Before Starting the Special CoC Application

You must submit both of the following parts in order for us to consider your Special NOFO Consolidated Application complete:
1. the CoC Application, and
2. the CoC Priority Listing.

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

- Special Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness
- 24 CFR part 578
- Special NOFO CoC Application Navigational Guide
- Section 3 Resources
- Frequently Asked Questions

As the Collaborative Applicant, you are responsible for reviewing the following:
1. The Special Notice of Funding Opportunity (Special NOFO) for specific application and program requirements.
2. The Special NOFO Continuum of Care (CoC) Application Detailed Instructions for Collaborative Applicants which provide additional information and guidance for completing the application.
3. All information provided to ensure it is correct and current.
4. Responses provided by project applicants in their Project Applications.
5. The application to ensure all documentation, including attachment are provided.

CoC Approval is Required before You Submit Your CoC's Special NOFO CoC Consolidated Application
- 24 CFR 578.9 requires you to compile and submit the Special NOFO CoC Consolidated Application on behalf of your CoC.
- 24 CFR 578.9(b) requires you to obtain approval from your CoC before you submit the Consolidated Application into e-snaps.

Answering Multi-Part Narrative Questions
Many questions require you to address multiple elements in a single text box. Number your responses to correspond with multi-element questions using the same numbers in the question. This will help you organize your responses to ensure they are complete and help us to review and score your responses.

Attachments
Questions requiring attachments to receive points state, "You must upload the [Specific Attachment Name] attachment to the 4A. Attachments Screen." Only upload documents responsive to the questions posed–including other material slows down the review process, which ultimately slows down the funding process. Include a cover page with the attachment name.
- Attachments must match the questions they are associated with–if we do not award points for evidence you upload and associate with the wrong question, this is not a valid reason for you to appeal HUD's funding determination.
- We must be able to read the date and time on attachments requiring system-generated dates and times, (e.g., a screenshot displaying the time and date of the public posting using your desktop calendar; screenshot of a webpage that indicates date and time).

1A. Continuum of Care (CoC) Identification

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

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1A-1. CoC Name and Number: CA-601 - San Diego City and County CoC

1A-2. Collaborative Applicant Name: Regional Task Force on the Homeless

1A-3. CoC Designation: CA

1A-4. HMIS Lead: Regional Task Force on the Homeless

1A-5.	New Projects	
	Complete the chart below by indicating which funding opportunity(ies) your CoC applying for projects under. A CoC may apply for funding under both set asides; however, projects funded through the rural set aside may only be used in rural areas, as defined in the Special NOFO.	
1.	Unsheltered Homelessness Set Aside	Yes
2.	Rural Homelessness Set Aside	No

1B. Project Capacity, Review, and Ranking–Local Competition

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

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1B-1.	**Web Posting of Your CoC Local Competition Deadline–Advance Public Notice. (All Applicants)**	
	Special NOFO Section VII.B.1.b.	
	You must upload the Local Competition Deadline attachment to the 4A. Attachments Screen.	
	Enter the date your CoC published the deadline for project application submission for your CoC's local competition.	09/01/2022

1B-2.	**Project Review and Ranking Process Your CoC Used in Its Local Competition. (All Applicants)**	
	Special NOFO Section VII.B.1.a.	
	You must upload the Local Competition Scoring Tool attachment to the 4A. Attachments Screen.	
	Select yes or no in the chart below to indicate how your CoC ranked and selected new project applications during your CoC's local competition:	
1.	**Established total points available for each project application type.**	Yes
2.	**At least 33 percent of the total points were based on objective criteria for the project application (e.g., cost effectiveness, timely draws, utilization rate, match, leverage), performance data, type of population served (e.g., DV, youth, Veterans, chronic homelessness), or type of housing proposed (e.g., PSH, RRH).**	Yes
3.	**At least 20 percent of the total points were based on system performance criteria for the project application (e.g., exits to permanent housing destinations, retention of permanent housing, length of time homeless, returns to homelessness).**	Yes

