforts to educate housing providers about requirements for reasonable accommodation or modification

Impediment 4: Discriminatory patterns in predatory lending.

Action 4.1: Support efforts by outside groups to educate buyers through credit counseling and home purchase training

Impediment 5: Unequal distribution of small business loans.

The City of South San Francisco does not have the capacity or resources to monitor or enforce equal distribution of small business loans however should an opportunity become available to do so, the City would consider it.

Action 5.1: Support efforts by outside groups to monitor small business loan distributions

PUBLIC SECTOR IMPEDIMENTS & ACTIONS

Impediment 1: Lack of 2012 HUD funding for Project Sentinel, local Fair Housing Initiative Program agency.

Action 1.1: Encourage Project Sentinel to identify and evaluate causes of denial of HUD funding in 2012 and to diversify its funding sources

Impediment 2: Ineffective fair housing outreach and education efforts by Project Sentinel.

Action 2.1: Collaborate with the County and other entitlement jurisdictions to evaluate Project Sentinel's current fair housing outreach and education efforts and to identify improvements to make them more effective

Action 2.2: Support efforts to enhance fair housing outreach and education activities

Impediment 3: Failure to adequately document fair housing activities done by Project Sentinel.

Action 3.1: Require Project Sentinel to improve documentation of activities such as testing and enforcement

City of South San Francisco
Summary of Citizen Comments
& Consultation Efforts
Five-Year Consolidated Plan
FY 2013-14 to 2017-18

Joint Con Plan Meeting – November 29, 2012

Meeting Notes

Break-Out Notes Organized by Categories & Write-In Comments

ρ Denotes priority needs by 3 of 4 breakout groups

Housing for Special Needs Population

- Shelter and housing appropriate for young adults 18 – 27 years old and for youth leaving foster care
- More transitional shelters for homeless – creating more “one stop” at shelters to include services (South San Francisco has a keen need in downtown area)
- Supportive housing – permanent
- Housing/Shelter ρ
- Emergency Shelter
 - Preserve housing
 - Develop new (youth)
- Supportive Housing
 - With services
- Supportive Housing (temp) for pregnant teens
- Safe housing for sexually exploited children
- Transitional housing (variety of populations)
- Preservation & rehab of existing affordable housing (change of life circumstances w/members of household, healthy & safe housing)
- Specialized housing – mental health, disabilities, senior, etc
- Preserving existing affordable housing, e.g. seniors

** South San Francisco & Daly City – Accessibility issues for rental properties

Housing for County Workforce

- Affordable housing (mainly rental)
 - New housing development – workforce, low-income and supportive housing
- Subsidized low-income ρ
 - No services needed
 - Long term (fixed income)
 - Short term subsidies
- Enough affordable housing in the entire community (variety, such as shelter, transitional, sharing, rental, construction, for all populations in need)
- Transitional housing (variety of populations)

Housing-Related Services

- Rental Assistance
- Legal Assistance
- Transitional housing (variety of populations)
 - Housing & case management: realignment
 - Rental subsidies (HOME, ESG, CDBG)

- Shelter support (all jurisdictions)
- Fair Housing – educating landlords
- Longer length of stays in transitional housing

Other Services

- Case Management –Help people access services and follow-up services
- Life Skills training/education p
 - Employment skills training
 - Family support services
 - Case management & supportive services
 - Vocational skills training (all jurisdictions)
 - Financial Literacy, especially for youth in independent living, and for homeless persons transitioning to permanent housing
 - Financial Literacy and education (all jurisdictions) (anti-payday lending)
- Increased Behavioral health services for homeless – particularly mental health and chemical dependency
- Child Care, in particular for young women in transitional housing and transitioning to independent living
- Safety Net Services, including food access (all jurisdictions)
 - Food (ie basic needs services) p
- Recreational opportunities for youth, children and seniors e.g. parks, community gardens (neighborhood level-accessible to all) – This was for SSF, specifically the downtown neighborhoods.
- Public Services p
 - Youth Development
 - Job Training – sector based approach
 - Case management
 - Better and more accessible transportation, especially East/West (throughout the County)

Strategies

- Greater collaboration among agencies to maximize what is working
- Eliminating some of the geographic barriers and boundaries
- Targeting sites for affordable housing (all jurisdictions)
- More Collaborations (non-duplication of services)
 - Case management system-wide with shared oversight, e.g. collaboration between Cities & Counties
- With limited resources, fund programs that work
 - Forced collaboration?
- Public/private partnerships
 - Foundations, Corporations, Cities & Counties coming together
- Housing strategies that support aging in place p
 - Creation of villages
- Advocacy for housing – getting the story out to private landlords about the need/clients p
- Leveraging corporate & private funding opportunities to benefit community- volunteerism of engagement of community p

- Publishing of agency program guidelines – formerly incarcerated clients p
- [Provide] Bridge loans for acquisition
- [Provide] Incentives for Landlords to accept subsidies and vouchers, e.g. \$ to improve properties
- [Help with] Cash flow/[Provide] Rent support to increase return for private investors
- Housing Specialist [within shelters?]
 - Identify needs
 - Direct towards placement
- Rent Control
- [Improve] Unsafe discharges to room & board homes
- Creation of safe “approved” room & board homes

Comments from general session of meeting along with write-in comments from Project

Sentinel:

- Downward trend of FMRs is particularly problematic against soaring rents in private rental market.
- Much of what is going on with fair housing is what we experience every day; but what I want to really draw your attention to is the escalating rise in rent increases. While it is true that most rental rates were not raised over the past three to four years, the pace of current increases is beyond what most low to moderate tenants can handle. The calls I have taken myself range from 20% to 70%. One elderly resident received an 80% increase when the property was sold to an investment group. The housing industry has a right to raise rents but the City of San Mateo needs to be aware of the pain the current rate of increases is having on people.

Write-in comment from San Mateo resident, 10/18/2012

Assisting renters in the 80% AMI bracket:

The purpose of this letter is to bring to light the fact that residents of San Mateo County who qualify for the 80% median income category of the BMR program area being underserved and overlooked. This is an atrocity, particularly in today’s tight economy and the rent surge in rents. My personal experience of late has been that many apartment complexes offer only two income levels of BMR apartments representing the extremes, or nearly the extremes, of the gamut ... [Very Low (50% AMI) and Moderate (120% AMI)].

... Persons whose incomes are [at the 80% AMI] are not represented, nor are they allowed to take advantage of a plan designed to help them financially. ... The end result is that those of us with incomes that exceed the allowable maximum for the 50% category are then forced to pay a rent well in excess of what should be permitted for their income bracket. Personally, I qualify for the 80% bracket and have been paying rent at the 120% level for approximately the last 10 years. This issue deserves urgent attention to aid many people, myself included ... Providing financial assistance to the 80% group is beneficial for the entire community because it can bolster the local economy by freeing people from paying excessive rent and thus allowing them to makes purchases in their local community.

**FY2012/2013 thru 2017/2018 ConPlan Meeting
Sign-In Sheet**

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

Novemeber 29, 2012

Initials	First Name	Last Name	Organization	Address	City	State	Zip Code	Telephone	Email Address
	John	Liotti	Able Works (formerly Northern Califorr	1836 Bay Road, Suite B	East Palo Alto	CA	94303	650-328-1890	john@able.is
	Tulin	Acikalin	Bay Area Legal Aid	539 Middlefield Road	Redwood City	CA	94063	650-358-0745x6374	tacikalin@baylegal.org
	Anna	McDevitt	Boys & Girls Club of the Coastside	P.O. Box 545	Half Moon Bay	CA	94019	650- 712-9710	annabgccoastside@yahoo.com
	Anna	McDevitt	Boys & Girls Club of the Coastside	P.O. Box 545	Half Moon Bay	CA	94019	650- 712-9710	annabgccoastside@yahoo.com
<i>PW</i>	Paul	Wysocki	Boys & Girls Club/ North San Mateo C	201 West Orange Avenue	So. San Francisco	CA	94080	650-589-7090x11	pwsocki@theclubs.org
	Janie	James	Coastside Adult Day Health Center	465 Correas St	Half Moon Bay	CA	94019	650-726-5067	cadhc@coastside.net
<i>AC</i>	Agnes	Chan	Coastside Children's Programs	494 Miramontes Avenue	Half Moon Bay	CA	94019	650-726-5691	agnes@coastsidechildren.org
	Kimberly	Gillette	Daly City Youth Health Center	2780 Junipero Serra Blvd.	Daly City	CA	94015	650-985-7013	kgillette@co.sanmateo.ca.us
<i>RD</i>	Rebecca	Duran	Friends for Youth, Inc.	1741 Broadway	Redwood City	CA	94063	650-482-2866	rebecca@friendsforyouth.org
	Meredyth	Skemo	Habitat for Humanity Greater SF	645 Harrison St, Suite 201	San Francisco	CA	94107	415-625-1045	mskemp@habitatgsf.org
<i>DI</i>	Dean	Isaacs	HCDC	243 Loon Court	Foster City	CA	94404	650-759-8829	dean@peninsuladev.com
	Deborah	Gordon	HCDC	532 Patrol Road	Woodside	CA	94062	650-851-1642	dcgordon@stanford.edu
	Dean	Isaacs	HCDC	243 Loon Court	Foster City	CA	94404	650-759-8829	dean@peninsuladev.com
	Denis	O'Sullivan	HCDC	17 Driftwood Trail	Half Moon Bay	CA	94019	650-678-8992	dosullivan@sullyconsulting.com
	Helen	Fisicaro	HCDC	1198 El Camino Real	Colma	CA	94014	650-997-8304	helen.fisicaro@colma.ca.gov
	Linda	Lopez	HCDC	60 Dexter Avenue	Redwood City	CA	94063	408-954-8715x186	Linda.Lopez@seiu521.org
	Matthew	Gloss	HCDC	445 Hillcrest Road	San Mateo	CA	94402	650-344-3966	matthew_gloss@yahoo.com
	Larry	Moody	HCDC	774 Runnymede Street	E. Palo Alto	CA	94303	650-485-2133	moodylarry@sbcglobal.net
	Norma	Fragoso	HCDC	400 Grand Avenue	So. San Francisco	CA	94080	650-829-6620	norma.fragoso@ssf.net

