



The City of Oceanside
Neighborhood Services Department

FINAL VERSION

2020-2024 CONSOLIDATED PLAN
JULY 1, 2020 THROUGH JUNE 30, 2025

2020 ANNUAL ACTION PLAN
JULY 1, 2020 THROUGH JUNE 30, 2021

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Executive Summary

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

1. Introduction

The 2020-2024 Consolidated Plan is the City of Oceanside's Strategic Plan for the investment of annual allocations of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) during the five year period covered by the Consolidated Plan beginning July 1, 2020 and ending June 30, 2025. These grant programs are consistent with HUD's national strategy to provide decent housing opportunities, a suitable living environment and economic opportunities—particularly for low- and moderate-income people.

In consideration of finite grant resources, the Strategic Plan within this Consolidated Plan outlines the areas and population segments with the greatest level of need for a particular program or activity and intends to invest grant resources in high leverage opportunities where data suggests that the City will be able to maximize the impact of every dollar. The Strategic Plan identifies the City's priority needs, including the rationale for establishing allocation priorities and specific measurable goals to be addressed during the five year period covered by the Consolidated Plan through activities to be implemented as part of the five Annual Action Plans using CDBG and HOME funds.

This Consolidated Plan also contains a Needs Assessment and Market Analysis that provide insight into the different levels of need in the community and the market in which grant-funded programs will be implemented. The Needs Assessment incorporates national data from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to HUD program, State of California, and local/ regional data sets.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

HOME Investment Partnerships (HOME) Program

The Cranston-Gonzalez National Affordable Housing Act created the HOME program to give states and local governments a flexible funding source to use – often in partnership with local nonprofit groups – to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is a federal block grant to local governments with the sole purpose of creating affordable housing opportunities for low-income households.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD's Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three categories: decent housing, a suitable living environment, and economic opportunity. Based on the Needs Assessment and Market Analysis, the Strategic Plan identifies 7 high priority needs to be addressed through the implementation of activities aligned with 7 Strategic Plan goals.

Consistent with HUD's national goals for HUD CPD programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of HUD funded activities aligned with measurable Strategic Plan goals:

3. Evaluation of past performance

The investment of HUD resources during the 2015-2019 program years was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Complete development of 288-unit Mission Cove affordable housing project (largest single affordable housing project ever undertaken by the City)
- Complete 32-unit North Coast Terraces affordable housing project
- Provide rehabilitation loans and grants to homeowners
- Support targeted public service activities for youth, seniors and other at-risk populations
- Provide fair housing information and assistance to Oceanside residents

4. Summary of citizen participation process and consultation process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan in September 2017 that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

No comments were received.

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

The City accepted all input provided throughout the Citizen Participation process.

7. Summary

Examination of HUD-provided 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed high priority needs to be addressed through the investment of CDBG and HOME funds over the five year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the goals of the Strategic Plan. Projects in the Action Plan conform with one of the Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG or HOME funds.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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
CDBG Administrator	Oceanside	Neighborhood Services Department
HOME Administrator	Oceanside	Neighborhood Services Department

Table 1 – Responsible Agencies

Narrative

The City of Oceanside Neighborhood Services Department is the lead agency for overseeing the development of the Consolidated Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG and HOME program administrations. The City of Oceanside was supported by MDG Associates, Inc. in the development of the Consolidated Plan and Annual Action Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Oceanside consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder/resident surveys
- Individual stakeholder consultations
- Community meetings
- Public hearings
- 30-day public comment period
- Receipt of written comments

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

Through HUD CPD programs, the City of Oceanside works closely with a range of housing, social service, health and other providers operating in the City and San Diego County. The City invites active participation and input from stakeholders each year as part of the Action Plan development process as well as to reflect on accomplishments and outcomes through the development of the CAPER. As part of this Consolidated Plan process, the City of Oceanside reached out directly to a number of agencies and stakeholders to gather input on priority housing and community development needs. The City also invited stakeholders to participate in the Community Survey to gather input on community needs and conditions.

Additionally, the City facilitated 12 different presentations and feedback sessions at locations throughout the City and associated with different organizations and commissions and at locations where current social services and programs are conducted.

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 City of Oceanside actively participates in the San Diego Regional Task Force on the Homeless (Countywide coordinating agency for the CoC) and the Alliance for Regional Solutions (8 city collaborative of North County communities and nonprofits). Through these organizations, Oceanside coordinates with regional partners to understand the scale and breadth of homelessness in the region and Oceanside and to collaborate to identify effective regional solutions to best support the needs of homeless persons and households and to provide proactive assistance to persons at risk of homelessness.

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 Oceanside does not receive ESG funds. However, as noted above, the City actively participates in the CoC and the Alliance for Regional Solutions to provide input on the approach and allocation of funding to support services and facilities targeted to homeless persons and those at-risk of becoming homeless.

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

Consultation Partners

The following organizations were invited to consult and provide input on housing and community development needs within the City of Oceanside:

1	Agency/Group/Organization	Angels Foster
	Agency/Group/Organization Type	Services – Children; Child Welfare Agency
	What section of the Plan was addressed by Consultation?	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?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
2	Agency/Group/Organization	Bread of Life Rescue Mission
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
3	Agency/Group/Organization	Brother Benno’s Center
	Agency/Group/Organization Type	Services – Homeless; Services – Elderly Persons; Services – Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
4	Agency/Group/Organization	California Department of Fair Employment and Housing
	Agency/Group/Organization Type	Services – Fair Housing; Other Government – State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
5	Agency/Group/Organization	California Department of Housing and Community Development
	Agency/Group/Organization Type	Services-Housing; Housing; Other Government – State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
6	Agency/Group/Organization	Casa de Amparo
	Agency/Group/Organization Type	Services-Victims; Services-Victims of Domestic Violence; Services-Children
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.

7	Agency/Group/Organization	County of San Diego
	Agency/Group/Organization Type	Other Government-County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
8	Agency/Group/Organization	Interfaith
	Agency/Group/Organization Type	Services-Housing; Services-Education; Services-Employment; Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
9	Agency/Group/Organization	League of Women's Voters
	Agency/Group/Organization Type	Civic Leaders; Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
10	Agency/Group/Organization	Legal Aid Society of San Diego
	Agency/Group/Organization Type	Services-Fair Housing; Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
11	Agency/Group/Organization	Life Enrichment Services
	Agency/Group/Organization Type	Services-Persons with Disabilities; Services-Health
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
12	Agency/Group/Organization	Main Street Oceanside
	Agency/Group/Organization Type	Services-Employment; Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
13	Agency/Group/Organization	Mental Health Systems
	Agency/Group/Organization Type	Services-Health
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
14	Agency/Group/Organization	Milestone House
	Agency/Group/Organization Type	Services-Children; Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied Youth; 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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
15	Agency/Group/Organization	North County LGBTQ Resource Center
	Agency/Group/Organization Type	Services-Victims; Services-Health; Services-Employment; Services-Education; Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
16	Agency/Group/Organization	Oceanside Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders; Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis; Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
17	Agency/Group/Organization	Oceanside Emergency Management
	Agency/Group/Organization Type	Agency-Emergency Management; Agency-Managing Flood Prone Areas
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
18	Agency/Group/Organization	Oceanside Economic Development Commission
	Agency/Group/Organization Type	Other Government-Local; Civic Leaders; Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis; Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
19	Agency/Group/Organization	Oceanside Housing Commission
	Agency/Group/Organization Type	Housing; Services-Housing; Civic Leaders; Other Government-Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Public Housing Needs; Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
20	Agency/Group/Organization	Oceanside Information Technology Department
	Agency/Group/Organization Type	Services-Narrowing the Digital Divide; Other Government-Local
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy; Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
21	Agency/Group/Organization	Oceanside Parks and Recreation Commission
	Agency/Group/Organization Type	Services-Children; Other Government-Local; Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
22	Agency/Group/Organization	Oceanside Planning Commission
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
23	Agency/Group/Organization	Oceanside Planning Department
	Agency/Group/Organization Type	Other Government-Local; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.

24	Agency/Group/Organization	Oceanside Public Housing Authority
	Agency/Group/Organization Type	PHA; Services-Housing; Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
25	Agency/Group/Organization	Oceanside Unified School District
	Agency/Group/Organization Type	Services-Education; Services-Children
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
26	Agency/Group/Organization	Oceanside Utilities Department
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
27	Agency/Group/Organization	Operation Hope Shelter
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.

28	Agency/Group/Organization	San Diego Association of Governments
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Market Analysis; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
29	Agency/Group/Organization	San Diego County CoC
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless; Homeless Needs – Families with Children; Homeless Needs – Veterans; Homeless Needs – Unaccompanied Youth; Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
30	Agency/Group/Organization	TERI Campus of Life
	Agency/Group/Organization Type	Services-Persons with Disabilities
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
31	Agency/Group/Organization	Veteran’s Village of San Diego
	Agency/Group/Organization Type	Services-Veterans; Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
32	Agency/Group/Organization	Women's Resource Center
	Agency/Group/Organization Type	Services-Health; Services-Education; Services-Victims; Services-Victims of Domestic Violence
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.
33	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services-Children; Services-Elderly Persons
	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 organization was consulted by email outreach and the web-based survey. Through this consultation, Oceanside validated data and strategies to address housing needs and issues in the City.

Table 2 – Consultation Partners

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City's CDBG and HOME program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the City at the contact information provided for this Consolidated Plan.

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 Diego County CoC	The CoC has established a strategic and coordinated approach to address homelessness throughout the County.
Housing Element	City of Oceanside	The Housing Element and Consolidated Plan both identify the importance of maintaining and expanding the affordable housing stock within the City.
5-year Strategic Plan	Oceanside Housing Authority	In line with the Consolidated Plan, the Housing Authority has established goals to expand the supply of affordable housing and to expand efforts to affirmatively further access to fair housing

Table 2 – 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(l))

The City invited input from San Diego Association of Governments (SANDAG) to provide input on regional needs and opportunities. Additionally, Oceanside participates in regular planning meeting with Community Development Department representatives from across the County to discuss regional challenges, needs, best practices, and opportunities for coordination among each city's annual projects and activities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

As part of the Consolidated Plan process, the City of Oceanside actively encouraged residents from across the City to participate in identifying needs and issues to inform the housing and community development needs assessment. In an effort to broaden engagement, the City presented at 10 number of commissions, presented at local stakeholder organizations, and facilitated four public hearings. Marketing for these workshops as well as public hearings and the community needs survey were published in local publications, community centers and via public notices. Additionally, Oceanside informed key partners and requested that they share meeting locations and survey links with their respective networks.

Qualitative data gathered through consultations and resident engagement was a key informant of determining priority needs and establishing the City's Strategic Plan goals.

The table on the subsequent page documents the City's approach to resident engagement.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident and Stakeholder Survey	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a survey for residents and stakeholders to provide input on community needs. The survey was provided in English and Spanish and available electronically and via hard copy. City received 193 responses.	A summary of comments will be provided during the public review period.	All comments were reviewed and used to inform the Consolidated Plan	
2	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting on January 18, 2020 as part of the Crown Heights Martin Luther King Civic Event.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Transportation - Rental and Homeownership Assistance 	All comments were reviewed and used to inform the Consolidated Plan	
3	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Country Club Senior Center lunch program on January 31, 2020. 36 individuals attended the meeting.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Homelessness programs and services - Road repairs - Senior centers and services - Senior housing - Low-income housing 	All comments were reviewed and used to inform the Consolidated Plan	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at Mission Cove: Hope through Housing on January 31, 2020. 50 individuals attended the meeting.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Affordable housing - Youth programs - Homeless and substance abuse services - Utility and bill assistance - After school programs - Cultural awareness 	All comments were reviewed and used to inform the Consolidated Plan	
5	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Planning Commission on February 10, 2020. 7 individuals attended the meeting.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Community Safety - Park expansion - Park safety 	All comments were reviewed and used to inform the Consolidated Plan	
6	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Oceanside Community Safety Partnership. 14 individuals attended the meeting.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted an Oceanside-wide community meeting/public hearing on February 13, 2020. 2 individuals attended the meeting.	No comments were received.	N/A	
8	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Crown Heights Resource Center on February 19, 2020. 16 individuals attended the meeting.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Homeless services and programs - Expansion of emergency shelters - Rental assistance - Childcare assistance 	All comments were reviewed and used to inform the Consolidated Plan	
9	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the League of Women's Voters on February 25, 2020. 14 individuals attended the meeting.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Housing Commission on February 25, 2020.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Improve senior health options 	All comments were reviewed and used to inform the Consolidated Plan	
11	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a survey canvassing event at Jon Landes Park on February 26, 2020. 4 individuals provided input via survey responses.	See survey results.	All comments were reviewed and used to inform the Consolidated Plan	
12	Public Hearing	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted an Oceanside-wide community meeting/public hearing on February 27, 2020. 7 individuals attended the meeting.	No comments were received.	N/A	
13	Community Meetings/ Commission Meetings	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a community meeting at the Parks and Recreation Commission on February 25, 2020.	The city received input emphasizing the need for: <ul style="list-style-type: none"> - Community Safety - Park expansion - Park safety 	All comments were reviewed and used to inform the Consolidated Plan	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Hearing	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a public hearing in the Council Chambers of the Civic Center on June 17, 2020.	No comments were received.	N/A	
15	Newspaper Ads	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	Newspaper ad published on June 6, 2020 in the San Diego Union Tribune newspaper announcing a Public Hearing and comment period to receive input on the preparation of the City's 2020-2024 Consolidated Plan and the 2020-2021 Action Plan.	No comments were received.	N/A	
16	Public Hearing	<ul style="list-style-type: none"> • Minorities • Non-English Speaking • Persons with disabilities • Broad community • Residents of public/assisted housing • Stakeholders 	The City conducted a public hearing at the Housing Commission Meeting on July 28, 2020.	No comments were received.	N/A	

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development and homelessness for the City of Oceanside. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2011- 2015 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by more current data to provide context around the significant growth experienced by the region in recent years.

The housing portion of the needs assessment focuses largely on households experiencing a housing problem. HUD defines housing problems as:

- Units lacking complete kitchen facilities;
- Units lacking complete bathroom facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Two of the three housing and community development entitlement programs, CDBG and HOME, operate under federally established income limits. Oceanside is a direct recipient of both CDBG and HOME funds. The program income limits are based on median family income, with adjustments based on family size for Oceanside.

In general, very-low income refers to gross household incomes at or below 30 percent of the area median income (AMI); low-income refers to incomes between 31 and 50 percent of AMI; moderate-income refers to incomes between 51 and 80 percent of AMI. The CDBG and HOME programs target low- and moderate-income beneficiaries. HOME rental activities can benefit those with household incomes of up to 60 percent of AMI.

Persons in Family	Extremely Low (30% AMI)	Low (50% AMI)	Moderate (80% AMI)
1	\$24,300	\$40,450	\$64,700
2	\$27,750	\$46,200	\$73,950
3	\$31,200	\$52,000	\$83,200
4	\$34,650	\$57,750	\$92,400
5	\$37,450	\$62,400	\$99,800
6	\$40,200	\$67,000	\$107,200
7	\$43,000	\$71,650	\$114,600
8	\$45,750	\$76,250	\$122,000

Figure 1 – HUD Income Limits (2020)

Data Source: US Department of Housing and Urban Development

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Oceanside’s population grew by 4% from the 2009 to 2015 ACS 5-year estimates. Since 2015, the population has continued to increase. According to the California Department of Finance, Oceanside’s 2019 population is estimated to be 178,021. Oceanside’s median income has declined from the 2009 ACS estimates to \$57,703. This is nearly \$7,000 below the County’s median income of \$64,309. This is especially notable given that the cost of housing has risen significantly in the City, despite the lack of a corresponding increase in household income.

48% of the residents of Oceanside identify as being White (not Hispanic/ Latino), 35% identify as being Hispanic/ Latino, 7% identify as Asian (not Hispanic/ Latino) and 5% Black (not Hispanic/ Latino).

Oceanside is slightly older than San Diego County as a whole as Oceanside’s median age is 36.2 compared to 35.1 in the County. Similarly, 13.5% of the City is aged 65 or older compared to 12.3% in the County.

Renter households account for 44% of the households in the City and have an average household size of 2.8 members. Owner households have a slightly larger average household size (2.9 members). 50% of all households earn less than 80% AMI. Of all households within the City, 44% are small family (2-4 members) households and 10% are large family (5 or more members).

33% of all households include one household member 62 years or older. Of these households, 54% earn less than 80% AMI.

15% of all households also contain at least one child aged 6 or younger. Of these households, 59% earn less than 80% AMI

When evaluating housing needs and problems, the Consolidated Plan considers households that are cost burdened (pay more than 30% of income for housing costs), overcrowded (more than 1 person/ room), and lack complete plumbing/kitchen facilities. Of all households earning less than 100% AMI, 36% experience at least one of these housing problems. Renters below 100% AMI are more likely to experience a housing problem (40%) than owners (31%) in the same income range.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	167,086	173,050	4%
Households	59,501	60,495	2%
Median Income	\$62,657.00	\$57,703.00	-8%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,510	8,145	12,315	6,445	24,080
Small Family Households	3,475	3,205	4,965	2,660	12,310
Large Family Households	510	785	1,690	765	2,125
Household contains at least one person 62-74 years of age	2,000	1,790	2,140	1,230	5,220
Household contains at least one person age 75 or older	1,610	1,525	1,845	705	2,135
Households with one or more children 6 years old or younger	1,325	1,455	2,570	1,034	2,700

Table 5 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	20	25	25	180	15	10	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	270	170	70	650	10	20	125	70	225
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	320	385	450	145	1,300	20	35	280	125	460
Housing cost burden greater than 50% of income (and none of the above problems)	2,970	1,885	775	100	5,730	1,770	1,170	1,305	270	4,515

	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
Housing cost burden greater than 30% of income (and none of the above problems)	235	1,655	3,495	1,180	6,565	425	790	1,800	1,155	4,170
Zero/negative Income (and none of the above problems)	1,555	0	0	0	1,555	1,120	0	0	0	1,120

Table 6 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,535	2,560	1,420	340	7,855	1,810	1,235	1,710	465	5,220
Having none of four housing problems	680	2,180	4,955	2,495	10,310	810	2,165	4,225	3,145	10,345
Household has negative income, but none of the other housing problems	1,555	0	0	0	1,555	1,120	0	0	0	1,120

Table 7 – Housing Problems 2

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	1,695	2,125	2,095	5,915	450	605	1,335	2,390
Large Related	325	435	560	1,320	120	220	450	790
Elderly	915	760	450	2,125	1,380	980	1,005	3,365
Other	790	795	1,445	3,030	295	215	465	975
Total need by income	3,725	4,115	4,550	12,390	2,245	2,020	3,255	7,520

Table 8 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	1,515	1,035	350	2,900	395	395	505	1,295
Large Related	260	125	70	455	90	155	100	345
Elderly	855	380	120	1,355	1,085	480	435	2,000
Other	760	445	250	1,455	230	190	275	695
Total need by income	3,390	1,985	790	6,165	1,800	1,220	1,315	4,335

Table 9 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS										
Single family households	405	500	390	165	1,460	10	20	160	145	335
Multiple, unrelated family households	45	105	165	55	370	20	25	250	55	350
Other, non-family households	30	50	75	0	155	0	10	0	0	10
Total need by income	480	655	630	220	1,985	30	55	410	200	695

Table 10 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,115	1,175	1,805	4,905	210	280	765	1,255

Table 11 –Households with Children Present

Data 2011-2015 CHAS
Source:

Describe the number and type of single person households in need of housing assistance.

According to the 2011-2015 ACS estimates, 24.7% (14,924) of all households in the City are occupied by a person living alone. A slightly larger number of owners live alone (53%) than renter households (47%). Of all households in the City, 10% consist of householders aged 65 or older who are living alone (6,231). Elderly households are more likely to require services and assistance, especially those living alone who can less easily rely on other members of the household to assist with key services.

The median income for single person households is \$34,335. This median income is less than 50% of the AMI (adjusted for household size) in Dan Diego (\$37,450). While the total share of low- or moderate-income single-person households in Oceanside cannot be determined, given that the median income is below the 50% AMI threshold, it is likely that a sizeable majority of single person households within the city are low- or moderate-income households and are more likely to require some form of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic Violence

Domestic violence, assault and stalking are not always reported. According to the 2018 National Crime Victimization Survey, only 47% of all domestic violence events were reported to the police. The California Department of Justice Criminal Justice Statistics Center maintains data on the number of domestic violence calls by jurisdiction. In 2018, there were 943 domestic violence calls for assistance in Oceanside. 77% (729) of the calls reported that a weapon was involved in the incident. At a minimum, it can be assumed that each of these calls indicated a need for assistance and thus it can be assumed that at least 943 households require assistance. Applying the ratio that 53% of all domestic violence events were not reported to the police, this estimate can be increased to 2,006 households.

According to the San Diego County Continuum of Care's Stella P report, 14% of those homeless in the County are domestic violence survivors. Of those survivors, 21% are currently fleeing.

Disability

Within the City of Oceanside, 10.8% of all residents have at least one disability. Of all residents 65 years old or older, 36% live with a disability. The most common disability in Oceanside is an independent living disability (5.9% of the City). Of those with a disability, 16% live below the federal poverty level. In general, those with disabilities may have a greater need for services and housing assistance. These needs are exemplified for extremely low- and low-income disabled households in terms of assistance in identifying affordable, accessible housing.

What are the most common housing problems?

HUD defines housing problems as a household 1) not having complete kitchen facilities, 2) not having complete bathroom facilities, 3) paying more than 30% of gross income for housing costs, or 4) having more than 1 person/ room (excluding bathrooms and kitchens). Of all households within Oceanside earning less than 100% AMI, 36% experience at least one housing problem. Of those households earning below 100% AMI and experiencing a housing problem, 70% earn below 50% AMI (9,140 households).

Of all households earning up to 80% AMI, 19,910 households (66%) are cost burdened. More than half of these households (10,500) pay more than 50% of their income for housing costs and are considered severely cost burdened.

More than half of the cost burdened households at this income range are renters (62% or 12,390 households) compared to owner households (38% or 7,520 households). Of these rental households, more than half (51%) of all small family households (2-4 persons) are cost burdened. Further, 71% of all large rental families (5+ persons) at this income range are cost burdened. 50% of all households below 80% AMI that contain one person over the age of 62 are cost burdened.

A much smaller overall share of households earning less than 80% AMI experience overcrowding (8% or 2,260 households). However, of those experiencing overcrowding, 78% are rental households.

A very small share of Oceanside's households live in units with substandard kitchens or bathrooms (205 households at or below 100% AMI).

Are any populations/household types more affected than others by these problems?

The most impacted population are low-income renters (earning less than 50% AMI). 10,510 households meet this definition and, of those, 6,095 (58%) experience at least one housing problem.

50% of all households in Oceanside earn less than 80% AMI. In examining this income range by household type, 51% of large family households, 59% of households with a young child (age 6 or younger), and 54% of all households with at least member of the age of 62 earn less than 80% AMI.

Of all overcrowded households, 78% are renter households compared to 22% of owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either

residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The most prevalent indicator of risk for low-income individuals and households with children are severe cost burden (paying more than 50% of income for housing) and severe overcrowding (more than 1.5 persons/ room).

The ACS and CHAS data do not aggregate housing problem data to allow a calculation of households that experience either or both severe cost burden and severe crowding. However, we are able to calculate from the data above that there are at least 8,235 unique households living below 50% AMI who experience either severe housing cost burden or severe overcrowding. 5,265 of these households are renters and 2,970 are owner households.

Of the 10,500 severely cost burdened households earning less than 80% AMI, 40% are small related households and 32% include at least one household member over the age of 62.

Individuals and families whose rental assistance has or will be terminating soon are at risk of not being able to find affordable, size-appropriate housing units. As noted in the market analysis, the cost of housing has increased significantly over the past 5 years and the supply of units affordable to families at or below 50% AMI does not match the demand.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Oceanside does not maintain unique definitions or estimates of at-risk populations. The City uses the ACS and CHAS estimates provided by HUD to identify households living at or below 50% AMI who experience housing problems as a proxy to identify at-risk populations and subpopulations within the City.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Based on input from stakeholders as well as the data gathered in this needs assessment, the greatest characteristic linked with instability and an increased risk of homelessness is extremely low-income (less than 30% AMI) renters who are experiencing at least one housing problem. 3,535 households meet this characteristic of increased risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

Sections NA-15, NA-20, and NA-25 of the Needs Assessment assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. A disproportionately greater need exists when a certain race/ethnicity experiences a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30% AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular race/ethnicity experiences a housing problem, that racial or ethnic group has a disproportionately greater need. Housing problems include:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Overcrowding: A household is considered to be overcrowded if there are more than 1 person per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.3% of the population in Oceanside is American Indian/Alaska Native. Given the low share of this population, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, this population is included in the analysis, but should be evaluated recognizing the larger margin of errors.

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	6,010	825	2,675
White	3,055	595	1,850
Black / African American	350	14	120
Asian	315	80	100
American Indian, Alaska Native	60	0	10
Pacific Islander	30	0	0
Hispanic	2,030	110	560

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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	6,240	1,905	0
White	3,130	1,180	0
Black / African American	330	25	0
Asian	360	160	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	15	0
Hispanic	2,305	465	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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	8,425	3,885	0
White	4,115	2,575	0
Black / African American	500	105	0
Asian	320	190	0
American Indian, Alaska Native	60	0	0
Pacific Islander	85	0	0
Hispanic	3,070	930	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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	3,135	3,310	0
White	1,815	2,060	0
Black / African American	90	165	0
Asian	150	205	0
American Indian, Alaska Native	75	0	0
Pacific Islander	70	14	0
Hispanic	780	755	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 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%

Discussion

0-30% AMI

63% of all households at the 0-30% AMI range experience at least one housing problem. 86% of American Indian/ Alaska Native households (60), 100% of Pacific Islander households (30), and 75% of Hispanic households (2,030) experience a housing problem at this income, resulting in a disproportionately greater need for these subpopulations.

30-50% AMI

77% of all households at the 30-50% AMI range experience at least one housing problem. 93% of Black/ African American households (330) experience a housing problem at this income, resulting in a disproportionately greater need.

50-80% AMI

68% of all households at the 50-80% AMI range experience at least one housing problem. 83% of Black/ African American households (500), 100% of American Indian/ Alaska Native households (60), and 100% of Pacific Islander households (85) experience a housing problem at this income, resulting in a disproportionately greater need.

80-100% AMI

49% of all households at the 80-100% AMI range experience at least one housing problem. 100% of American Indian/ Alaska Native households (75) and 83% of Pacific Islander households (70) experience a housing problem at this income, resulting in a disproportionately greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Sections NA-15, NA-20, and NA-25 of the Needs Assessment assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. A disproportionately greater need exists when a certain race/ethnicity experiences a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30% AMI households, if 50% of the households experience a severe housing problem, but 60% or more of a particular race/ethnicity experiences a severe housing problem, that racial or ethnic group has a disproportionately greater need. Severe housing problems include:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Severe Overcrowding: A household is considered to be overcrowded if there are more than 1.5 persons per room.
4. Severe Cost burden: A household is considered cost burdened if the household pays more than 50 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.3% of the population in Oceanside is American Indian/Alaska Native. Given the low share of this population, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, this population is included in the analysis, but should be evaluated recognizing the larger margin of errors.

0%-30% of Area Median Income

Severe 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	5,345	1,490	2,675
White	2,670	980	1,850
Black / African American	290	80	120
Asian	260	135	100
American Indian, Alaska Native	60	0	10
Pacific Islander	30	0	0
Hispanic	1,870	270	560

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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

Severe 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	3,795	4,345	0
White	1,770	2,540	0
Black / African American	185	170	0
Asian	190	335	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	15	0
Hispanic	1,560	1,210	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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

Severe 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	3,130	9,180	0
White	1,435	5,260	0
Black / African American	70	530	0
Asian	130	380	0
American Indian, Alaska Native	0	60	0
Pacific Islander	4	75	0
Hispanic	1,385	2,615	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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

Severe 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	805	5,640	0
White	255	3,620	0
Black / African American	35	220	0
Asian	40	320	0
American Indian, Alaska Native	35	40	0
Pacific Islander	20	65	0
Hispanic	375	1,160	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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%

Discussion

0-30% AMI

56% of all households at the 0-30% AMI range experience at least one severe housing problem. 86% of American Indian/ Alaska Native households (60), 100% of Pacific Islander households (30), and 69% of Hispanic households (1,870) experience a severe housing problem at this income, resulting in a disproportionately greater need for these subpopulations.

30-50% AMI

47% of all households at the 30-50% AMI range experience at least one severe housing problem. No race or ethnicity experiences a disproportionately greater need at this income.

50-80% AMI

25% of all households at the 50-80% AMI range experience at least one severe housing problem. 35% of Hispanic households (1,385) experience a severe housing problem at this income, resulting in a disproportionately greater need.

80-100% AMI

12% of all households at the 80-100% AMI range experience at least one severe housing problem. 34% of American Indian/ Alaska Native households (35), 24% of Pacific Islander households (20), and 24% of Hispanic households (375) experience a severe housing problem at this income, resulting in a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need exists when a certain race/ethnicity are cost burdened at a greater rate (10 percentage points or more) than the population as a whole. For example, if 50% of the households are cost burdened, but 60% or more of a particular race/ethnicity are cost burdened, that racial or ethnic group has a disproportionately greater level of cost burden. Cost burden is defined as:

1. Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
2. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2011-2015 ACS five-year estimates, only 0.3% of the population in Oceanside is American Indian/Alaska Native. Given the low share of this population, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, this population is included in the analysis, but should be evaluated recognizing the larger margin of errors.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,345	15,190	11,245	2,715
White	20,785	8,205	5,985	1,885
Black / African American	1,425	930	570	120
Asian	2,020	950	545	100
American Indian, Alaska Native	150	115	60	10
Pacific Islander	225	170	70	0
Hispanic	6,005	4,465	3,585	560

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Cost Burdened

26% (15,190) of all households in Oceanside are cost burdened. 37% of Pacific Islander households (170) are cost burdened, resulting in a disproportionately greater share.

Severely Cost Burdened

20% (11,245) of all households in Oceanside are severely cost burdened. No race or ethnicity experiences a disproportionately greater share.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As documented in the previous screens, the following groups have disproportionately greater needs:

Housing Problems

0-30% AMI

- Hispanic
- American Indian/ Alaska Native
- Pacific Islander

30-50% AMI

- Black/ African American

50-80% AMI

- American Indian/ Alaska Native
- Pacific Islander
- Black/ African American

80-100% AMI

- American Indian/ Alaska Native
- Pacific Islander

Severe Housing Problems

0-30% AMI

- Hispanic
- American Indian/ Alaska Native
- Pacific Islander

30-50% AMI

- none

50-80% AMI

none

80-100% AMI

- Hispanic
- American Indian/ Alaska Native
- Pacific Islander

Housing Cost Burden

Cost Burdened

- Pacific Islander

Severely Cost Burdened

- none

As noted in the introduction, according to the 2011-2015 ACS five-year estimates, only 0.3% of the population in Oceanside is American Indian/Alaska Native. Given the low share of this population, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, this population is included in the analysis, but should be evaluated recognizing the larger margin of errors.

