



Fiscal Year 2021-22
Annual Action Plan
Carlsbad, CA

Prepared By:
Housing Services Division
City of Carlsbad
1200 Carlsbad Village Drive
Carlsbad, CA 92008

Expected Resources

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

Introduction

A number of housing and community development resources are currently available in the city. They include:

- Community Development Block Grant (CDBG) funds
- Community Development Block Grant Coronavirus federal funds (CDBG-CV)
- General funds
- HUD Section 108
- HUD Housing Choice Voucher Program (through the Carlsbad Housing Authority)
- State Housing and Community Development (HCD) housing funds
- State transportation funds
- Carlsbad Affordable Housing Trust Fund
- American Rescue Plan

- **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin/ Planning Public Improv. Public Services Acquisition	519,499	0	0	519,499	\$1,443,979	<p>If the city continues to receive approximately \$500,000 annually in CDBG funds it estimated that the city will have approximately \$2,500,000 available for the five years covering the Consolidated Plan not including program income.</p> <p>On Feb. 25, 2021 the city received notice of its fiscal year 2021 allocation of \$519,499.</p>

Table 1 - Expected Resources – Priority Table

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

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many state housing programs have scoring criteria that reward applicants who have matching funds. In the past, Carlsbad has been extremely successful in garnering matching infrastructure and transportation funds and it will continue to seek such opportunities in the future, especially through SANDAG's Transnet fund.

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

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In recent years the State of California has taken several actions to make state and local lands available for affordable

housing development, including:

- An executive order to make excess state land available for affordable housing (Executive Order N-06-19)
- Connecting affordable housing developers to local surplus land and strengthening enforcement of the Surplus Lands Act (AB 1486, Ting, 2019)
- Requiring cities and counties to inventory and report surplus and excess local public lands to include in a statewide inventory (AB 1255, Robert Rivas, 2019)

For its part, the city regularly reviews its real estate portfolio and assesses if properties are being put to best use. The city's recently-adopted General Plan Housing Element includes a program to evaluate and re-designate city-owned sites appropriate for residential use to address the housing needs of lower and moderate income residents over the next eight years.

Annual Goals and Objectives

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

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
High Priority	Increase and preserve affordable housing	2021	2022	Affordable Housing	citywide benefit	Affordable Housing	CDBG: \$337,675	Other: 1-2 Households
High Priority	Prevent and reduce homelessness.	2021	2022	Homeless	citywide benefit	Prevent and Reduce Homelessness	CDBG: \$77,924	Homelessness Prevention: 156 Persons Assisted
Medium Priority	Supportive Services for LMI and Special Needs	2021	2022	Non-Homeless Special Needs	citywide benefit	Supportive Services for LMI and Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted
Medium Priority	Improve Facilities	2021	2022	Non-Housing Community Development	citywide benefit	Public Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
Medium Priority	Provide Fair Housing	2021	2022	Non-Housing Community Development	citywide benefit	Fair Housing	CDBG: \$46,488	Public service activities other than Low/Moderate Income Housing Benefit: 146 Persons
Low Priority	Program Administration	2021	2022	N/A	citywide benefit	N/A	CDBG: \$57,411	N/A

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing
	Goal Description	Increase and preserve affordable housing opportunities for low-and-moderate income households
2	Goal Name	Prevent and reduce homelessness
	Goal Description	Prevent and reduce homelessness
3	Goal Name	Supportive Services for LMI and Special Needs
	Goal Description	Strengthen support services for the residents with special needs
4	Goal Name	Improve Facilities
	Goal Description	Improve and provide facilities to serve lower income persons
5	Goal Name	Provide Fair Housing
	Goal Description	Provide fair housing services to residents

AP-35 Projects - 91.420, 91.220(d)

Introduction

For FY 2021-22, the City of Carlsbad is anticipated to received \$519,499 in CDBG funding. The total projects listed in the table equal \$519,499.