FY2012/2013 thru 2017/2018 ConPlan Meeting
Sign-In Sheet

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

Novemeber 29, 2012

Initials	First Name	Last Name	Organization	Address	City	State	Zip Code	Telephone	Email Address
	Ray	Rothwell	HCDC	988 Sandra Court, Apt. 4	So. San Francisco	CA	94080	703-408-5434	rvr1@live.com
	Susy	Castoria	HCDC	426 Dehoff Cyn Road	Half Moon Bay	CA	94019	(650) 726-7973	susycastoria@hughes.net
	Tom	Davids	HCDC	1942 Carmelita Dr.	San Carlos	CA	94070	650-591-1519	tom@tomdavids.com
	Serena	Ip	HEART of San Mateo County	139 Mitchell Avenue, Suite 108	So. San Francisco	CA	94080	650-872-4444x3	serena@heartofsmc.org
KEA	Kate	Comfort Harr	Hip Housing	364 South Railroad Avenue	San Mateo	CA	94401	650-348-6660	kcomfort@hiphousing.org
LF	Laura	Fanucchi	Hip Housing	364 South Railroad Avenue	San Mateo	CA	94401	650-348-6660 x303	Lfanucchi@hiphousing.org
W	Clarice	Veloso	Hip Housing	364 South Railroad Avenue	San Mateo	CA	94401	650-348-6660	cveloso@hiphousing.org
M	Rajeev	Rambob	Home & Hope	1720 El Camino Real, Suite # 7	Burlingame	CA	94010	650-652-1103	raj.rambob@homeandhope.net
	Mark	Moulton	Housing Leadership Council of SMC	139 Mitchell Avenue, Suite 108	So. San Francisco	CA	94080	650-872-4444x1	mmoulton@HLCSMC.org
Geo	Shirley	Gibson	Legal Aid Society of SMC	330 Twin Dolphin Dr, #123 521 E. 5th Avenue	Redwood City San Mateo	CA	94063 94402	650-558-0915	sgibson@legalaidsmc.org
MP	Melissa	Platte	Mental Health Association	2686 Spring Street	Redwood City	CA	94063	650-368-3345x136	MelissaP@mhasmc.org
AN	Adhi	Nagraj	MidPen Housing Corporation	303 Vintage Park Drive, Suite 250	Foster City	CA	94404	650-356-2959	anagraj@midpen-housing.org
	Kevin	Sharps	MidPen Housing Corporation	303 Vintage Park Drive, Suite 250	Foster City	CA	94404	650-356-2954	ksharps@midpen-housing.org
TJ	Tom	Juenger	MidPen Housing Corporation	303 Vintage Park Drive, Suite 250	Foster City	CA	94404	650-356-2968	tjuenger@midpen-housing.org
W	Tippy	Irwin	Ombusman Services of SMC	711 Nevada Street	Redwood City	CA	94061	650-780-5702	ossmc@ossmc.org
S	Sue	Digre	PARCA	800 Airport Blvd., Suite # 320	Burlingame	CA	94010		s.digre3@gmail.com
205	Seana	O'Shaughnessy	Rebuilding Together Peninsula	841 Kaynyne	Redwood City	CA	94063	650-366-6597x222	seana@rebuildingtogetherpeninsula.org
	Jennifer	Witte	Renaissance Mid-Peninsula	1848 Bay Road	East Palo Alto	CA	94303	650-321-2193 X1103	jwitte@recenter.org
	Tim	Russell	Renaissance Mid-Peninsula	1848 Bay Road	East Palo Alto	CA	94303	650-321-2193x1102	trussell@recenter.org

FY2012/2013 thru 2017/2018 ConPlan Meeting
Sign-In Sheet

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

November 29, 2012

Initials	First Name	Last Name	Organization	Address	City	State	Zip Code	Telephone	Email Address
AM	Amy	Hsieh	Samaritan House	4031 Pacific Blvd.	San Mateo	CA	94403	650-523-0816	ahsieh@samaritanhouse.com
	Tracey	Smith	Samaritan House	4031 Pacific Blvd.	San Mateo	CA	94403	650-873-4921x22	tracey@samaritanhouse.com
LB	Laura	Bent	Samaritan House	4031 Pacific Blvd.	San Mateo	CA	94403	650-523--0824	laura@samaritanhouse.com
SW	Stephanie	Weisner	Star Vista (formerly Youth & Family En	2 W 5th Avenue, Sutie 301	San Mateo	CA	94002	650-401-8617x21	stephanie.weisner@star-vista.org
	Gary	Willard	TCI Properties	3 Lagoon Drive, Suite 200	Redwood Shores	CA	94065	60-598-0555	Gwillard@tciproperties.com
	Doren	Martin	The Latino Commission	301 Grand Avenue, #301	So. San Francisco	CA	94080	415-810-1929	dorensf@msn.com
	Kimberly	Ferguson	U.S. Department of HUD	600 Harrison Street, 3rd Floor	San Francisco	CA	94107	415-489-6594	kimberly.d.fergison@hud.gov
	Laura	Escobar	United Way of the Bay Area	221 Main Street, Suite 300	San Francisco	CA	94105	415-808-4380	lescobar@uwba.org
	Allison	Ulrich	VA Palo Alto Health Care System	795 Willow Road (180D)	Menlo Park	CA	94025	650-493-5000x27335	Allison.Ulrich@va.gov
	Yvonne	Frazier	Yvonne Frazier (Consulting)	PMB- 601 Van Ness Avenue E3 748	San Francisco	CA	94102	415-424-3122	yvonne_frazier@sbcglobal.net
	Monica	Wilson	MWilson@HHGSP	PO Box 14429	SF	CA	94114	415-748-2301	vectis.bayarea@gmail.com
	Grant	Eshoo	Housing Equality Law Project	180 S. Spruce Ave. #250	South SF	CA	94080	650.273.8140	geshoo@housingequality.org
	Roger	Whipple	Rebuilding Together Pen.	841 Kaynyn	Redwood City	CA	94063	650-366-6597	roger@rebuildingtogetherpeninsula.org
	Gary	Willard	St. Francis Center	3 Lagoon Dr #200	Redwood Shores			650-598-0555	
	Carla	Harris	Free at Last	1796 Bay Rd, EPA	EPA	CA	94124	6504626992	
	David	DeNol	CID						
	Lynn	Schwartz	CORA						

November 29, 2012

Initials	First Name	Last Name	Organization	Address	City	State	Zip Code	Telephone	Email Address
RG	RICH	GARBARINO	CITY OF SSF	400 GRAND AVE	SSF			650/877-8502	richgarbarino@ssf.net
	PEDRO	GONZALEZ	CITY COUNCIL SSF	400 GRAND AVE	SSF		94080	650 877-8500	PGONZALEZ@SSF.NET
LB	LOUIS	BENT	JANES						
RW	ROB	VERNON	IVSN	1450 CHAPIN	BURLINGAME CA		94010	650- ²²²⁻ 9488	RVERNON@IVSN.ORG
JL	JALOO	LILE	IVSN	BURLINGAME, CA				650 635 5446	JLILE@IVSN.ORG

CDBG Needs Assessment Public Hearing – March 13, 2013 Comments Received

1. Jessica Hollander - Rape Trauma Services Center
 - Counseling, advocacy and crisis hotline for sexual assault victims
 - Only rape crisis center in San Mateo County
 - Created a youth ambassador program for South San Francisco high schools focusing on peer to peer sexual assault education

2. Lily Abt – Rebuilding Together Peninsula
 - National Rebuilding Day utilizes volunteers to leverage funds
 - 3 South San Francisco homes will be rehabbed for National Rebuilding Day
 - Safe at Home – a year round minor home repair program

3. Stephanie Wisner – Star Vista
 - Former foster youth transitional services
 - 100% of participants are enrolled in college
 - 90% of participants are working

4. Gloria Castro – Youth Service Bureau
 - Latino Parents Group
 - Support Mono-lingual, immigrant parents
 - Provide counseling, mental health and medical referrals
 - Expanding services and creating a second parents group

5. Ann Marquart – Project Sentinel
 - Fair Housing services
 - Mortgage default services
 - Tenant/landlord services

6. Diane Papan – John’s Closet
 - Provides new clothes to children in order to promote self-esteem and ease financial burdens on children

7. Rosa Pérez – a parent of a PARCA participant
 - Services for those with disabilities
 - Helps the community and families

8. Sue Digre - PARCA
 - Services for those with disabilities
 - South San Francisco has active and supportive families in the community

CDBG Public Hearing – May 1, 2013 Comments Received

1. Seana O'Shaughnessy – Rebuilding Together Peninsula
 - Thanked the City Council for their continued support
 - National Rebuilding Day was a success with 3 households and one public facility helped
 - Requested that the City Council help conduct outreach for Rebuilding Together and to provide them with any referrals

2. Kate Comfort Harr – HIP Housing
 - FY 12-13 HIP Housing has helped over 200 South San Francisco Residents
 - All 15 units at their Commercial Avenue Property are housing people that previously lived in or work in South San Francisco
 - HIP Housing is holding an open house for Will Road and their annual luncheon in May
 - HIP Housing wants to continue to collaborate with the City to find new and creative funding opportunities. They are also looking into funding sources and donors and to acquire new properties.