If they have needs not identified above, what are those needs?

The greatest need of those experiencing disproportionately greater needs is access to affordable housing. This need aligns with the needs of all low- and moderate-income households within Oceanside.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

By share, the largest races/ ethnicities in Oceanside are white (not Hispanic) (48%), Hispanic/Latino (any race) (35%), Asian (not Hispanic) (7%), and Black/ African American (not Hispanic) (5%). The maps below depict the concentrations of each of these races/ ethnicities within the City of Oceanside.

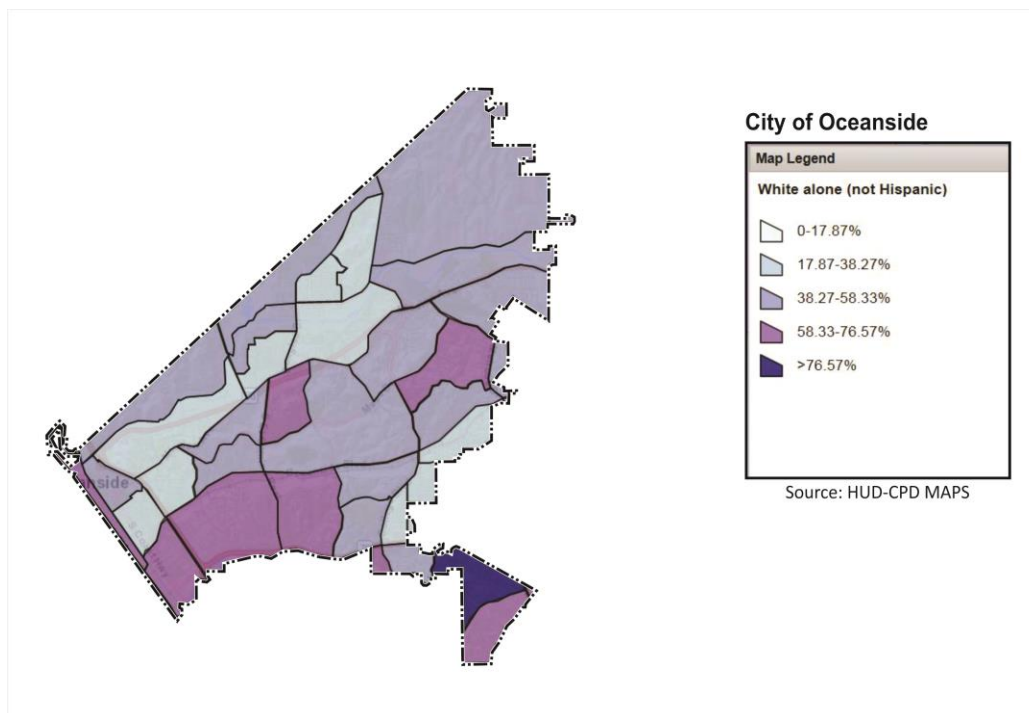


Figure 2– White (not Hispanic) Population

Data Source: 2011-2015 ACS

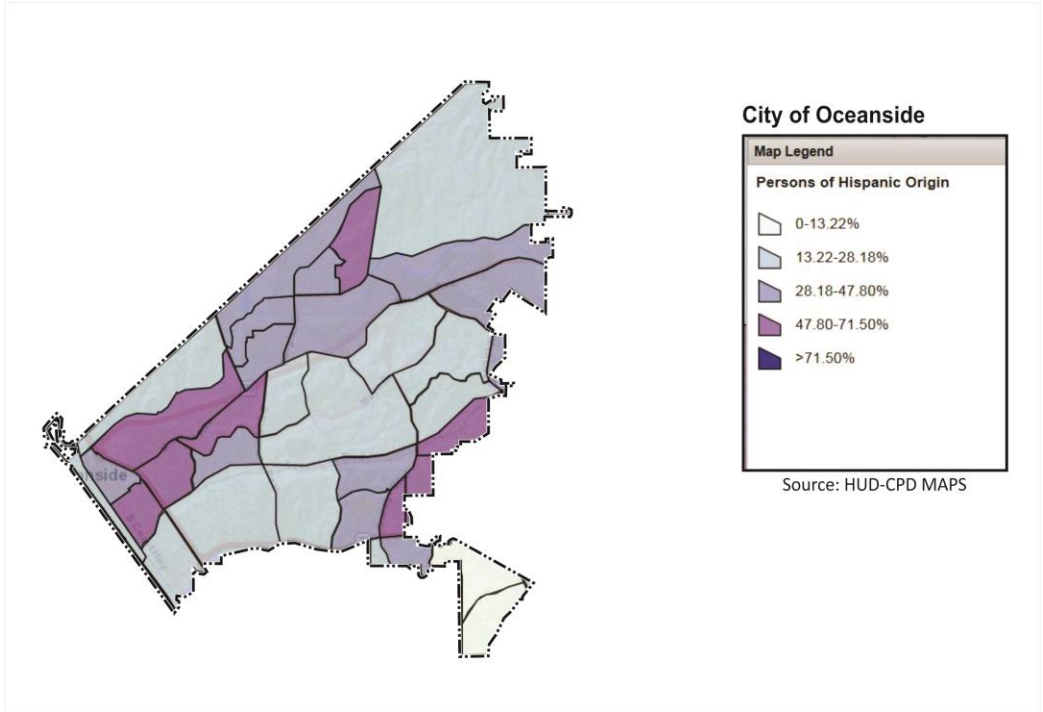


Figure 3 – Hispanic/Latino Population

Data Source: 2011-2015 ACS

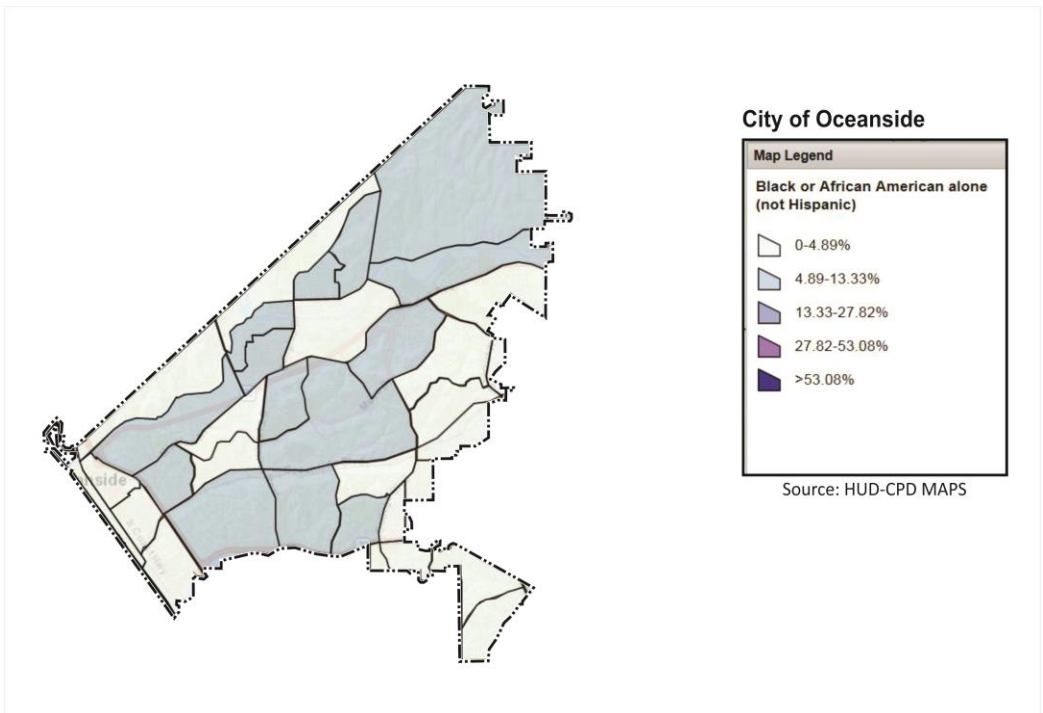


Figure 4– Black/ African American (not Hispanic) Population

Data Source: 2011-2015 ACS

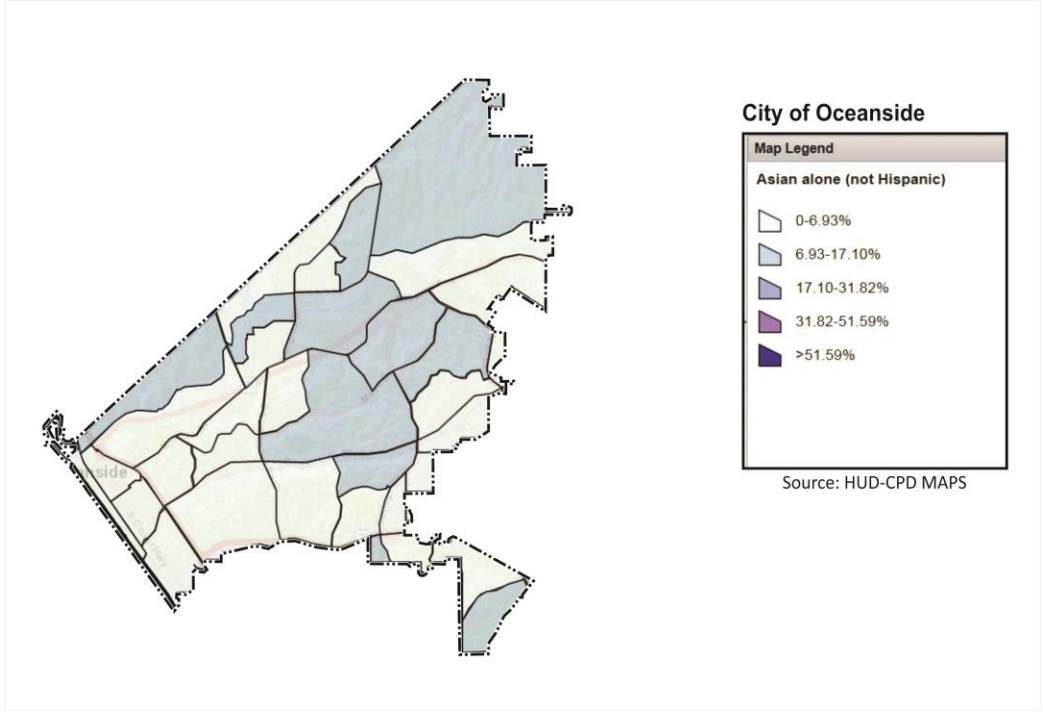


Figure 5 – Asian (not Hispanic) Population

Data Source: 2011-2015 ACS

NA-35 Public Housing – 91.205(b)

Introduction

The City of Oceanside is predominately served by the Oceanside Housing Authority. The OHA does not own or operate public housing, providing only Housing Choice Vouchers, i.e., Section 8 rental assistance.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,582	23	1,490	19	38	0

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	16,014	10,990	15,909	12,803	19,028	
Average length of stay	0	0	0	7	1	7	0	9	
Average Household size	0	0	0	2	1	2	1	3	
# Homeless at admission	0	0	0	3	3	0	0	0	
# of Elderly Program Participants (>62)	0	0	0	478	1	471	4	1	

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	0	403	17	372	3	10
# of Families requesting accessibility features	0	0	0	1,582	23	1,490	19	38
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23– Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,164	17	1,097	10	32	0
Black/African American	0	0	0	310	5	290	9	5	0
Asian	0	0	0	67	1	63	0	1	0
American Indian/Alaska Native	0	0	0	23	0	22	0	0	0
Pacific Islander	0	0	0	18	0	18	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 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	479	5	457	2	10	0
Not Hispanic	0	0	0	1,103	18	1,033	17	28	0

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

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most pressing need for Housing Choice Voucher holders and those on the waitlist is access to affordable housing. The high demand for affordable housing throughout San Diego County is in part documented by the long waitlists for vouchers and public housing developments throughout the County.

Beyond the need for affordable housing, residents also need additional access to service programs such as:

- Job training and placement;

- Youth employment and educational programs;
- Childcare services; and
- Transportation.

How do these needs compare to the housing needs of the population at large?

The needs for additional services for voucher holders align with the needs of low- and moderate-income households in Oceanside.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

According to the 2019 Annual Homeless Assessment Report (AHAR) to Congress, over one quarter of the nation’s homeless population is in California and nearly half of all the nation’s homeless individuals are in three states: California (27 percent), New York (16 percent), and Florida (five percent). California and New York have the highest rate of homelessness among all individuals, at 38 and 46 people per 10,000 individuals.

Every year, the San Diego CoC conducts a Point in Time count, to create a census of unsheltered and sheltered individuals experiencing homelessness. From 2018 to 2019, the number of homeless residents in San Diego County dropped from 8,576 to 8,102 individuals. In Oceanside, the number decreased from 483 to 395 from 2018 to 2019.

The majority of the Point in Time data is collected at the County level and is presented as such in the tables below.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homeless each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	1,201	218	28	11	15	194.5
Persons in households with only children	54	145	No data	No data	No data	No data

Persons in households with only adults	2,371	4,113	332	194	89	143.8
Chronically homeless individuals	662	917	53	24	13	109.85
Chronically homeless families	85	48	No data	No data	No data	No data
Veterans	644	424	140	63	37	211.3
Unaccompanied Child	209	405	No data	No data	No data	No data
Persons with HIV/AIDS	82	67	1	1	0	60

Table 26 – Homeless Population Profile

Data Source: 2019 Point in Time Count

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	2,277	3,100
Black/African American	939	986
Asian	89	60
American Indian or Alaska Native	69	168
Pacific Islander	34	68
Multiple Races	218	94
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	1,143	1,209
Non-Hispanic/Non-Latino	2,483	3,267

Table 27 – Homeless Race/Ethnicity

Data Source: 2019 Point in Time Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In the 2019 Point in Time Count, the San Diego County CoC identified the following profile of unsheltered homeless counted in Oceanside:

Population Type	% of Unsheltered Homeless
Chronically Homeless	36%
Veteran	18%
Female	30%
Families	0%
Youth	18%

Table 28 – Unsheltered Homeless Population Profile

Data Source: 2019 Point in Time Count

Within the County, the share of elderly homeless (age 55 or older) has increased significantly over the past five years. In 2015, age 55 and up accounted for 12% of the unsheltered population. In the 2019 count, this demographic group accounted for 33% of the unsheltered population.

The count identified 424 unsheltered veterans. Nearly half (47%) of these Veterans are chronically homeless, making them more vulnerable and in need of higher level of case management to find them housing, mainly Permanent Supportive Housing.

According to the Point in Time Count, there are 461 homeless families (consisting of 1,419 individuals) in San Diego County. More than three quarters of these households live in emergency or transitional shelters (81%).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The two tables below compare the share of race/ ethnicity of homeless individuals in San Diego County compared to the population as a whole.

Race	% of all residents	% of homeless residents
White	71%	66%
Black/ African American	5%	24%
Asian	12%	2%
Native American/ Alaska Native	0.7%	3%
Pacific Islander	0.4%	1%
Ethnicity	% of all residents	% of homeless residents
Hispanic/ Latino	33%	29%
Not Hispanic/ Latino	77%	71%

Table 29 – Comparative Race/ Ethnicity Profile

Data Source: 2019 Point in Time Count & 2011-2015 ACS

In comparing the shares of homeless and all residents by race/ ethnicity, the greatest variations are for Black and Asian individuals. Only 5% of San Diego County identifies as Black, however, Black individuals comprise nearly one quarter of the County’s homeless population. On the contrary, 12% of San Diego County residents identify as Asian, but only account for 2% of the County’s homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 8,102 total persons experiencing homelessness as identified in the 2019 Point in Time Count, 4,476 are unsheltered and 3,626 were residing in emergency or transitional shelters. Of the unsheltered population, 10% identify as Veterans, 3% are families with at least one child, 36% report having a physical disability and 12% are under the age of 24.

When asked, “Where did you sleep the night of the count,” 61% reported sleeping on the street or sidewalk, 13% slept in a car, truck, or RV, and 11% slept in a park.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section evaluates persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Oceanside will consider allocating CDBG public service funding to programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of domestic violence or other needs.

Describe the characteristics of special needs populations in your community:

Elderly and frail elderly: The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three "activities of daily living" including eating, bathing or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2011-2015 CHAS data, of the 20,200 total households containing at least one elderly person, 54% (10,910) of households earn less than 80 percent of the AMI in Oceanside.

Persons with Disabilities: HUD defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have high health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. Based on ACS data, of the total Civilian Noninstitutionalized Population in Oceanside, the percent with a disability is 10.8% (18,215). Of those with a disability between the ages of 18-64, 47% are in the labor force and the remaining 53% are not actively holding or seeking a job. For those with a disability not participating in the labor force, they may have a higher demand for services and assistance to address their needs.

Alcohol and Other Drug Addictions: Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national 'opioid epidemic' began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

HIV/AIDS: Human Immunodeficiency Virus (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. According to the 2018 Annual HIV Surveillance Report for San Diego County, there were 13,866 persons living with HIV/AIDS countywide. In 2018, there were 379 reported new cases of HIV/AIDS in the County. According to the San Diego County 2016 HIV/AIDS report, 3.3% of the population with HIV/AIDS in the County is living in Oceanside.

Victims of Domestic Violence: Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2018, the California Department of Justice Criminal Justice Statistics Center reported 943 domestic violence calls for assistance in Oceanside. 77% (729) of the calls reported that a weapon was involved in the incident.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations in Oceanside are more likely to be extremely low- or low-income households and thus have a greater need for affordable housing. Further, through input from residents and community stakeholders, special needs populations have a greater need for public services, access to public facilities, affordable housing and access to fair housing. Specific needs include access to housing, transportation, job training programs, childcare, access to basic services, and other needs as identified by community-based service providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The San Diego County 2016 HIV/AIDS report indicates that of the estimated 13,643 individuals living with HIV/AIDS, 90% are male. From a race/ethnicity perspective, 47% report as white (non-Hispanic/Latino), 34% as Hispanic/Latino and 13% as Black/ African American. The County reports that in five-year time periods starting in 1997, the number of new diagnoses has remained relatively steady (between 2,992 to 2,462), the share of cases of people of color has increased from 53% to 64%. 38% of those diagnosed are between the ages of 30-39 at the time of diagnosis.

According to the CoC's 2019 Point in Time Count, 149 individuals identified as having HIV/ AIDS (67 unsheltered and 82 sheltered).

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

Describe the jurisdiction's need for Public Facilities:

The City of Oceanside manages and/ or supports a range of public facilities that provide critical services and programs for residents within the City. There is a growing need for new facilities as well as rehabilitation and updates to existing facilities to continue to meet the needs of the community.

As part of the community survey, participants indicated the highest level of need for Youth Centers and Parks & Recreational Facilities.

Additional stakeholder input indicated a need for ADA improvements to existing public facilities as well as a need for additional park, community, and homeless facilities within the City.

How were these needs determined?

The Public Facility needs were identified through consultation with multiple stakeholder groups based in the City of Oceanside, consultation with different City departments, and input from community members through the Community Survey.

Describe the jurisdiction's need for Public Improvements:

Residents and stakeholders identified a growing need to improve access to and the delivery of transit services and options to better enable residents to travel throughout the City and not be dependent on personal vehicles. Stakeholders also identified a need to increase access to low-cost high-speed broadband services for residents throughout the City.

How were these needs determined?

The Public Improvement needs were identified through consultation with multiple stakeholder groups based in the City of Oceanside, consultation with different City departments, and input from community members through the Community Survey.

Describe the jurisdiction's need for Public Services:

As identified by stakeholders and residents, there are a wide range of public services for low- and moderate-income and special needs populations throughout the City. Services include those targeted to certain age groups (e.g. senior and youth programming and services) as well as for certain populations (e.g. homeless and substance abuse training) as well as more general service needs such as job training and employment assistance, community programming, transportation, anti-crime and healthcare services. The three highest rated public service needs in the Community Survey are Mental Health Services, Homeless Services, and Crime Prevention Programs.

The need for public services is beyond what the City can target through CDBG funding and the City will continue to identify opportunities for leverage and partnership to address these needs.

How were these needs determined?

The Public Service needs were identified through consultation with multiple stakeholder groups based in the City of Oceanside, consultation with different City departments, and input from community members through the Community Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As part of the Consolidated Plan requirements, Oceanside must complete a market analysis. The market analysis consists of the following sections:

- Cost/Condition/Supply of Housing
- Public Housing Supply
- Homeless and Special Needs Facilities/ Services
- Non-Housing Community Development Conditions (including economic conditions, access to broadband, and hazard mitigation)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2011-2015 ACS data, 72% of the City's housing stock is comprised of single-family housing (1-4 units). Multifamily housing (5+ units) accounts for 23% of total housing units in the City. The largest shares of multifamily housing are located in the neighborhoods north of Mission Blvd and west of Ron Ortega Recreation Park.

Most of the City's ownership housing (74%) is comprised of larger units containing three or more bedrooms. In comparison, only 31% of the City's rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	34,865	53%
1-unit, attached structure	7,330	11%
2-4 units	5,185	8%
5-19 units	10,480	16%
20 or more units	4,820	7%
Mobile Home, boat, RV, van, etc.	2,840	4%
Total	65,520	100%

Table 24 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	150	0%	905	3%
1 bedroom	575	2%	5,725	22%
2 bedrooms	7,995	23%	11,455	43%
3 or more bedrooms	25,415	74%	8,265	31%
Total	34,135	99%	26,350	99%

Table 25 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The table below summarizes all affordable housing units that are currently subsidized with Federal, state and local funding located in Oceanside.

Property Name	Funding Program	Total Units	Aff. Units	Pop. Served	Affordability Term	Notes
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Tremont Street Apartments	LIHTC	21	20	Special Needs	2026	
Vintage Pointe Senior Apartments aka Las Serenas	LIHTC	136	136	Senior	2052	
Old Grove Apartments	LIHTC/ CalHFA	56	55	Large Family	2057	
Vintage Point Senior Apartments Phase II	LIHTC	186	168	Senior	2059	
La Mission Village Apartments	LIHTC	80	79	Large Family	2062	
Cape Cod Senior Villas	LIHTC	36	35	Senior	2062	
Country Club Apartments	LIHTC	90	89	Large Family	2063	
Shadow Way Apartments	LIHTC	144	143	Non-Targeted	2063	
Mission Cove Seniors	LIHTC	138	137	Seniors	2070	
Weitzel Street Apartments	LIHTC	32	31	Special Needs	2070	
Mission Cove Family II	LIHTC	60	59	Large Family	2070	
Villa Storia	LIHTC	38	37	Large Family	2070	
Mission Cove Family 1	LIHTC	90	89	Large Family	2069	
EL DORADO	LMSA	86	83		08/2032	
MAR VISTA ELDORADO	PRAC/202	73	72		11/2019	Eligible for renewals through 2034
NORTH RIVER CLUB	Sec 8 NC	56	56		04/2020	Eligible for renewals through 2026
SILVERCREST-OCEANSIDE	202/8 NC	69	68		2028	
Mar Vista House	PRAC/811	6	6		02/2020	Eligible for renewals through 2034
Lil Jackson Senior Community	PRAC/202	80	79		09/2019	Eligible for renewals through 2064

Table 32 – Affordable Multi-Family Properties

Data Source: Oceanside City Data

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At this time, there are no units that are expected to be lost from the affordable housing inventory during this Consolidated Plan cycle. The City will continue to monitor all developments and work with property owners to identify strategies to extend the affordability terms when appropriate and possible.

Does the availability of housing units meet the needs of the population?

The available housing units within Oceanside do not meet the overall needs of the population. As discussed in the Needs Assessment, 36% of all households earning less than 100% AMI experience at least one housing problem – indicating that the current availability of housing units does not meet the needs of the population. Nearly 2,000 (1,985) renter households below 100% AMI experience overcrowding and are in need of larger, more affordable housing units. Further, according to the ACS, the rental vacancy rate is 4.1% - indicating a low share of available housing stock, making it more challenging for renters to identify and move to more suitable, affordable housing stock in the City.

Describe the need for specific types of housing:

As indicated above, Oceanside has a need to continue to prioritize maintaining the existing affordable housing stock within the City. Additionally, the City has a need for additional rental housing targeted for low-income households – especially families and senior populations.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The tables below indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously over the past five years.

According to Zumper, a rental listing aggregator, average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to January 2020, the median sales price rose from \$407,000 to \$566,000 (an increase of 39%), far outpacing the ACS estimates for median home value.

Based on the reported housing costs, the data below indicates the number of units that are currently affordable to households at different levels of AMI. It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Cost of Housing

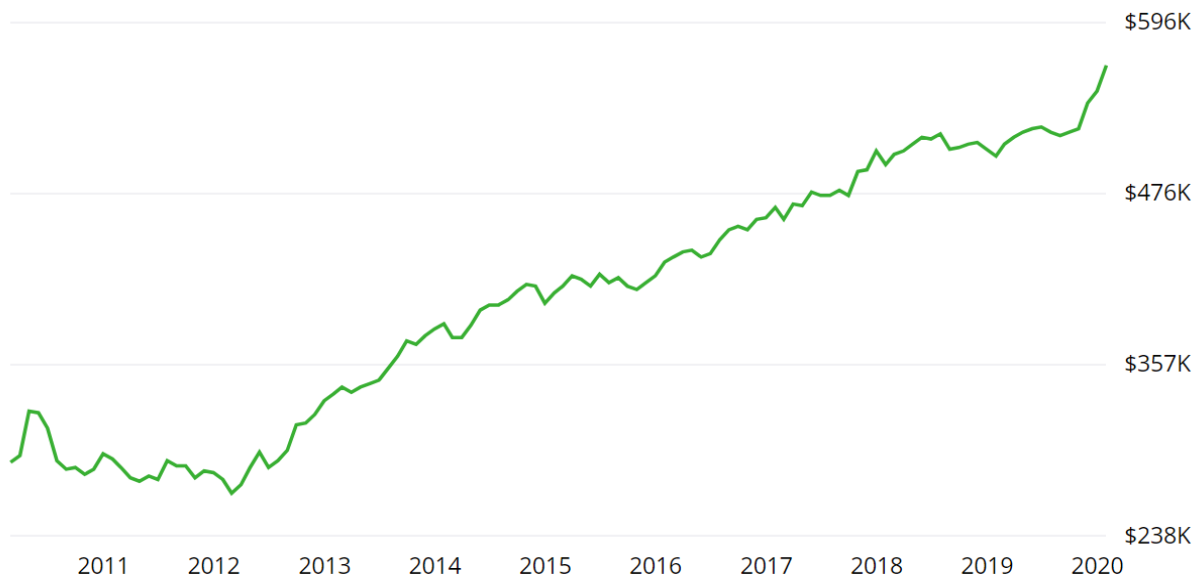
	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	459,700	360,900	(21%)
Median Contract Rent	1,162	1,323	14%

Table 26 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

	Jan. 2015	Feb. 2020	Percent Change
1-bedroom	\$1,250	\$1,695	36%
2-bedroom	\$1,553	\$2,002	29%
3-bedroom	\$2,098	\$2,600	24%

Data Source: Zumper Research (accessed 2/24/2020)



Data Source: Zillow Research (accessed 2/24/2020)

Rent Paid	Number	%
Less than \$500	1,224	4.6%
\$500-999	4,500	17.1%
\$1,000-1,499	11,520	43.7%
\$1,500-1,999	6,135	23.3%
\$2,000 or more	2,985	11.3%
Total	26,364	100.0%

Table 27 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	720	No Data
50% HAMFI	2,045	1,455
80% HAMFI	12,680	4,505
100% HAMFI	No Data	8,190
Total	15,445	14,150

Table 28 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,333	1,490	1,938	2,776	3,404

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	1,198	1,284	1,543	1,775	1,960
Low HOME Rent	936	1,003	1,203	1,391	1,552

Table 29 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a limited share of housing affordable to renters earning between 0-50% AMI when compared to the universe of households at those income levels. As documented in the Needs Assessment, there are nearly 10,510 renter households that earn between 0-50% AMI. However, as indicated in the table above, there are only 2,765 rental units affordable to households at this level.

This gap for renters is most significant at the 0-50% AMI range, as the total number of units affordable to households earning less than 80% AMI is 15,445 compared to 16,885 renter households at this level. However, this data does not take into account households earning more than 50% AMI who may be renting a unit that would be affordable to lower-income tenants or the quality and size of the units. Consequently, the need is likely greater than what is presented in this data.

Similarly, for owner households, there are 7,140 households who earn less than 50% AMI, but only 5,960 units affordable to this income level. Similarly, some of these units may be occupied by homeowners who earn more than 50% of AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Both sales and rental prices have increased significantly over the past 10 years. According to the Zillow and Zumper data presented above – median sales price has increased by 39% in the past five years and monthly rental prices have increased by 24-39% (depending on unit size). Given the low unemployment rate and the high demand for housing throughout the metro area, the cost of housing is anticipated to continue to rise in the coming years. While this has the prospect of increasing wealth accumulation for current property owners, it will make it more difficult for low- and moderate-income households to find affordable, suitable housing in Oceanside.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The current rental rates provided by the Zumper data exceed fair market rents for both 1 and 2-bedroom units and is just below the fair market value for 3-bedroom units. As market rate prices continue to rise as anticipated, rental rates will likely continue to exceed fair market rates.

This scenario emphasizes the importance of preserving existing affordable housing as well as exploring opportunities and strategies to produce new housing within the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, 37% of owner-occupied households in the City have at least one selected condition and 59% of all renter-occupied households in the City have at least one selected condition.

Definitions

Substandard Housing: Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety. The household is considered suitable for rehabilitation if, through the City’s rehabilitation program, the property can meet the City the City’s Residential Rehabilitation Standards.