#	Project Name	FY 2021 CDBG Funding
1	Catholic Charities	\$17,000
2	Interfaith Community Services	\$40,924
3	WRC	\$10,000
4	Brother Benno	\$10,000
5	City of Carlsbad, Carlsbad Housing Fund	\$337,675
6	Program Administration	\$57,411
7	Legal Aid Society of San Diego	\$46,488
	Total	\$519,499

Table 3 – Project Information

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

The City of Carlsbad is limited in its ability to meet all of the housing needs of lower income households. However, a sincere effort will be made to combine various city resources to meet as much of the top needs as financially feasible within the Action Plan time period, as well as the overall needs identified in the FY 2020-25 Consolidated Plan.

During this time while the COVID-19 pandemic is still ongoing, the FY 2021 subrecipients listed above have indicated that they are also serving the populations the Centers for Disease Control and Prevention have indicated are at a higher risk of contracting COVID-19. Those populations include persons experiencing homelessness, seniors over the age of 60, and persons with disabilities. The city's CDBG subrecipients are experiencing increased needs related to food insecurity, emergency financial assistance for housing, and short-term shelter. Within these needs, there has been an increase in case management required, crisis intervention, and helping clients navigate various systems to connect to benefits. Additionally, the city's fair housing services provider has seen an increase in requests for fair housing assistance due to confusion regarding the rights of tenants and homeowners with mortgages in relationship to the new eviction moratoriums.

AP-38 Project Summary

Project Summary Information

1	Project Name	Catholic Charities
	Target Area	Citywide benefit
	Goals Supported	Prevent and reduce homelessness.
	Needs Addressed	Prevent and Reduce Homelessness
	Funding	CDBG: \$17,000 staff salaries and client food
	Description	La Posada De Guadalupe is a 7-day, 24-hour alcohol- and drug-free facility in Carlsbad. The program is designed to provide services for homeless men in San Diego County. La Posada provides 50 emergency shelter beds for men and 50 farmworker beds. In the winter months La Posada increases its emergency shelter beds from 50 to 60 beds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	70 individuals
	Location Description	2476 Impala Drive Carlsbad, CA 92010
	Planned Activities	CDBG funds will be used to provide increased a safety, sanitary, drug and alcohol-free housing environment for homeless men and locally employed farm workers. Through case management and support services, residents will be assisted with obtaining employment and locate permanent housing. FY 2020 CDBG funds will be spent on salaries/wages (supervision of clients at the shelter) and client food.
2	Project Name	Interfaith Community Services
	Target Area	Citywide benefit
	Goals Supported	Prevent and reduce homelessness.
	Needs Addressed	Prevent and Reduce Homelessness
	Funding	CDBG: \$40,924 rental/utility payments and operational costs
	Description	Low-income Carlsbad residents will benefit from the range of supportive programs at the Carlsbad Service Center including homeless prevention, housing stabilization, basic needs and employment assistance services.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	15 families for rental assistance, 200 individuals with basic needs, and 75 individuals with employment assistance
	Location Description	Carlsbad Service Center, 5731Palmer Way Suite A, Carlsbad, CA 92010
	Planned Activities	Rental assistance and emergency housing case management to prevent or immediately reverse homelessness, basic needs such as emergency food and hygiene kits to Carlsbad residents and their families, and employment assistance.
3	Project Name	WRC
	Target Area	Citywide benefit
	Goals Supported	Supportive Services for LMI and Special Needs
	Needs Addressed	Supportive Services for LMI and Special Needs
	Funding	CDBG: \$10,000 basic needs supplies
	Description	WRC shelter offers a safe, non-isolating environment for survivors and their children to rest, recuperate, and plan next steps with the support of WRC case management program. Case managers work individually with clients, to assess their needs and guide them in receiving the resources and support necessary to rebuild and find accessible and affordable transitional or permanent housing
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	53 persons
	Location Description	1963 Apple Street, Oceanside, CA 92054
	Planned Activities	Funds will be used to provide direct program materials to clients such as food, hygiene products, linens, diapers, transportation.
4	Project Name	Brother Benno
	Target Area	citywide benefit
	Goals Supported	Supportive Services for LMI and Special Needs
	Needs Addressed	Supportive Services for LMI and Special Needs
	Funding	CDBG: \$10,000 rental/utility assistance and motel/transportation needs