March 21, 2013

Kate Comfort Harr
HIP Housing
364 So. Railroad Ave.
San Mateo, CA 94401

RE: Comments on the City's Con Plan and Citizen Participation Plan

Dear Ms. Comfort Harr,

Thank you for submitting comments on February 28, 2013 about the City of South San Francisco's revised Citizen Participation Plan and Consolidated Plan as well as a letter on March 7, 2013 letter thanking Mayor Pro Tem Matsumoto for meeting with you to discuss affordable housing options and funding. Your February 28, 2013 comments, which are included in this letter, recommended that the City consult with the City of Redwood City about a HIP Housing-owned affordable housing rehabilitation project in Menlo Park ("Menlo Park Project"). You also recommended that the City include in its Citizen Participation Plan and Consolidated Plan, language that would allow funds to be used for housing rehabilitation projects (which have not yet been identified) in neighboring jurisdictions.

The City consulted with Redwood City on March 1, 2013 to learn about the details of the Menlo Park Project. Redwood City informed the City that it used HOME CHDO funds that were at risk of being recaptured by the U.S Department of Housing and Urban Development (HUD) to offset budget deficits in the Menlo Park Project. HIP Housing is a Redwood City Community Housing Development Organization (CHDO) and under HOME regulations, CHDO's are allowed to use HOME funds in another jurisdiction so long as it is contiguous and it can be documented that the jurisdiction's residents are being served. However, Redwood City's Consolidated Plan and Annual Action Plan did not describe funding a project of this nature therefore Redwood City had to do a substantial amendment to their Consolidated and Annual Action Plans. The Redwood City Substantial Amendment is attached for your reference. Per HUD regulations, substantial amendments, at minimum, must have a 30 day public review period prior to approval. The City agrees with your comment in that due to the mandated public review period, substantial amendments can be time consuming.

Additionally, while Redwood City was developing its substantial amendment, Redwood City also decided to amend its Citizen Participation Plan. The amendment to its Citizen Participation Plan was unrelated to the Menlo Park Project however the public review period happened to occur at the same time.

After reviewing your comments and consulting with Redwood City, the City has made the following conclusions:

1. It is not necessary to make any changes to the City's Citizen Participation Plan about funding projects outside of its jurisdiction because the Citizen Participation Plan does not describe activities

the City will or potentially will undertake. The purpose of the Citizen Participation Plan is to describe how the City will gather public input and provide information to the public.

2. To clarify, the City of South San Francisco only receives CDBG funds directly from HUD; the City does not receive direct HOME funds. The City instead is part of the San Mateo County HOME Consortium. Further, these two funding sources have separate sets of rules and regulations. CDBG regulations do allow funds to be used outside of the jurisdiction only if the City determines that such an activity is necessary to further the purposes of CDBG Program and the City's goals. The project would also have to serve South San Francisco residents and demonstrate that the service doesn't already exist within the City's jurisdictions. An example of an acceptable project is funding a family homeless shelter that serves South San Francisco, as there are no family homeless shelters in the City.

Regarding housing rehabilitation projects, the City has identified through its community needs assessment process that there exists a significant need for housing rehabilitation within the jurisdiction. Housing rehabilitation not only provides a safe and decent living environment for its residents but can also improve the look and feel of a neighborhood. To meet this need the City has a variety of programs that provide housing rehabilitation. Currently, the City funds two minor home repair/accessibility modification programs and administers its City-sponsored Housing Rehabilitation Program that provide rehabilitation loans to low-income residents. Additionally, the City issued a request for proposals (RFP) on January 8, 2013 for housing activities which included rehabilitation for the purpose of creating or preserving affordable housing. Hip Housing was invited to apply but did not submit an application.

Since there already exists rehabilitation programs available to City residents and funds have been made available for housing rehabilitation projects within the City's jurisdiction, the City cannot demonstrate that the housing rehabilitation services don't already exist within the City's jurisdictions. Therefore, the City cannot include language at this time in its Five-Year Consolidated Plan allowing funds to be allocated to housing rehabilitation projects located outside the jurisdiction.

Thank you again for providing comments to the City. Should you have any additional comments or questions please call 650-829-6620.

Sincerely,

Alin Lancaster
Community Development Specialist
City of South San Francisco

Enclosures: HIP Housing Comments
Redwood City Substantial Amendment

Lancaster, Alin

From: Kate Comfort Harr <KComfort@hiphousing.org>
Sent: Thursday, February 28, 2013 11:31 AM
To: Lancaster, Alin
Cc: Rhonda Coffman
Subject: Re: Notice of Public Hearing and Availability of the CitizenParticipation Plan

Hi Alin,

I'd like to encourage you to talk with Rhonda Coffman (copied here) on some revisions she just did to the Redwood City Consolidated, Action and Citizens Participation plans that allowed Redwood City to participate in funding a project that HIP Housing is doing in Menlo Park.

Having RWC come in on the Menlo Park project made all the difference to us being able to make the project happen but making the required revising to the plans was very time consuming and labor intensive for Rhonda. I'm really hoping that all the local cities will make similar plan revisions in advance so that when a project becomes available in a neighboring jurisdictions, cities can work together more easily to make it happen.

Since we are all still redefining the new "normal" in housing, it's nice to have as many tools as possible available just in case something great comes along.

Thank you,
Kate

Kate Comfort Harr
Executive Director | HIP Housing
364 So. Railroad Ave. | San Mateo | CA | 94401
(W): 650.348.6660 | (F): 650.348.0284 | www.HIPhousing.org

Like Us! www.facebook.com/HIPHousing

>>> "Lancaster, Alin" <Alin.Lancaster@ssf.net> 2/26/2013 1:44:32 PM >>>

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF THE CITIZEN PARTICIPATION PLAN

City of South San Francisco
Community Development Block Grant Program
Wednesday, March 13, 2013
City Council Chambers
33 Arroyo Drive
7:00 p.m.

The City of South San Francisco is holding a public hearing to:

(1) Hear public testimony on the City's housing and community development needs for the City's Five-Year Consolidated Plan (FY 13-14 to FY 17-18) and FY 13-14 One-Year Action Plan; and

(2) Adopt the City of South San Francisco's [Revised Citizen Participation Plan](#) (CPP). The CPP encourages citizen participation in the development of the City's consolidated plans, action plans, and performance reports. The CPP is available for a 15 day public comment period from February 26 to March 13, 2013. The public can comment on the CPP at the March 13th Public Hearing or email comments to alin.lancaster@ssf.net or submit written comments to the address below:

City of South San Francisco
Department of Economic and Community Development
400 Grand Avenue

South San Francisco, CA 94080

If you have any questions regarding this public hearing or need translations services please call 650-829-6620.

Thank you,

Alin Lancaster
Community Development Specialist
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94080
Phone: (650) 829-6621

CITY OF REDWOOD CITY**SUBSTANTIAL AMENDMENT TO THE 2010-2015 CONSOLIDATED PLAN AND
FY2012-2013 ANNUAL ACTION PLAN****SUMMARY**

The City of Redwood City receives federal funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) entitlement programs. CDBG is designed to assist in the development of viable communities by supporting projects that provide decent housing, suitable living environments, and expanded economic opportunities primarily for low- and moderate income persons. HOME is designed exclusively to create affordable housing for low-income households. In order to receive CDBG and HOME funds the City is required to submit a 5-year Consolidated Plan to HUD. For each year of the of the five-year plan, the City is required to adopt an Annual Action Plan for the use of the CDBG and HOME funds. The Redwood City 2010-2015 Consolidated Plan was approved by City Council for submittal to the HUD on April 26, 2010 (Resolution #15020) and was subsequently approved by HUD on July 13, 2010. The City's FY2012-2013 Annual Action Plan was adopted by City Council on April 23, 2012 and was approved by HUD on July 10, 2012.

Federal regulation 24 CFR 91.505 and the City's Citizen Participation Plan require a substantial amendment to the Consolidated Plan and/or Annual Action Plan if there is a change in the use of CDBG or HOME funds from one activity to another activity in excess of 25% of the total CDBG or HOME grant allocations for the program year, a change in allocation priorities or a change in the purpose, scope, location or beneficiaries of an activity.

On January 28, 2013 the City approved a substantial amendment to the 2010-2015 Consolidated Plan to expand the geographic targeting of HOME funds to include contiguous jurisdictions in addition to citywide targeting. The HOME regulations permit Redwood City to invest its HOME funds in a project outside of its boundaries if that project will serve its own population as well as that of the contiguous jurisdiction where the project is located. The amendment provides the City with the opportunity to invest HOME funds in eligible housing activities physically located in contiguous jurisdictions when they will benefit Redwood City residents and address needs, strategies and goals identified in the City's Consolidated Plan.

On January 28, 2013 the City also approved a substantial amendment to the FY2012-2013 Annual Action Plan to include the addition of a new project to be funded. The Housing and Human Concerns Committee (HHCC) received a proposal for HOME CHDO funding from HIP Housing Development Corporation for the Willow Road Apartment Rehabilitation project in November 2012. The HHCC recommended to City Council that the project be added to the FY2012-2013 Annual Action Plan and funded in the amount of \$92,197.00 from unallocated HOME CHDO set aside and HOME housing funds. These HOME funds represent 41% of the HOME grant allocation for the program year.