Standard Housing: Housing is considered Standard if it meets California Health and Safety Code and the City of Oceanside Building Code requirements.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,250	36%	14,180	54%
With two selected Conditions	360	1%	1,430	5%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,530	63%	10,735	41%
Total	34,140	100%	26,355	100%

Table 30 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,800	11%	2,215	8%
1980-1999	17,115	50%	11,470	44%
1950-1979	12,210	36%	11,520	44%
Before 1950	1,010	3%	1,155	4%
Total	34,135	100%	26,360	100%

Table 31 – Year Unit Built

Data Source: 2011-2015 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	13,220	39%	12,675	48%
Housing Units build before 1980 with children present	5,610	16%	2,400	9%

Table 32 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 33 - Vacant Units

Note: The City of Oceanside does not maintain a database of the status of vacant and REO properties that are and are not suitable for rehabilitation. According to the 2011-2015 ACS estimates, the homeowner vacancy rate is 1.8% and the rental vacancy rate is 4.1%). According to RealtyTrac on 3/15/2020, there are 14 REO properties within the City of Oceanside.

Need for Owner and Rental Rehabilitation

As indicated above, 43% of the housing stock in Oceanside was built before 1980. This portion of units is relatively evenly split between renter and owner units. Housing that is often 30+ years old requires some form of major- or moderate-rehabilitation. This older housing stock indicates a critical need for rehabilitation for both owner and rental structures throughout the City to maintain a viable housing stock within the City. As noted by the City’s success of its rehabilitation programs, there is an ongoing demand for rehabilitation activities throughout the City.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint and varnishes were used in housing until 1978 and are still assumed to be present in the home unless the house has been fully remediated by a certified contractor. Children age 6 and younger are at the highest risk for physical and mental damage from lead poisoning. Within Oceanside, nearly 26,000 housing units were constructed before 1980 (used as a proxy for 1978), accounting for 39% of the ownership housing stock and 48% of the rental stock. When evaluating the number of units with children aged 6 or younger, estimated 8,010 units are occupied by such households. According to the Needs Assessment, there are 9,084 households in Oceanside with children age 6 and younger. Thus, 88% of households with young children are assumed to live in housing units that may contain lead-based paint.

59% of all families with young children have incomes between 0-80% AMI. While the share of low- and moderate-income households is more likely to be in older housing stock in need of rehabilitation, even

conservatively applying this share of 59% to the total number of units built before 1980 with young children present (8,010), we can estimate that 4,726 households are potentially at risk of living with lead-based paint hazards.

However, it is important to note that this data does not necessarily reflect households in which young children visit frequently such as grandparents, informal day care centers, or other family members and friends and thus the risk is likely even greater.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Oceanside is predominately served by the Oceanside Housing Authority. The OHA does not own or operate public housing, providing only Housing Choice Vouchers, i.e., Section 8 rental assistance.

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	0	0		1,325	25	1,300	0	410	0
# of accessible units									

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

Table 34 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Oceanside Housing Authority does not manage or operate any public housing developments.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable. The Oceanside Housing Authority does not manage or operate any public housing developments.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Oceanside Housing Authority does not manage or operate any public housing developments.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Oceanside Housing Authority does not manage or operate any public housing developments. The Housing Authority works closely with Housing Choice Voucher tenants to connect them with various social services located in the City and surrounding region.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homeless services and facilities are largely coordinated at a regional level through the San Diego County Continuum of Care. Throughout the county, there are a number of facilities and services targeted to serve residents at-risk of becoming homeless and experiencing homelessness. Facilities include a range of emergency shelters, transitional shelters and permanent supportive housing options. HUD uses the following definitions for these three facility types:

Emergency Shelter: Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

Transitional Housing: Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.

Permanent Supportive Housing: Permanent supportive housing (PSH) is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

Facilities and Housing Targeted to Homeless Households

	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)	564		818	963	
Households with Only Adults	1,404	152	1,055	3,214	
Chronically Homeless Households				597	
Veterans	16		463	2,165	
Unaccompanied Youth	22		136	62	

Table 35 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

At the state level, the primary programs for assisting families in poverty are CalWORKs, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation.

Within Oceanside, the primary service providers are listed below. Housing, health, employment and other mainstream resources throughout the North County region of San Diego County are listed at the following link (<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=47469>).

Meal Assistance/Food Banks:

- Bread of Life Winter Rescue Mission
- Brother Benno's
- First Christian Church of Oceanside
- Mary Star of the Sea
- Sacred Heart Church
- Oceanside Senior Center
- Salvation Army Oceanside

Substance Abuse/ Recovery

- Family Recovery Center
- McAlister Institute North Coastal Teen Recovery Center
- McAlister Institute – North
- Pacific Palms Recovery Center

Domestic Violence

- Women's Resource Center

General Counseling/ Mental Health

- North County Lifeline, Inc.
- North Coastal Mental Health Center
- Mental Health Systems

Health

- Bread of Life Winter Rescue Mission
- North Coastal Public Health Center
- North County Health Services
- Vista Community Clinic

Employment/ Education and Training

- Employment Network Center
- American Job Center
- Bread of Life Winter Rescue Mission

- MiraCosta College
- NC Coastal Career Center

Legal Assistance

- Legal Aid Society

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The table below summarizes the services and facilities active in Oceanside to meet the needs of homeless individuals and families in Oceanside.

Agency Name	Activity
Bread of Life Rescue Mission (BoL)	Emergency Shelter
Interfaith Community Services (ICS)	Transitional Housing
San Diego County Behavioral Health Services	Street Outreach and Homeless Services
Housing and Community Development Services San Diego	Permanent Supportive Housing
Mental Health Systems Inc. (MHS)	Permanent Supportive Housing and Transitional Housing
McAlister Institute (MITE)	Street Outreach
North County Lifeline (NCLL)	Homeless Prevention and Homeless Services
North County Serenity House (NCSH)	Street Outreach
City of Oceanside	Street Outreach, Homeless Services, and Permanent Supportive Housing
Veterans Affairs (VA)	PH - Permanent Supportive Housing
ResCare	Emergency Shelter
YMCA of San Diego County	Street Outreach and Homeless Services

Table 44 - Homeless Services and Facilities

In collaboration with the CoC, these providers work together within the overall CoC network to triage and assess the needs of each homeless individual and/ or family. Based on the needs of each case, the CoC will work to support the household in identifying housing and/ or accessing other services in Oceanside and throughout the County.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Oceanside will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

HUD defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national 'opioid epidemic' began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

Human immunodeficiency virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As indicated in the needs assessment, special needs populations, on average, have lower incomes than the population as a whole and demonstrate a greater need for supportive services and housing assistance.

Specific needs include:

Fair Housing Assistance: Special needs populations may face discrimination when seeking new housing or in facing pressure from landlords or lending institutions. Providing services associated with fair housing (including education and advocacy activities)

Affordable, accessible housing: Special needs populations comprise a greater share of the low- and moderate-income population within Oceanside and, as such, have a greater need for affordable housing – including accessible housing for elderly and disabled households.

Mental Health and Healthcare Services: Special needs populations have greater need for general healthcare services including mental health and substance abuse facilities and services.

Accessible public facilities: Elderly and disabled individuals require public facilities and services to be ADA compliant to enable them to effectively access services and programs throughout the City. Oceanside has emphasized the importance of increasing ADA accessibility throughout public facilities in the City.

Public services: Special needs populations require supportive services such as transportation, education, senior services, childcare and basic needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Community-based organizations that provide institutional treatment and assistance to residents provide comprehensive transitional housing and services assistance.

Independent Living Center: The North County Independent Living Center provides transition counseling for those leaving institutions. Transition counseling includes assistance in identifying and completing home modifications and overall services to ensure program participants are best suited for independent living.

The Arc of San Diego: The Arc of San Diego provides one-on-one coaching for San Diego County individuals with intellectual disabilities to transition to independent living and becoming an active participant in their communities. Services emphasize access to housing and supportive services (and direct provision of life skill coaching).

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During this Consolidated Plan cycle, the City of Oceanside will prioritize activities to address housing and supportive services of its residents.

- To discourage discrimination, the City will contract with the Legal Aid Society of San Diego or a similar Fair Housing Agency to provide a variety of fair housing services and landlord tenant counseling.
- Prioritize public services that provide homeless assistance and wrap around services to homeless, low-income residents and other special needs populations.
- Use public facility and infrastructure funding to improve ADA accessibility throughout the City

The City will continue to maintain a database of service providers operating in Oceanside and San Diego County that prioritize services and programs for special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City regulates the use of land within the City limits through the General Plan, the Zoning Ordinance, and Building Codes. The General Plan guides all future development by providing overall densities and development policies for all areas of the community. Zoning has been used as a site-specific tool to derive the density and intensity of proposed land uses.

Within the City of Oceanside, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout San Diego County to produce a regional Analysis of Impediments to Fair Housing Choice.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to the 2017 Longitudinal Employer Household Dynamics (LEHD) profile, there are 31,873 private jobs within the City of Oceanside. Of these jobs, 8,597 (27%) are filled by Oceanside residents. Likewise, 49,610 Oceanside residents commute outside of the City for employment. For those commuting to Oceanside for employment, the greatest share come from Vista (8.8%), San Diego (7.3%), and Carlsbad (5.1%).

For Oceanside residents, the largest cities to which they commute outside of Oceanside for employment are Carlsbad (16.6%), San Diego (14.0%), and Vista (7.7%).

According to the 2011-2015 ACS estimates (as documented below), the unemployment rate in Oceanside is 8.53%. However, in assessing more current data from the Bureau of Labor Statistics, the unemployment rate as of December 2019 was 2.8%. Since November 2016, the unemployment rate has been below 4%. The unemployment is down nearly 9 percentage points from its peak of 11.4% in January 2010 during the last recession.

As documented in the tables below, Oceanside’s labor force has a relatively high rate of educational attainment. The largest share of the labor force is those with some college or an associate’s degree (25,280 individuals) followed by those with a bachelor’s degree or higher (19,480 individuals).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers living in Oceanside	Number of Jobs in Oceanside	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,124	728	2	2	0
Arts, Entertainment, Accommodations	9,806	6,555	18	21	3
Construction	3,520	1,653	6	5	-1
Education and Health Care Services	8,142	4,337	15	14	-1
Finance, Insurance, and Real Estate	3,336	1,396	6	5	-1
Information	1,448	434	3	1	-2
Manufacturing	6,789	3,945	12	13	1
Other Services	2,526	1,643	5	5	0

Business by Sector	Number of Workers living in Oceanside	Number of Jobs in Oceanside	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	6,530	2,013	12	7	-5
Public Administration	0	0	0	0	0
Retail Trade	7,461	5,816	13	19	6
Transportation and Warehousing	1,250	683	2	2	0
Wholesale Trade	3,461	1,747	6	6	0
Total	55,393	30,950	--	--	--

Table 36 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	83,260
Civilian Employed Population 16 years and over	76,170
Unemployment Rate	8.53
Unemployment Rate for Ages 16-24	19.93
Unemployment Rate for Ages 25-65	5.29

Table 37 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	17,680
Farming, fisheries and forestry occupations	3,570
Service	9,080
Sales and office	18,780
Construction, extraction, maintenance and repair	6,705
Production, transportation and material moving	5,050

Table 38 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	44,325	60%
30-59 Minutes	22,040	30%
60 or More Minutes	7,610	10%
Total	73,975	100%

Table 39 - Travel Time

Data Source: 2011-2015 ACS

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	7,490	745	4,715
High school graduate (includes equivalency)	12,780	1,085	5,360
Some college or Associate's degree	23,365	1,915	9,400

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	18,360	1,120	3,735

Table 40 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	440	1,015	2,365	3,620	2,055
9th to 12th grade, no diploma	1,580	2,090	1,710	2,150	1,475
High school graduate, GED, or alternative	6,830	6,440	5,155	8,445	5,490
Some college, no degree	7,380	7,220	5,125	11,735	5,330
Associate's degree	1,360	2,915	3,230	5,225	1,975
Bachelor's degree	1,200	4,545	3,840	7,835	4,110
Graduate or professional degree	50	1,365	1,850	4,185	3,005

Table 41 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,062
High school graduate (includes equivalency)	29,652
Some college or Associate's degree	36,954
Bachelor's degree	50,241
Graduate or professional degree	66,806

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

In reviewing the Business Activity table, the largest sectors of jobs based in Oceanside are Arts, Entertainment and Accommodations (6,555 jobs), Retail Trade (5,816), Education and Health Care Services (4,337), and Manufacturing (3,945). For residents of Oceanside, the largest sectors in which they work (in Oceanside or outside of Oceanside) are Arts, Entertainment and Accommodations (9,806 workers), Education and Health Care Services (8,142), Retail Trade (7,461), and Manufacturing (6,789). The sectors of jobs based in Oceanside and current jobs of residents of Oceanside closely align in regards to sector. However, according to the LEHD database, in 2017 there were 31,873 private jobs in Oceanside. However, only 8,597 residents worked within the City – the remaining jobs were filled by individuals commuting into the City. Likewise, in 2017 49,610 residents of Oceanside commuted outside of the City for work.

The City's largest employers are documented below:

Private Employers

- Genentech Pharmaceuticals
- Te Connectivity
- Hydranautics
- Nitto Denko
- Gilead Sciences
- Hobie Cat

Public Employers

- Oceanside Unified School District
- Camp Pendleton
- City of Oceanside
- MiraCosta Community College
- North County Transit District
- Tri-City Medica Center

Describe the workforce and infrastructure needs of the business community:

The City's workforce needs continue to be geared to a trained and available workforce to meet growing business needs in the City. As noted above, the unemployment rate in December 2019 was 2.8%. As such, the City needs to ensure that it can continue to attract qualified candidates and train potential employees to meet the needs of the largest industry sectors within the City.

Like many cities throughout the country and state, parts of Oceanside infrastructure are aging and/ or at capacity for the number of residents. Through the Economic Development element, the City is exploring multiple funding mediums to maintain and expand the City's infrastructure to meet the residential and business needs – including transportation systems, streets, open space, and utility infrastructure.

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.

Through much of the 20th century, Oceanside served predominately as a bedroom community for job centers to the south (San Diego), north (Orange County/ Los Angeles County), and Camp Pendleton. Through the 21st century, the City has prioritized economic growth in the City targeting growth in a range of sectors including biotechnology/life sciences, information/communication technology, warehousing, and light manufacturing. Additionally, the City continues to increase its hospitality industry by developing and refurbishing amenities to attract visitors to the City.

As documented in the City's Economic Development element, the City will continue to prioritize growth in these industry sectors to continue to broaden and strengthen the City's economic presence in the San Diego region.

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

As documented in the Economic Development element, the San Diego region is identified as a region with relative strengths in the following industries:

- Military/ Defense
- Biotechnology/ Life Science
- Information Technology
- Tourism
- Maritime
- Healthcare

Throughout the San Diego region, there are a range of education and training programs to ensure that employees have the requisite skills and expertise to meet the employment demands within the region. As described in more detail below, Oceanside is home to MiraCosta Community College as well as the California Career School and Healthcare Academy of California. Through these programs, potential employees and current employees can develop or advance their skill sets through a range of in-person and remote degree and certificate programs.

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 City of Oceanside partners closely with community colleges and vocational schools located within the City to ensure that relevant and adequate job training is available to residents. MiraCosta Community College offers professional development and technical training courses through its Technology Career Institute. MiraCosta offers a number of certificate and degree programs that are tailored to the local economy including biotechnology, health care, and information technology. Vocational schools in Oceanside include California Career School (trucking, security, auto repair, and CNC machining) and the Healthcare Academy of California (nursing).

Through the Consolidated Plan, the City of Oceanside will prioritize community services, facilities, and housing to complement ongoing economic development activities led by other city agencies.

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

No, the City had completed a citywide CEDS in 2012. In 2017, the City re-evaluated if it would be competitive in completing a CEDS and documented that the City's per capita income and unemployment rate were too far above the national average for the City to qualify for funding.

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.

In April 2019, the City of Oceanside updated its Economic Plan element, which is a component of the City's overall General Plan. Within the Economic Plan, the City established 16 goals to frame and guide the City's growth. Through HUD programming, Oceanside will work to support and promote these goals and ensure all activities are coordinated with the vision and intent set forth in the Economic Development element. These goals are:

1. The City of Oceanside will be amongst the most livable communities in the San Diego region.
2. The City will expand employment, housing, and public amenities by facilitating efficient, transit-oriented development within already urbanized areas.
3. The City will maintain a pro-business environment.
4. The City will better leverage key community assets to promote economic development and increase the tax base.
5. The City will support innovation and entrepreneurialism within the local business community.
6. Underutilized employment land will be efficiently and profitably repurposed.
7. Infrastructure, public services, and civic programs will promote business activity and enhance property values.
8. Those who generate revenue in the City will invest in the local economy.
9. The City will identify and address the long-term fiscal impacts of any proposed re-designations of property.
10. The City will maintain a broad-based local economy.
11. The City will increase its share of regional business activity and associated employment by promoting key economic sectors.
12. The business community will be encouraged to pursue energy efficiency, renewable power, recycling, and the use of sustainable materials.
13. Consistent with the Land Use element, take actions to help agriculture remain economically viable over the long term.
14. The City will continue to partner with local and regional educational institutions to promote workforce readiness.
15. Continue to support and work closely with the Oceanside Chamber of Commerce, Mainstreet Oceanside, Visit Oceanside, and other local business groups.
16. Foster and strengthen partnerships with neighboring cities to promote mutually beneficial economic development.

MA-50 Needs and Market Analysis Discussion

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

As noted in the needs assessment, 36% all households earning below 100% AMI experience at least one housing problem (most commonly housing cost burden). These households experiencing problems are located throughout the City and are not concentrated in a single neighborhood or geography.

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 Oceanside defines areas of minority concentration as areas in which the share of the minority population is more than 20 percentage points that of the City's total minority population (51.7%). Within Oceanside, six Census tracts have a minority concentration greater than 71.7%.

1. Two tracts are located in the northwest area of the City (surrounding Libby Lake Park)
2. Two tracts bound by I-5, Route 76, Oceanside Blvd and North Canyon Drive.
3. Two tracts in the southern edge of the City (bound by the City's borders, College, Blvd, and Olive Dr).

Individually, the plan defines low-income areas as Census tracts in which at least 40% of the individuals within the tract are living at or below the poverty line. There are no such Census tracts within the City of Oceanside.

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

These areas/ neighborhoods tend to have reduced housing value and housing stock that has a greater need for rehabilitation/ repairs.

Are there any community assets in these areas/neighborhoods?

Each neighborhood throughout the City contains a diverse profile of assets and community services including community centers, retail nodes, public transit services, open space and other community benefits. Through the Consolidated Plan and other planning and investment processes, the City prioritizes maintaining and improving these benefits and services for all residents, especially those who residents who have a greater need for services and programming.

Are there other strategic opportunities in any of these areas?

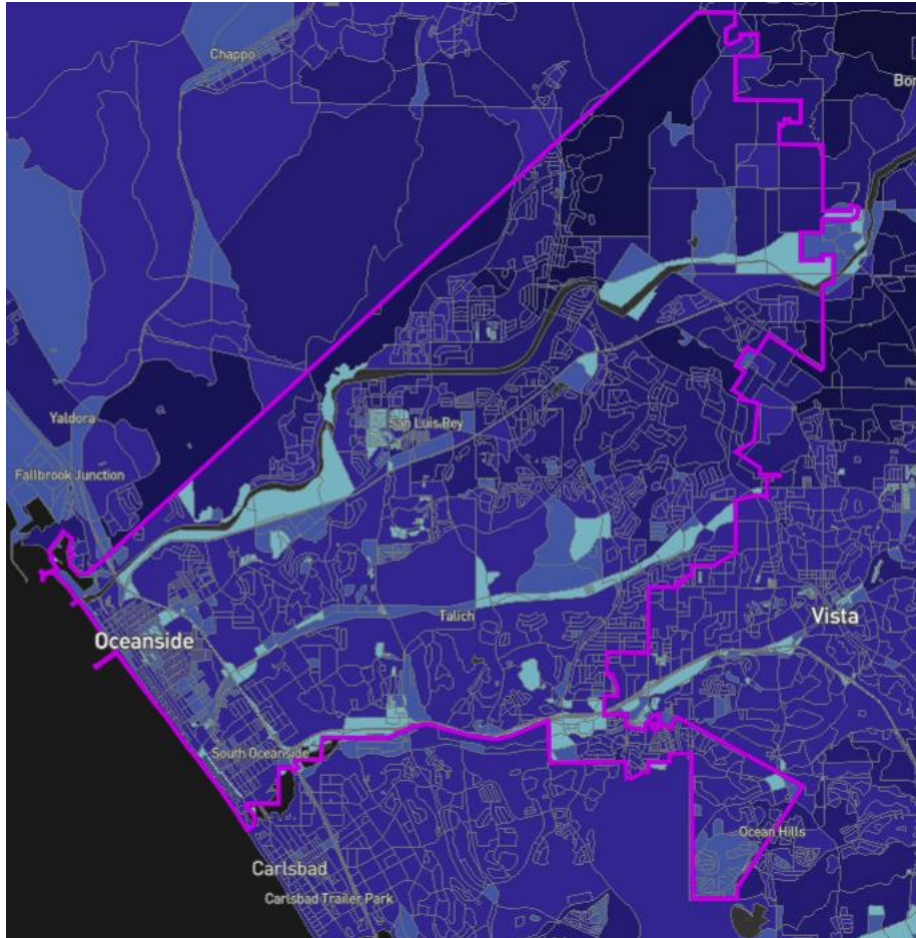
There are no readily apparent strategic opportunities to be addressed with CDBG funds specific to any of these neighborhoods. The City will continue to fund and target HUD resources to meet community needs and leverage other funding resources.

MA-60 Broadband Needs of Housing - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Throughout the City of Oceanside, residents have consistent and multiple options to access broadband, high-speed internet. For broadband download speeds of 25 megabytes per second (mbps), 97.8% of residents are serviced by at least three internet service providers and 2.2% are serviced by two internet service providers. For download speeds of 100 mbps, 67.4% of residents are serviced by two internet service providers, 29.4% of residents are serviced by one provider, and 3.2% of residents do not have access to internet at this speed. According to broadbandnow, the average download speed in Oceanside is 66.92 mbps which is 120% faster than the average internet speed in California.

Oceanside complies with HUD's [Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.



Number of Fixed Residential Broadband Providers



Figure 6 – Broadband Provider Availability

Data Source: FCC Broadband Provider Coverage (Dec. 2018)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Throughout the city, residents are serviced by two, oftentimes at least three internet service providers who offer high speed internet. The three primary service providers in Oceanside are Cox, ATT and Earthlink.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change has increased the prevalence and severity of natural hazard risks including, drought, flash floods / storms, and extreme heat events in Oceanside. To help counter the impact of these risks, the City adopted a new Climate Action Plan in 2019. This plan establishes a series of implementation approaches and metrics to both mitigate the City's impact on overall climate change, as well as local strategies to mitigate the impact on residents and businesses. The guide can be accessed here: <https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=50403>

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Most of the lower-income households are not in areas at risk of wildfires or flooding. Although not affected by climate change, the greatest concern is earthquakes, which would affect low- and moderate-income households since much of the housing units were constructed prior to current building standards.

Nearly 50% of the survey respondents did not feel adequately prepared for a natural disaster such as earthquakes and wildfires. The City of Oceanside has developed a disaster preparedness resource bank which provides essential tips on what to do before, during and after natural disasters. This comprehensive guide includes emergency kit checklists and preparedness resources and guidance material. The guide can be accessed here: https://www.ci.oceanside.ca.us/gov/fire/div/disaster_preparedness_/default.asp

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Oceanside to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2020 and ending June 30, 2025. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Community Needs Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the seven priority needs listed below are established as part of this Plan.

1. Expand Affordable Housing
2. Maintain Existing Housing Stock
3. Homeless Services and Facilities
4. Barriers to Accessible Facilities and Infrastructure
5. Update and expand public facilities and infrastructure
6. Support Community Needs and Programming
7. Ensure equal access to housing opportunities

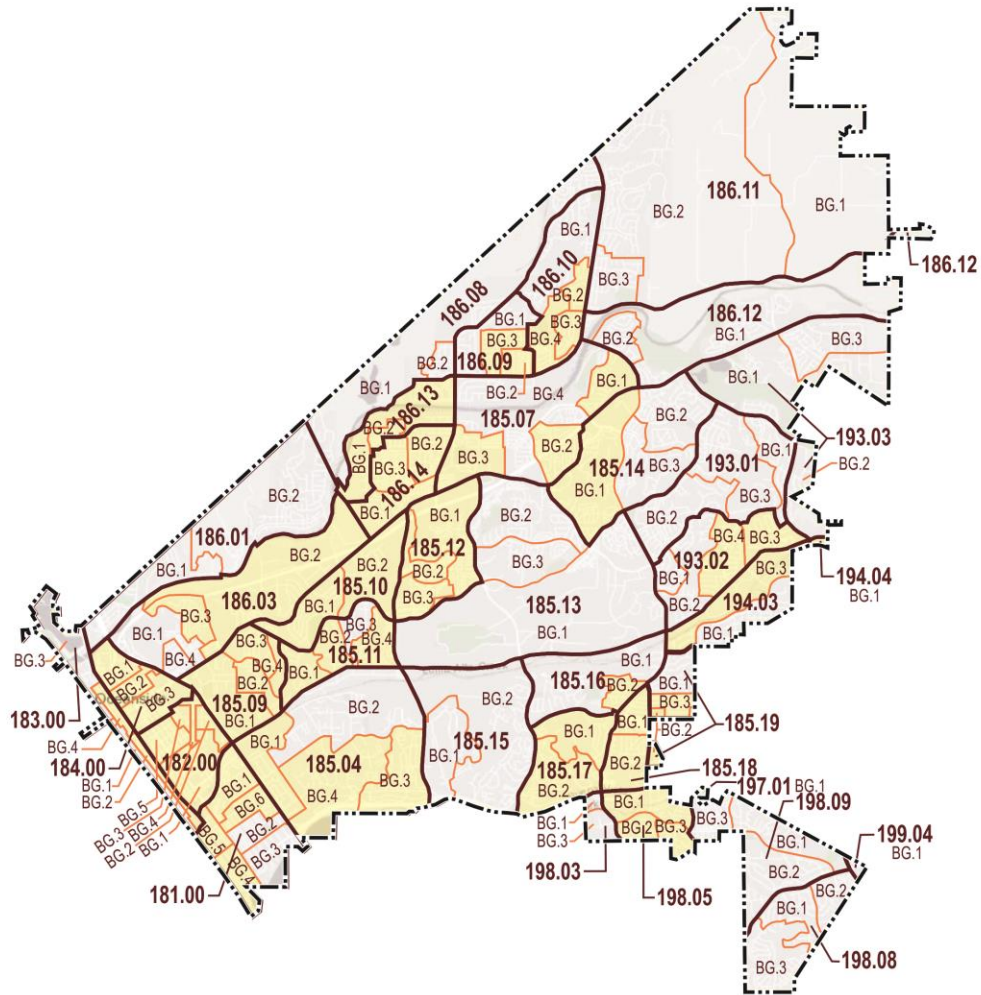
Consistent with HUD's national goals for CPD programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CPD funded activities aligned with the following seven measurable Strategic Plan goals:

- Affordable Housing Development and Preservation
- Targeted Code Enforcement
- Fair Housing Services
- Public Services
- Special Needs Services and Facilities
- Public Facilities and Infrastructure
- Administration and Section 108 Loan Repayment

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The City of Oceanside does not prioritize or target HUD CDBG and HOME funds in specific neighborhoods or districts. Funding for both programming is made available to residents throughout the City. CDBG projects that target a neighborhood or area must HUD's requirements that at least 51% of the residents are LMI persons. The map below identifies all Census block groups that meet the 51% threshold.



city of
OCEANSIDE CA
CDBG - LOW AND MODERATE INCOME AREA MAP
2010-2015 ACS DATA (As of February 14, 2019)
LEGEND:
--- CITY BOUNDARY
LOW AND MODERATE INCOME BLOCK GROUPS
CENSUS TRACT
BLOCK GROUP

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

Priority Needs

1	Priority Need Name	Expand Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Development and Preservation
	Description	Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness. Based on evaluation of ACS and CHAS data, there is a high need for additional rental housing units affordable for households earning less than 80 percent of AMI. Of the renter households earning 0-80 percent of AMI, 12,390 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, nearly half of these cost burdened households (6,165) are considered severely cost burdened households — meaning that they pay more than 50 percent of their income for housing.
	Basis for Relative Priority	The development of rental housing units affordable for low- and moderate-income households is rated as a high priority need because more than 5,000 renter households earn less than 50% AMI and are severely cost burdened, making these households the most at risk of homelessness. Additionally, responses to the Community Survey and input from multiple stakeholders indicate the significant need for additional affordable housing units in Oceanside.

2	Priority Need Name	Maintain Existing Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Development and Preservation & Code Enforcement
	Description	<p>As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.</p> <p>The age and condition of Oceanside's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>Data presented in the Market Analysis shows the year that housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> • 39% of owner-occupied units were built before 1979 • 48% of renter-occupied units were built before 1979
	Basis for Relative Priority	Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Housing preservation is rated as a high priority need based on the age of the housing stock in the City and input in the Community Survey and input from key stakeholders.

3	Priority Need Name	Homeless Services and Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Homeless Individuals Homeless Families Chronic Homelessness Homeless Veterans Homeless Unaccompanied Youth Homeless – Disabilities Homeless – Substance Abuse Victims of Domestic Violence Persons with HIV/AIDS Other: LGBTQ Individuals and Aged Out Foster Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Assistance and Prevention
	Description	According to the 2019 Point in Time Count, there were nearly 400 homeless individuals living in Oceanside. However, as noted in the Needs Assessment, there is a large share of renters earning 50% AMI or less who are severely cost burdened (5,375 households) and thus at a high risk for becoming homeless. Prioritizing resources to provide services and facilities will mitigate the share of residents who experience homelessness as well as shorten the period for which they are homeless.
	Basis for Relative Priority	The City of Oceanside considered homeless programming a high priority need and will use CDBG public service resources to provide wrap around services to homeless households and individuals such as funding community healthcare and the community resource centers. The importance of homeless services and facilities was the most frequent comment and reference in the Community Survey and stakeholders indicated the need for additional services and facilities to address the needs in Oceanside and throughout San Diego County.

4	Priority Need Name	Barriers to Accessible Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Assessments of City public facilities prepared by the City of Oceanside revealed a need for the installation of accessibility features to ensure that public buildings, facilities, and parks are accessible to all persons. Barriers to accessibility were identified at various public facilities, including but not limited to, building entrances that are not wheelchair accessible, service counters that are not wheelchair accessible, lack of ADA compliant door hardware, restrooms lacking wheelchair accessible lavatories, fixtures and ADA compliant water closets, ramps and steps lacking ADA compliant handrails, drinking fountains that are not wheelchair accessible and non-ADA compliant signage.
	Basis for Relative Priority	Based on the breadth of the need, especially in the City's open spaces and parks, the City considers this a high priority need.