1B-3.	**Projects Rejected/Reduced–Notification Outside of e-snaps. (All Applicants)**	
	Special NOFO Section VII.B.1.b.	
	You must upload the Notification of Projects Rejected-Reduced attachment to the 4A. Attachments Screen.	
1.	**Did your CoC reject or reduce any project application(s)?**	Yes
2.	**Did your CoC inform the applicants why their projects were rejected or reduced?**	Yes
3.	**If you selected yes, for element 1 of this question, enter the date your CoC notified applicants that their project applications were being rejected or reduced, in writing, outside of e-snaps. If you notified applicants on various dates, list the latest date of any notification. For example, if you notified applicants on 6/26/22, 6/27/22, and 6/28/22, then you must enter 6/28/22.**	10/03/2022

1B-3a.	Projects Accepted–Notification Outside of e-snaps. (All Applicants)	
	Special NOFO Section VII.B.1.b.	
	You must upload the Notification of Projects Accepted attachment to the 4A. Attachments Screen.	
	Enter the date your CoC notified project applicants that their project applications were accepted and ranked on the New Priority Listings in writing, outside of e-snaps. If you notified applicants on various dates, list the latest date of any notification. For example, if you notified applicants on 6/26/22, 6/27/22, and 6/28/22, then you must enter 6/28/22.	10/04/2022

1B-4.	Web Posting of the CoC-Approved Special NOFO CoC Consolidated Application. (All Applicants)	
	Special NOFO Section VII.B.1.b.	
	You must upload the Web Posting–Special NOFO CoC Consolidated Application attachment to the 4A. Attachments Screen.	
	Enter the date your CoC posted its Special NOFO CoC Consolidated Application on the CoC's website or affiliate's website–which included: 1. the CoC Application, and 2. Priority Listings.	10/17/2022

2A. System Performance

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

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2A-1.	**Reduction in the Number of First Time Homeless–Risk Factors.**	
	Special NOFO Section VII.B.2.b.	

	Describe in the field below:
1.	**how your CoC determined which risk factors your CoC uses to identify persons becoming homeless for the first time;**
2.	**how your CoC addresses individuals and families at risk of becoming homeless; and**
3.	**provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to reduce the number of individuals and families experiencing homelessness for the first time or to end homelessness for individuals and families.**

(limit 2,500 characters)

1. In 2019, our regional 211/Community Information exchange (CIE) produced a policy brief based on system-level analysis of CIE data including HMIS shared with client consent. The study determines risk factors for becoming homeless. For housing assistance, 48% identified an unstable living situation, the majority (90%) whom owned or rented a home or lived in a mobile home, subsidized housing, or supportive housing. The rest lived in substandard housing (6%) or in an institutional setting (4%). 72% were women and 85% past due on utilities. Matching CIE/HMIS data show 1 in 4 unstably housed became homeless within 4 months. During COVID, CIE was a primary front door for eviction prevention funding and identification of clients in need. The PIT engaged count asks everyone to complete a survey including demographic, health and household information. Survey data helps identify first time homeless and predictors of risk of homelessness. Comparing 2019 and 2021 SPM for families shows a 59% increased and a 42% increase for youth households. We must focus on these populations.
2. Building on the CIE unique client connections, prevention and diversion assistance will be targeted to those with the predictive risk factors listed in the study and data collected during COVID response. State funding and TANF resources will be directed to serve those with these risk factors. The CoC identified a rise in homeless seniors ages 55+ with over 50% being homeless for the first time. Prevention strategies involve community partners providing meals, day centers, and services to seniors. Both the city and Count of San Diego are implementing shallow subsides for seniors and high-risk families as a homelessness prevention measure. The region plan sets goals for families, youth, and seniors and targets prevention and rapid housing as resolutions. The RTFH develops and trains CoC programs and outreach staff on Diversion practices and how to identify the strengths and supports people have to help them avoid homelessness.

3. RTFH Staff are responsible: Chief Data Officer and Chief Policy Officer for analysis, and the CEO for oversight. A CoC Evaluation committee advises on strategies aligned with the Regional Plan. The CoC provides training in diversion practices to support quick exit to safe housing options. The CoC and CIE mark predictive strategies, coordinate state and local funding, provide diversion training to service providers.

2A-2.	**Length of Time Homeless–Strategy to Reduce. (All Applicants)**	
	Special NOFO Section VII.B.2.c.	