PROJECT DESCRIPTION AND ANNUAL OBJECTIVES

The Willow Road Apartment Rehabilitation project includes the rehabilitation of an existing 12 unit apartment building located at 1157-1161 Willow Road, Menlo Park, CA 94025. The rehabilitation of the units will include bathroom and kitchen fixture replacements, flooring replacement, heater replacements, electrical and lighting upgrades. It will also include the conversion of one unit to an accessible unit. Common area improvements will include seismic upgrade, repairs to stairs and walkways, exterior lighting and site improvements.

This housing rehabilitation project will create affordable housing units for low-income households. After completion of the rehabilitation these rental units located in Menlo Park they will be made available to low income households including Redwood City residents. *The HOME regulations permit Redwood City to invest its HOME funds in a project outside of its boundaries if that project will serve its own population as well as that of the contiguous jurisdiction where the project is located.*

The objectives and outcomes for the Willow Road Apartment Rehabilitation project meets the City's 2010-2015 Consolidated Plan and FY2012-2013 Annual Action Plan priorities, goals and strategies as follows:

AFFORDABLE HOUSING - PRIORITY NEEDS

There is a high to critical priority need for affordable housing. The highest need is for the lowest-income groups. Housing market trends support this as a high need, with the need for housing affordable to extremely low-income households the highest need. Affordable housing is limited in its availability. Lower-income households often experience overcrowding and unsafe housing conditions and live in neighborhoods that experience a higher incidence of unsafe conditions.

Rental Housing

The highest need for rental housing is the preservation of existing affordable rental housing. As the population grows, new affordable rental housing must be produced to meet existing unmet demand for quality rental housing and to replace aging housing.

OBJECTIVES

AH-1: Increase the supply of affordable rental housing.

AH-2: Preserve existing affordable rental housing.

AH-3: Improve the condition of existing housing (renter and owner).

STRATEGIES

Acquisition and Rehabilitation, Rental (AH-1, 2, 3)

Existing multi-family rental housing will be acquired and rehabilitated. Units will be made available to the target populations identified in this Plan. Acquisitions of existing affordable housing and/or housing currently occupied by or suitable for occupancy by target populations is preferred. Dilapidated and/or properties that have a blighting influence on the surrounding area will be targeted for acquisition.



HIPhousing

March 7, 2013

Councilmember Karyl Matsumoto
City Hall
400 Grand Avenue
South San Francisco, CA 94080

Dear Councilmember Matsumoto,

I want to thank you and Alin Lancaster for meeting with me to discuss the challenges faced by local families seeking decent affordable housing in San Mateo County.

As we discussed, San Mateo County is facing an unprecedented crisis in affordable housing. It is the second most expensive place to live in the country, second only to New York and tied with San Francisco. The average rent for a one-bedroom apartment has soared to \$1926 meaning a person making minimum wage would have to work 173 hours a week to afford an apartment here. The County's Section 8 program remains mostly closed and local shelters have a 6-month waiting list.

Meanwhile, United Way reports that their San Mateo County 211 referral line takes more calls for housing related services than any other service and one in 5 families in the County can't currently afford their housing situation. This coupled with the triple threat of the loss of RDA funding, reductions in CDBG funds and pending legislation to restrict inclusionary housing have resulted in the lowest inventory of new affordable units in decades.

We are very sad that with the demise of the RDA's and the challenges of sequestration and other funding cuts that we will not be eligible for funding from the City of South San Francisco this year.

That said, we also want you to know how grateful we are to be an affordable housing partner of South San Francisco's. We are very proud of our history with the City and recognize how hard this moment is for all involved. No one wants well-established, cost effective, practical programs to go unfunded. But these are unusual times that we all must do our best to get through.

It was fun brainstorming some creative, outside the box ideas for staying engaged with the City. HIP Housing specializes in creative affordable housing solutions and we love a good idea.

Our strategy in battling the affordable housing crisis has been to continue to find cost effective ways to turn existing housing stock into new affordable housing. Our three programs, Home Sharing, Self Sufficiency and Property Development, each do this. And, to our delight, the

Human Investment Project
364 South Railroad Avenue
San Mateo, CA 94401

p 650 348-6660
f 650 348-0284
www.HIPhousing.org

A Place to Call Home

- * Home Sharing
- * Self-Sufficiency
- * Property Development

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Jackie Speier

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Kate Comfort Harr
Executive Director
Laura Fanucchi
Associate Director
Clarice Veloso
Development Director
Norma Quiroz
Accounting Director



HIP housing

residents of South San Francisco have utilized these programs well. We are currently working with 200 South San Francisco residents.

South San Francisco has always been a leader in affordable housing initiatives. We are honored to have been partnering with the City in a variety of way for over two decades. Together we have helped thousands of South San Francisco residents with their housing challenges.

As we look forward, into next year and beyond, please know that we will do all we can to continue to serve the residents of South San Francisco with the same enthusiasm and care that we always have. We appreciate the faith you have always put in us and are committed to maintaining your trust.

We look forward to continuing to grow and strengthen our relationship with the City of South San Francisco and will celebrate the opportunities we create together in the coming years.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kate', is written over a faint circular stamp.

Kate Comfort Harr
Executive Director

CC:
Mayor Gonzalez
Councilmember Addiego
Councilmember Garbarino
Councilmember Gupta
Alin Lancaster, Economic and Community Development

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

April 2, 2013

South San Francisco City Council
400 Grand Avenue
South San Francisco, CA 94080

CLERK APR 3'13 PM 4:07

Subject: Rebuilding Together and Neighborhood Services Grants

I hereby file objections to Rebuilding Together and Neighborhood Services receiving any grants where the funding source is the United States.

Please advise who I file this objection with. Please advise which United States agency funds the city this block grant.

When my Mom broke her hip July 23, 2008, I desperately tried getting home help to install banisters before Mom was sent home prematurely August 7, 2008. Kaiser dumped Mom on me before I was able to properly care for her. No public agency in San Mateo County would help.

I have a letter from the President of Rebuilding Together, which I have misplaced. She apologized for the way we were treated in 2008 and 'no we will not help you either'. Lily Abt was the lady who stonewalled me.

Two MEBA Marine Engineers, Kevin Nichols and Jim Rowe came from Oakland to help install grab rails and banisters three times in August 2007.

Unfortunately, the most difficult and most important banister between the upstairs and the living room was not installed before Mom returned home.

Kaiser and Lumetra using Medicare Guidelines dumped my Mom (Aug 7, 2008) on me before she was ready to come home and before we installed this banister. Kaiser denied me a walking belt which I needed desperately. I could not get Mom up and down stairs alone without a walking belt. My right shoulder injury prevented that.

Mom contracted blood clots 4 days later and bled to death from Coumadin Dec 11, 2008 after surviving a Sepsis Infection and Pneumonia contracted Dec 3, 2008. On Dec 10, 2008 Kaiser asked Mom whether she wanted to go home or to Rehab. After 1500 Mom started bleeding internally because her blood albumin levels had dropped from not eating enough and her Coumadin INR level rose to 6.6.

I suggested Dr. Nakamura transfer Mom to ICU which was done. The bleeding was stopped around 0330 after transfusions.

Mom started to bleed again about 0820 and Dr. Nakamura called me to say Mom would pass this morning. I rushed to the hospital and missed Mom dying by 2 - 3 minutes.

My shoulder and neck injuries are from the BART Oct 17, 2007 assault by a drunken Albert Levy who has TBI. My injuries prevented me from mowing the front lawn.

Mom broke her hip after mowing the front lawn on the garage stairs when she turned around after starting up the stairs. She had forgotten something downstairs.

I could not get help from any public agency during any of this time. I cared for Mom 16+ hours a day until she recovered.

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

My sisters and their families abandoned my Mom. My sister Joanne did not invite Mom for Thanksgiving Dinner either. Mom was really upset about this all day. I fed Mom 2 turkey hotdogs for her last Thanksgiving Dinner.

Since the city light pole hit the front porch Aug 20, 2009, I have tried repairing the damage which revealed a dry rotted front porch. I have spent a huge amount of money on this project. My assault injuries and two delayed / botched VA surgeries have made this job very difficult.

I have about 60% use of my right arm. My right arm hurts most the time. My neck hurts and has limited movement.

My Physical Therapist & Wall Medical Manager Cathy Brooks believes I will never improve. I lost my VA medical benefits over this fiasco.

I sued Albert Levy to recover the VA medical bills. These now exceed \$112000 for their botched medical procedures.

I filed a DHS OIG complaint on the \$1980 fraudulent bill Neighborhood Services paid for the Southwood Plumbing repair. The work was done by a helper who was quite incompetent. As I recall the bill charged \$123 an hour for his time. The bill charged the same for his supervisor who was not here.

I believe the discrimination against my family was based on disabled veterans status, age, disability, race and sex by both Neighborhood Services and Rebuilding Together.

Jackie Speier's office has tried to turnaround the VA Regional Office bureaucracy 34000+ claim backlog. Her District Director Richard Steffen organized the VA May 21, 2012 Fix It event.

My VA disability was raised to 40%. Since the VA terminated my medical benefits, their last letter stated that since I was no longer being treated for my Chronic Bronchitis, my disability was no longer 30%, but only 10%. This was the same letter that raised my disability to 40%.

There is mold under the front porch from the water leaks. Contractor Darius Hinton warned: Do not go under the front porch until the mold is removed. His phone number is 888 406 1973.