5	Priority Need Name	Update and expand public facilities and infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	In consultation with city agencies, the City identified updates to ADA needs on Brooks Street, Crown Heights Community Resource Center and Libby Lake Park to complete necessary updates and improvements to ensure the space continues to meet the community needs. These projects will be addressed in 2020. Ongoing, the City will continue to monitor additional facilities and open spaces to ensure they adequately meet the community's needs.
	Basis for Relative Priority	Based on need and available resources and results of the Community Survey, the improvement of public facilities and infrastructure in the City of Oceanside is considered a high priority need.

6	Priority Need Name	Support Community Needs and Programming
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Homeless Youth Non-Housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services
	Description	Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with health, fitness, nutrition, affordable childcare, affordable housing, education, and recreation for children, youth, families and seniors living in Oceanside.
	Basis for Relative Priority	Public services are rated as a high priority need based on the demand for service reported by local service providers and responses to the community needs survey.

7	Priority Need Name	Ensure equal access to housing opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing
	Description	HUD mandates that all recipients of federal housing and community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. The City of Oceanside will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG funds.
	Basis for Relative Priority	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Oceanside. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

Table 43 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Despite rising housing costs in parts of the City, Tenant-Based Rental Assistance has successfully assisted households access affordable rental properties in multiple neighborhoods in the City such as the area surrounding Libby Lake and in the Eastside. In 2019, the City allocated more than 580 thousand dollars to its TBRA program. Depending on program demand and continued need, the City will consider additional TBRA funding after Year 1 of this Consolidated Plan cycle.
TBRA for Non-Homeless Special Needs	Non-homeless special needs households are encouraged to participate in the City's TBRA program. A number of community-based organizations assist in providing wrap around services and programming for special needs populations.
New Unit Production	Based on land and development costs and the current level of development in Oceanside, there is limited opportunity for new unit production. However, the City actively monitors potential sites that may be suitable for multi-family development and allow multiple funding sources (such as HOME, Inclusionary funding, and State resources) to support the development of new units. The City complies with AB1486 and AB1255, in which it consistently monitors state and municipal land to identify potential underutilized lots that could be used for affordable housing development.
Rehabilitation	The City will invest CDBG funds in the Residential Rehabilitation Program as a cost-effective means of preserving the supply of ownership housing. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Given the age of the housing stock in Oceanside as documented in the Market Analysis, rehabilitation is a cost-effective measure to preserve housing for low- and moderate-income households.
Acquisition, including preservation	The City will consider applications from affordable housing nonprofit organizations including Community Housing Development Organizations to use CDBG or HOME resources during the period of this Consolidated Plan to acquire or preserve housing units to create additional affordability in the community. The City will directly engage in communications with owners and/ or managers of current affordable housing in the City to identify potential strategies and approaches to preserve those units.

Table 44 – Influence of Market Conditions

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

Introduction

The City of Oceanside anticipates that it will continue to receive CDBG and HOME funding during the duration of this Consolidated Plan cycle. When accounting for program income and prior year resources, the City anticipates that it will have the following funding to target to its strategic goals and priorities:

- CDBG: \$7,737,080
- HOME: \$3,766,217

The table on the following page provides more detail on anticipated funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Housing Public Services Public Improvements Acquisition Admin and Planning	\$1,340,351	\$41,000	\$563,491	\$1,944,842	\$5,792,238	Funding includes 2020 allocation as well as prior year resources and program income. Note: Shares of program income and prior year resources can be allocated to Administration and Public Service Activities
HOME	Public Federal	Multifamily rental new construction Homeowner rehab Acquisition	\$649,430	\$0	\$519,067	\$1,168,497	\$2,597,720	Funding includes 2020 allocation as well as prior year resources and program income. Note: Share of program income can be allocated to Administration activities and Oceanside has received a waiver to increase its administration budget for FY2020-21.

Table 45 - 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

The City recognizes that the City's annual entitlement is not sufficient to meet all of the needs of the community. It is therefore important to leverage resources to achieve the goals of the City. The City works diligently with private, state and local partners to leverage the City's HUD CPD funds. Matching requirements will be satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

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

Oceanside will comply with new State requirements under AB1486 and AB1255 to inventory and support developers access and utilize surplus municipal and state land for the construction of affordable housing. If such sites are identified, the City will consider the use of HUD or other resources to assist with site preparation. At the point of developing this Consolidated Plan and Action Plan, the City does not have any publicly owned land that can be used to support the development of affordable housing within the City of Oceanside .As part of 2021's Housing Element update, the Planning Department will analyzing potential housing sites, including any city-owned land, that have opportunities for affordable housing. The City of Oceanside has not identified specific city-owned sites at this time.

SP-40 Institutional Delivery Structure – 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
Oceanside	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
San Diego County CoC	CoC	Homelessness	Region
Oceanside Housing Authority	Government	Public Housing	Jurisdiction
Legal Aid Society of San Diego	Non-Profit	Public Services; Planning	Region
2-1-1	Other	Public Services Housing Homelessness	Region

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

To effectively design and implement the City's CDBG and HOME programs, the City is dependent upon a network of city agencies and partner agencies and nonprofits to ensure programs are effectively and efficiently carried out.

The greatest strength of the institutional delivery system is a high level of communication and collaboration among the key institutions as well as the public service providers and housing developers who implement the programs. City staff responsible for managing CDBG and HOME regularly communicates and gathers feedback from these other stakeholders to better understand community needs and design programs that are responsive to them.

The City regularly communicates with the San Diego County CoC to understand the needs of the homeless population and those at-risk of becoming homeless in the City. The City maintains an active database of services for homeless and special needs services and facilities throughout the County and assists residents identify and access these resources.

The greatest challenge in the institutional structure is a lack of funding to meet the demand for housing, public facilities, and public services. Consequently, partner agencies are forced to compete for funding and there is not adequate funding from HUD and other state/ local sources to address the breadth and depth of needs in the community. Further, time capacity of City staff and partner agencies is limited –

reducing the availability and space for coordination and collaboration among different stakeholders and organizations.

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	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Table 47 - 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)

While the City of Oceanside does not specifically offer all services referenced above, it works closely with the San Diego County CoC and 2-1-1 to maintain a database of available services in the County (especially the North County region) to refer to Oceanside residents seeking assistance. Oceanside regularly communicates with the CoC to provide feedback and input on needs that are identified in Oceanside.

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

Similar to the homeless services, the City of Oceanside does not specifically offer all services referenced above. However, the Neighborhood Services Department coordinates regularly with the CoC and other service providers and large stakeholders in the region. The Department maintains a web-based database

of available services for special needs populations (<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=26374>) and refers residents to 2-1-1. Oceanside regularly communicates with these stakeholders to provide feedback and input on needs that are identified in Oceanside.

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

The City of Oceanside will continue to regularly coordinate and communicate with key stakeholders and funding recipients to continue to identify current priority needs and issues and establish effective approaches to address and rectify those needs. The City will collaborate with partner agencies to identify additional state, local, and regional funding sources to complement existing funding programs to support housing and community development programs.

SP-45 Goals Summary – 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	Affordable Housing Development and Preservation	2020	2024	Affordable Housing	N/A	Expand Affordable Housing; Maintain Existing Housing Stock	CDBG: \$1,100,000 HOME: \$3,294,181	80 homeowner units rehabilitated; 30 rental units constructed; 50 rental assistance households
2	Targeted Code Enforcement	2020	2021	Affordable Housing	N/A	Maintain Existing Housing Stock	CDBG: \$400,000	180 housing units
3	Fair Housing Services	2020	2024	Affordable Housing; Homeless	N/A	Ensure Equal Access to Housing Opportunities	CDBG: \$100,000	250 persons assisted
4	Public Services	2020	2024	Non-Housing Community Development	N/A	Support Community Needs and Programming	CDBG: \$1,000,000	15,000 persons assisted
5	Special Needs Services and Facilities	2021	2024	Non-Homeless Special Needs; Homeless	N/A	Homeless Services and Facilities	CDBG: \$500,000	1,000 persons assisted
6	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	N/A	Update and Expand Public Facilities and Infrastructure; Barriers to Accessible Facilities and Infrastructure	CDBG: \$2,949,466	30,000 persons assisted
7	Administration & Section 108 Repayment	2020	2024	Non-Housing Community Development	N/A	All	CDBG: \$1,687,614 HOME: \$472,036	N/A

Table 57– Goals Summary

Goal Descriptions

Goal Name	Description
Affordable Housing Development and Preservation	Expand, improve, and preserve the housing stock of low- and moderate-income owners and renters in the City of Oceanside by supporting the acquisition, development, and rehabilitation of owner and renter properties in the City.
Targeted Code Enforcement	Support targeted code enforcement activities to ensure residential properties are safe and suitable for habitation. The City anticipates transitioning this activity away from HUD CDBG funding during the Consolidated Plan cycle.
Fair Housing Services	Provide guidance and assistance to residents to increase their awareness of fair housing rights and support residents report fair housing issues and seek corrective action.
Public Services	Provide funding to community-based organizations who offer critical services such as youth/senior programming, transportation, childcare, employment referrals and other needs as determined via a competitive application annually.
Special Needs Services and Facilities	The City anticipates launching this goal in 2021. Support the provision of homeless services and/ or facilities to better serve homeless and those at-risk of becoming homeless.
Public Facilities and Infrastructure	In collaboration with public works, rehabilitate public facilities and streets to improve ADA accessibility and revamp and improve facilities to better meet the needs of residents.
Administration & Section 108 Repayment	Ensure the management of a compliant and efficient CDBG program and complete necessary Section 108 Loan Repayments.

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 of Oceanside estimates that it will construct 30 new affordable units; provide tenant-based rental assistance to 50 low- and moderate-income households; and rehabilitate 80 low- and moderate-income owner-occupied units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The City of Oceanside does not have a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Oceanside Housing Authority has the Family Self Sufficiency Program (FSS) open to up to 50 Section 8 Head of Household recipients. FSS staff provides financial education and counseling, and benefit eligibility to include CalFresh and MediCal. Benefits include the establishment of a special, interest-bearing escrow account that helps participants to meet expenses related to achieving career goals. Participants may receive additional credits to their account as they achieve their goals.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable, the City of Oceanside is not designated as "troubled."

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City regulates the use of land within the City limits through the General Plan, the Zoning Ordinance, and Building Codes. The General Plan guides all future development by providing overall densities and development policies for all areas of the community. Zoning has been used as a site-specific tool to derive the density and intensity of proposed land uses.

Within the City of Oceanside, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout San Diego County to produce a regional Analysis of Impediments to Fair Housing Choice. An update to this analysis is being completed in Spring 2020.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing will be identified in the regional Analysis of Impediments once completed in March 2020.

SP-60 Homelessness Strategy – 91.215(d)

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

In collaboration with the San Diego County Continuum of Care, the City of Oceanside uses the Point in Time count to assess the needs of homeless persons, including those who are unsheltered. Within the North County region, several partner organizations provide outreach and support to homeless individuals to identify resources including housing, basic needs, health care, and employment training.

In June 2019, the City of Oceanside established a comprehensive homeless strategy. This strategy included expanding engagement teams to provide additional outreach services and activities to provide more consistent and active assistance to unsheltered homeless individuals and support them in identifying and accessing resources.

Addressing the emergency and transitional housing needs of homeless persons

The homeless outreach teams maintain close relationships and coordination with emergency and transitional housing programs throughout the north county region and provide coaching and support to homeless individuals to identify and access housing resources.

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

In all homeless assistance activities, the City strives to expeditiously support homeless households to transition to more permanent housing solutions. The homeless outreach teams work closely with all service providers located throughout the north county region to identify potential permanent housing solutions that meet the needs of the individual or household.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless service providers operating in Oceanside and throughout the North County region provide wrap around services including job training, healthcare, counseling, basic needs, and other services to support low-income households avoid homelessness. These services are also targeted to individuals being discharged from systems of care or other public institutions to better enable these individuals and households to avoid homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City of Oceanside has 29,334 housing units built prior to 1978 when lead was eliminated from paint used in housing; this is approximately 45 percent of the units in the City. While most of these units could contain lead-based paint hazards, the vast majority of the single-family units are occupied by moderate-income and higher income individuals and families. Units most likely to house extremely low-, very low- and low-income families are rental units in apartments or other multi-family dwellings. The City inspects units for lead-based paint hazards as part of approving rehabilitation loans, but only occasionally finds a unit requiring mitigation.

The City does not consider lead-based paint to be an acute danger for residents in CDBG neighborhoods. At the same time, the City maintains an active outreach program to inform residents of such hazards, and an inspection program to identify lead-based paint hazards as part of building and code inspection efforts, inspections related to City-funded rehabilitation loans, and visual inspection of properties under consideration by first-time homebuyers. All persons receiving CDBG, HOME or local funds for acquisition or rehabilitation of housing built before 1978, including rehabilitation of rental units, receive information on lead-based paint hazards, whether or not a hazard has been detected.

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

The City places a high priority on addressing lead-based paint hazards. Code Enforcement officers will look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Department inspectors will be alert to rental units of such age that the units may contain lead-based paint and will inform tenants and property owners as part of their inspections of the dangers of lead-based paint. The City will distribute the brochures, "Lead Based Paint, a Threat" and "Protect Your Family from Lead in Your Home." The City will share and compare data on children with elevated blood levels with San Diego County Health and Human Services Agency, Vista Community Clinic, North County Health Services and Tri-City Hospital. The Housing Quality Standards (HQS) inspector, the Rehabilitation Specialist, and Section 8 Housing Specialists attend training on lead-based paint hazards. When Section 8 inspectors do initial or recertification inspections on units, they check first to determine the year the unit was constructed. If built prior to 1978 and the household has children under six years of age, the inspector must confirm that there are no loose paint chips or peeling paint anywhere in the unit. If the inspector does find peeling paint or chips, the unit must be inspected for lead-based paint before it can be approved for use by a household with a Section 8 Housing Choice Voucher.

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

CDBG and HOME programs require compliance with all of HUD's regulations concerning lead-based paint. All housing programs operated by the City are in compliance with HUD's most recent standards regarding lead-based paint. The City's homeowner rehabilitation loan program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single-family homes constructed before 1978. If a home was found to have lead-based paint, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. The County of San Diego maintains a separate lead program and

includes provisions in housing assistance programs they provide. City building inspectors are alert to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards. The County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency provides outreach and education programs and case management services for San Diego County residents, including Oceanside residents.

The following rule took effect in April 2010:

Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. HUD's Lead Safe Housing Rule (LSHR) requires clearance examinations. All housing receiving federal assistance must comply with the LSHR.

Child-occupied facilities are defined as residential, public or commercial buildings where children under age six are present on a regular basis. The requirements apply to renovation, repair or painting activities. The rule does not apply to minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair.

Contractors performing renovation, repair and painting projects that disturb lead-based paint shall provide to owners and occupants of child care facilities and to parents and guardians of children under age six that attend child care facilities built prior to 1978 the lead hazard information pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*.

In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City will implement the following guidelines as recommended by HUD for housing and community development programs and for rehabilitation of residential properties. The term "rehabilitation" is used by HUD and the City to describe all residential renovation work.

Lead-based paint hazard regulations and inspection practices do not apply to senior-only housing units regardless of the age of the property. Certain lead-based paint hazard requirements apply to units occupied by Section 8 and TBRA households that have one or more children under age six, the common areas servicing the units, and other areas used by unit residents and frequented by children under age six. The HQS inspector must evaluate the unit and common areas for any real or potential hazard through a visual assessment by the inspector and paint testing on deteriorated surfaces if constructed prior to 1978. If lead-based paint hazards are shown to exist or likely to exist, the property owner must mitigate the hazard before the unit can be approved for occupancy by a Section 8 or TBRA household. Units will be reviewed for compliance during annual recertification by the HQS inspector.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

As part of the City of Oceanside's Consolidated Plan, it prioritizes developing and expanding access to affordable housing as well providing public services targeted to households living at or below the poverty level within the City. Additionally, the City established a Comprehensive Homeless Strategic Plan in 2019 to ensure targeted resources to address the needs of extremely low-income and homeless households living in Oceanside.

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

The City's antipoverty strategy of providing safe, affordable housing and critical public services will assist in reducing the number of poverty level families in Oceanside. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, the City provide programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment.

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

Monitoring of subrecipients emphasize program, financial, and regulatory performance of CDBG subrecipients, and subrecipients of capital improvement project funds in the past five years. Primary objectives are:

1. to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations, including Davis-Bacon prevailing wage requirements when applicable;
2. to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and
3. to provide technical assistance to subrecipients as needed or requested.

The City provides subrecipients with copies of HUD documents and circulars from the Office of Management and Budget (OMB) that provide guidance. All subrecipients receive the latest edition of *Playing by the Rules: A Handbook for CDBG Subrecipients*. The City provides copies to new subrecipients at the beginning of the program year together with instruction on reporting requirements and obligations under the agency's contract with the City. All subrecipients are informed about HUD performance measurement requirements and outcome statements. Staff provide additional information to subrecipients that receive CDBG funds for capital projects as to the length of time that that funded project must meet National Objective and eligible activity requirements.

Specific steps in monitoring include the following:

- Review all proposed projects during the pre-award assessment to evaluate nature of activity, organization's capacity to do the work, and potential conflicts of interest
- Prepare an environmental review document as part of contract preparation for each activity funded
- Conduct joint orientation training at the beginning of the program year for new subrecipients and new subrecipient staff managing CDBG grants.
- Subrecipients are required to provide reports quarterly that City staff evaluate for compliance
- Subrecipients that receive CDBG funds for capital improvement projects or for acquisition of facilities file reports every three months during the project period,
- The City requests an annual report from agencies that received CDBG funding for capital improvement
- CDBG staff provide technical assistance as requested CDBG staff establish an annual monitoring plan including these components:
 - Identification of subrecipients most likely to have serious problems
 - Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities
 - Annual on-site monitoring of all subrecipients, usually during April and May of the program year

- Notification of the subrecipient with any findings from the monitoring visit
- City CDBG staff will request and maintain file copies of annual financial audits of subrecipient agencies
- The City maintains a permanent file on all present and past subrecipients
- City CDBG staff inspect facilities used to provide CDBG-funded programs to ensure that the facilities meet accessibility requirements for persons with disabilities
- The City will work with CDBG and ESG subrecipients when facilities are not in full compliance with Section 504 requirements to correct deficiencies.
- HOME Program conduct monitoring and inspection of rental projects developed with HOME
- The City annually monitors borrowers using the City's first-time homebuyer loan program
- City staff inspect rehabilitation/renovation construction activity including CDBG- funded rehabilitation projects for owner-occupied single-family residences (loans) or mobile homes (grants), HOME-funded rehabilitation projects for transitional housing or permanent supportive housing, and rental rehabilitation projects

Annual Action Plan

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

Introduction

Introduction

The City of Oceanside anticipates that it will continue to receive CDBG and HOME funding during the duration of this Consolidated Plan cycle. When accounting for program income and prior year resources, the City anticipates that it will have the following funding to target to its strategic goals and priorities:

- CDBG: \$7,737,080
- HOME: \$3,766,217

The table on the following page provides more detail on anticipated funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Housing Public Services Public Improvements Acquisition Admin and Planning	\$1,340,351	\$41,000	\$563,491	\$1,944,842	\$5,792,238	Funding includes 2020 allocation as well as prior year resources and program income. Note: Shares of program income and prior year resources can be allocated to Administration and Public Service Activities
HOME	Public Federal	Multifamily rental new construction Homeowner rehab Acquisition	\$649,430	\$0	\$519,067	\$1,168,497	\$2,597,720	Funding includes 2020 allocation as well as prior year resources and program income. Note: Share of program income can be allocated to Administration activities and Oceanside has received a waiver to increase its administration budget for FY2020-21.

Table 58 - 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

The City recognizes that the City's annual entitlement is not sufficient to meet all of the needs of the community. It is therefore important to leverage resources to achieve the goals of the City. The City works diligently with private, state and local partners to leverage the City's HUD CPD funds. Matching requirements will be satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

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

Oceanside will comply with new State requirements under AB1486 and AB1255 to inventory and support developers access and utilize surplus municipal and state land for the construction of affordable housing. If such sites are identified, the City will consider the use of HUD or other resources to assist with site preparation. At the point of developing this Consolidated Plan and Action Plan, the City does not have any publicly owned land that can be used to support the development of affordable housing within the City of Oceanside .As part of 2021's Housing Element update, the Planning Department will analyzing potential housing sites, including any city-owned land, that have opportunities for affordable housing. The City of Oceanside has not identified specific city-owned sites at this time.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development and Preservation	2020	2024	Affordable Housing	N/A	Expand Affordable Housing; Maintain Existing Housing Stock	CDBG: \$350,000 HOME: \$956,233	25 homeowner units rehabilitated; 8 rental units constructed
2	Targeted Code Enforcement	2020	2021	Affordable Housing	N/A	Maintain Existing Housing Stock	CDBG: \$250,000	90 housing units
3	Fair Housing Services	2020	2024	Affordable Housing; Homeless	N/A	Ensure Equal Access to Housing Opportunities	CDBG: \$20,000	50 low- and moderate-income persons
4	Public Services	2020	2024	Non-Housing Community Development	N/A	Support Community Needs and Programming	CDBG: \$217,107	3,500 persons
5	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	N/A	Update and Expand Public Facilities and Infrastructure; Barriers to Accessible Facilities and Infrastructure	CDBG: \$617,000	10,500 persons
6	Administration & Section 108 Repayment	2020	2024	Non-Housing Community Development	N/A	All	CDBG: \$490,735 HOME: \$212,264	N/A

Table 59 – Goals Summary

Goal Descriptions

Goal Name	Description
Affordable Housing Development and Preservation	Expand, improve, and preserve the housing stock of low- and moderate-income owners and renters in the City of Oceanside by supporting the acquisition, development, and rehabilitation of owner and renter properties in the City.
Targeted Code Enforcement	Support targeted code enforcement activities to ensure residential properties are safe and suitable for habitation. The City anticipates transitioning this activity away from HUD CDBG funding during the Consolidated Plan cycle.
Fair Housing Services	Provide guidance and assistance to residents to increase their awareness of fair housing rights and support residents report fair housing issues and seek corrective action.
Public Services	Provide funding to community-based organizations who offer critical services such as youth/senior programming, transportation, childcare, employment referrals and other needs as determined via a competitive application annually.
Public Facilities and Infrastructure	In collaboration with public works, rehabilitate public facilities and streets to improve ADA accessibility and revamp and improve facilities to better meet the needs of residents.
Administration & Section 108 Repayment	Ensure the management of a compliant and efficient CDBG program and complete necessary Section 108 Loan Repayments.

AP-35 Projects – 91.220(d)

Introduction

During the 2020 program year, the City of Oceanside will fund the following projects.

Projects

#	Project Name
1	Program Administration
2	Housing Rehabilitation
3	Affordable HOME Housing
4	Public Facilities and Infrastructure
5	Code Enforcement
6	Public Services
7	Fair Housing
8	Section 108 Loan Repayment

Table 48 – Project Information

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

Oceanside uses a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	N/A
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$256,250; HOME: \$212,264
	Description	Overall administration of the CDBG and HOME Program including: completion of grant application, oversight of citizen participation process, development of annual funding contracts with agencies, set up of projects in HUD funds disbursement system and draw down funds, implementation of projects and compliance with HUD reporting requirements. Funding for this activity includes HOME and CDBG administrative set aside associated with prior year unprogrammed resources and the HOME waiver authorizing an increase in the share of program administration for the current year allocation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Activities will be managed from City offices.
	Planned Activities	Planning and Administration of the CDBG and HOME Program

2	Project Name	Housing Rehabilitation
	Target Area	N/A
	Goals Supported	Affordable Housing Development and Preservation

	Needs Addressed	Maintain existing housing stock
	Funding	CDBG: \$350,000
	Description	Through the City's residential rehabilitation program, Oceanside will provide assistance to low- and moderate-income homeowners for the preservation of decent, safe, and sanitary housing. Repairs will correct structural conditions, eliminate blight, and address building and health code violations in accordance with the program guidelines.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 mobile home improvement grants and 5 rehabilitation loans
	Location Description	Citywide
	Planned Activities	The City will provide funding to eligible low and moderate-income homeowners to complete eligible repairs as outlined in the program guidelines.

3	Project Name	Affordable HOME Housing
	Target Area	N/A
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Expand affordable housing
	Funding	HOME: 956,233
	Description	Provide funding for eligible rental housing activities and projects as identified by the City of Oceanside and its partners. The City has utilized a HOME waiver to eliminate the CHDO minimum requirement for FY2020.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	8 rental units constructed
	Location Description	TBD
	Planned Activities	Specific activities to be determined once rental construction project is identified

4	Project Name	Public Facilities and Infrastructure
	Target Area	N/A
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Update and Expand Public Facilities and Infrastructure; Barriers to Accessible Facilities and Infrastructure
	Funding	CDBG: \$617,000
	Description	Brooks Street ADA Improvements (between Mission St and Country Club Ln): Conduct ADA improvements on Brooks Street Libby Lake Park Recreational Amenity (504 Calle Montecito): Construct and install additional recreational amenities in Libby Lake Park Oceanside Resource Center (1210 Division Street) – Complete ADA compliance
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10,500 persons assisted.
	Location Description	(see below)

	Planned Activities	Brooks Street ADA Improvements (between Mission St and Country Club Ln): Conduct ADA improvements on Brooks Street Libby Lake Park Recreational Amenity (504 Calle Montecito): Construct and install additional recreational amenities in Libby Lake Park Oceanside Resource Center (1210 Division Street) – Complete ADA compliance
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5	Project Name	Code Enforcement
	Target Area	N/A
	Goals Supported	Targeted Code Enforcement
	Needs Addressed	Maintain Existing Housing Stock
	Funding	CDBG: \$250,000
	Description	Provide funding to city staff to conduct code enforcement activities in CDBG eligible geographies.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	90 household units
	Location Description	Eligible Census Tracts
	Planned Activities	Provide funding to city staff to conduct code enforcement activities in CDBG eligible geographies.

6	Project Name	Public Services
	Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Support Community Needs and Programming

	Funding	CDBG: \$217,107
	Description	Provide social and community services to low- and moderate-income residents throughout the City of Oceanside, especially services targeted to key populations including youth, elderly, homeless, and other special needs populations. This activity includes the public service allocation from prior year program income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3,500 persons assisted
	Location Description	Citywide
	Planned Activities	In collaboration with nonprofit partners, provide social and community services to low- and moderate-income residents throughout the City of City of Oceanside, especially targeting services to youth, elderly, homeless, and other special needs populations.

7	Project Name	Fair Housing
	Target Area	N/A
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure Equal Access to Housing Opportunities
	Funding	CDBG: \$20,000
	Description	Provide funding for fair housing programming, outreach, education, and other support services to residents of Oceanside.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate-income persons
	Location Description	Citywide
	Planned Activities	Provide funding for fair housing programming, outreach, education, and other support services to residents of Oceanside.

8	Project Name	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	Administration and Section 108 Repayment
	Needs Addressed	Update and expand public facilities and infrastructure
	Funding	CDBG: \$234,485
	Description	Repay existing Section 108 loan.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Repay existing Section 108 loan.

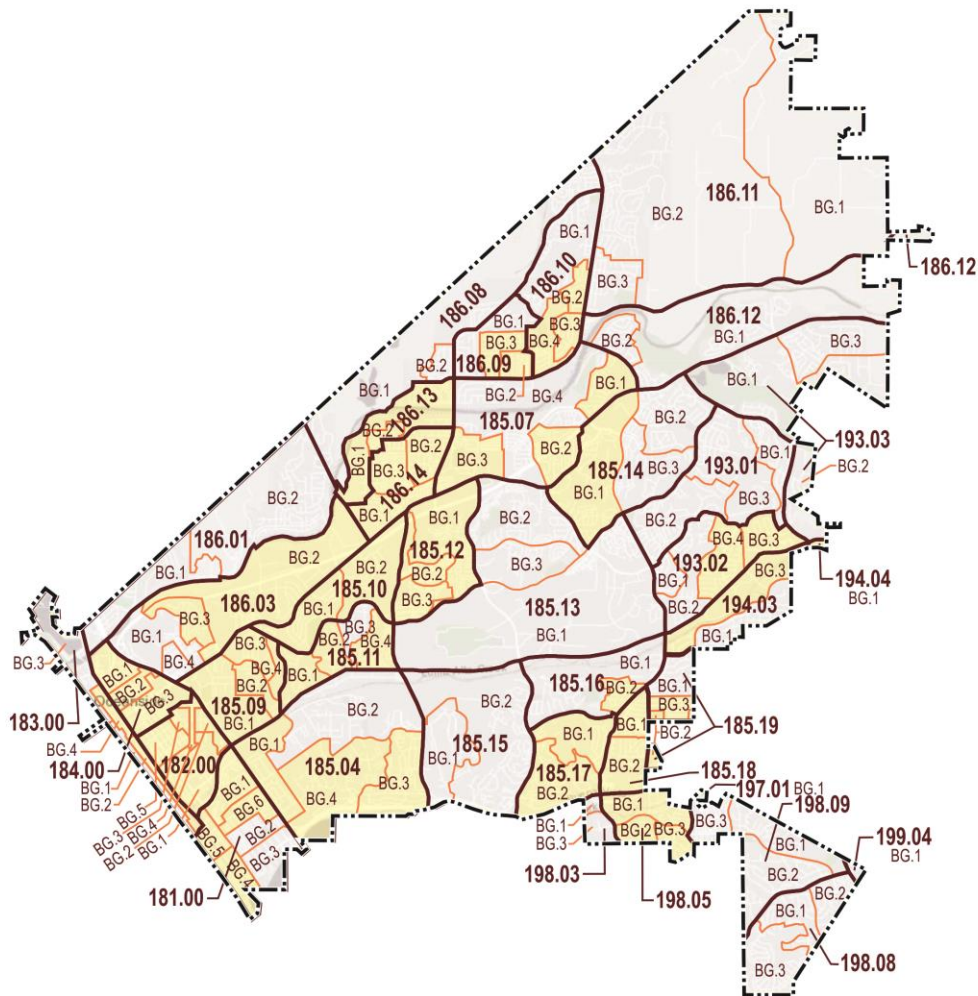
AP-50 Geographic Distribution – 91.220(f)

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

HUD resources will be prioritized throughout the City with the primary objective of meeting the needs of low- and moderate-income residents in the City. When evaluating potential projects and programs, the City will ensure that projects are structured to prioritize areas where there is a higher concentration of low- and moderate-income residents. The map below indicates Census block groups in which at least 51% of the residents are low- or moderate-income residents. The City will prioritize funding in these block groups.

A detailed description of minority and low-income concentration is provided in the Consolidated Plan in the MA-50 section.