	Describe in the field below:
1.	**your CoC's strategy to reduce the length of time individuals and persons in families remain homeless;**
2.	**how your CoC identifies and houses individuals and persons in families with the longest lengths of time homeless; and**
3.	**provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to reduce the length of time individuals and families remain homeless.**

(limit 2,500 characters)

1. The CoC is advancing several strategies to reduce the length of time homeless. The new Regional Plan to Address Homelessness (Plan) has population goals for veterans, youth, seniors; and unsheltered groups who are not seeing decreases in LOTH. The revised CES assessment tool uses length of time homeless as the primary prioritization factor. With the Plan focused on these populations, we will target LOTH in prioritizing for housing. Recent data from the AdHoc Committee to Address Homelessness Among Black San Diegans found higher LOTH for the BIPOC populations. Determining and targeting efforts to improve outcomes for the BIPOC will contribute to overall reductions.
2. CoC data dashboards highlight the system's performance measures including length of time homeless (LOTH) are used annually to produce performance reports for the CoC. In September an annual report was published and shared with the CoC Board and various CoC committees for awareness and to inform system improvement. The report included data on the LOTH at a system level and the average number of days people are remaining in homeless projects with yearly comparisons as well as LOTH by race to help target effort on BIPOC outcomes. The CoC revised CES assessment tool which uses length of time homeless as the primary prioritization factor. The CES assessment tool composite scoring incorporates multiple factors. LOTH is 15% of the overall score and chronic homeless status is 10% which also includes LOTH indicators. By comparison, the VI-SPDAT is only 10% of the CES score. The CoC signed on to the national Built for Zero (BFZ) initiative with Community Solutions and focused on ending Veteran and youth homelessness. The CoC has created a By Name List (BNL) for all Veterans experiencing homelessness in real time (Youth BNL in development) and length of time homeless is included in the BNL. The BFZ Veteran Improvement Team is focus on Veterans with the longest histories of homelessness. These targeted approaches should results in reductions in LOTH.
3. RTFH is responsible for this SPM. The primary staff analyzing the measure are the Chief Data Officer and the Chief Policy Officer. RTFH CEO is responsible for oversight. An evaluation committee advises on additional strategies. CoC training in diversion practices support quick exit to safe housing options. The CoC diversion actions are informed by nationally recognized diversion consultant, Ed Boyte.

2A-3.	**Successful Permanent Housing Placement or Retention. (All Applicants)**	
	Special NOFO Section VII.B.2.d.	

	Describe in the field below how your CoC will increase the rate that individuals and persons in families residing in:
1.	**emergency shelter, safe havens, transitional housing, and rapid rehousing exit to permanent housing destinations; and**
2.	**permanent housing projects retain their permanent housing or exit to permanent housing destinations.**

(limit 2,500 characters)

1.As evident in our PIT, we have seen an increase in unsheltered homelessness across the CoC region. Overall, we saw increasing numbers annually in outreach and shelter programs. Engaging jurisdiction in solutions to reduce unsheltered we have a number of new homeless shelters coming online to increase sheltered and decrease unsheltered. Oceanside, Chula Vista, Vista, El Cajon, San Diego, La Mesa, Escondido are all increasing sheltering models. Targeted shelters for harm reduction, aging, gender specific, youth and family specific shelters have been added along with congregate and non-congregate configurations, safe parking lots and safe sleeping cabins. Continued focus on all shelters being low barrier and housing focused along with connections to housing document collection and retention is critical to housing outcomes. In coordination with the county a new SH is being added to our system to support the harm reduction shelter and pathways to housing for this population. The CoC has joint TH/RRH that are effective in moving from safe shelter/TH to permanent housing for youth and we are adding more options for families. Working with veterans with SSVF to VASH and with PHA to fully utilize all Emergency Housing Vouchers (EHV). RTFH FHP and Brilliant Corners work with CES and providers to engage landlords and secure units to increase housing placements in a high cost low (1.5%) vacancy market. 2.Using housing fairs and outreach events focused on housing and documents needed for housing are effective in increasing permanent housing exits.
Increasing the levels of housing stability support in all permanent housing program and tenant supports for the FHP will increase retention and positive exits to permanent housing. For target subpopulations increased connections to benefits, income and community supports reduce isolation and connect to other programs, strengthen retention. Utilizing 211/CIE to identify those housed that might be at risk and connecting to prevention resources increase retention especially in RRH programs. Shallow subsidies and direct financial assistant are being piloted to increase housing exits.