I have written Mark Teglia about the Neighborhood Services fiasco. Mark called me a few weeks ago about the Southwood Plumbing job. Mark said they will not try to recover the money from Southwood Plumbing. This leaves me with additional legal burdens. I must try to recover money for the United States that Neighborhood Services paid to Southwood for a fraudulent bill. Since this was not his money, Mark could care less.

Enrico Reyes was involved in this. I did not know Rico worked for the city while he also worked for Neighborhood Services. I thought his full time job was with Neighborhood Services. Audrey Magnuson was supposed to have him look at the botched plumbing job. I am still waiting.

PGE will not reconnect the gas until the porch work is finished. I have had no furnace or hot water since July 2, 2011.

I have been retaliated against by the SF DA since the BART Assault. Albert Levy's father Arthur Levy is a prominent SF attorney. State Farm is paying his legal bills.

The only person concerned about me was Assistant District Attorney Angela Marie Lyddan.

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

Angela quit and is an Assistant District Attorney in Contra Costa County.

The cover up is with George Gascon's Chief of Staff Christine Berry DeSoto, Mayor Ed Lee's Community Liaison Attorney Paul Henderson, Whistle Blower Steve Flaherty, John Avalos office. The Board of Supervisors has no jurisdiction over the Mayor or DA is the story.

I have been to Leland Yee, Mark Leno, Fiona Ma, Jerry Hill offices as well. I talked to Gene and Kevin Mullin about what has happened to my family from this assault.

There are no crime victim rights in California before or after Marsy's Law passed Nov 4, 2008.

My neck injuries have worsened since Feb 15 when State Farm's attorney gave me a chest infection in Superior Court. My Feb 23, 2013 Seton E/R bill was \$2057 to unlock my frozen neck.

Attorney Arthur Levy, Defense Attorney John Runfola, Assistant DA Jeff Ross fully intended to inflict further damage on me and my family from this drunken assault. State Farm attorney claims I attacked his client, my injuries were pre-existing and my rotator cuff surgery was so minor that it was unnecessary.

The VA para legal / attorney impersonator Darrell McDonald was chastised by Judge Harold Kahn for appearing in his courtroom as a non attorney. The VA Regional Counsel cover up includes Regional Counsel Suzanne Will, Assistant Regional Counsel Don Philips, and Mark Win. United States Assistant Attorney Tom Green admitted last week he did not know what to do with this case.

I did not need the city light pole falling and creating additional problems.

Jim Kirkman turned my permit problem over to Norma Fragoso. I have not heard back from Norma since I talked to her a few weeks ago.

The Hartford paid Darius Hinton ~ \$420 to prepare an estimate for the original damage. I will submit this to the city when I have time.

Sue Kennedy blamed me for this fiasco. Bruce Carey refused to work with The Hartford saying the statute of limitations had expired and he would not pay anything.

I would like to know how much the city pays ABAG for their insurance and how much ABAG paid out annually since 2009 for claims. Perhaps the city should find another insurance carrier.

The Hartford has tried to help. The Hartford President Andre Napoli also has a MS Statistics degree and served on Desert Storm. He called me on a Saturday last year and finally escalated my problem to Brent Barnett.

ABAG and the city have stonewalled me. Unfortunately, The Hartford sent a contractor who missed many things for their first repair estimate. This delayed into the rainy season any work I might have had done. I have further water damage and mold problems under the porch which have worsened since the recent rains.

Improper front porch flashing before the concrete pour requires the concrete to be partially or fully removed and re-poured.

I learned Gary Batis was forced to retire under unusual circumstances.

I would like to know who in the city handles fraud when a federal block grant to Neighborhood

ATTACHMENT E – Summary of Citizen Comments & Consultation Efforts

Services involves fraud. Please advise me.

Neighborhood Services should be put into trusteeship and reorganized. Perhaps it should be downsized to only serve SSF residents. Fire Chief Phil White should be consulted.

Did Enrico Reyes city job description include working part time for Neighborhood Services?
Was Rico paid by both agencies for the same work at the same time?

I paid in advance for a front porch glassed in enclosure. This job cannot be completed until everything behind and below it is finished.

You may contact Darius Hinton or Brent Barnett for further details.

Since Kaiser killed my Mom things have continued in a downward spiral.

Jackie Speier's next Veterans Fix It event is April 19. The Oakland VARO would never have cleaned up their 34000+ case backlog without Jackie's intervention. My VA problems date from 1985. Her office resolved another Veteran's problems from 1947. My VA problems date from 1985.

I will submit a new front porch claim when I have time to put one together.



Michael Harris
218 Alta Mesa Drive
South San Francisco
California 94080-3002
(650) 589 0175

Community Needs Assessment Survey

Please rank the need in the community for the following public services

Answer Options	No Need for Service	Low Priority Need	Medium Priority Need	High Priority Need	Rating Average	Response Count
Child Care Services	15	26	43	51	1.96	135
Crime Awareness/Prevention	5	15	30	90	2.46	140
Domestic Violence Services	12	23	56	48	2.01	139
Emergency Food Assistance	14	29	43	53	1.97	139
Employment Training	10	25	57	51	2.04	143
Fair Housing Services (discrimination)	20	48	37	33	1.60	138
Health Services	4	21	48	64	2.26	137
HIV/AIDS Centers & Services	22	52	38	28	1.51	140
Homeless Shelters/Services	19	39	42	45	1.78	145
Legal Services	13	53	41	30	1.64	137
Mental Health Services	8	32	55	49	2.01	144
Senior Services	3	15	53	69	2.34	140
Services for the Disabled	7	24	61	49	2.08	141
Substance Abuse Services	15	33	48	41	1.84	137
Youth Services	6	14	47	70	2.32	137
Other (please specify in the comment)	1	1	1	15	2.67	18
Other						23
<i>answered question</i>						151
<i>skipped question</i>						60

Number	Response Date	Other
1	Jan 31, 2013 7:19 PM	mentoring for foster home children
2	Jan 30, 2013 1:51 AM	english training,
3	Jan 30, 2013 1:43 AM	sports for youth
4	Jan 27, 2013 9:39 PM	services for single parents, services for physical fitness, healthy food options, including restaurants, youth job training, transitional housing for foster youth
5	Jan 25, 2013 9:18 PM	ESL
6	Jan 25, 2013 9:12 PM	Learning English, CLC
7	Jan 25, 2013 9:04 PM	services for undocumented persons
8	Jan 23, 2013 7:51 AM	Infrastructure upgrades
9	Jan 23, 2013 6:09 AM	Our PARKS
10	Jan 17, 2013 9:47 PM	transportation assistance
11	Jan 17, 2013 6:25 PM	Transitional age youth homeless shelters/services 18-25 yrs
12	Nov 29, 2012 12:16 AM	more afterschool program for high school students that are "at risk"...and definitely more affordable housing!!
13	Nov 28, 2012 2:34 AM	need a place for Homeless people to use during the day instead of sitting in the cold in public areas.
14	Nov 27, 2012 6:53 PM	Existing Infrastructure Maintenance (lights, parks, recreation, etc...)
15	Nov 27, 2012 3:04 PM	a park without a baseball field, something everyone esp. seniors can enjoy using without being bombarded by flying balls or screaming players
16	Nov 27, 2012 5:59 AM	Public Transportation
17	Nov 25, 2012 5:08 PM	safe place or park for toddlers
18	Nov 21, 2012 5:25 PM	General Infrastructure Improvements (potholes, beautification, etc.)
19	Nov 20, 2012 6:21 PM	Affordable Rental Housing
20	Nov 19, 2012 5:10 PM	Affordable housing alternatives such as shared housing
21	Nov 16, 2012 7:54 PM	Access to Dental/Oral health, Access to transportation to medical related appointments, Assistance with maintaining, accessing prescription drugs on a timely basis to remain compliant, community services should include healthy eating active living programs to address SSF high level of overweight and obesity in children and families which contributes to other health issues including type 2 diabetes and poor cardiovascular health
22	Nov 16, 2012 2:01 AM	GANG INTERVENTION PROGRAM
23	Nov 16, 2012 1:43 AM	Community Independence Awareness (Community Gardens, Local Monetary Currency)

Community Needs Assessment Survey

Of those public services you ranked as High Priority Need, please list your top three in order of importance with 1 being the most important

#1																	
Answer Options	Child Care Services	Crime Awareness/ Prevention	Domestic Violence Services	Emergency Food Assistance	Employment Training	Fair Housing Services (discrimination complaints)	Health Services	HIV/AIDS Centers & Services	Homeless Shelters/ Services	Legal Services	Mental Health Services	Senior Services	Services for the Disabled	Substance Abuse Services	Youth Services	Other (please specify in the comment box below)	Response Count
Public Services	16	36	3	5	6	1	10	1	11	2	6	8	4	4	16	3	132

#2																	
Answer Options	Child Care Services	Crime Awareness/ Prevention	Domestic Violence Services	Emergency Food Assistance	Employment Training	Fair Housing Services (discrimination complaints)	Health Services	HIV/AIDS Centers & Services	Homeless Shelters/ Services	Legal Services	Mental Health Services	Senior Services	Services for the Disabled	Substance Abuse Services	Youth Services	Other (please specify in the comment box below)	Response Count
Public Services	7	18	9	5	9	5	15	0	7	0	9	9	2	4	17	2	118