	Description	Brother Benno's serves the poor and neediest in North County San Diego, including Carlsbad residents. The agency operates two shelters for women, a twelve-step residential recovery program-for men, a hot meal and emergency food distribution program for the working poor.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	45 individuals
	Location Description	3260 Production Avenue Oceanside, CA 92058
	Planned Activities	The proposed program will rental and utility assistance as well as motel vouchers and bus passes.
5	Project Name	City of Carlsbad, Carlsbad Housing Fund
	Target Area	Citywide benefit
	Goals Supported	Increase and preserve affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$337,675
	Description	The City of Carlsbad has established a Housing Fund for the purpose of developing affordable housing for lower -income households and/or purchasing affordable housing units for lower income families. The activities will include the purchase of existing affordable units as they become available in existing developments and other property acquisition for low income affordable housing purposes, including housing for the homeless (such as acquisition of vacant land or underutilized land for new development, existing rental units with rehabilitation efforts, market rate condominiums to be resold to low income households, and/or partnerships with an affordable housing developer for property acquisition for low income affordable housing development).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	To be determined. The city anticipates the purchase of affordable units and potentially assisting additional.
	Location Description	Carlsbad, Citywide

	Planned Activities	Utilize funds to acquire existing affordable units such as vacant land or underutilized land for new development, existing rental units with rehabilitation efforts, market rate condominiums to be resold to low income households, and/or partnerships with an affordable housing developer for property acquisition for low income affordable housing development).
6	Project Name	Program Administration
	Target Area	Citywide benefit
	Goals Supported	Increase and preserve affordable housing Prevent and reduce homelessness. Supportive Services for LMI and Special Needs Improve Facilities Provide Fair Housing
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$57,411
	Description	The Housing Services Division is responsible for administering the city's CDBG funded programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	citywide
	Location Description	citywide
	Planned Activities	admin, planning, record keeping, monitoring, financial tracking
7	Project Name	Legal Aid Society of San Diego
	Target Area	Citywide benefit
	Goals Supported	Provide Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$46,488

Description	Legal Aid Society of San Diego will provide fair housing services to all Carlsbad residents. LASSD promotes housing opportunities for all persons regardless of race, religion, sex, family size, familial status, ancestry, national origin, color, or disability. LASSD staff will provide direct assistance to those in need in particular during the pandemic when residents are in need of advice and guidance on eviction moratoriums and recent changes to the law.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	145 persons
Location Description	216 S. Tremont Street, Oceanside, CA 92054
Planned Activities	Funds will be used to provide fair housing services for residents including advocacy, education, and mediation

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

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

Through the city's Inclusionary Housing program, the city intends to develop lower-income affordable housing units throughout Carlsbad, thereby reducing the impact of housing on any one area. City staff will be responsible for initiating or facilitating the development this housing through agreements with local for-profit and non-profit housing developers (including agreements to provide city assistance) and through managing/monitoring the affordability of these housing units in future years. City resources for the provision, construction, or improvements to public services or facilities to meet the community development needs will also be distributed throughout the city. Carlsbad will consider the allocation of resources to public service organizations located outside of the city limits in those instances where such public services provide adequate access to Carlsbad residents.

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are currently no targeted areas within the city where CDBG funds are focused towards. CDBG funds are targeted towards Carlsbad residents who are low income meeting eligibility requirements of the program. Recipients of these federal funds reside throughout the city.

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

Introduction

Priority Needs established in the FY 2020-2025 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2021-2022 One-Year Action Plan, are as follows:

High Priority

- Increase and Preserve Affordable Housing
- Prevent and Reduce Homelessness

Medium Priority

- Provide Supportive Services to Low Income and Special Needs Groups
- Facility Improvements
- Provide Fair Housing Services to Residents

Low Priority

- Planning and Administration

Actions planned to address obstacles to meeting underserved needs

Limited financial resources are the biggest obstacle to meeting underserved needs in Carlsbad. The city's policy is to leverage, to the maximum extent feasible, the use of funds available in providing public services and affordable housing. The city supports the use of CDBG and Housing Trust funds for development activities and "gap financing" by private and non -pro fit entities in their efforts to develop affordable housing.