2A-4.	Returns to Homelessness–CoC's Strategy to Reduce Rate. (All Applicants)	
	Special NOFO Section VII.B.2.e.	

	Describe in the field below:
1.	how your CoC identifies individuals and families who return to homelessness;
2.	your CoC's strategy to reduce the rate of additional returns to homelessness; and
3.	provide the name of the organization or position title that is responsible for overseeing your CoC's strategy to reduce the rate individuals and persons in families return to homelessness.

(limit 2,500 characters)

1.The CoC is using data dashboards and Stella to analyze and better understand return data. This strategy is outlined in the Regional plan.
2. Along with data analysis, the CoC employs other strategies and places a strong emphasis on pairing services with housing to prevent returns. Utilizing 211/CIE to identify those housed that might be at risk and connecting to prevention resources to decrease returns to homelessness. The CoC has been offering training for RRH programs and discussions include a focus on stability. Increasing our focus with PSH providers to use peer supports from those with lived experience to reduce isolation and hesitancy to participate wrap-around supportive services and prevention resources. Similarly, with the roll out the Emergency Housing Voucher (EHV) process, the CoC adopted policy guidelines to ensure that EHV households were provided supportive services. And while the FHP helps secure units for lease up, the model also incorporates housing tenancy supports to ensure anyone placed has support with any housing-related challenge in addition to supportive services. To date, the retention rate is 100%. The CoC is working to take advantage of the California Advancing and Innovating Medi-Cal (CalAIM) initiative many of which have been rolled out and more to come. CalAIM will provide health support opportunities for Medi-Cal recipients who are experiencing homelessness to receive additional housing transition and housing tenancy services. This enhanced Medi-Cal service package will leverage current housing supports to promote stability. Lastly the CoC is implementing and looking to scale the use of shallow subsidies. San Diego is participating in a pilot with the VA to use shallow subsidies within the SSVF program. The CoC is incorporating the use of shallow subsidies into a regional plan and there has been a recommendation to use shallow subsidies for seniors. San Diego city and the county are both implementing shallow subsidies piloting programs for seniors, high risk families and youth.
3.The RTFH is responsible for this system performance measure and the primary staff analyzing this measure is the RTFH Chief Data Officer and Chief Policy Officer. The RTFH CEO is responsible. Evaluation committee reviews and advises on other strategies aligned with the Regional Plan. CoC .will retain partnerships with PHA, VA, the county, managed care, local cities, community-based and culturally diverse organizations in these efforts.

2A-5.	Increasing Employment Cash Income–Strategy. (All Applicants)	
	Special NOFO Section VII.B.2.f.	

	Describe in the field below:
1.	the strategy your CoC has implemented to increase employment cash sources;
2.	how your CoC works with mainstream employment organizations to help individuals and families increase their cash income; and
3.	provide the organization name or position title that is responsible for overseeing your CoC's strategy to increase income from employment.

(limit 2,500 characters)