#3																	
Answer Options	Child Care Services	Crime Awareness/ Prevention	Domestic Violence Services	Emergency Food Assistance	Employment Training	Fair Housing Services (discrimination complaints)	Health Services	HIV/AIDS Centers & Services	Homeless Shelters/ Services	Legal Services	Mental Health Services	Senior Services	Services for the Disabled	Substance Abuse Services	Youth Services	Other (please specify in the comment box below)	Response Count
Public Services	14	9	8	8	10	3	5	1	2	2	7	15	2	3	18	2	109

																	Question Totals	
Other																	20	
																	<i>answered question</i>	133
																	<i>skipped question</i>	78

Number	Response Date	Other
1	Jan 30, 2013 1:43 AM	jobs, keeping youth busy, adult classes
2	Jan 30, 2013 12:52 AM	refugee services
3	Jan 30, 2013 12:06 AM	more police, police involved with youth
4	Jan 29, 2013 11:53 PM	Education Services, DMV
5	Jan 29, 2013 11:15 PM	some people dont have health insurance
6	Jan 29, 2013 11:01 PM	discrimination complaints
7	Jan 29, 2013 8:11 PM	senior center
8	Jan 25, 2013 9:18 PM	recycling education, hospital services
9	Jan 25, 2013 9:12 PM	Learning English CLC
10	Jan 25, 2013 9:04 PM	services for the undocumented
11	Jan 23, 2013 6:14 PM	Crime Awareness and Prevention.
12	Nov 27, 2012 6:53 PM	Existing Infrastructure Maintenance (lights, parks, recreation, etc...)
13	Nov 27, 2012 3:04 PM	Homeless shelters and substance abuse health
14	Nov 21, 2012 5:25 PM	General Infrastructure Improvements (potholes, beautification, etc.)
15	Nov 21, 2012 1:46 AM	Education
16	Nov 20, 2012 6:21 PM	#1 Affordable Rental Housing
17	Nov 19, 2012 5:10 PM	Affordable housing alternatives such as shared housing
18	Nov 16, 2012 7:54 PM	Violence (gang related and other)
19	Nov 16, 2012 2:01 AM	GANG PREVENTION/INTERVENTION PROGRAMS
20	Nov 16, 2012 1:43 AM	None

Community Needs Assessment Survey

Additional comments about public services

Answer Options	Response Count
	21
<i>answered question</i>	21
<i>skipped question</i>	190

Number	Response Date	Response Text	Categories
1	Feb 8, 2013 11:12 PM	we have already many services in place, with unemployment health and money for food are needed, you need to review and recover funding for this new needs	
2	Jan 31, 2013 7:41 PM	we need safe city at the orange park, sometime some people who live there. it is no good	
3	Jan 31, 2013 7:19 PM	try to get volunteers for public services so the funding can be used for more services	
4	Jan 30, 2013 12:52 AM	discrimination prevention	
5	Jan 29, 2013 8:30 PM	english training	
6	Jan 25, 2013 7:13 PM	need low cost housing for low income families	
7	Jan 23, 2013 8:36 PM	I want to help people get a leg up but have no interest in supporting anyone with my tax dollars. I see far too many hand outs in South City. We are struggling to makes ends meet on our own.	
8	Jan 23, 2013 1:59 PM	Living on Grand Avenue in the down town area, I feel there needs to be better servies not only for youth, but the elder and homeless population off of the "main" street of SSF.	
9	Jan 23, 2013 7:51 AM	Fix the streets and give us more places to do more things. Motorcycles on the mntn gave people something to do. now you cant even ride a bike up there. Stop locking down the schools.I used to be able to shoot hoops and play tennis or throw a foot ball till the locks and fences went up last year.Flush the down town of all the slums and slime. fix the run down downtown area. Get rid of the slime between sister cities/hillside using san bruno as another border and chestnut and el camino on the other side. Clean up our city!!!!	
10	Jan 17, 2013 11:35 PM	I feel that the different `services` are way too intrusive in our lives already...PLEASE back off!!!!!!!	
11	Nov 29, 2012 9:09 PM	Nonprofit organizations need free or low-cost meeting space in SSF	
12	Nov 29, 2012 12:16 AM	more is needed for supporting parents and more affordable housing is needed so people are not living in over crowded conditions.	
13	Nov 27, 2012 6:53 PM	Just make sure the police and fire departments are well funded, everything else is optional.	
14	Nov 27, 2012 3:04 PM	The banks are foreclosing on homeowners's properties and are not required to pay property taxes on the foreclosed properties for up to 5 years. If someone in our government takes this upon them, it will insure our cities and counties have ample money to run our government because property taxes pay for governmental services. So, banks should be required to pay property taxes from day 1 on foreclosed properties. Look into it, please.	
15	Nov 26, 2012 9:57 PM	None	
16	Nov 21, 2012 1:46 AM	Adequate lighting and visible police monitoring.	
17	Nov 20, 2012 6:21 PM	I think Affordable Rental Housing really needs to be added to your list. It is the #1 211 referral and without housing, many of the other services can not have long-term impact it, i.e: shelters, mental health, seniors, youth, healthcare. None of these have lasting impact if a person does not have a safe, affordable place to live.	
18	Nov 19, 2012 5:10 PM	San Mateo County is one of the most expensive areas in the Nation to live in. Residents need a variety of housing options that are afforable and readily available. Shared housing needs to be considered as an affordable housing option as it meets the housing needs of variety of life situations and income levels.	
19	Nov 16, 2012 7:54 PM	Target culturally competent programs to families to address important health issues: Obesity, Diabetes, Cardiovascular Health	
20	Nov 16, 2012 2:01 AM	We really need programs to deter kids from gangs. We had prevention programs in elementary schools to help stop kids from joining gangs. Kids as young as that are hanging around the gang members. The teens in the PCRC program are older and less likely to change their ways. Also more police assigned to gang task force.	
21	Nov 16, 2012 1:34 AM	We need to get the gangs out of SSF. I don't want anything that might be of some benefit to gang-bangers.	

Community Needs Assessment Survey

Please rank the need in the community for following housing-related services						
Answer Options	No Need for Service	Low Priority Need	Medium Priority Need	High Priority Need	Rating Average	Response Count
Acquisition and Rehabilitation of Existing Rental Housing	17	16	48	40	1.92	121
Code Enforcement	14	40	41	25	1.64	120
Develop More Affordable Ownership Housing	17	21	41	47	1.94	126
Develop More Affordable Rental Housing	23	14	28	65	2.04	130
Emergency Housing Repairs	11	35	46	33	1.81	125
Energy Efficiency Improvements	15	31	40	33	1.76	119
Homeownership Assistance (e.g. down payment	20	27	29	52	1.88	128
Housing Accessibility Modifications (e.g. ramps, grab	15	29	48	32	1.78	124
Lead-based Paint Screening/Abatement	20	41	29	36	1.64	126
Major Home Rehabilitation Assistance (e.g. structural,	17	33	53	22	1.64	125
Minor Home Rehabilitation Assistance (e.g. paint, doors,	18	33	48	24	1.63	123
Mortgage Delinquency Counseling	17	32	42	35	1.75	126
Rental Payment Assistance (e.g. monthly subsidies,	23	24	40	39	1.75	126
Rental Rehabilitation Assistance	21	34	39	27	1.60	121
Senior Housing	7	11	44	61	2.29	123
Special Needs Housing	14	22	44	40	1.92	120
Other (please specify in the comment box below)	6	0	1	4	1.27	11
Other						6
<i>answered question</i>						134
<i>skipped question</i>						77

Number	Response Date	Other Categories
1	Jan 30, 2013 12:07 AM	low cost housing
2	Jan 25, 2013 9:08 PM	lower rental fees
3	Jan 23, 2013 6:11 AM	The City should be out of the Housing business and stick with services
4	Jan 17, 2013 9:49 PM	need more shelter beds Every structure in So. San Francisco should have solar or wind generators. Look at The Whistle, it could generate so much energy, as could every new structure and
5	Nov 27, 2012 3:07 PM	governmental building having solar panels.
6	Nov 19, 2012 5:11 PM	Affordable housing alternatives such as shared housing

Community Needs Assessment Survey

Of those housing related services you ranked as High Priority Need, please list your top three in order of importance with 1 being the most important

#1																		
Answer Options	Acquisition and Rehabilitation of Existing Rental Housing	Code Enforcement	Develop More Affordable Ownership Housing	Develop More Affordable Rental Housing	Emergency Housing Repairs	Energy Efficiency Improvements	Homeownership Assistance (e.g. down payment assistance, low interest loans)	Housing Accessibility Modifications (e.g. ramps, grab bars)	Lead-based Paint Screening/ Abatement	Major Home Rehabilitation Assistance (e.g. structural, plumbing, etc.)	Minor Home Rehabilitation Assistance (e.g. paint, doors, roof, windows, etc.)	Mortgage Delinquency Counseling	Rental Payment Assistance (e.g. monthly subsidies, security deposit)	Rental Rehabilitation Assistance	Senior Housing	Special Needs Housing	Other (please specify in the comment box below)	Response Count
Housing Related Services	6	10	18	10	2	10	4	1	2	2	0	4	5	0	27	5	2	108

#2																		
Answer Options	Acquisition and Rehabilitation of Existing Rental Housing	Code Enforcement	Develop More Affordable Ownership Housing	Develop More Affordable Rental Housing	Emergency Housing Repairs	Energy Efficiency Improvements	Homeownership Assistance (e.g. down payment assistance, low interest loans)	Housing Accessibility Modifications (e.g. ramps, grab bars)	Lead-based Paint Screening/ Abatement	Major Home Rehabilitation Assistance (e.g. structural, plumbing, etc.)	Minor Home Rehabilitation Assistance (e.g. paint, doors, roof, windows, etc.)	Mortgage Delinquency Counseling	Rental Payment Assistance (e.g. monthly subsidies, security deposit)	Rental Rehabilitation Assistance	Senior Housing	Special Needs Housing	Other (please specify in the comment box below)	Response Count
Housing Related Services	5	1	3	15	8	4	7	6	2	3	5	2	11	0	13	11	1	97