Geographic Distribution

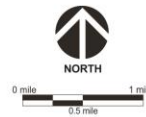


city of
OCEANSIDE CA

CDBG - LOW AND MODERATE INCOME AREA MAP
2010-2015 ACS DATA (As of February 14, 2019)

LEGEND:

-  CITY BOUNDARY
-  LOW AND MODERATE INCOME BLOCK GROUPS
-  CENSUS TRACK
-  BLOCK GROUP



Rationale for the priorities for allocating investments geographically

The City of Oceanside does not use specific target areas to guide the allocation of funding. The City prioritizes funding that meets community needs and complies with HUD regulations/ requirements.

AP-55 Affordable Housing – 91.220(g)

Introduction

Through the projects and goals of the 2020-2021 Action Plan, the City estimates it will assist in the construction or rehabilitation of 33 units.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	33
Special-Needs	
Total	33

Table 49 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	8
Rehab of Existing Units	25
Acquisition of Existing Units	
Total	33

Table 50 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of Oceanside is predominately served by the Oceanside Housing Authority. The OHA does not own or operate public housing, providing only Housing Choice Vouchers, i.e., Section 8 rental assistance.

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

Not applicable, the City of Oceanside does not maintain any public housing.

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

The Oceanside Housing Authority operates a self-sufficiency program to support active HCV households in becoming more self-sufficient. Additionally, the housing authority operates a homeownership voucher program in which current HCV households can apply for and use their existing voucher to assist in purchasing a home.

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

N/A. The PHA is not designated as "Troubled".

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

Introduction

The City of Oceanside established a comprehensive homeless strategy that guides homeless activities and strategies. The plan can be viewed here:

<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=46319>

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

In collaboration with the San Diego County Continuum of Care, the City of Oceanside uses the Point in Time count to assess the needs of homeless persons, including those who are unsheltered. Within the North County region, several partner organizations provide outreach and support to homeless individuals to identify resources including housing, basic needs, health care, and employment training.

In June 2019, the City of Oceanside established a comprehensive homeless strategy. This strategy included expanding engagement teams to provide additional outreach services and activities to provide more consistent and active assistance to unsheltered homeless individuals and support them in identifying and accessing resources.

Addressing the emergency and transitional housing needs of homeless persons

The homeless outreach teams maintain close relationships and coordination with emergency and transitional housing programs throughout the north county region and provide coaching and support to homeless individuals to identify and access housing resources.

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

In all homeless assistance activities, the City strives to expeditiously support homeless households to transition to more permanent housing solutions. The homeless outreach teams work closely with all service providers located throughout the north county region to identify potential permanent housing solutions that meet the needs of the individual or household.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless service providers operating in Oceanside and throughout the North County region provide wrap around services including job training, healthcare, counseling, basic needs, and other services to support

low-income households avoid homelessness. These services are also targeted to individuals being discharged from systems of care or other public institutions to better enable these individuals and households to avoid homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City regulates the use of land within the City limits through the General Plan, the Zoning Ordinance, and Building Codes. The General Plan guides all future development by providing overall densities and development policies for all areas of the community. Zoning has been used as a site-specific tool to derive the density and intensity of proposed land uses.

Within the City of Oceanside, the city strives to limit public policies that may adversely impact the construction or preservation of affordable housing and residential investment. The City collaborates with other jurisdictions throughout San Diego County to produce a Regional Analysis of Impediments to Fair Housing Choice. An update to this analysis is being completed in Spring 2020.

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

Once drafted, the City will identify the impediments and corresponding action items identified in the Regional Analysis of Impediments to Fair Housing Choice.

AP-85 Other Actions – 91.220(k)

Introduction:

In addition to addressing affordable housing and homelessness, the City will support community development activities to better address the vast needs of the community.

Actions planned to address obstacles to meeting underserved needs

The City's Consolidated Plan is targeted to address the needs of underserved populations. All activities included in the Annual Plan are targeted to address needs of the populations and communities by:

- Expanding the supply of affordable housing
- Improving the condition of housing for low- and moderate-income households
- Providing critical public services to low- and moderate-income households
- Improving infrastructure and public facilities in low- and moderate-income neighborhoods and areas

Actions planned to foster and maintain affordable housing

The City will use its HOME resources to expand the supply of affordable housing within the City. The City will use a share of its CDBG resources to improve the condition of owner-occupied units within the City. The City will continue to partner closely with the Housing Authority and leverage other federal, state, and local resources to expand the supply of affordable housing within the City of Oceanside.

Actions planned to reduce lead-based paint hazards

The City maintains an active outreach program to inform residents of lead hazards, and an inspection program to identify lead-based paint hazards as part of building and code inspection efforts, inspections related to City-funded rehabilitation loans, and visual inspection of properties under consideration by first-time homebuyers. All persons receiving CDBG, HOME or local funds for acquisition or rehabilitation of housing built before 1978, including rehabilitation of rental units, receive information on lead-based paint, whether or not a hazard has been detected. The City places a high priority on addressing lead-based paint hazards. Code Enforcement officers look for lead-based paint hazards as part of ongoing code enforcement and inspection activities. Building Department inspectors are alert to rental units of such age that the units may contain lead-based paint and will inform tenants and property owners as part of their inspections of the dangers of lead-based paint. The City distributes the brochures, "Lead Based Paint, a Threat" and "Protect Your Family from Lead in Your Home", which are available in English and Spanish. The City Housing Quality Standards (HQS) inspectors for the Section 8 program, the Rehabilitation Specialist, and Section 8 Housing Specialists attend training on lead-based paint hazards. When Section 8 inspectors do initial or recertification inspections on units, they check first to determine the year the unit was constructed. If built prior to 1978 and the household has children under six years of age, the inspector must confirm that there are no loose paint chips or peeling paint anywhere in the unit. If the inspector does find peeling paint or chips, the unit must be inspected for lead-based paint before it can be approved for use by a household with a Section 8 Housing Choice Voucher.

Actions planned to reduce the number of poverty-level families

The City's antipoverty strategy of providing safe, affordable housing and critical public services will assist in reducing the number of poverty level families in Oceanside. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, the City provides programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment.

Actions planned to develop institutional structure

The City of Oceanside collaborated with regional and local stakeholders focused on improving housing and community development conditions in the city and north county region. The working relationships between these organizations are strong and facilitative. During the coming year, the City will continue to strive to identify new partners as well as new financial and in-kind resources that can be leveraged by the City and/ or its partners to better promote community development programming throughout the City.

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

The City's Neighborhood Services Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout City. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. Additionally, the City is an active participant in regional council of governments to identify regional needs and corresponding strategies. The City works closely with a range of stakeholders and partners implementing housing and community development programs to ensure ongoing collaboration and coordination in program delivery.

AP-90 Program Specific Requirements – 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	\$39,459
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	
3. The amount of surplus funds from urban renewal settlements	
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.	\$368,891
5. The amount of income from float-funded activities	
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City will not use any other forms of investment beyond those identified in Section 92.205.

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

Repaid HOME loans are returned (recaptured) as program income to the City's HOME program. The City has chosen the "Recapture entire amount" option for recapture requirements on HOME loans (CFR §92.254a.5.ii.A.1.), which states, "the participating jurisdictions may recapture the entire amount of the HOME investment from the homeowner." When recapture provisions are triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are insufficient to repay the HOME investment due, the City can only recapture the net proceeds available from the sale of the property and not from the homeowner's non-housing assets.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For all HOME assisted rental housing, the City of Oceanside ensures that assisted development during the period of affordability, performs on-site inspections of HOME-assisted rental housing to determine compliance with the property standards of § 92.251 and to verify the information submitted by the owners in accordance with the requirements of § 92.252 no less than: every three years for projects containing 1 to 4 units; every two years for projects containing 5 to 25 units; and every year for projects containing 26 or more units. Inspections must be based on a sufficient sample of units.

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


The City does not use HOME funds to refinance existing debt on properties being rehabilitated with HOME funds.

The City of Oceanside conducted a resident and stakeholder survey to obtain input from community residents and stakeholders regarding affordable housing, community development, economic development, and other needs of City residents. This survey informs the 2020-2024 Consolidated Plan that will be submitted to the U.S. Department of Housing and Urban Development.

The survey consisted of up to 11 questions that asked residents to rate the level of need in the City of Oceanside for additional or improved facilities, housing, infrastructure, or services, and asked residents to answer questions related to fair housing issues. The survey was published in English and in Spanish using Survey Monkey and paper based surveys. Links to the surveys were publicized in the public notices for community participation. The City received 193 responses, including 190 in English and 3 in Spanish.

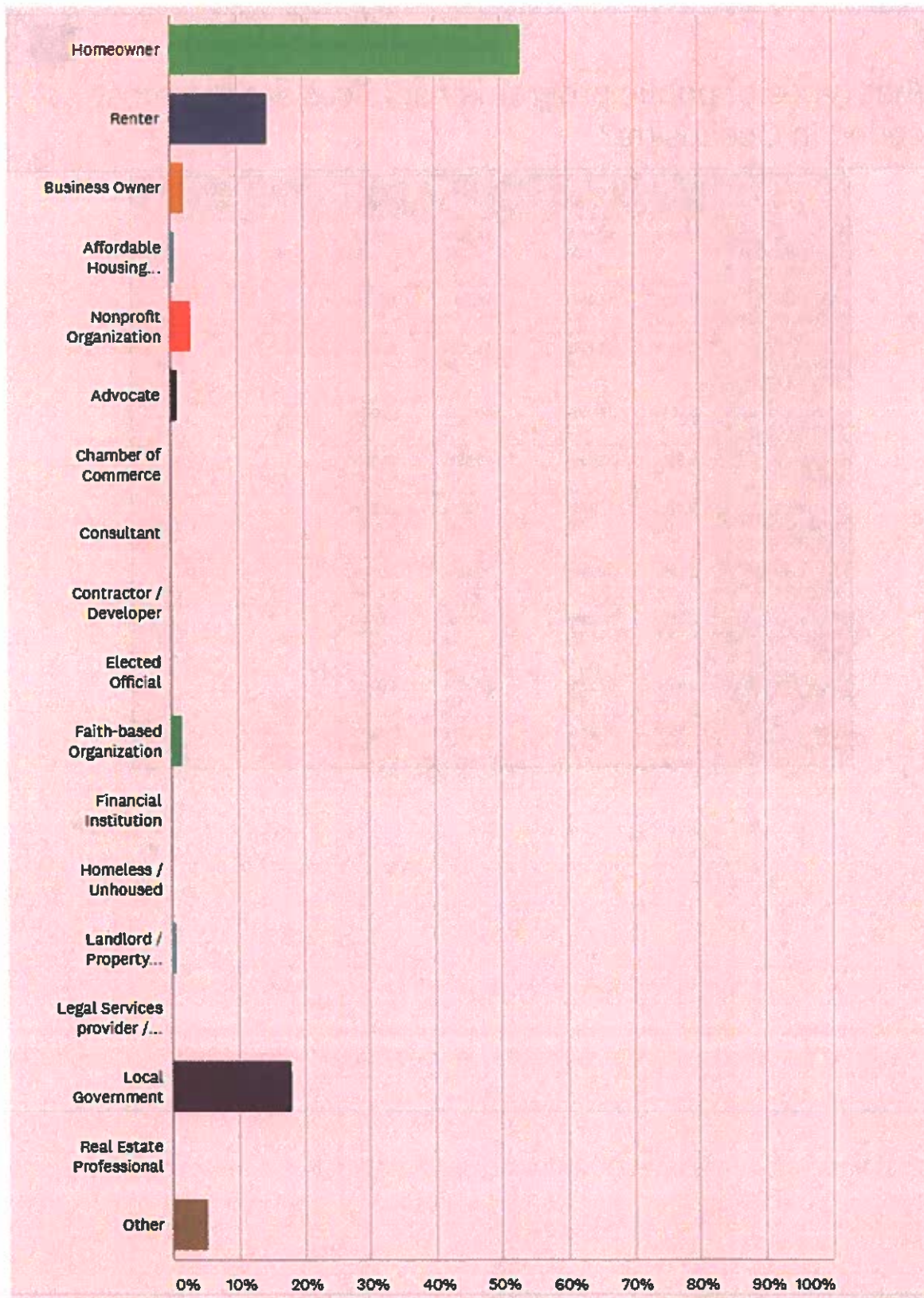
The survey results for each question are included below. The responses to open-ended questions are not included in this summary, but were used by the City to inform the Consolidated Plan. Unintelligible responses, responses containing personally identifiable information, and responses containing inappropriate language were removed.

Survey Results in English:

Q1 

Which of the following best describes you or your role in the community?

ANSWER CHOICES	RESPONSES	
Homeowner	53.16%	101
Renter	14.74%	28
Business Owner	2.11%	4
Affordable Housing Developer	0.53%	1
Nonprofit Organization	3.16%	6
Advocate	1.05%	2
Chamber of Commerce	0.00%	0
Consultant	0.00%	0
Contractor / Developer	0.00%	0
Elected Official	0.00%	0
Faith-based Organization	1.58%	3
Financial Institution	0.00%	0
Homeless / Unhoused	0.00%	0
Landlord / Property Manager	0.53%	1
Legal Services provider / Lawyer	0.00%	0
Local Government	17.89%	34
Real Estate Professional	0.00%	0
Other	5.26%	10
TOTAL		190

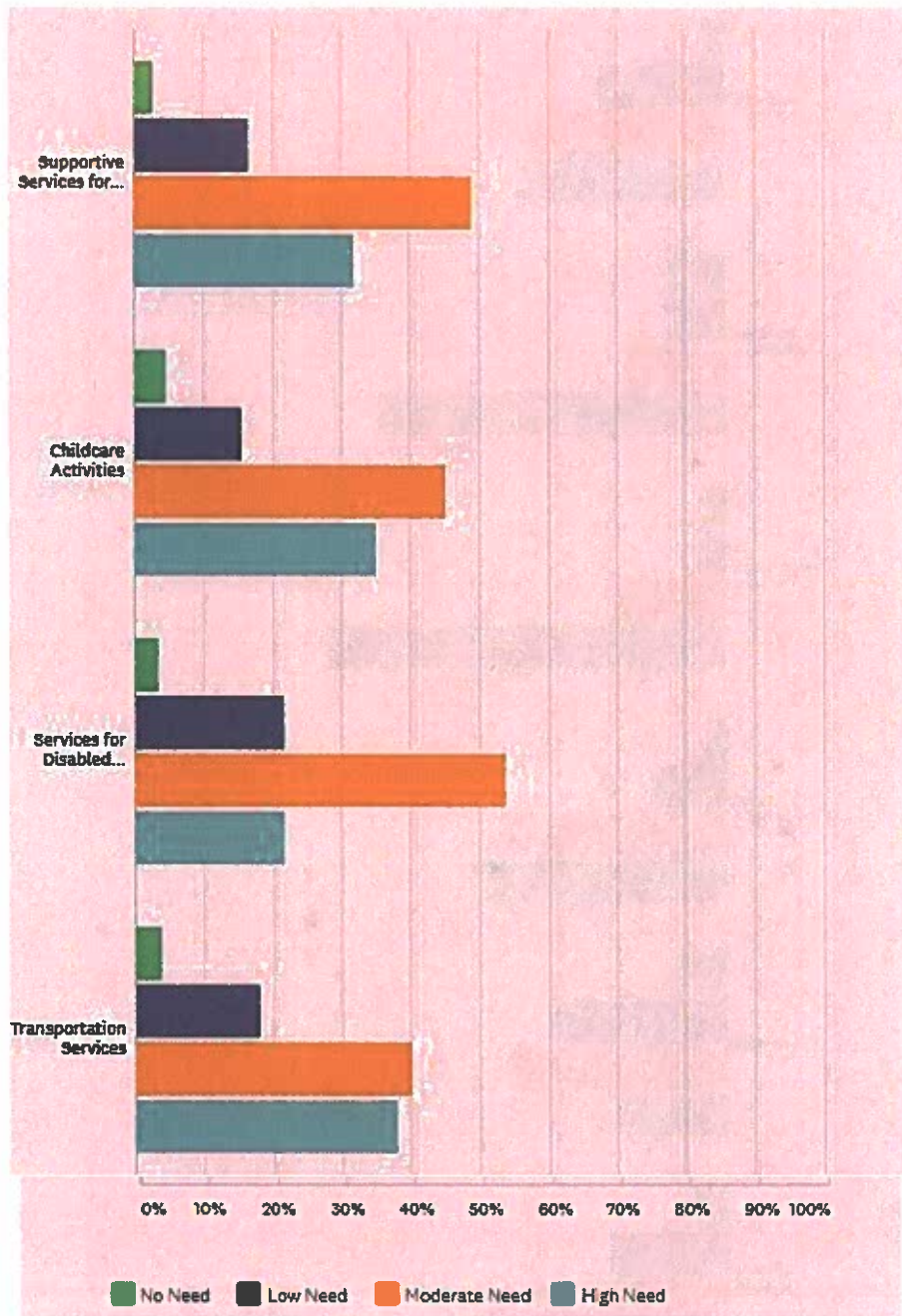


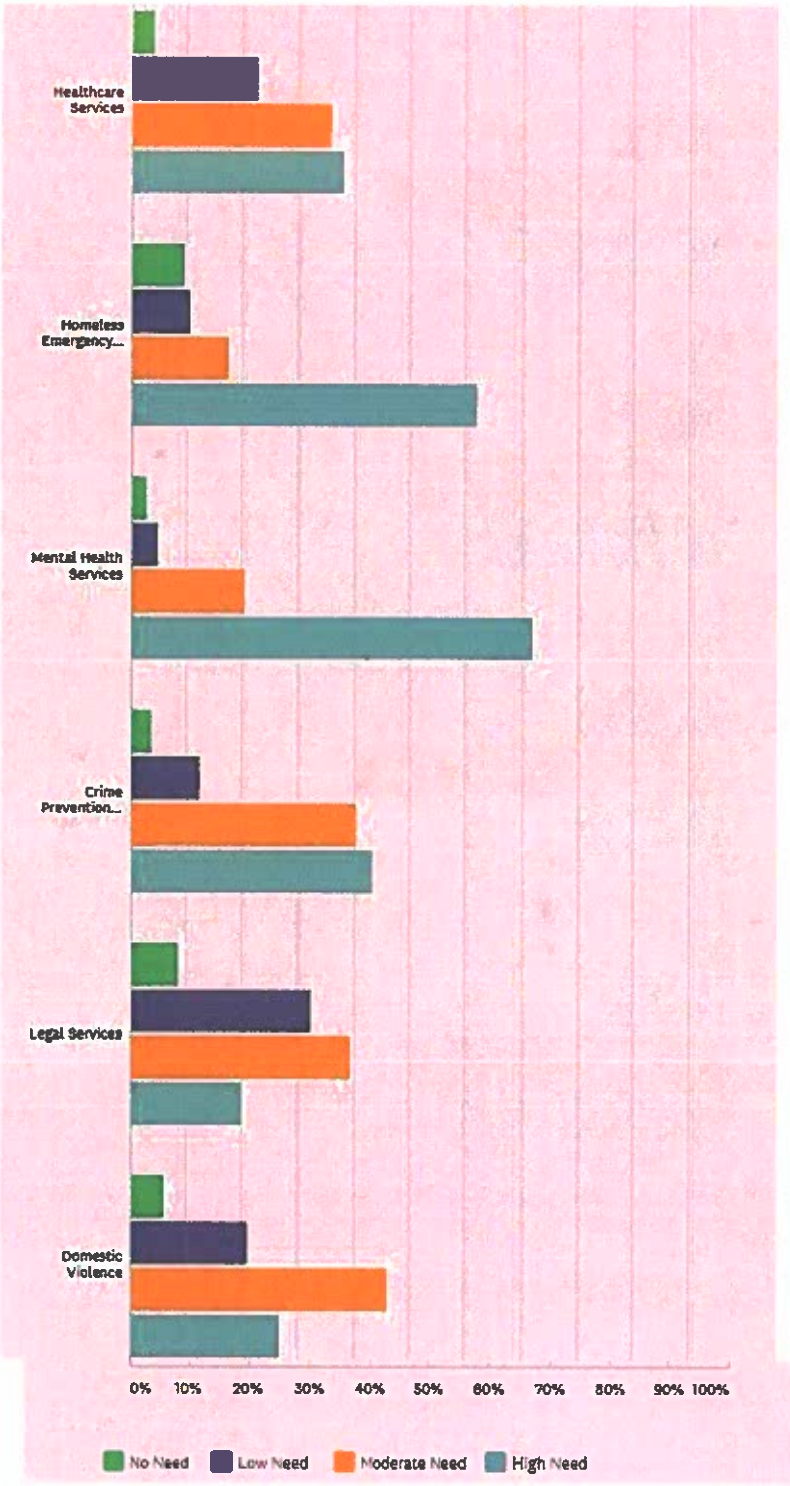
Q2



What types of public programs / services are the most needed in Oceanside?

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Supportive Services for Seniors	2.75% 5	16.48% 30	48.90% 89	31.87% 58	182	3.10
Childcare Activities	4.57% 8	15.43% 27	45.14% 79	34.86% 61	176	3.10
Services for Disabled Persons	3.39% 6	21.47% 38	53.67% 96	21.47% 38	177	2.93
Transportation Services	3.80% 7	17.93% 33	40.22% 74	38.04% 70	184	3.13
Healthcare Services	3.95% 7	22.60% 40	35.59% 63	37.85% 67	177	3.07
Homeless Emergency Shelter	9.57% 18	10.64% 20	17.55% 33	62.23% 117	188	3.32
Mental Health Services	2.69% 5	4.84% 9	20.43% 38	72.04% 134	186	3.62
Crime Prevention Programs	3.85% 7	12.64% 23	40.11% 73	43.41% 79	182	3.23
Legal Services	8.62% 15	32.18% 56	39.08% 68	20.11% 35	174	2.71
Domestic Violence	6.15% 11	21.23% 38	45.81% 82	26.82% 48	179	2.93



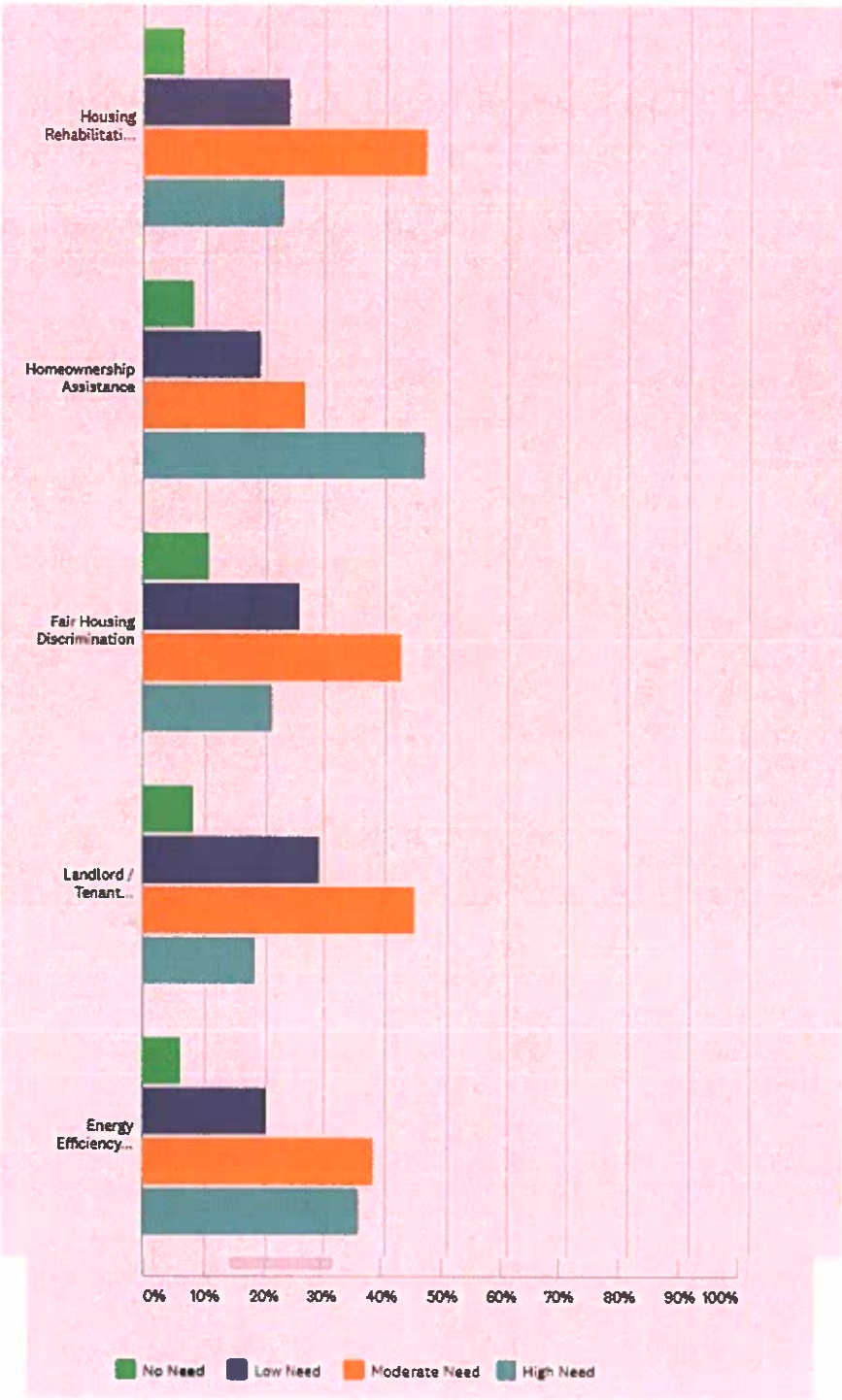


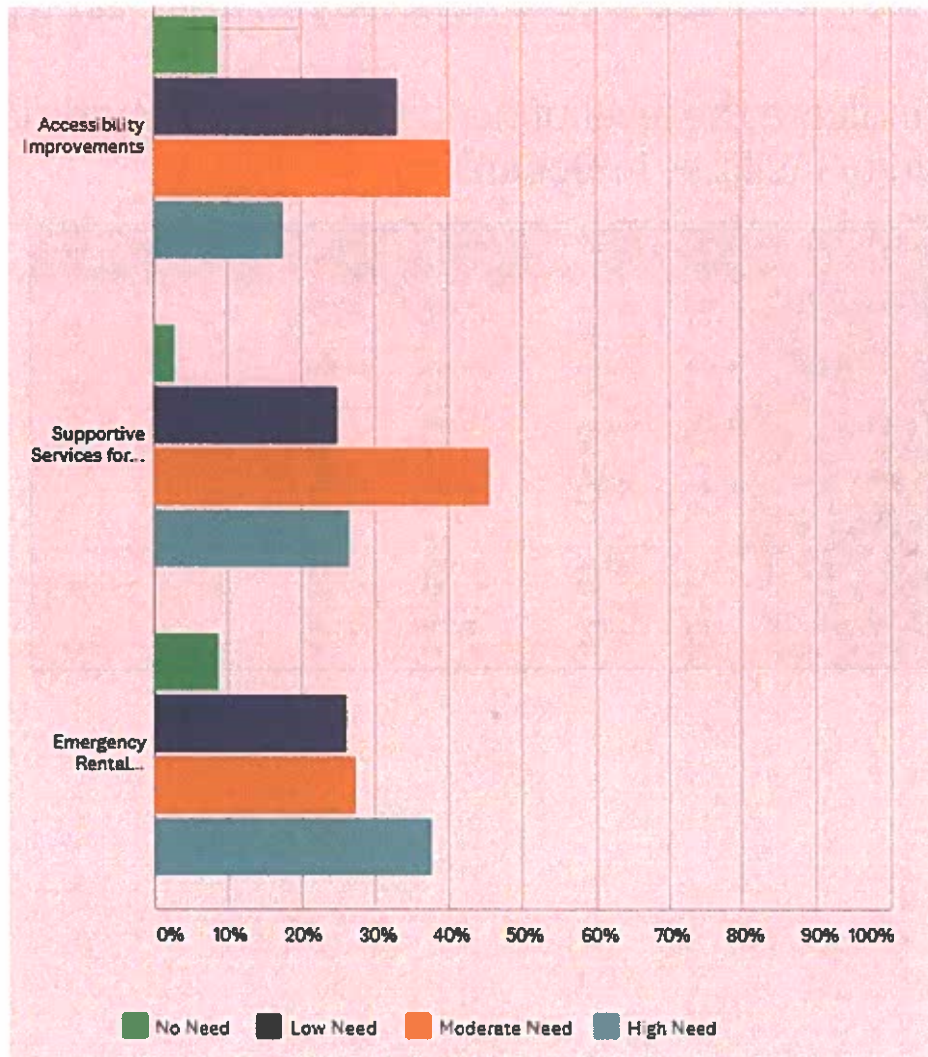
Q3



Please indicate the level of need for improved/additional housing-related programs and services in Oceanside.