5.1. The CoC multi-action strategy supports agencies including PSH, SH. And DV providers in employment programs and job searching training for their clients. Clients create individualized Housing Stability Plans to identify their goals related to employment, education and increased income. The CoC encourages providers to use strategies to increase income through: a series of points in NOFO scoring; stipends Persons with Lived Experience who work to inform and guide committees or boards; and promoting jobs in service agencies positions. A local foundation funded employment and training, and research on employment, income, and housing outcomes for persons in the CoC system, with over 200 persons acquiring jobs in the first year from the 8 funded projects. Project applicants, including PSH projects hold nearly 20 written agreements with employers, job training programs and economic development. The agreements include private businesses, public entities, staffing and training agencies, and vocational programs. Youth provider SDYS, developed and promotes three E's (Employment, Education and Entrepreneurship) as a means for promoting self-sufficiency and stabilization. Youth in the program overcome barriers created by limited education and work experience. New pilot efforts include shallow subsidies and direct cash support for related activities.
5.2. The CoC sends weekly email blasts to over 1500 addresses messaging job fairs and employment opportunities from providers., the CoC ensures job training and employment resources work together to support families in need by partnering with Workforce Partnership, San Diego Promise Zone, and Local Initiative Support Corporation that offer employment training. RTFH partners with Live Well San Diego to collaborate with the Center for Employment Opportunities and All of Us or None dedicated to securing jobs for people who have criminal records or are justice-involved. The Council for Supplier Diversity (CSD) also partnered with the CoC for implementation of YHDP, using the disciplines of CSD initiatives as an engine for economic development in underrepresented communities; to expand business opportunities for women, minority and service-disabled veteran business enterprises. The Youth Entrepreneur Academy is designed to teach young men and women from underserved communities how to identify, plan and start their own business.
5.3. The CoC Lead, Chief Impact Officer and Chief Policy Officer.

2A-5a.	Increasing Non-employment Cash Income–Strategy. (All Applicants)	
	Special NOFO Section VII.B.2.f.	

	Describe in the field below:
1.	the strategy your CoC has implemented to increase non-employment cash income;
2.	your CoC's strategy to increase access to non-employment cash sources; and
3.	provide the organization name or position title that is responsible for overseeing your CoC's strategy to increase non-employment cash income.

(limit 2,500 characters)

5a.1 For non-employment cash income, the CoC encourages programs to utilize the SSI/SSDI Outreach Access, and Recovery (SOAR) program to connect clients with benefits or assist with the unemployment process. Free legal aid services for child support or alimony claims is available for all sub-populations. Presentations about mainstream resources and how to access them, provided by County HHSA staff, and information on the CoC website offer detail the resources available through local public and private or state resources. Local homeless service providers have programs that assist people with accessing their COVID-19 stimulus checks, advance child tax credit and providing assistance on tax returns.
2C5a-2.The RTFH (as the Collaborative Applicant) staff oversee these efforts: CoC Program Director ensures region-wide training and distribution of information, the Chief Impact Officer monitors progress, and Chief Policy Officer reviews and recommends policies to implement effective strategies

2B. Coordination and Engagement–Inclusive Structure and Participation

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2B-1.	Inclusive Structure and Participation–Participation in Coordinated Entry. (All Applicants)	
	Special NOFO Sections VII.B.3.a.(1)	

	In the chart below for the period from May 1, 2021 to April 30, 2022:
1.	select yes or no in the chart below if the entity listed participates in CoC meetings, voted–including selecting CoC Board members, and participated in your CoC's coordinated entry system; or
2.	select Nonexistent if the organization does not exist in your CoC's geographic area:

	Organization/Person	Participated in CoC Meetings	Voted, Including Electing of CoC Board Members	Participated in CoC's Coordinated Entry System
1.	Affordable Housing Developer(s)	Yes	Yes	Yes
2.	Agencies serving survivors of human trafficking	Yes	Yes	Yes
3.	CDBG/HOME/ESG Entitlement Jurisdiction	Yes	Yes	Yes
4.	CoC-Funded Victim Service Providers	Yes	Yes	Yes
5.	CoC-Funded Youth Homeless Organizations	Yes	Yes	Yes
6.	Disability Advocates	Yes	Yes	No
7.	Disability Service Organizations	Yes	Yes	Yes
8.	Domestic Violence Advocates	Yes	Yes	Yes
9.	EMS/Crisis Response Team(s)	Yes	Yes	Yes
10.	Homeless or Formerly Homeless Persons	Yes	Yes	Yes
11.	Hospital(s)	Yes	Yes	Yes
12.	Indian Tribes and Tribally Designated Housing Entities (TDHEs) (Tribal Organizations)	Yes	No	No
13.	Law Enforcement	Yes	Yes	Yes
14.	Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Advocates	Yes	Yes	Yes
15.	LGBTQ+ Service Organizations	Yes	Yes	Yes
16.	Local Government Staff/Officials	Yes	Yes	Yes
17.	Local Jail(s)	No	No	No
18.	Mental Health Service Organizations	Yes	Yes	Yes
19.	Mental Illness Advocates	Yes	Yes	Yes