#3																		
Answer Options	Acquisition and Rehabilitation of Existing Rental Housing	Code Enforcement	Develop More Affordable Ownership Housing	Develop More Affordable Rental Housing	Emergency Housing Repairs	Energy Efficiency Improvements	Homeownership Assistance (e.g. down payment assistance, low interest loans)	Housing Accessibility Modifications (e.g. ramps, grab bars)	Lead-based Paint Screening/ Abatement	Major Home Rehabilitation Assistance (e.g. structural, plumbing, etc.)	Minor Home Rehabilitation Assistance (e.g. paint, doors, roof, windows, etc.)	Mortgage Delinquency Counseling	Rental Payment Assistance (e.g. monthly subsidies, security deposit)	Rental Rehabilitation Assistance	Senior Housing	Special Needs Housing	Other (please specify in the comment box below)	Response Count
Housing Related Services	3	3	0	7	4	5	5	2	4	4	3	5	9	1	10	9	1	75

																		Question Totals	
Other																		10	
																		<i>answered question</i>	108
																		<i>skipped question</i>	103

Number	Response Date	Other	Categories
1	Jan 30, 2013 12:54 AM	housing	
2	Jan 30, 2013 12:07 AM	more low cost housing	
3	Jan 29, 2013 8:08 PM	affordable rental housing	
4	Jan 25, 2013 9:08 PM	lower rent cost for apartments	
5	Jan 23, 2013 2:03 PM	If code enforcement was a high priority then they would see more of the inside and outside of properties and be able to referer services.	
6	Jan 23, 2013 6:11 AM	Parks Repairs...	
7	Jan 17, 2013 9:49 PM	need more shelter beds	
8	Nov 27, 2012 3:07 PM	Every new structure and every governmental building must be upgraded to have solar or wind generators.	
9	Nov 19, 2012 5:11 PM	Affordable housing alternatives such as shared housing	
10	Nov 16, 2012 1:45 AM	none	

Community Needs Assessment Survey

Additional comments about housing-related services	
Answer Options	Response Count
	16
<i>answered question</i>	16
<i>skipped question</i>	195

Number	Response Date	Response Text	Categories
1	Feb 8, 2013 11:15 PM	a lot of people lost their jobs and are living in poverty and no one wants seniors living in their homes	
2	Feb 8, 2013 11:10 PM	a lot of people lost their jobs and are living in poverty especially seniors	
3	Jan 31, 2013 7:20 PM	perhaps more multi unit housing (4 units per building) could be built for seniors and low income. the should be attractive structures	
4	Jan 30, 2013 12:54 AM	rental information	
5	Jan 23, 2013 8:39 PM	We do not need more low income housing. Enough is enough.	
6	Jan 23, 2013 2:03 PM	I feel there is plenty of housing for what the city can support, please dont turn this city into a housing dumping ground	
7	Jan 17, 2013 11:38 PM	I am a volunteer who is active in `assisting those in need of help` in many areas..We `help` so much that many have NO desire to help themselves...	
8	Jan 17, 2013 6:28 PM	Without stable housing all other services will be unable to have the impact needed to support our citizens to be productive and safe in the community	
9	Nov 29, 2012 12:17 AM	just need more!!!	
10	Nov 27, 2012 3:07 PM	It is pitiful that people are losing their homes while the banks got a bailout of our taxpayer money because they were too big to fail, yet they fail us at every turn.	
11	Nov 26, 2012 9:59 PM	None	
12	Nov 21, 2012 5:28 PM	South San Francisco is one of the last relatively affordable places on the Peninsula. Don't let NIMBYs stop reasonable development. "Reasonable" in my mind means mid-rise infill buildings. "Unreasonable" would be another tower on San Bruno Mtn.	
13	Nov 20, 2012 6:25 PM	Affordable Rental Housing is critical. Home ownership is not for everyone and programs that promote low-income ownership are expensive and help only a few when increasing the number of rental units available can help far more people.	
14	Nov 19, 2012 5:11 PM	Shared housing needs to be considered in the plan to address housing needs for residents with low incomes, the underemployed or unemployed, persons with disabilities and others with special needs. The rents in San Mateo County are escalating and competition to find affordable housing units is rising. Offering a range of housing options is critical to ensuring residents have options that are affordable and readily available.	
15	Nov 16, 2012 2:42 AM	Middle income people have no options at all.	
16	Nov 16, 2012 1:45 AM	Keep Agenda 21 out of South San Francisco.	

Community Needs Assessment Survey

Please rank the need in the community for the following economic development services						
Answer Options	No Need for Service	Low Priority Need	Medium Priority Need	High Priority Need	Rating Average	Response Count
Loan Programs for Small Businesses	9	19	50	41	2.03	119
Microenterprise Assistance (counseling)	17	35	42	24	1.62	118
Physical Improvements/Beautification to Commercial	10	25	40	45	2.00	120
Technical Assistance to New and Existing Businesses	18	19	47	33	1.81	117
Other (please specify in the comment box below)	1	0	0	5	2.50	6
Other						9
<i>answered question</i>						123
<i>skipped question</i>						88

Number	Response Date	Other	Categories
1	Jan 31, 2013 7:20 PM		employ low income youth for internships
2	Jan 30, 2013 1:46 AM		training for people who want business
3	Jan 30, 2013 12:08 AM		training for those wanting own business
4	Jan 27, 2013 9:44 PM		larger businesses in the community to serve as anchors
5	Jan 23, 2013 6:12 AM		Non-Profit assistance
6	Nov 28, 2012 11:02 PM		Reduce red tape/bureaucracy/regulations/plan review-approval
7	Nov 27, 2012 6:59 PM		Lower taxes
8	Nov 27, 2012 3:10 PM		The best park in So. City is the cemetery behind my home. Our city cares more about the Industrial Park which can afford to maintain itself than our neighborhoods. Look at Paradise Valley, what a sh*t hole.
9	Nov 21, 2012 1:51 AM		Bring in new business

Community Needs Assessment Survey

Of those economic development services you ranked as High Priority Need, please list your top three in order of importance with 1 being the most important

#1						
Answer Options	Loan Programs for Small Businesses	Microenterprise Assistance (counseling)	Physical Improvements/ Beautification to Commercial Areas	Technical Assistance to New and Existing Businesses	Other (please specify in the comment box below)	Response Count
Economic Development	29	6	32	12	2	81

#2						
Answer Options	Loan Programs for Small Businesses	Microenterprise Assistance (counseling)	Physical Improvements/ Beautification to Commercial Areas	Technical Assistance to New and Existing Businesses	Other (please specify in the comment box below)	Response Count
Economic Development	18	14	21	11	0	64

#3						
Answer Options	Loan Programs for Small Businesses	Microenterprise Assistance (counseling)	Physical Improvements/ Beautification to Commercial Areas	Technical Assistance to New and Existing Businesses	Other (please specify in the comment box below)	Response Count
Economic Development	11	8	6	24	0	49

						Question Totals
Other						9
					<i>answered question</i>	81
					<i>skipped question</i>	130

Number	Response Date	Other	Categories
1	Jan 30, 2013 12:55 AM	housing, employment, crime prevention	
2	Jan 30, 2013 12:08 AM	loans, counseling for new businesses	
3	Jan 29, 2013 11:00 PM	rental payment assistance, employment training, crime awareness prevention	
4	Jan 29, 2013 8:03 PM	small business development	
5	Jan 23, 2013 6:12 AM	Parks.....	
6	Nov 28, 2012 11:02 PM	Reduce red tape/bureacracy/regulations/plan review-approval	
7	Nov 27, 2012 6:59 PM	Lower taxes	
8	Nov 27, 2012 3:10 PM	The Industrial Park and businesses are doing fine. Our neighborhoods need physical improvements and beautification.	
9	Nov 16, 2012 1:45 AM	none	

Community Needs Assessment Survey

Additional comments about economic development	
Answer Options	Response Count
	9
<i>answered question</i>	9
<i>skipped question</i>	202

Number	Response Date	Response Text	Categories
1	Feb 8, 2013 11:16 PM	small businesses provide jobs to those without experience	
2	Jan 30, 2013 12:55 AM	more employments, housing loans, less discrimination	
3	Jan 29, 2013 11:00 PM	I need help with low cost rent	
4	Jan 29, 2013 8:22 PM	crime prevention	
5	Jan 7, 2013 7:48 PM	We need quality shopping and restaurants in SSF. There is little to attract consumer spending in this city.	
6	Nov 27, 2012 3:10 PM	Take care of the people who have made their home in So. City. Businesses will take care of themselves, and should be paying their own maintenance of grounds, not the taxpayer.	
7	Nov 26, 2012 10:00 PM	None	
8	Nov 21, 2012 5:29 PM	There's a lot of ugliness in South San Francisco, particularly along El Camino.	
9	Nov 20, 2012 8:34 AM	Provide incentives for small businesses to take over empty spaces in downtown SSF.	