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Housing Rehabilitation (Repair)	6.56% 12	24.04% 44	46.45% 85	22.95% 42	183	2.86
Homeownership Assistance	8.15% 15	19.02% 35	26.63% 49	46.20% 85	184	3.11
Fair Housing Discrimination	10.61% 19	25.70% 46	42.46% 76	21.23% 38	179	2.74
Landlord / Tenant Mediation	8.24% 15	29.12% 53	44.51% 81	18.13% 33	182	2.73
Energy Efficiency Improvements	5.98% 11	20.11% 37	38.04% 70	35.87% 66	184	3.04
Accessibility Improvements	8.84% 16	33.15% 60	40.33% 73	17.68% 32	181	2.67
Supportive Services for Disabled Persons	2.78% 5	25.00% 45	45.56% 82	26.67% 48	180	2.96
Emergency Rental Assistance	8.74% 16	26.23% 48	27.32% 50	37.70% 69	183	2.94



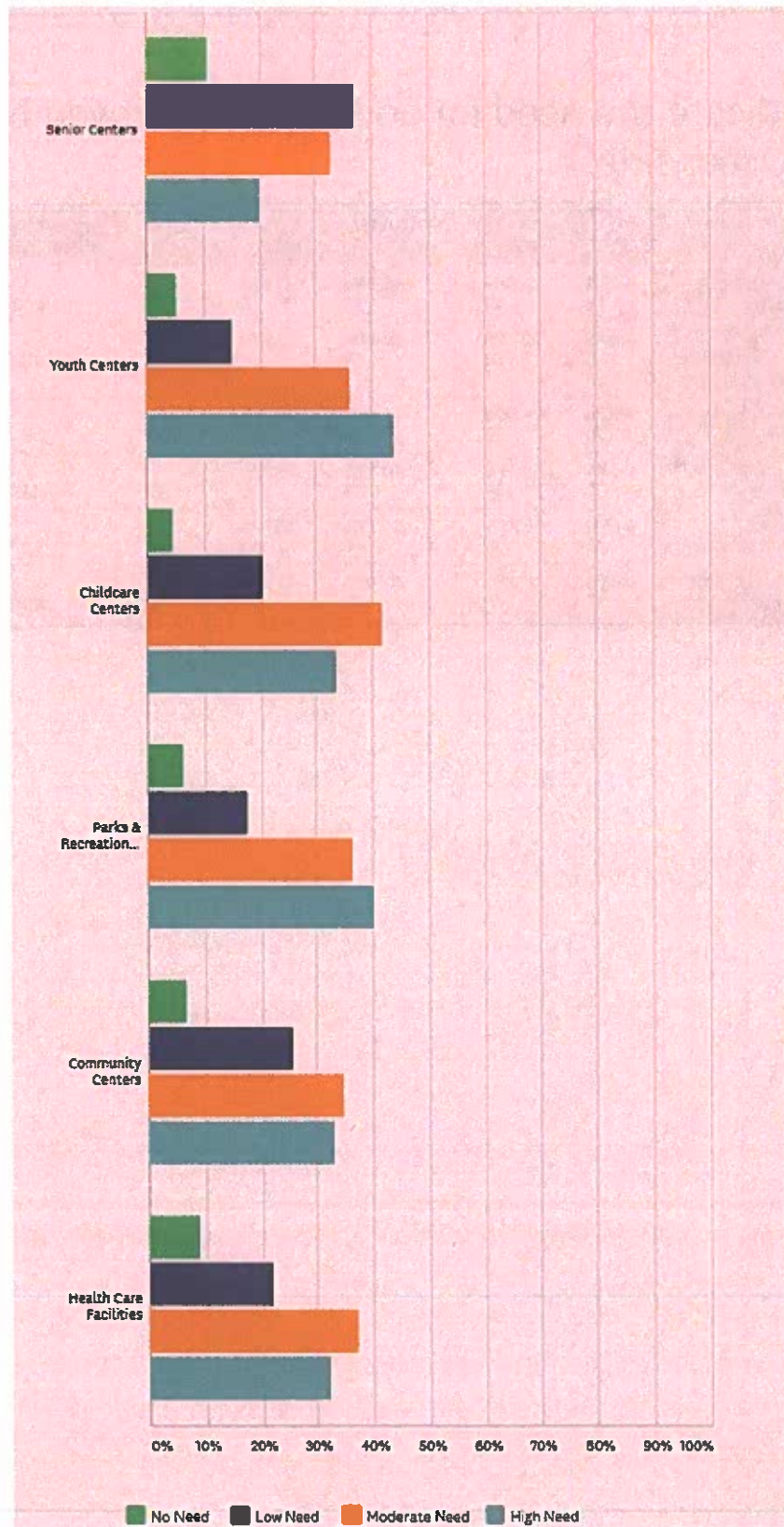


Q4



Please indicate the level of need for improved/additional community facilities in Oceanside

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Senior Centers	10.73% 19	36.72% 65	32.77% 58	19.77% 35	177	2.62
Youth Centers	4.95% 9	14.84% 27	36.26% 66	43.96% 80	182	3.19
Childcare Centers	4.49% 8	20.22% 36	41.57% 74	33.71% 60	178	3.04
Parks & Recreation Facilities	5.98% 11	17.39% 32	36.41% 67	40.22% 74	184	3.11
Community Centers	6.52% 12	25.54% 47	34.78% 64	33.15% 61	184	2.95
Health Care Facilities	8.89% 16	21.67% 39	37.22% 67	32.22% 58	180	2.93

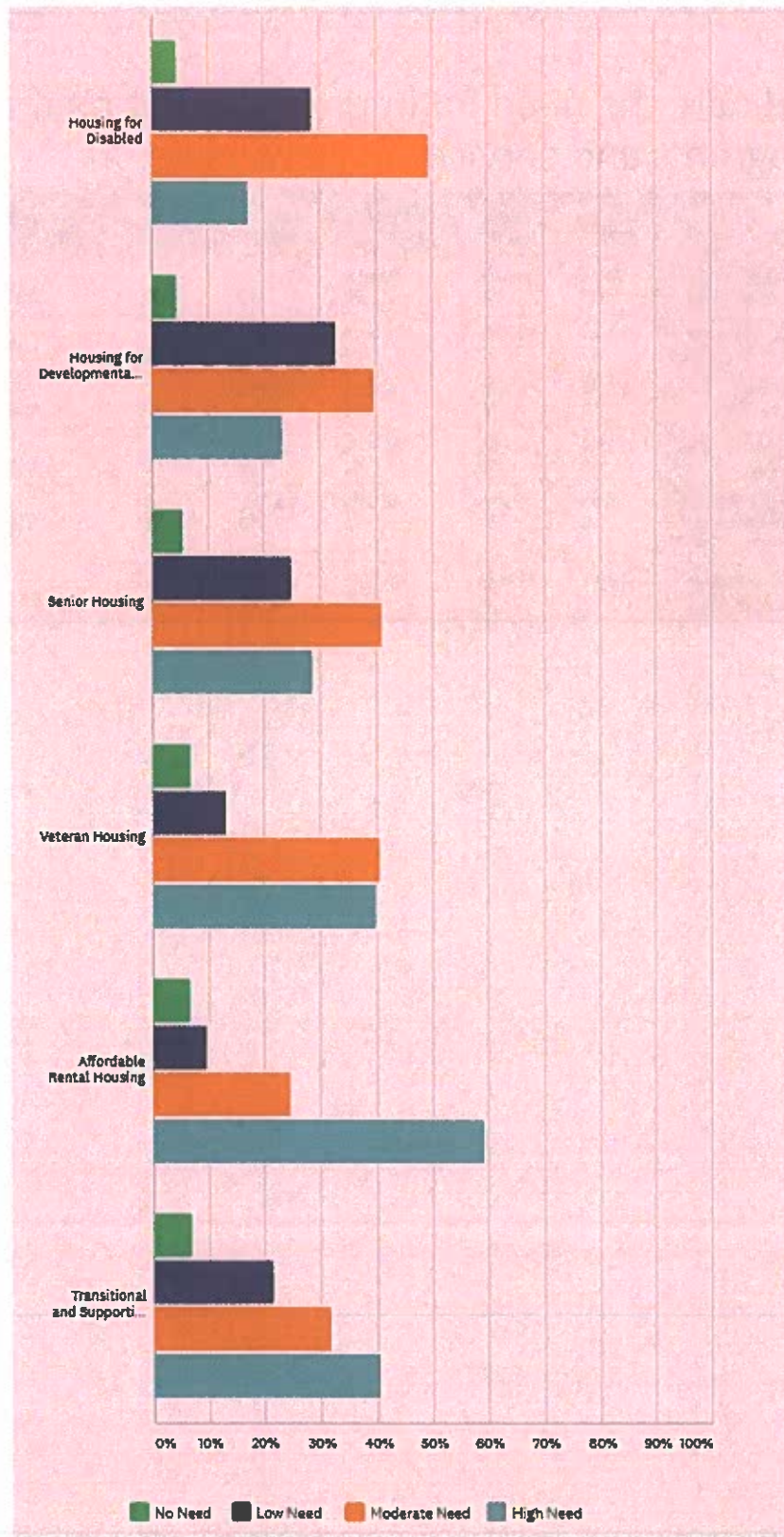


Q6



Please indicate the need for additional/improved housing types in Oceanside.

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Housing for Disabled	4.49% 8	28.65% 51	49.44% 88	17.42% 31	178	2.80
Housing for Developmentally Disabled	4.44% 8	32.78% 59	39.44% 71	23.33% 42	180	2.82
Senior Housing	5.52% 10	24.86% 45	40.88% 74	28.73% 52	181	2.93
Veteran Housing	6.63% 12	13.26% 24	40.33% 73	39.78% 72	181	3.13
Affordable Rental Housing	6.45% 12	9.68% 18	24.73% 46	59.14% 110	186	3.37
Transitional and Supportive Housing	6.63% 12	21.55% 39	31.49% 57	40.33% 73	181	3.06

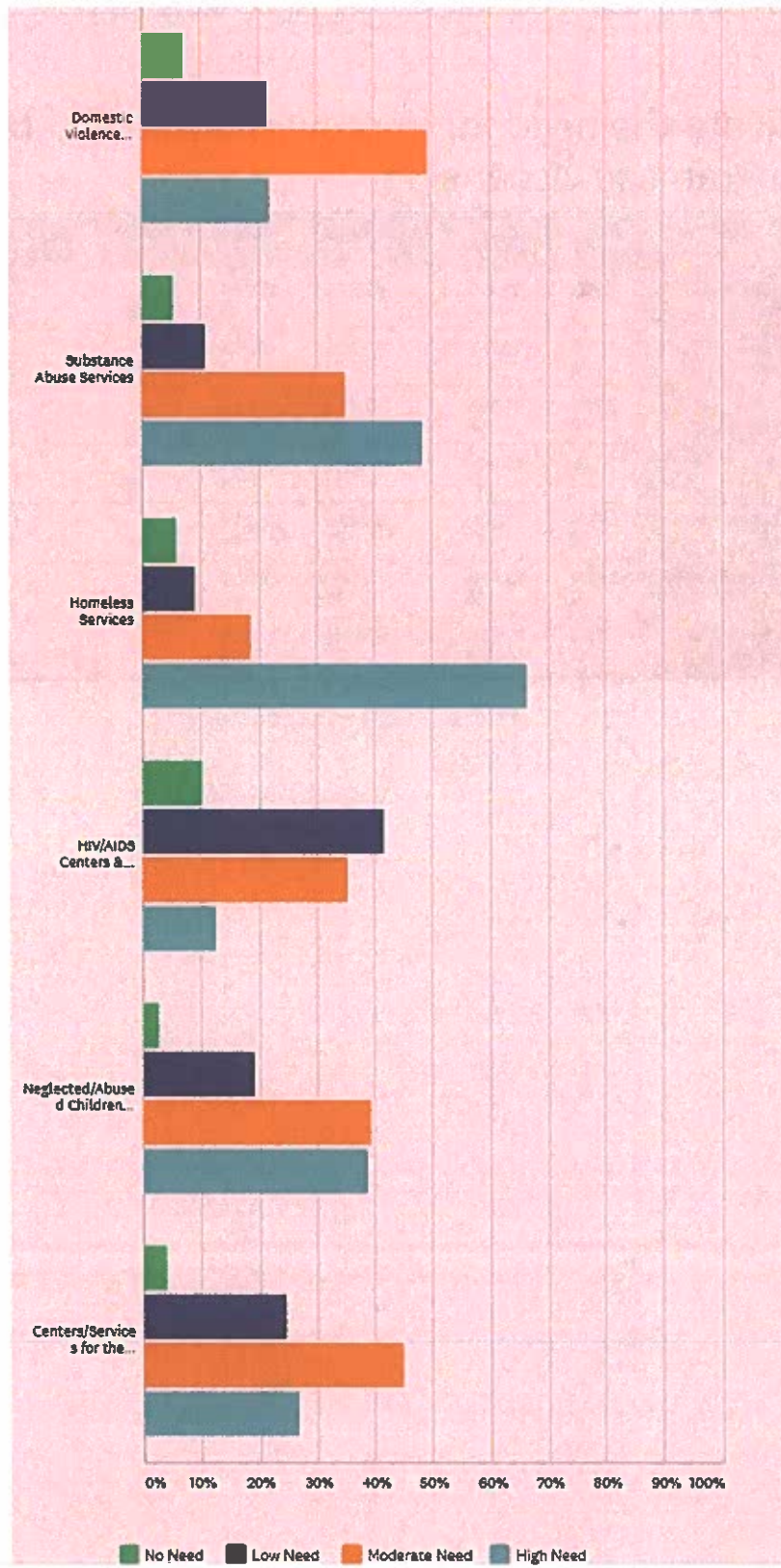


Q7



Please indicate the need for improved/additional special needs programs and services in Oceanside.

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Domestic Violence Services	7.14% 13	21.43% 39	49.45% 90	21.98% 40	182	2.86
Substance Abuse Services	5.46% 10	10.93% 20	34.97% 64	48.63% 89	183	3.27
Homeless Services	5.88% 11	9.09% 17	18.72% 35	66.31% 124	187	3.45
HIV/AIDS Centers & Services	10.29% 18	41.71% 73	35.43% 62	12.57% 22	175	2.50
Neglected/Abused Children Centers & Services	2.81% 5	19.10% 34	39.33% 70	38.76% 69	178	3.14
Centers/Services for the Disabled	3.89% 7	24.44% 44	45.00% 81	26.67% 48	180	2.94

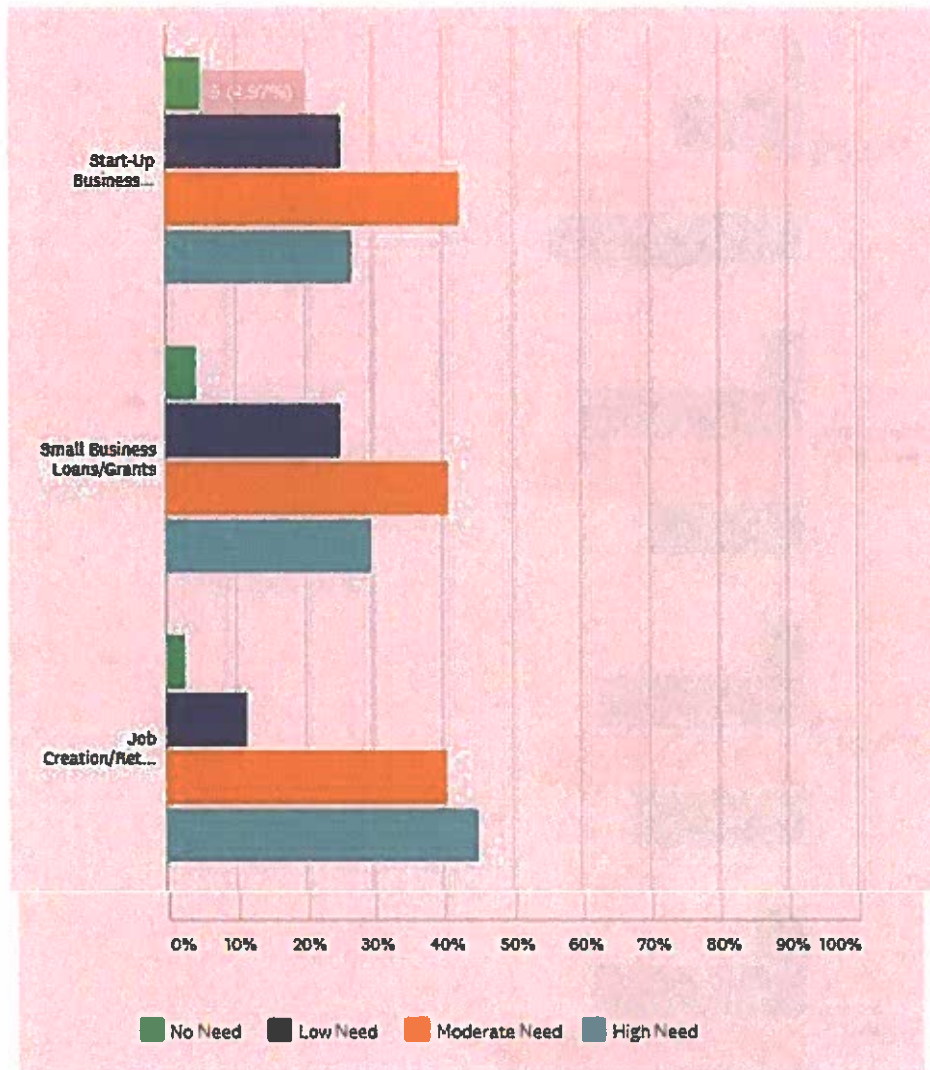


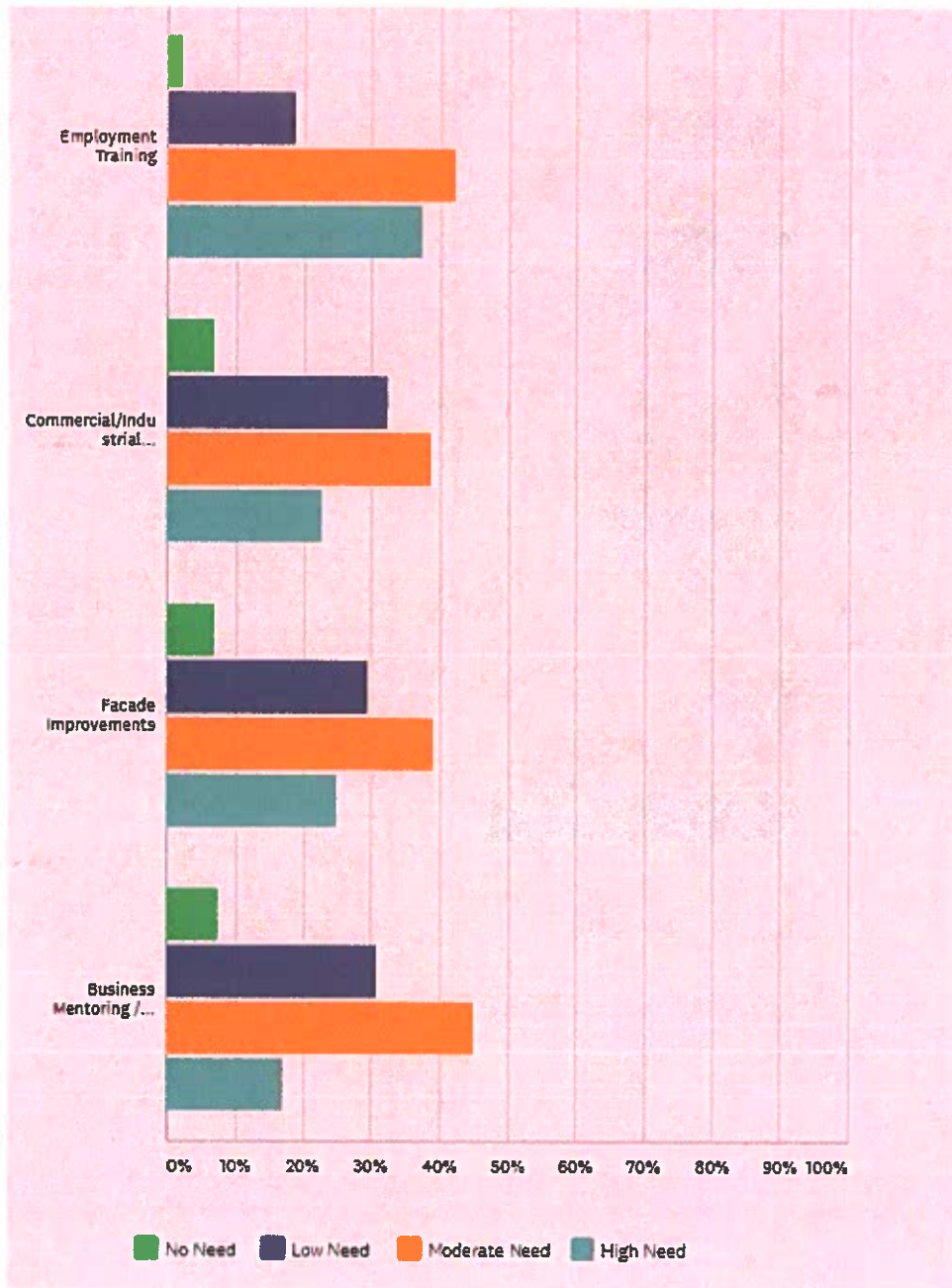
Q8



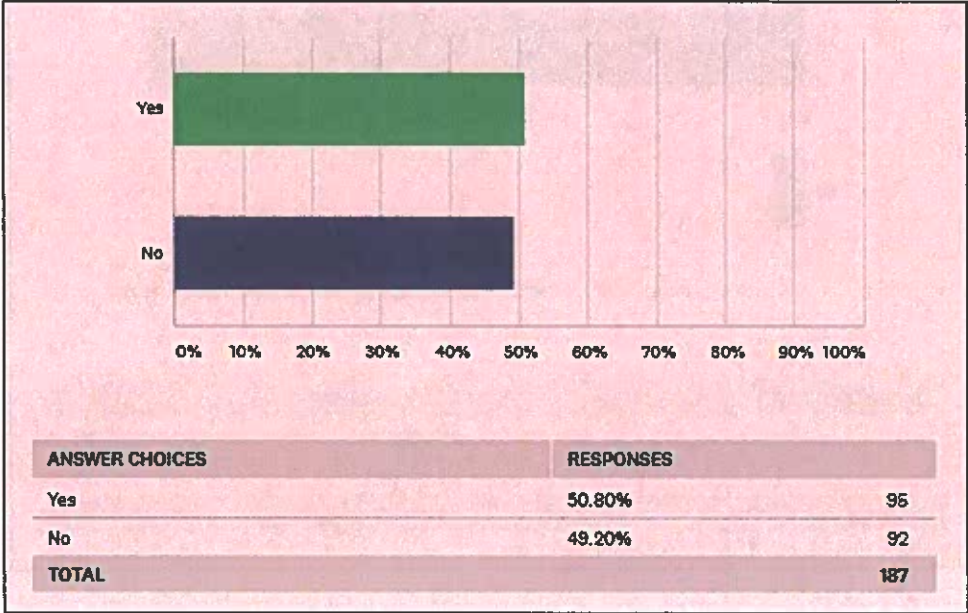
Please indicate the need for improved/additional business and job programs in Oceanside.

	NO NEED	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Start-Up Business Assistance	4.97% 9	25.41% 46	42.54% 77	27.07% 49	161	2.92
Small Business Loans/Grants	4.47% 8	25.14% 45	40.78% 73	29.61% 53	179	2.96
Job Creation/Retention	2.75% 5	11.54% 21	40.66% 74	45.05% 82	182	3.28
Employment Training	2.19% 4	18.58% 34	42.08% 77	37.16% 68	183	3.14
Commercial/Industrial Rehabilitation	6.78% 12	32.20% 67	38.42% 68	22.60% 40	177	2.77
Facade Improvements	6.67% 12	29.44% 53	38.89% 70	25.00% 45	180	2.82
Business Mentoring / Capacity Building	7.39% 13	30.68% 54	44.89% 79	17.05% 30	176	2.72





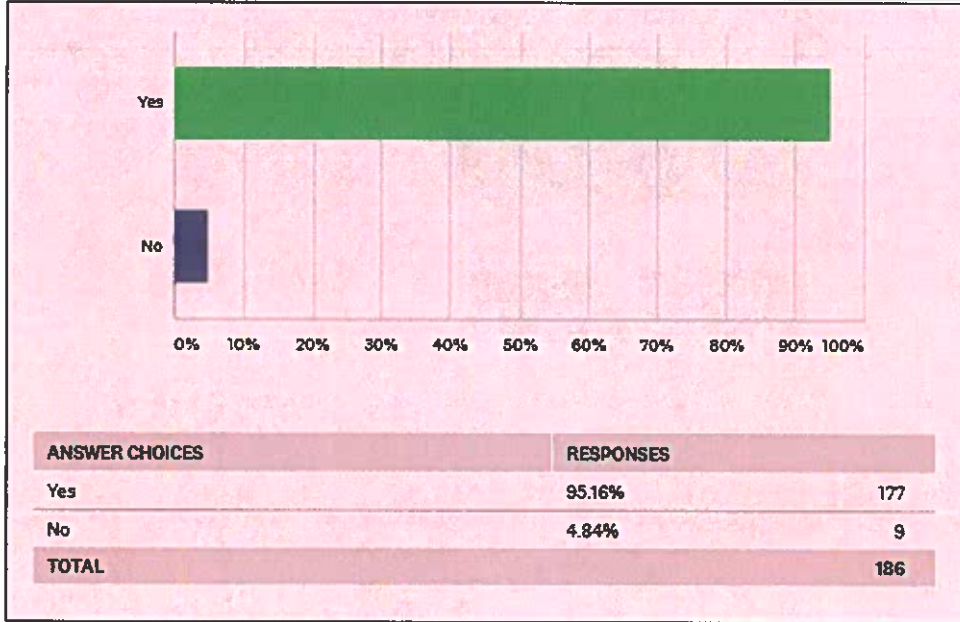
Q9 Do you feel adequately prepared for a natural disaster (e.g., earthquake, wildfire, tsunami)?



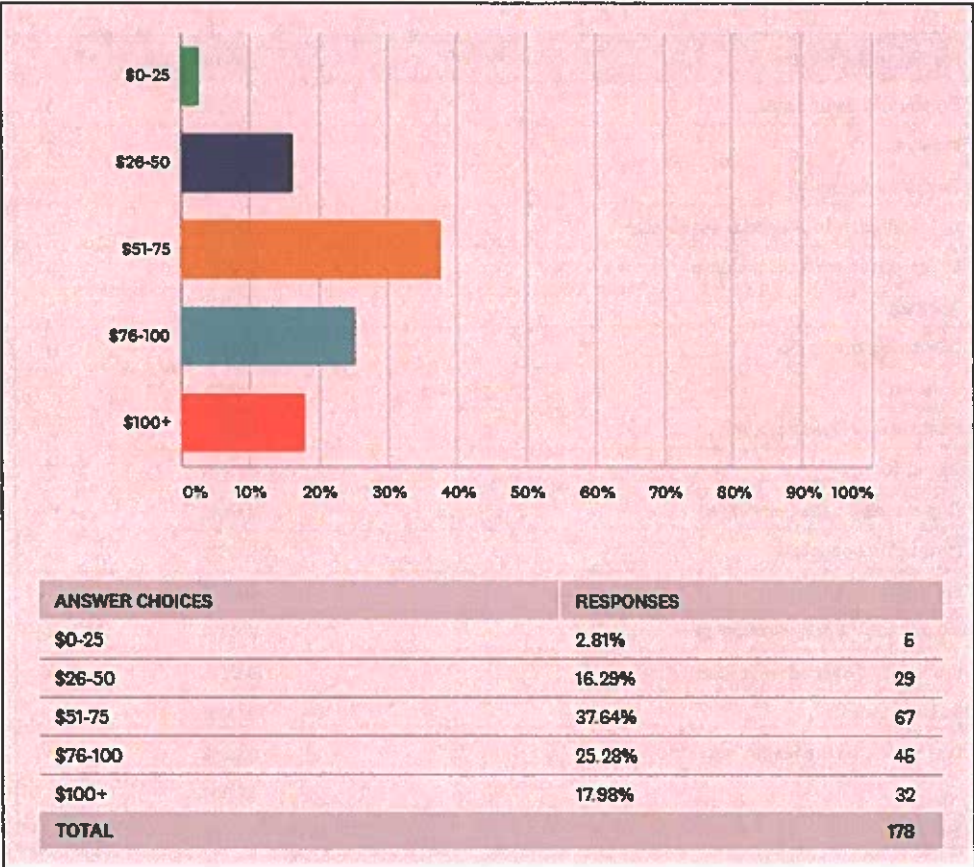
Q10




Do you have broadband internet access at home?



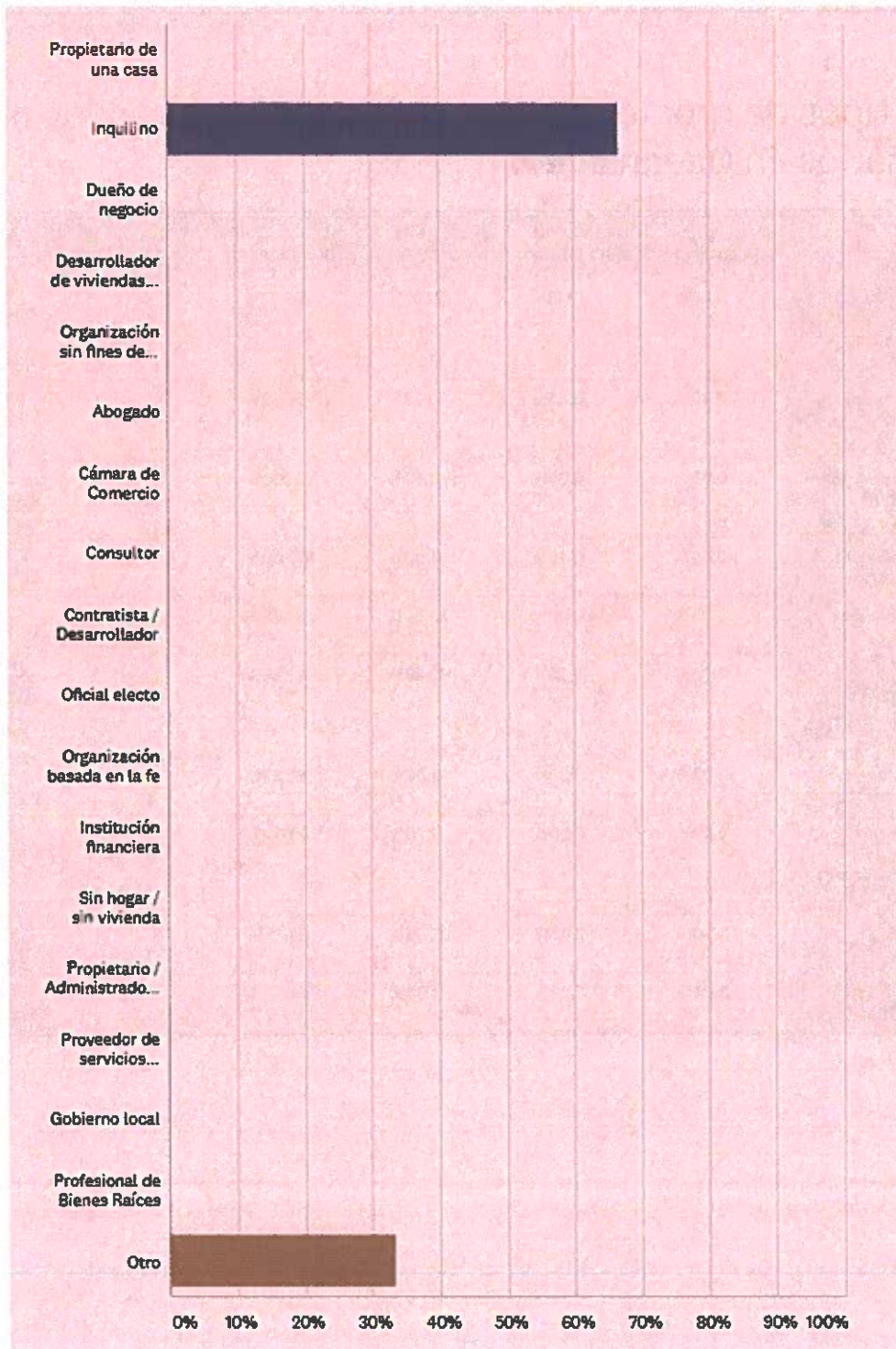
Q11 [Feedback Icon]
If you do have broadband internet access at home, please provide an estimate of the amount of money you pay for this service each month.