20.	Non-CoC Funded Youth Homeless Organizations	Yes	Yes	Yes
21.	Non-CoC-Funded Victim Service Providers	Yes	Yes	Yes
22.	Organizations led by and serving Black, Brown, Indigenous and other People of Color	Yes	Yes	Yes
23.	Organizations led by and serving LGBTQ+ persons	Yes	Yes	Yes
24.	Organizations led by and serving people with disabilities	Yes	Yes	Yes
25.	Other homeless subpopulation advocates	Yes	Yes	Yes
26.	Public Housing Authorities	Yes	Yes	Yes
27.	School Administrators/Homeless Liaisons	Yes	Yes	Yes
28.	Street Outreach Team(s)	Yes	Yes	Yes
29.	Substance Abuse Advocates	Yes	Yes	Yes
30.	Substance Abuse Service Organizations	Yes	Yes	Yes
31.	Youth Advocates	Yes	Yes	Yes
32.	Youth Service Providers	Yes	Yes	Yes
	Other:(limit 50 characters)			
33.	Private Foundations	Yes	Yes	Yes
34.	Buisness	Yes	Yes	Yes

2B-2.	Open Invitation for New Members. (All Applicants)	
	Special NOFO Section VII.B.3.a.(2), V.B.3.g.	

	Describe in the field below how your CoC:
1.	communicated the invitation process annually to solicit new members to join the CoC;
2.	ensured effective communication with individuals with disabilities, including the availability of accessible electronic formats;
3.	conducted outreach to ensure persons experiencing homelessness or formerly homeless persons are encouraged to join your CoC; and
4.	invited organizations serving culturally specific communities experiencing homelessness in the geographic area to address equity (e.g., Black, Latino, Indigenous, other People of Color, persons with disabilities).

(limit 2,500 characters)

2B-2.1.Official invitation to join the general membership occurs annually in the first quarter but continues throughout the year. Open, CoC monthly Membership Meetings are announced to the public via website postings, email distribution and announcements at various stakeholder meetings. RTFH participation in homeless service provider meetings create regional awareness via the Alliance for Regional Solutions, East County Task Force, HEAL, Youth Action Board, Center for Justice and Reconciliation, Youth Consortium. Social and print media (Homelessness News; Voice of San Diego) inform diverse constituents about CoC activities. Ad hoc committee members, many with lived experience, are encouraged to join membership, and present on their work. RTFH CEO encourages membership at all speaking engagements, panels, community sessions and presentations.
Regional connections are made during participation in service provider meetings, public forums, and media events. RTFH's 2 full-time outreach staff lead groups at regionally planned outreach events and ensure that other outreach workers and people being served are aware of CoC membership. Leaders participate in HEAL Network and Voices of our City events, comprised of people with lived experience, giving them a chance to educate others on the value of CoC membership.
2B-2.2. Web post formats (PDF, WordDocX. Large Print) and virtual meetings accommodate disabilities; and a resource list ensures accessibility. The CoC website is compliant with screen reader technologies and tabbing.
2.B.3 CoC Ad-Hoc work addresses specific communities: A Committee on Addressing Homelessness Among Black San Diegans (CHBSD); a Committee on Health and Homelessness; a Committee on Aging and Homelessness; and connections between American Indian Health and the CoC. Committees are led by advisory board members who extend invitations to others. CoC connects to the LGBTQ Center, All of Us or None, Black Workers' Center, Able-Disabled, and Urban League. The CHBSD membership intentionally includes geographic, cultural, and grassroots organization representation. Recently received state funding supports culturally-specific grassroots organizations, development and funding of peer-to-peer supports, financial support for BIPOC organizations, and to develop BIPOC leaders. These efforts focus on groups over-represented in homelessness and the justice system.

2B-3.	CoC's Strategy to Solicit/Consider Opinions on Preventing and Ending Homelessness. (All Applicants)	
	Special NOFO Section VII.B.3.a.(3)	

	Describe in the field below how your CoC:
1.	solicited and considered opinions from a broad array of organizations and individuals that have knowledge of homelessness or an interest in preventing and ending homelessness;
2.	communicated information during public meetings or other forums your CoC uses to solicit public information; and
3.	took into consideration information gathered in public meetings or forums to address improvements or new approaches to preventing and ending homelessness.