Community Needs Assessment Survey

Which of the following describes you best? (please choose one)		
Answer Options	Response Percent	Response Count
Service Provider	19.2%	24
Resident of selected jurisdiction	62.4%	78
Work in or own business in selected jurisdiction	10.4%	13
Other (please specify in box below)	8.0%	10
Other		7
<i>answered question</i>		125
<i>skipped question</i>		86

Number	Response Date	Other	Categories
1	Jan 31, 2013 7:20 PM	retired	
2	Jan 17, 2013 11:42 PM	volunteer in a few organizations	
3	Nov 29, 2012 12:48 AM	RETIRED	
4	Nov 28, 2012 2:41 AM	SSF Renter	
5	Nov 27, 2012 2:25 AM	Resident AND work in selected jurisdiction	
6	Nov 26, 2012 10:57 PM	Resident and retired small business owner	
7	Nov 21, 2012 1:52 AM	property owner	

SAN MATEO COUNTY TIMES

This space for filing stamp only

7677 OAKPORT ST #950, OAKLAND, CA 94621
Telephone (510) 293-2797 / Fax (510) 293-2697

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN MATEO) ss

Notice Type: BID - NOTICE INVITING BIDS

Ad Description:
FY 13-14 CDBG RFP Notice

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN MATEO COUNTY TIMES, a newspaper published in the English language in the city of SAN MATEO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN MATEO, State of California, under date of 09/21/1951, Case No. 55795. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

01/08/2013

Executed on: 01/08/2013
At OAKLAND, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

CNS#: 2429312

PUBLIC NOTICE
CITY OF SOUTH
SAN FRANCISCO
COMMUNITY
DEVELOPMENT BLOCK
GRANT (CDBG)
PROGRAM REQUESTS
FOR PROPOSALS

The City of South San Francisco invites applications for funding for eligible non-profit public facility rehabilitation and housing activities in the 2013-2014 fiscal year which begins on July 1, 2013. In FY 12-13, the City initiated a two-year funding cycle for public service and fair housing activities therefore there the City will not be accepting applications for public service or fair housing activities for FY 13-14. More information regarding eligible activities as well as the funding application are available at the City's website at www.ssf.net.

The Department of Housing and Urban Development has not confirmed the CDBG grant entitlement for FY 13-14 however the City anticipates at least a 10% reduction from its FY 12-13 amount of \$408,367.

The deadline for submission of applications is 5:00 p.m. on Friday, February 8, 2013. Note that applications will only be accepted online, no hard copies accepted.

If you do not have access to internet, please call or write to Alin Lancaster, Department of Economic and Community Development, 400 Grand Avenue, 2nd Floor, South San Francisco, CA 94080, (650) 829-6620.

1/8/13
CNS-2429312#
SAN MATEO COUNTY
TIMES



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SAN MATEO COUNTY TIMES

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Telephone (510) 293-2797 / Fax (510) 293-2697

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN MATEO) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:

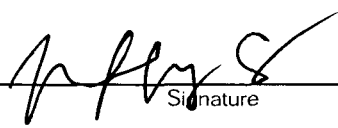
3-13-13 CDBG Public Hearing

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN MATEO COUNTY TIMES, a newspaper published in the English language in the city of SAN MATEO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN MATEO, State of California, under date of 09/21/1951, Case No. 55795. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/26/2013

Executed on: 02/26/2013
At OAKLAND, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

CNS#: 2448048

**NOTICE OF
PUBLIC HEARING
AND AVAILABILITY
OF THE CITIZEN
PARTICIPATION PLAN**
City of South
San Francisco
Community Development
Block Grant Program
Wednesday,
March 13, 2013
City Council Chambers
33 Arroyo Drive
7:00 p.m.

Si necesita servicios de traducción en la audiencia pública, favor de llamar nuestra oficina entre 8 de la mañana y 5 de la tarde antes del 8 de marzo, 650-829-6620.
2/26/13
CNS-2448048#
SAN MATEO COUNTY
TIMES

The City of South San Francisco is holding a public hearing to:

(A) Hear public testimony on the City's housing and community development needs for the City's Five-Year Consolidated Plan (FY 13-14 to FY 17-18) and FY 13-14 One-Year Action Plan.

(B) Adopt the City of South San Francisco's Revised Citizen Participation Plan (CPP). The CPP encourages citizen participation in the development of the City's consolidated plans, action plans, and performance reports. The CPP is available for a 15 day public comment period from February 26 to March 13, 2013. The public can comment on the CPP at the March 13th Public Hearing or submit written comments to the address below:

City of South
San Francisco
Department of
Economic and
Community Development
400 Grand Avenue
South San Francisco,
CA 94080

The CPP is available for review at www.ssf.net, all city libraries, and the Department of Economic and Community Development. For additional copies of the CPP, call 650-829-6620. For more information, contact Alin Lancaster at (650) 829-6620. Translation services can be made available for non-English speakers and hearing impaired by contacting the number above by March 8, 2013.

**Aviso de Audiencia
Pública y disponibilidad
del Plan De La
Participación Ciudadana
La ciudad de South San
Francisco
El Programa de
Desarrollo y Asistencia
Comunitario
Miércoles 13 de marzo,
2013 a las 7:00 p.m.
33 Arroyo Drive**



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San Mateo, CA 94402
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CALIF. NEWSPAPER SVC.
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LOS ANGELES CA 90060

PROOF OF PUBLICATION

FILE NO. 2464523

In the matter of

San Mateo County Times

The undersigned deposes that he/she is the Public Notice Advertising Clerk of the SAN MATEO COUNTY TIMES, a newspaper of general circulation as defined by Government Code Section 6000, adjudicated as such by the Superior Court of the State of California, County of San Mateo (Order Nos. 55795 on September 21, 1951), which is published and circulated in said county and state daily (Sunday excepted).

The PUBLIC NOTICE

was published in every issue of the SAN MATEO COUNTY TIMES on the following date(s):

4/1/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated: April 26, 2013



Public Notice Advertising Clerk



NOTICE OF PUBLIC HEARING

City of South San Francisco
 Community Development Block Grant Program (CDBG)
 Wednesday, May 1, 2013 at 6:30 pm
 City Council Chambers, 33 Arroyo Drive

The City of South San Francisco is holding a public hearing regarding:

(A) The City of South San Francisco's 2013-2017 Five-Year Consolidated Plan and 2013-2014 One-Year Action Plan ("Plans"). The Plans identify funding priorities and describe the activities the City will undertake to address the City's housing, community, and economic development needs. The Plans will be adopted by City Council on May 1st and will be submitted to the Department of Housing and Urban Development (HUD) by May 15th 2013.

The Plans are available for a 30 day public review period from April 1 to May 1, 2013. Copies of the Plans are available at www.ssf.net, all City libraries, and the Department of Economic and Community Development. For additional copies, call 650-829-6620. The public can comment on the Plans at the May 1st City Council Public Hearing or submit written comments to the address below by May 1st.

City of South San Francisco
 Department of Economic and Community Development
 400 Grand Avenue
 South San Francisco, CA 94080

Summary of the Plans

The City of South San Francisco is scheduled to receive approximately \$387,948 in CDBG funds for the 2013-2014 fiscal year. This is a 5% reduction from FY 12-13. Pursuant to federal spending limitations, a total of 15% of the entitlement amount plus 15% of prior year program income may be allocated for public service activities. The estimated funds available for public services are \$74,754.

The following is the preliminary CDBG Subcommittee funding recommendations for the CDBG and HOME administrative funds for 2013-2014, subject to City Council action at the public hearing:

2013-2014 CDBG FUNDING RECOMMENDATIONS

Public Service Activities

Bay Area Legal Aid	\$10,000
Health Mobile	\$10,000
John's Closet*	\$5,000
NPNSC – Social Services*	\$20,856
Rape Trauma Services Center	\$10,000
Sitike Counseling Center	\$8,898
Youth Service Bureau	\$10,000
Subtotal	\$74,754

Administration

CDBG Administration	\$87,590
Subtotal	\$87,590

Minor Home Repair Activities

C.I.D. Housing Access	\$13,500
Rebuilding Together Peninsula – Nat'l Rebuilding Day	\$10,000
Rebuilding Together Peninsula - Safe at Home	\$20,000
Subtotal	\$43,500

Housing, Commercial & Public Facilities Activities

City-Sponsored Housing Rehabilitation	\$250,000
City-Sponsored Commercial Rehabilitation	\$50,000
Public Facility Improvements	\$325,000
Subtotal	\$625,000

TOTAL CDBG ALLOCATIONS \$830,844

HOME Administrative Funds

Project Sentinel	\$8,901
TOTAL HOME ALLOCATION	\$8,901
TOTAL ALLOCATIONS	\$839,745

*Allocation is dependent on specific requirements being met

(B) The adoption of the Analysis of Impediments to Fair Housing Choice (AI). In order to receive CDBG funds, the City is required to complete an analysis of impediments to fair housing. The City along with San Mateo County, Daly City, San Mateo, and Redwood City cooperated in preparing this AI. The AI was made available for public comment from December 10, 2012 to January 25, 2013. The AI will be adopted by City Council on May 1st.

Translation services can be provided to non-English speaking and hearing-impaired residents who wish to attend the hearing. To make arrangements, call 650-829-6620 by Friday, April 26, 2013.

Aviso de Audiencia Pública y disponibilidad del (A) el plan quinquenal y el plan anual del programa de desarrollo y asistencia comunitario y (B) el análisis de impedimentos de equidad en vivienda

Miércoles 1 de mayo, 2013 a las 6:30 pm
 33 Arroyo Drive

Si necesita servicios de traducción en la audiencia pública, favor de llamar nuestra oficina entre 8 de la mañana y 5 de la tarde antes del 26 de abril, 650-829-6620.

CNS#2464523

SMCT #4814336; Apr. 1, 2013