Actions planned to foster and maintain affordable housing

In order to foster and maintain affordable housing for lower income households, the city will use CDBG funds to assist with the development of affordable multi-family housing. The city also fosters development of affordable housing through implementation of its Inclusionary Housing Ordinance, which requires that 15 percent of all housing units constructed in city be affordable to lower and moderate-income households. For projects proposing seven units or less, a fee is collected and deposited into the city's Housing Trust Fund to be used to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires jurisdictions to focus on implementing practical changes in older housing to protect children from lead hazards. The city

has identified two primary strategies to reduce lead-based paint hazards in Carlsbad to be carried out

during the FY 2020-2025 Consolidated Plan period.

Strategy 1: Integrate lead hazard evaluation and reduction activities into all housing programs. Currently, many federal programs have requirements for evaluating and reducing lead hazards. For those State and local housing and community development programs, the city will pursue the following activities to evaluate and reduce lead hazards:

- Require inspection for and abatement of lead-based paint hazards as a requirement of all residential rehabilitation programs when children under the age of seven reside in the dwelling unit and have been identified with elevated blood levels;
- Include lead-based paint hazard abatement as an eligible activity for funding under the city's CDBG program and include minimum lead-based paint abatement requirements to housing quality standards which must be met; and
- Provide all eligible applicants of housing programs, with information regarding lead-based paint.

Strategy 2: Support the development of comprehensive health programs for the screening of children for lead Poisoning and a follow-up on those identified as lead poisoned. In accordance with Center for Disease Control (CDC) guidelines, all children found to have elevated blood levels (above 20 micrograms per deciliter) should both be provided with public health management services and be tested every three months. The County of San Diego's Department of Health Services currently provides this service. The city encourages the abatement of lead-based paint hazards once a child under the age of seven is identified as having elevated blood levels. CDBG funds may be used to help the city or other organizations in developing a comprehensive approach to lead-poisoning prevention.

Actions planned to reduce the number of poverty-level families

The city currently has various programs and policies in place to help reduce the number of households with incomes below the poverty line. These policies and programs aim to improve coordination and collaboration among city departments; and nonprofit agencies which provide health and social services, employment training, legal assistance, and other support services for low income persons. The city will pursue the following programs during FY 2020-21 to reduce poverty in Carlsbad:

1. Inclusionary Housing Ordinance
2. Housing Reserve Fund
3. Affordable Housing Trust Fund
4. Section 8 Vouchers
5. Village Revitalization Partnership Program

6. Economic Development Strategic Plan

Actions planned to develop institutional structure

There are many organizations within the County of San Diego that provide housing or supportive services to Carlsbad residents. These agencies tend to be smaller organizations with many using volunteers. The city will continue to encourage greater efforts to make use of available housing, social service and mental and other health care resources. The city can also help strengthen the housing and service delivery system by helping to educate such organizations and agencies regarding the resources that are available.

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

The city proposes to strengthen, coordinate and integrate the governmental institution, non-profit and private delivery systems discussed in the FY 2020-25 Consolidated Plan and FY 2021-22 Action Plan through on-going "strategy and development" meetings between city staff, private developers, non-profit organizations and various financial institutions. Through these meetings, the city will continue to identify the constraints to affordable housing and develop/implement programs to mitigate them. The key to successful development of affordable housing for lower-income households in Carlsbad is communication, flexibility, and adequate funding. The city will communicate openly with private developers and service providers as well as make every effort to maintain the flexibility in policies and/or ordinances necessary to create public/private housing development partnerships.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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 **N/A**
 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 **N/A**
 3. The amount of surplus funds from urban renewal settlements **N/A**
 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. **N/A**
 5. The amount of income from float-funded activities
- Total Program Income **N/A**

Other CDBG Requirements

1. The amount of urgent need activities **N/A**