Survey Results in Spanish:

Q1  ¿Cuál de las siguientes opciones lo describe mejor a usted o su rol en la comunidad?

ANSWER CHOICES	RESPONSES	
Propietario de una casa	0.00%	0
Inquilino	66.67%	2
Dueño de negocio	0.00%	0
Desarrollador de viviendas asequibles	0.00%	0
Organización sin fines de lucro	0.00%	0
Abogado	0.00%	0
Cámara de Comercio	0.00%	0
Consultor	0.00%	0
Contratista / Desarrollador	0.00%	0
Oficial electo	0.00%	0
Organización basada en la fe	0.00%	0
Institución financiera	0.00%	0
Sin hogar / sin vivienda	0.00%	0
Propietario / Administrador de la propiedad	0.00%	0
Proveedor de servicios legales / Abogado	0.00%	0
Gobierno local	0.00%	0
Profesional de Bienes Raíces	0.00%	0
Otro	33.33%	1
TOTAL		3



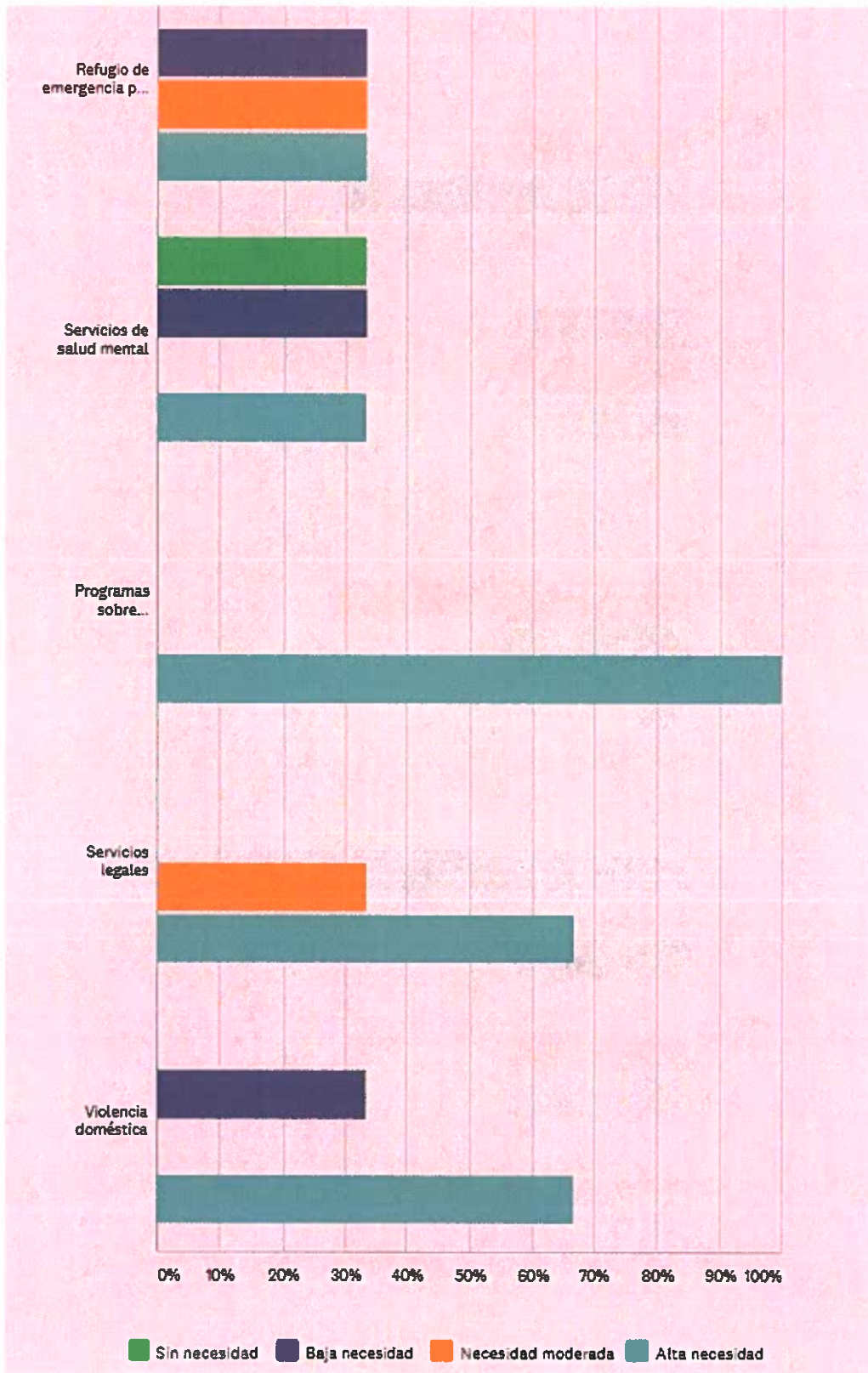
Q2



¿Qué tipos de programas / servicios públicos son los más necesarios en Oceanside?

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Servicios de apoyo para personas mayores	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Actividades de cuidado infantil	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3	3.00
Servicios para personas discapacitadas	0.00% 0	0.00% 0	66.67% 2	33.33% 1	3	3.33
Servicios de transporte	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Servicios de salud	33.33% 1	0.00% 0	33.33% 1	33.33% 1	3	2.67
Refugio de emergencia para personas sin hogar	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3	3.00
Servicios de salud mental	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	2.33
Programas sobre prevención de delitos	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Servicios legales	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Violencia doméstica	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33



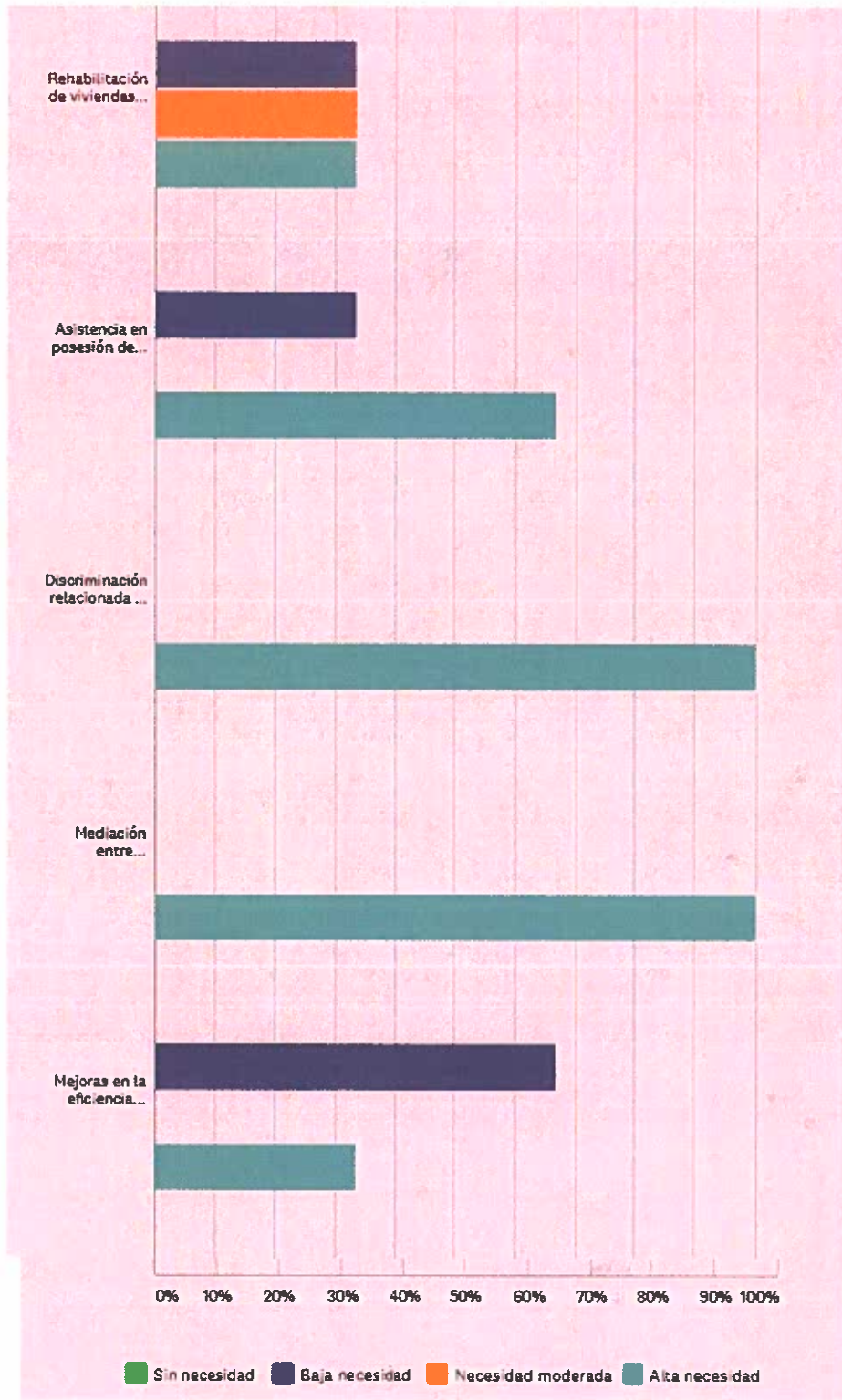


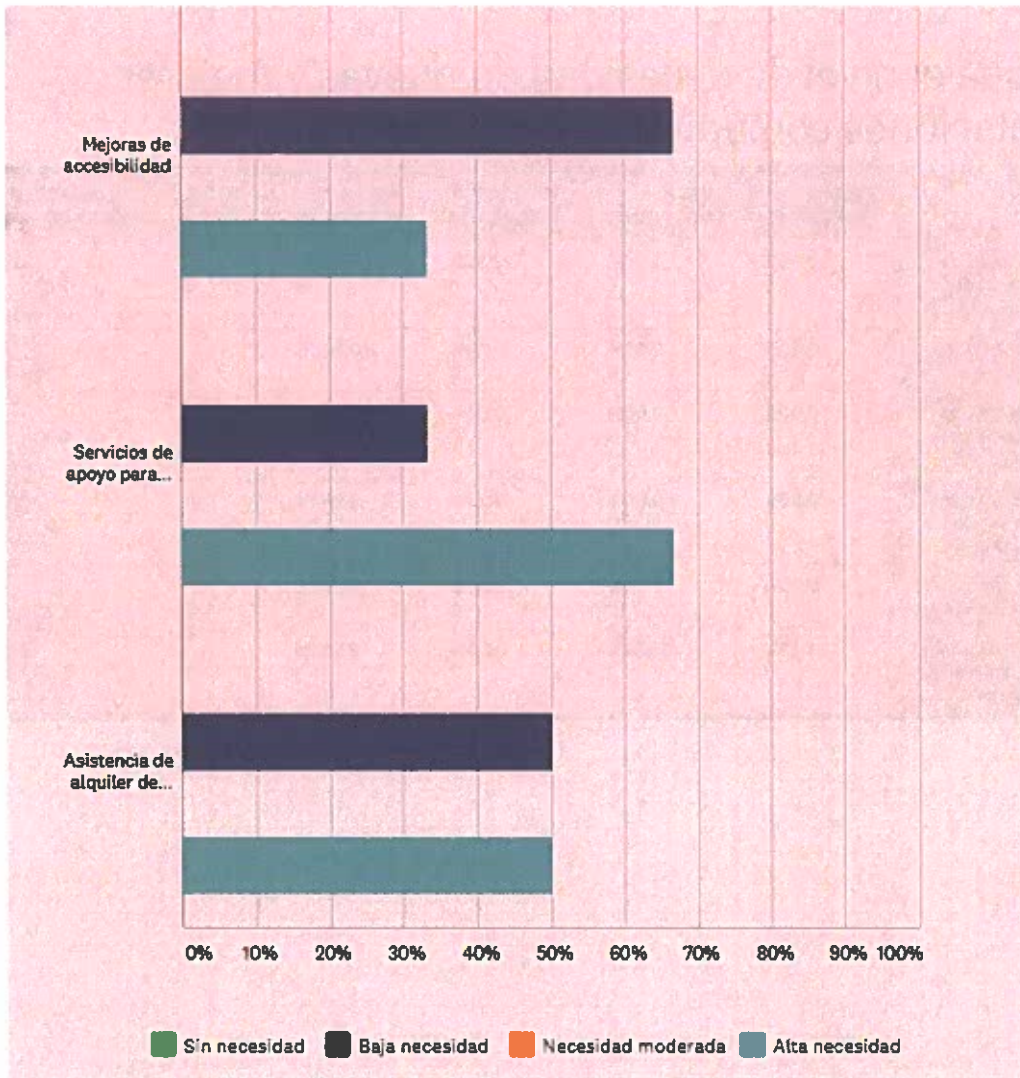
Q3



Indique el nivel de necesidad de incrementar mejores programas y servicios relacionados con la vivienda en Oceanside.

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Rehabilitación de viviendas (reparaciones)	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3	3.00
Asistencia en posesión de nuevas viviendas	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Discriminación relacionada con la renta, compra o venta justa de viviendas	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Mediación entre arrendador / inquilino	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Mejoras en la eficiencia energética	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Mejoras de accesibilidad	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Servicios de apoyo para personas discapacitadas	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Asistencia de alquiler de emergencia	0.00% 0	50.00% 1	0.00% 0	50.00% 1	2	3.00



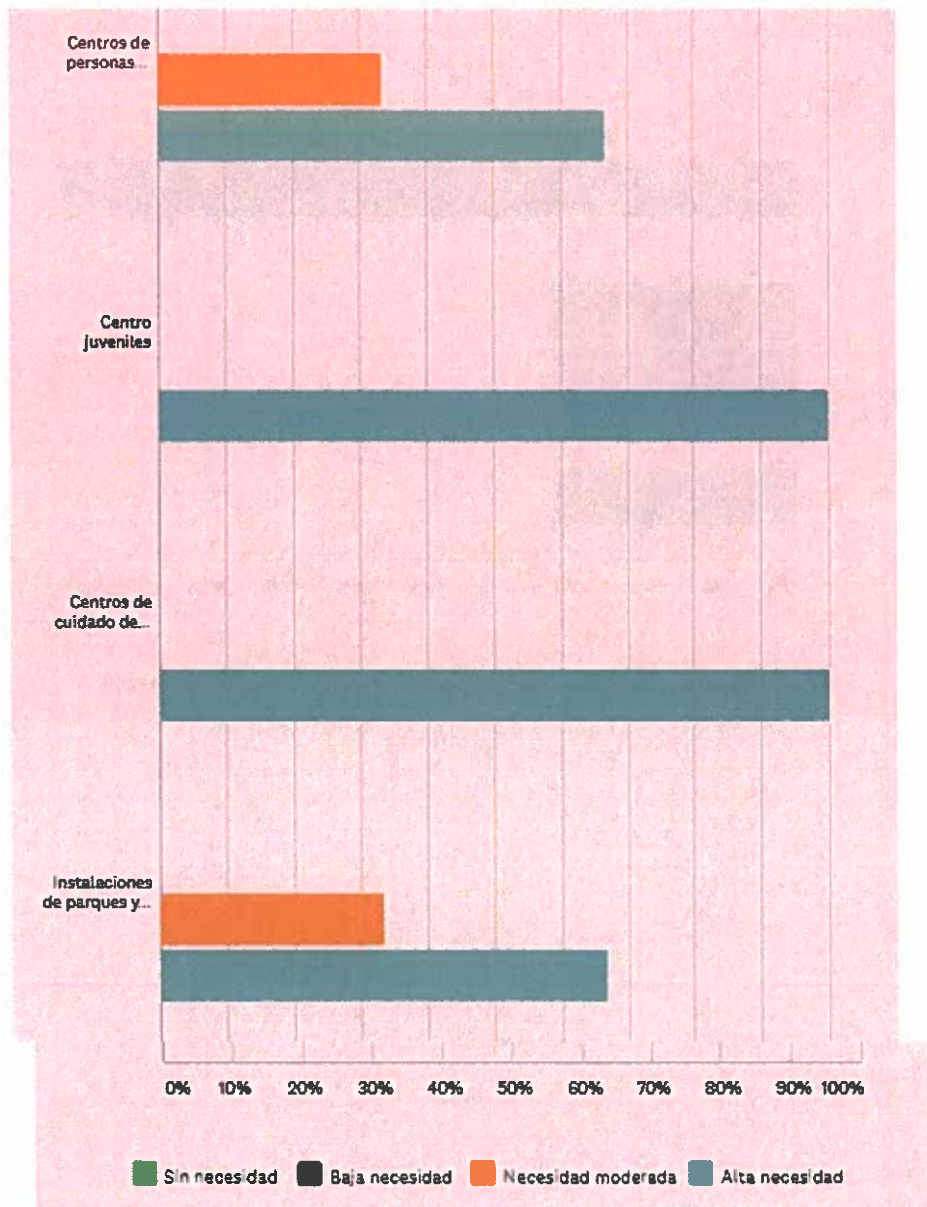


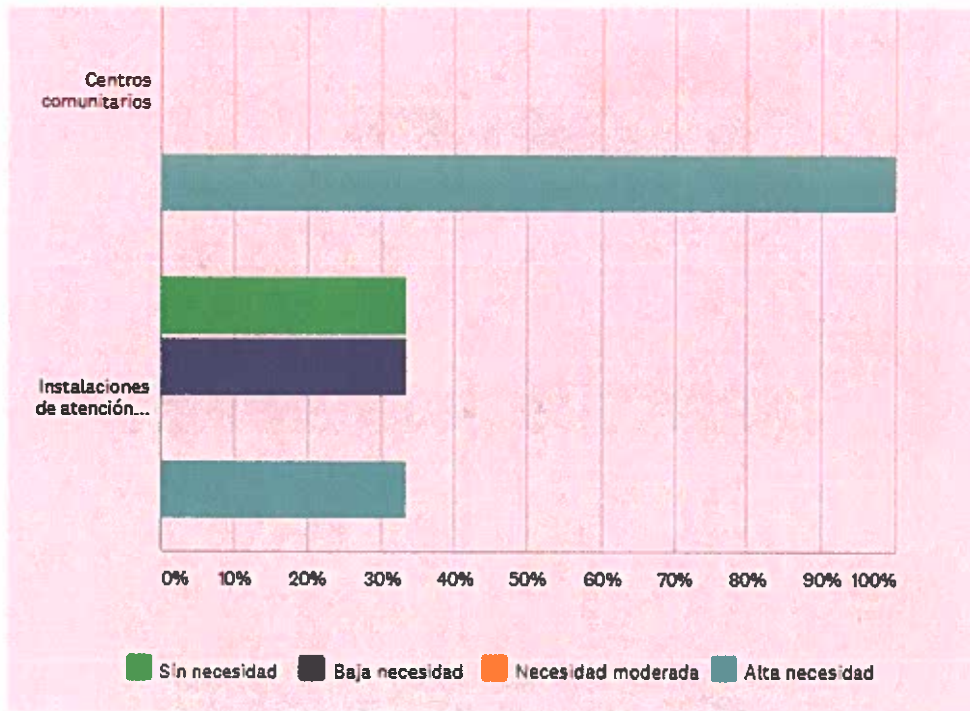
Q4



Indique el nivel de necesidad de nuevas y mejores instalaciones comunitarias en Oceanside.

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Centros de personas mayores	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Centro juveniles	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Centros de cuidado de niños	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Instalaciones de parques y recreación	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Centros comunitarios	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3	4.00
Instalaciones de atención médica	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	2.33



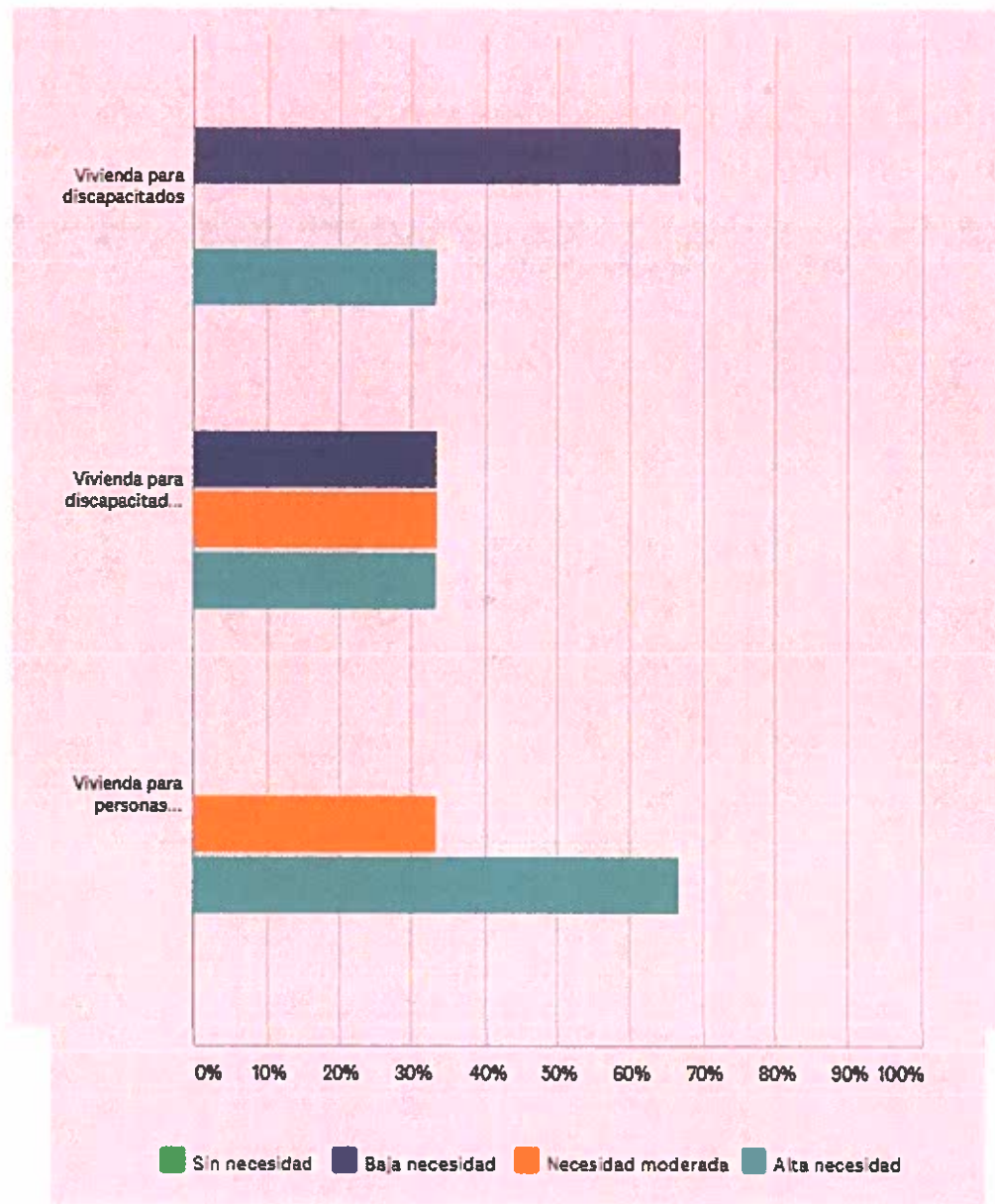


Q6



Indique la necesidad de nuevas y mejores tipos de vivienda en Oceanside.

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Vivienda para discapacitados	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Vivienda para discapacitados en desarrollo mental	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3	3.00
Vivienda para personas mayores	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Vivienda unifamiliar	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Vivienda para veteranos	0.00% 0	50.00% 1	50.00% 1	0.00% 0	2	2.50
Vivienda con alquileres razonables	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Servicio de apoyo durante el periodo de transición a una vivienda	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33



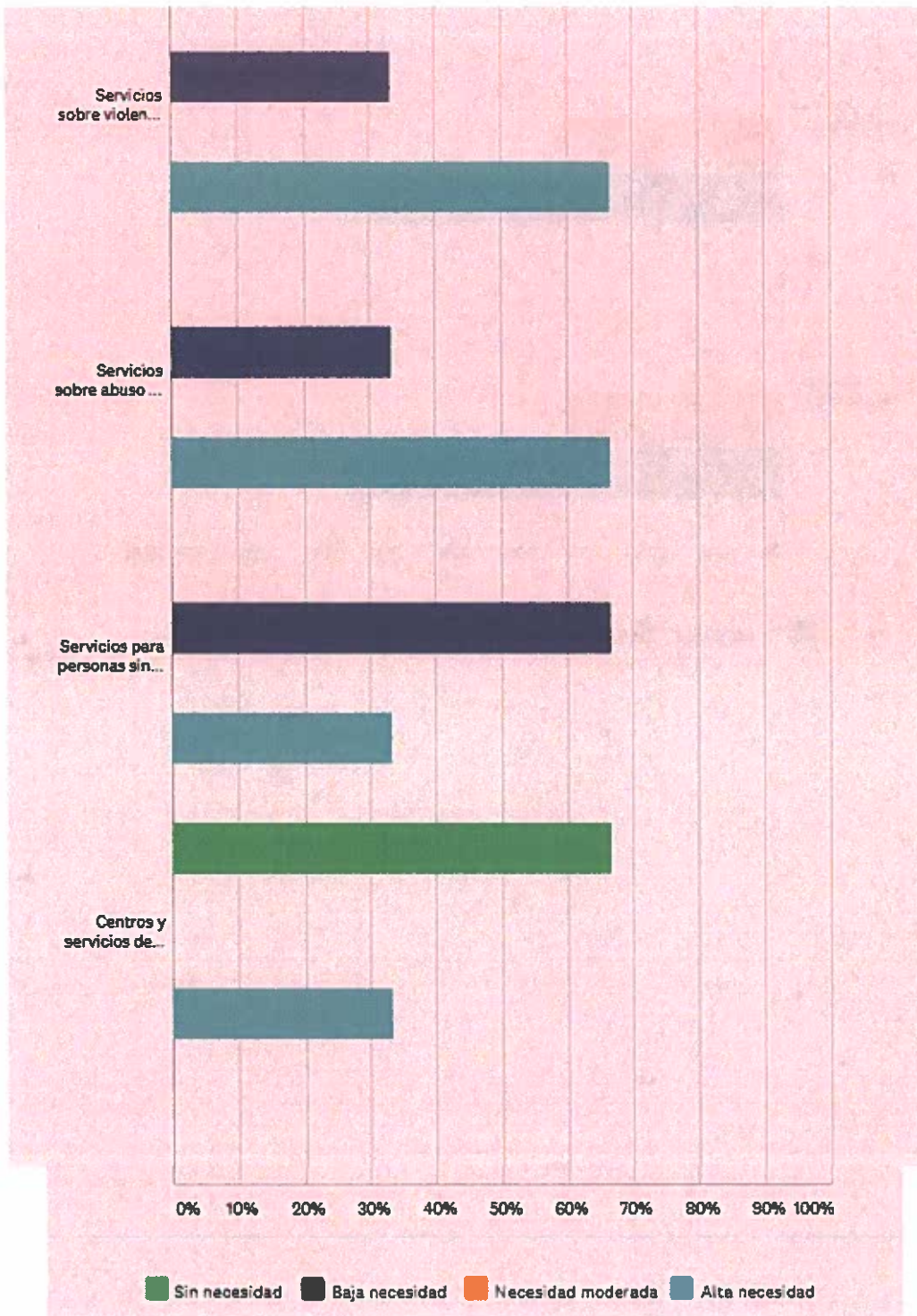


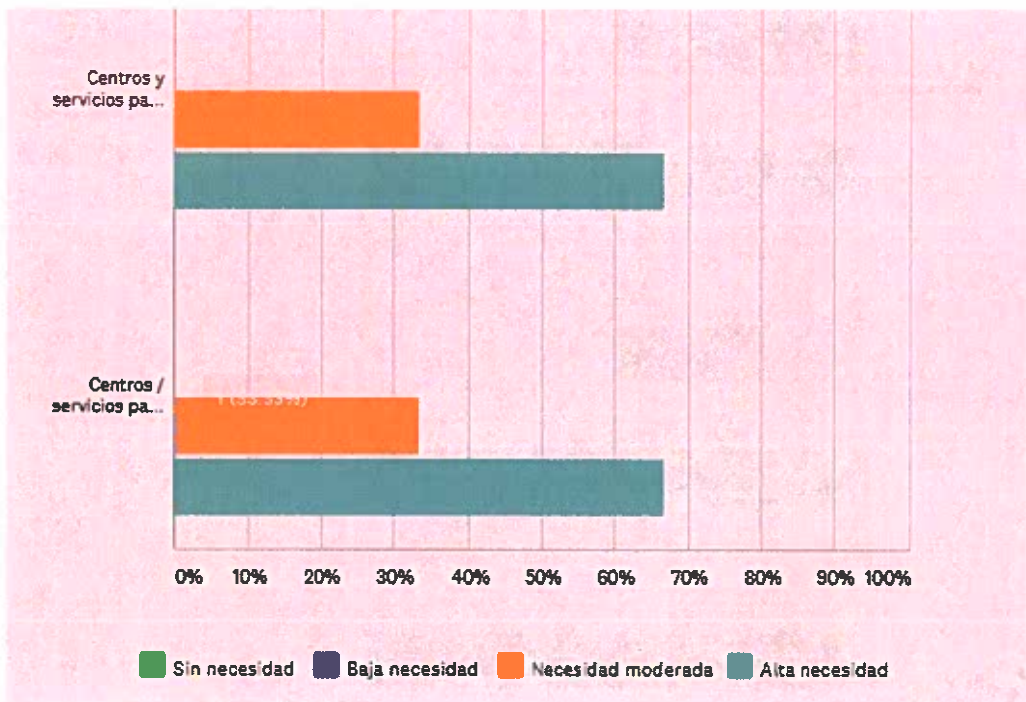
Q7



Indique la necesidad de nuevos y mejores programas/servicios para necesidades específicas en Oceanside.

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Servicios sobre violencia doméstica	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Servicios sobre abuso de sustancias	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Servicios para personas sin vivienda	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Centros y servicios de HIV / AIDS	66.67% 2	0.00% 0	0.00% 0	33.33% 1	3	2.00
Centros y servicios para niños desatendidos / maltratados	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67
Centros / servicios para personas discapacitadas	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3	3.67



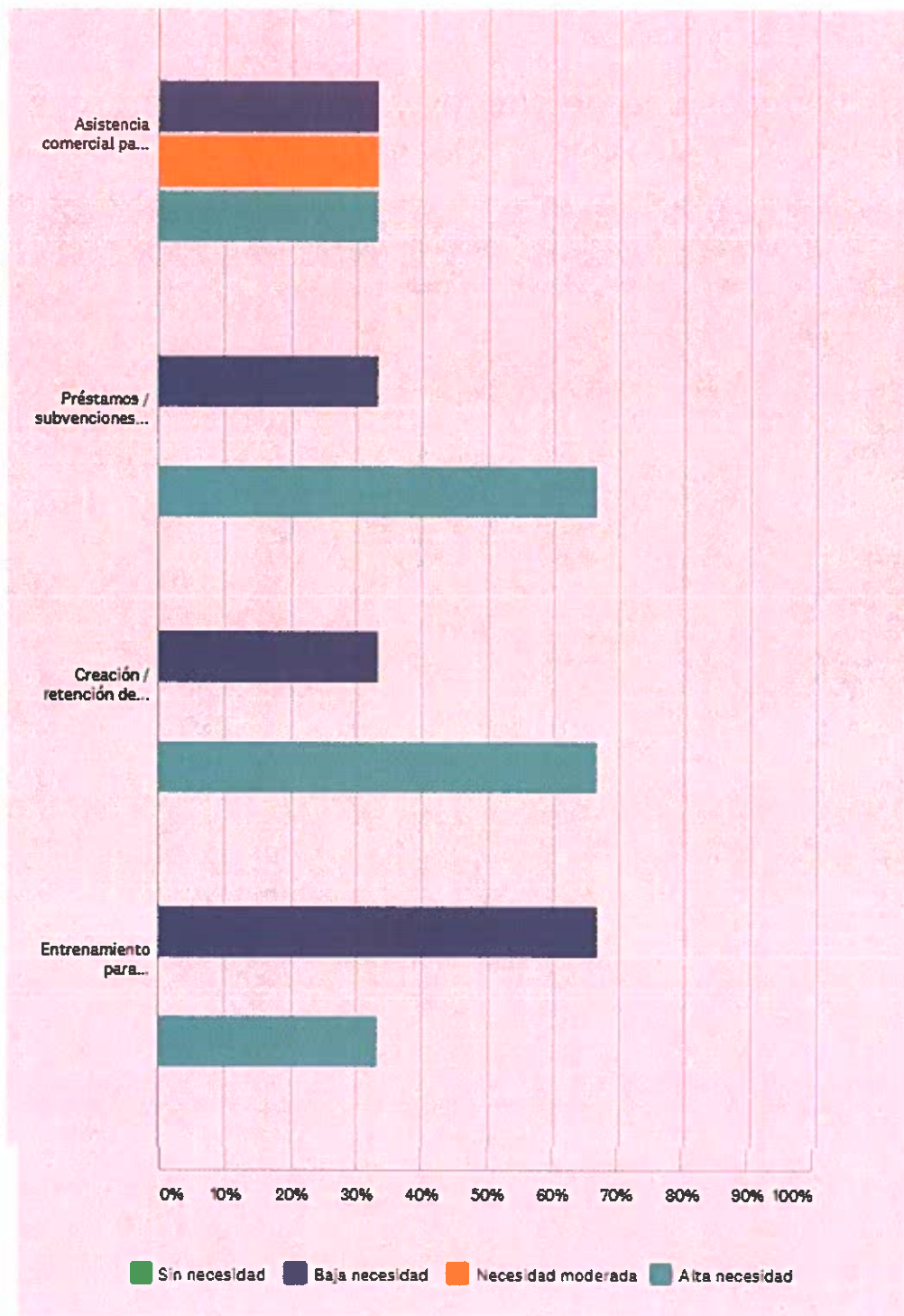


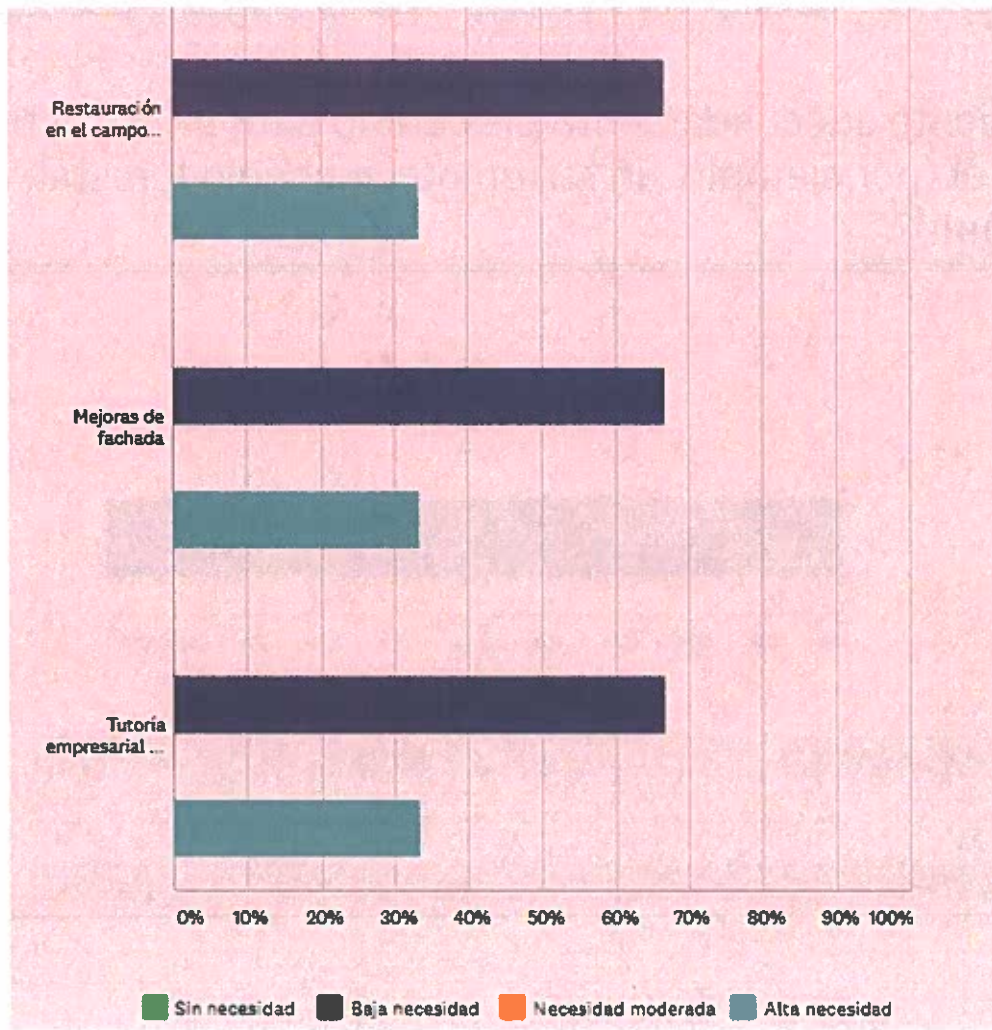
Q8



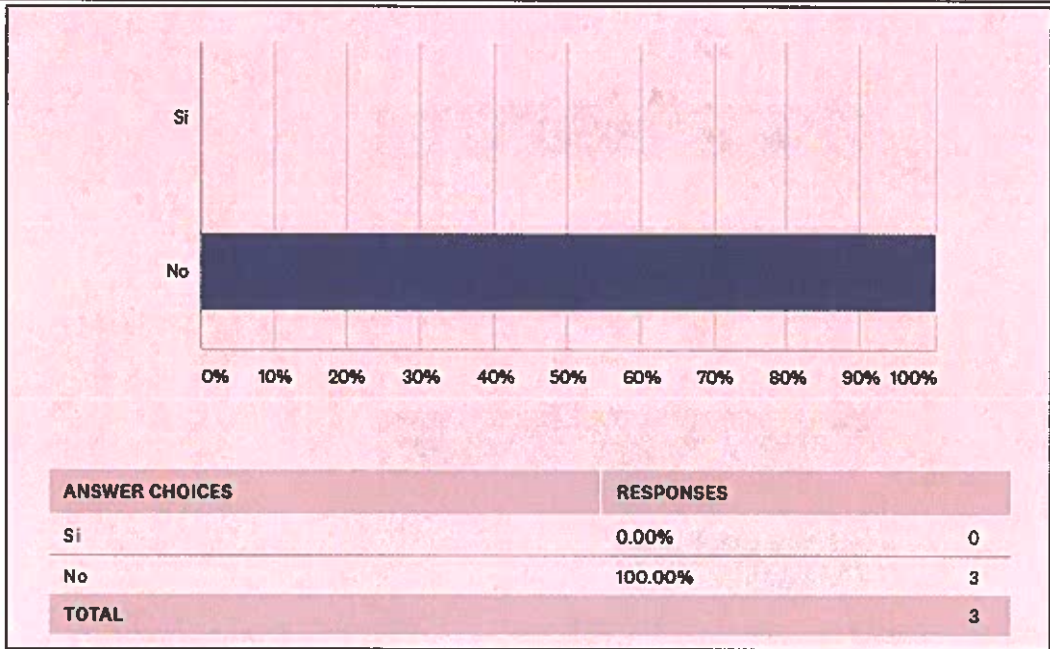
Indique la necesidad de nuevos y mejores programas comerciales y de trabajo en Oceanside.

	SIN NECESIDAD	BAJA NECESIDAD	NECESIDAD MODERADA	ALTA NECESIDAD	TOTAL	WEIGHTED AVERAGE
Asistencia comercial para crear nuevas empresas	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3	3.00
Préstamos / subvenciones para pequeñas empresas	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Creación / retención de empleo	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	3.33
Entrenamiento para capacitación laboral	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Restauración en el campo comercial / industrial	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Mejoras de fachada	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67
Tutoría empresarial / desarrollo de capacitación	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	2.67





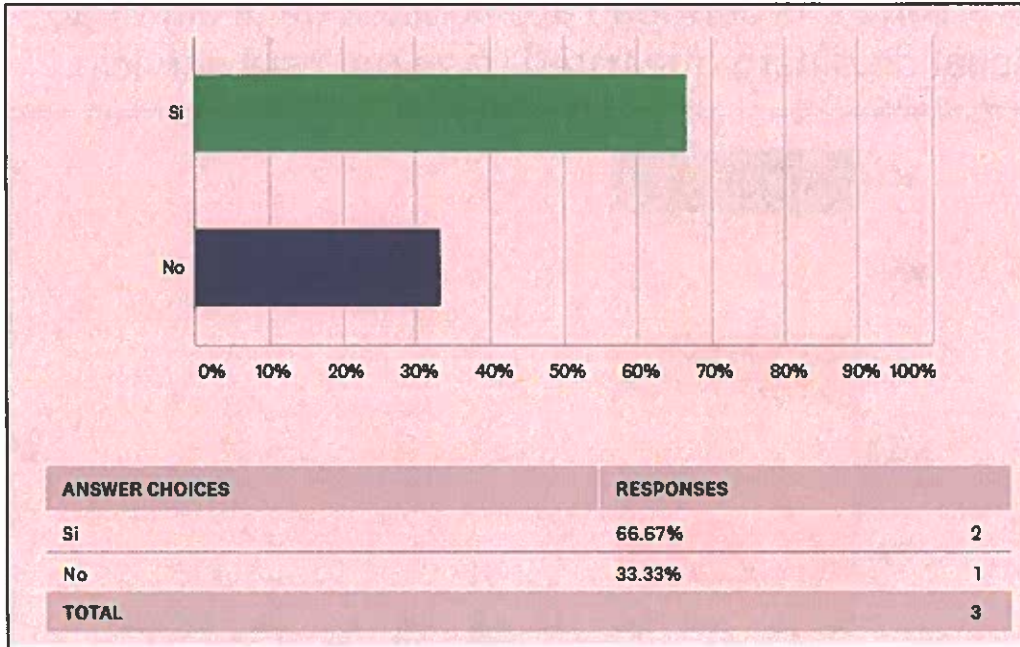
Q9 🗨️
 ¿Se siente adecuadamente preparado para un desastre natural (por ejemplo, un terremoto, incendio forestal, tsunami)?



Q10



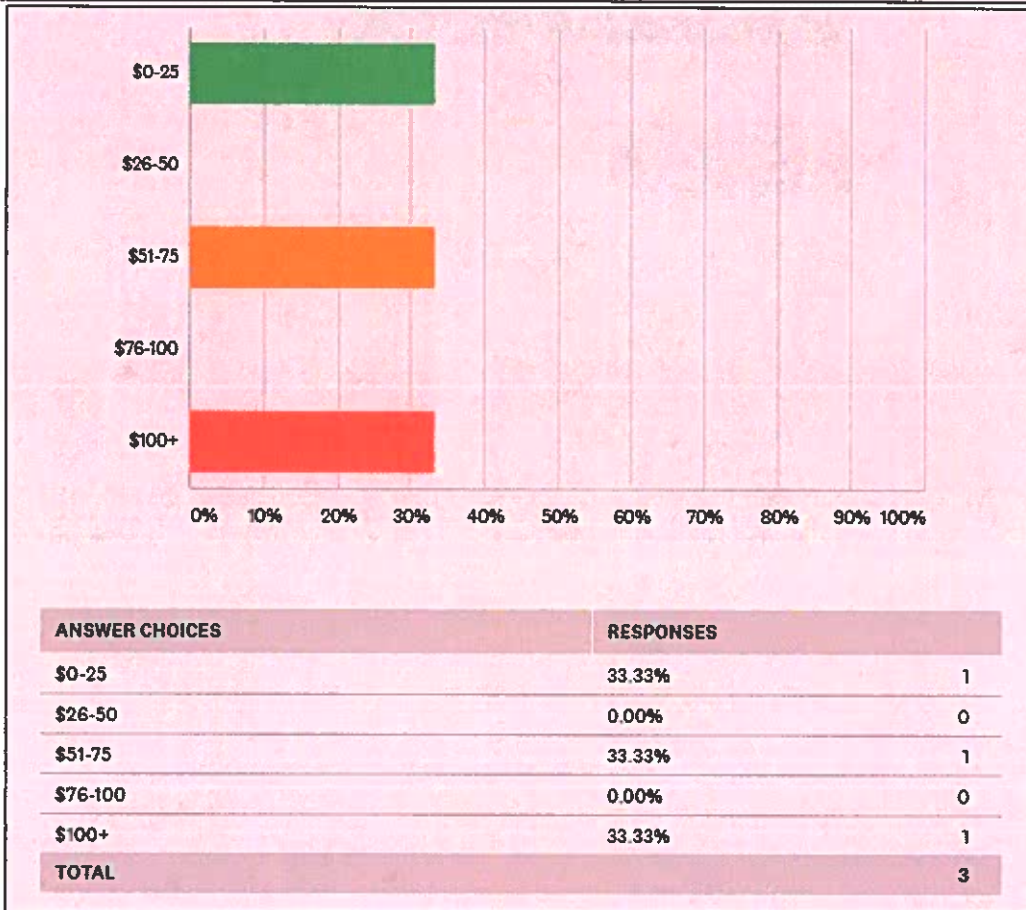
¿Tiene acceso a internet de banda ancha en su hogar?



Q11



Si tiene acceso a Internet de banda ancha en su hogar, proporcione una cantidad aproximada de la cantidad mensual de dinero que usted paga por este servicio.



End of Survey

Appendix B:
Community Engagement Resources and Materials



2020 Consolidated Plan Public Hearing/ Information Gathering Sessions

Reasonable Notice Process

**Session 1: February 13, 2020; 4:30pm
300 N Coast Hwy, Oceanside, CA**

**Session 2: February 27, 2020; 4:30pm
3302 Senior Center Dr., Oceanside, CA**

To provide reasonable notice and invite community participation and engagement in the public hearings/ information gathering sessions for the 2020-2024 Consolidated Plan and 2020-21 Annual Action Plan, the City of Oceanside conducted the following activities. Through these various forms of noticing, the City was able to engage a broad range of residents and community members and engage them in the Consolidated Planning process.

- 1. Social Media Marketing and Outreach:** The City tweeted a summary and announcement of the sessions on February 6 – inviting residents and stakeholders to participate in both meetings. The City created and posted Facebook events advertising the two sessions on February 6.
- 2. Email Blast:** The City sent an email blast to nonprofits, stakeholders, city employees and residents on the City's listservs (105 recipients) in February 2020 – inviting the public to participate in the meetings.
- 3. City Calendar:** The City posted the events on the City Calendar as official City events.



CITY OF OCEANSIDE PUBLIC MEETINGS
2020-2021 ANNUAL ACTION PLAN AND 2020-2025
CONSOLIDATED PLANS

The City of Oceanside's Neighborhood Services, Housing Division will be holding two public meetings to obtain input from community residents regarding affordable housing, community development, economic development, and other needs of City residents. The Consolidated Plan allows Oceanside to utilize the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to enhance the quality of life for residents.

The public meetings will be held on:

Thursday, February 13th
4:30 p.m. to 6:30 p.m.
Library Community Rooms
300 N. Coast Highway, Oceanside, CA

And

Thursday, February 27th
4:30 p.m. to 6:30 p.m.
El Corazon Senior Center – Classrooms A & B
3302 Senior Center Drive, Oceanside, CA

The draft 2020-2021 Annual Action Plan and 2020-2025 Consolidated Plan will be presented to Oceanside City Council Public Hearing March 25, 2020. For more information on this item, please contact Cecilia Barandiaran, Management Analyst at (760) 435-3385. Neighborhood Services Department-Housing Division, 300 N. Coast Hwy., Oceanside, CA 92054 or e-mail cbarandiaran@oceansideca.org.

Additional information and updates can be found on the City's CDBG page.
<https://www.ci.oceanside.ca.us/gov/ns/housing/cdbg/reports.asp>

Search Results

- January 10, 2020 King Tide Discussion
- January 16, 2020 Community Workshop on Loma Alta Slough Wetland Project
- February 9, 2020 King Tide Discussion
- February 13, 2020 Community Meeting - 2020 - 2025 Consolidated Plan
- February 27, 2020 Community Meeting - 2020 Consolidated Plan Goals
- March 3, 2020 Open House: Climate Action Plan Implementation
- March 12, 2020 Measure X Citizens Oversight Committee
- May 14, 2020 Measure X Citizens Oversight Committee Meeting

Search Events

Dates(s)

- I'm Looking For:**
- Legal Holidays Calendar
 - City Hall Open
 - Mayor & City Council
 - General Meetings
 - Special Meeting
 - Commissions and Committees
 - Arts Commission
 - Downtown Advisory Committee
 - Economic Development Commission
 - El Corazon Standing Committee
 - Harbor and Beaches Advisory Commission
 - Historic Preservation Advisory Commission
 - Housing Commission
 - Integrated Waste Commission
 - Investment Oversight Committee



City of Oceanside - Government added an event.

February 6 · 🌐

...

PUBLIC MEETINGS

The City of Oceanside is preparing the 2020-2025 Consolidated Plan. Join us to comment on the next five year's funding priorities for the U.S. Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs.

THU, FEB 13

Public Meeting #1

330 N Coast Hwy, Oceanside, CA 92054-2824, United...



Other

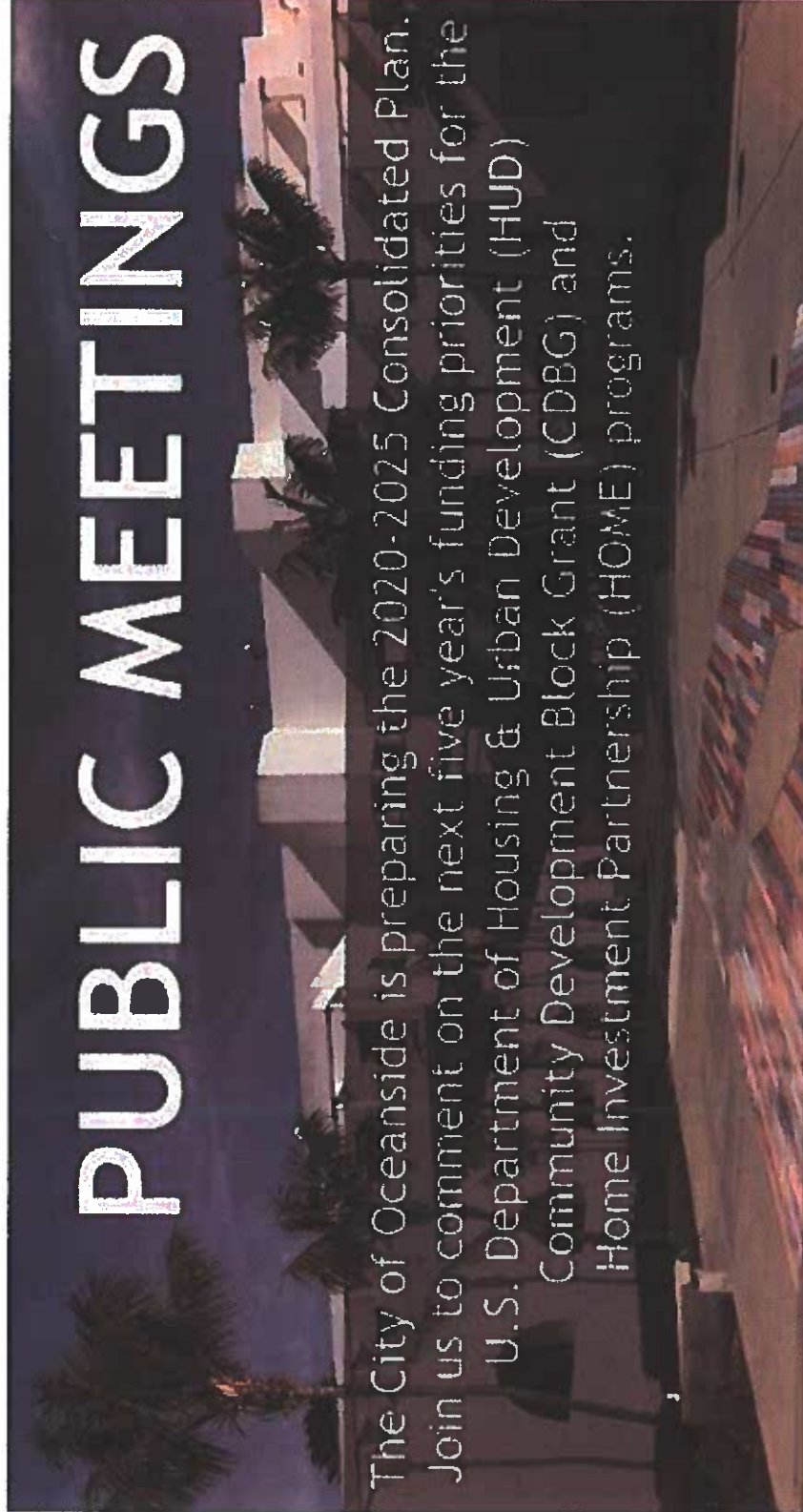
★ Interested



City of Oceanside - Government ✓ added an event.

February 6 · 🌐

...



PUBLIC MEETINGS

The City of Oceanside is preparing the 2020-2025 Consolidated Plan. Join us to comment on the next five year's funding priorities for the U.S. Department of Housing & Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs.

THU, FEB 27

Public Meeting #2

3302 Senior Center Dr, Oceanside, CA 92056-2691, ...

Other

★ Interested



City of Oceanside ✓ @CityofOceanside · Feb 6

#Oceanside is updating its 5-yr. Consolidated Plan that identifies priorities for fed. #housing & #community development \$. We want your input by survey or in person at a mtg: 2/13/20 @ 4:30-6:30pm @ Civ Ctr Library Rooms

330 N. Coast Hwy OR surveymonkey.com/r/NCMJWPF. Thanks!



**PROOF OF PUBLICATION
(2010 & 2011 C.C.P.)**

**STATE OF CALIFORNIA
County of San Diego**

I am a citizen of the United States and a resident of the County aforesaid; 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 of

The San Diego Union Tribune

Formerly known as the North County Times and UT North County and which newspaper has been adjudicated as a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, for the City of Oceanside and the City of Escondido, Court Decree numbers 171349 & 172171, for the County of San Diego, that the notice of which the annexed is a printed copy (set in type not smaller than nonpariel), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 5th 2020

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

**Dated at TEMECULA, California this
5th, day June, 2020**

Jane Allshouse
Jane Allshouse

The San Diego Union Tribune Legal Advertising



**OCEANSIDE CITY COUNCIL
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Oceanside will conduct a **PUBLIC HEARING** on **WEDNESDAY, June 17, 2020, AT 6:00 PM**, or as soon thereafter as possible, in the Council Chambers of the Civic Center, 300 North Coast Highway, Oceanside, California, to consider the following:

PRESENTATION OF THE DRAFT 2020-2025 CONSOLIDATED PLAN AND 2020-2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND COMMENT.

The City of Oceanside is preparing the 2020-2025 Consolidated Plan for Housing and Community Development. The Consolidated Plan sets forth local objectives and strategies to address program goals for community development and housing established by the U.S. Department of Housing and Community Development. The Annual Action Plan identifies the goals for the first year of the Plan. The statutory program goals are to provide decent housing, a suitable living environment and expanded economic opportunity for all residents.

Copies of the draft 2020-2025 Consolidated Plan will be available July 1, 2020 for review at the following locations in the City of Oceanside: Oceanside Public Library (330 North Coast Highway), Mission Branch Library (3881-B Mission Avenue), City Clerk's Office (300 North Coast Highway), and the Housing and Neighborhood Services Department (321 North Nevada Street), should facilities be open to the general public. The draft 2020-2025 Consolidated Plan can also be viewed and/or downloaded from the City's website at <https://www.ci.oceanside.ca.us/ovvns/housing/cdbp/default.asp>

Written comments concerning the draft 2020-2025 Consolidated Plan will be accepted through July 31, 2020. Mail comments to the Housing and Neighborhood Services Department, 300 North Coast Highway, Oceanside, CA 92054, or e-mail to barandiaran@oceansideca.org. For more information, call Cecilia Barandiaran at (760) 435-3385.

The agenda and staff reports will be available the Monday before the public hearing. You may view this information on the City's website at www.ci.oceanside.ca.us by clicking on City Agenda/Minutes and the June 17, 2020, Staff Reports.

Due to applicable Public Health Orders, the City Council chambers will not be open to the public. You're encouraged to watch the meeting on KOCT Cox Channel 19, AT&T Channel 99, or live stream on KOCT's webpage: <https://www.koct.org/channel-19>. You may provide written comments on agenda items via email cityclerk@oceansideca.org. Comments will be received until the Mayor calls the item. While emailed comments are preferred, the public may also provide oral comments on agenda items by calling (760) 435-5999. When prompted, the caller should identify the agenda item they wish to speak about and leave a message not to exceed three minutes. The deadline to leave a telephonic comment is noon on the meeting day.

If you should wish to challenge this project in Court at some future time, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice or in written correspondence delivered to the City Council at or prior to the public hearing.

Publish: 06/05/2020

Zeb Navarro
City Clerk
City of Oceanside

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: CA62532	5b. Federal Award Identifier: B-20-MC-06-0547
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: City of Oceanside	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-1688570	* c. Organizational DUNS: 0733706780000

d. Address:

* Street1:	300 N Coast Highway
Street2:	_____
* City:	Oceanside
County/Parish:	San Diego
* State:	CA: California
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	92054

e. Organizational Unit:

Department Name: Neighborhood Services	Division Name: Housing
--	----------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.	* First Name: Cecilia
Middle Name: _____	
* Last Name: Barandiaran	
Suffix: _____	
Title: Management Analyst	
Organizational Affiliation: _____	
* Telephone Number: (760) 435-3385	Fax Number: (760) 435-6385
* Email: cbarandiaran@ci.oceanside.ca.us	

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

NA

*** Title:**

NA

13. Competition Identification Number:

NA

Title:

NA

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachments

View Attachments

*** 15. Descriptive Title of Applicant's Project:**

2020-2021 Action Plan projects using Community Development Block Grant Entitlement Funds pursuant to Title I of the Housing and Community Development Act, as amended.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,340,351.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,340,351.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.


NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

CDBG
City of Oceanside

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Oceanside	DATE SUBMITTED 5/6/20

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

HOME

City of Oceanside

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Oceanside	5/6/20

Application for Federal Assistance SF-424	
* 1. Type of Submission. <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* If Revision, select appropriate letter(s) _____ * Other (Specify): _____	
* 3. Date Received: _____	4. Applicant Identifier: _____
5a. Federal Entity Identifier: CA62532	5b. Federal Award Identifier: M-20-MC-06-0523
State Use Only:	
6. Date Received by State: _____	7. State Application Identifier: _____
8. APPLICANT INFORMATION:	
* a. Legal Name: City of Oceanside	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-1688570	* c. Organizational DUNS: 0733706780000
d. Address:	
* Street1: 300 N Coast Highway	_____
Street2:	_____
* City: Oceanside	_____
County/Parish: San Diego	_____
* State: CA: California	_____
Province:	_____
* Country: USA: UNITED STATES	_____
* Zip / Postal Code: 92054	_____
e. Organizational Unit:	
Department Name: Neighborhood Services	Division Name: Housing
f. Name and contact information of person to be contacted on matters involving this application:	
Prefix: Ms.	* First Name: Cecilia
Middle Name:	_____
* Last Name: Barandiaran	_____
Suffix:	_____
Title: Management Analyst	
Organizational Affiliation: _____	
* Telephone Number: (760) 435-3385	Fax Number: (760) 435-6385
* Email: cbarandiaran@ci.oceanside.ca.us	

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>		
CFDA Title: <input type="text" value="HOME Investment Partnerships Program"/>		
* 12. Funding Opportunity Number: <input type="text" value="NA"/>		
* Title: <input type="text" value="NA"/>		
13. Competition Identification Number: <input type="text" value="NA"/>		
Title: <input type="text" value="NA"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <div style="background-color: orange; padding: 5px;">2020-2021 Action Plan projects using HOME Investment Partnerships (HOME) funds pursuant to Title II of the National Affordable Housing Act of 1990, as amended.</div>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>		

HOME
City of Oceanside

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="649,430.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="649,430.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

CERTIFICATIONS

CDBG
City of Oceanside

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

8/6/20
Date

City Manager

Title

Specific Community Development Block Grant Certifications

CDBG
City of Oceanside

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 20-21; 21-22; 22-23 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:


1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official


Date

City Manager

Title

OPTIONAL Community Development Block Grant Certification

**CDBG
City of Oceanside**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official



Date

City Manager

Title

Specific HOME Certifications

HOME
City of Oceanside


The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official


Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

City of Oceanside

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.