(limit 2,500 characters)

2B 3 1.CoC uses multiple forms of communications to solicit and consider opinions. Information sharing and soliciting opinions through the CoC List serve, CoC email list, website, social media open public to comments, and public comment via the RTFH website and surveys. Significant community input on the regional plan in public meetings in each region with leaders, PLE, providers and advocates is an example of the efforts engaging all stakeholders. CoC held multiple town hall meetings, including one with national experts Iain DeJong on outreach and unsheltered homelessness and Darlene Matthews and Michele S. Williams and DEI meetings with persons with lived experience, outreach teams across the region, and local town hall attended by elected officials with new USICH director.
2.B 3.2 RTFH CEO and leadership team members participate almost every week in public meetings, panels, business groups, civic groups, meeting with electeds and staff on strategies to address homelessness, reducing mis-information and stigma, sharing data and critical practices such as housing first, and using active listening to bring feedback and concerns back to the CoC. We also use technology tools: client feedback kiosks from Pulse for Good are located at multiple service providers and Lived Experience Advisors (LEA) use mobile tablets to collect feedback at community events for the homeless population. The committee on Addressing Homelesness Among Black San Diegans did significant work within both the unsheltered and sheltered homeless population and Consultants Matthews and Williams collected the experiences of Black San Diegans in the crisis response system. The data formed the foundation of a report and recommended actions adopted by the CoC. The recommendations are incorporated in the Regional Plan (Plan).
2B. 3.3 Ideas gathered about serving people experiencing unsheltered homelessness are presented to local jurisdictions through the Intergovernmental Liaison, and intensive planning work with PHAs, the County of San Diego, PLE, and YAB. Feedback and public comments are incorporated into the Plan and action reports.

2B-4.	Public Notification for Proposals from Organizations Not Previously Funded. (All Applicants)	
	Special NOFO Section VII.B.3.a.(4)	

	Describe in the field below how your CoC notified the public:
1.	that your CoC's local competition was open and accepting project applications;
2.	that your CoC will consider project applications from organizations that have not previously received CoC Program funding;
3.	about how project applicants must submit their project applications;
4.	about how your CoC would determine which project applications it would submit to HUD for funding; and
5.	how your CoC effectively communicated with individuals with disabilities, including making information accessible in electronic formats.

(limit 2,500 characters)

2 B-4.1. A notice of the local process and a call for applications was posted to the CoC website NOFO sections, sent through social media (Facebook, Twitter), announced at the CoC membership meetings open to the public, and public board and committee meetings. Each message invited new applicants. Notices advised the community of the technical assistance available to support applicants during the process. Highlighted in the Call for applications was a note that new project applications can be funded through two special Bonus Project funding opportunities as well as reallocation of annual renewal demand (ARD) funds. The Call gave information specific to agencies that are new to the process, how to have a DropBox set up for their agency, and a recommendation to visit the RTFHSD.org website for details.

2B-4.2. Overviews of FY2022 for the CoC NOFO and Unsheltered NOFO, and General information specific instructions on how to apply, as well as forms, were posted to the CoC website's NOFO page. The steps for applying, timelines, and requirements were clearly spelled out, and a webinar and workshop were provided. Documents and video presentations, and links to HUD and other resources offering detailed instructions were also provided.

2B-4.3. The public was advised that the CoC uses a Rating and Ranking Group to review, score, establish funding allocations, and rank order project applications for submission under each CoC Competition. The process is data-driven and an organization's prior project performance and fiscal and administrative capacity, specific criteria and benchmarks are established for the annual competition for each project type. Elements considered during the process include assessment of project design and need, project type, and benefit to the CoC. R&R Ranking Protocols, Reallocation Policies, Performance Improvement Plans., and Scoring Tools for each project type with criteria, benchmarks and points are website posted in advance of local project due dates.
2.B.4.4 Web posting formats use PDF, WordDocX and Large Print; Virtual meeting rooms that accommodate disabilities with amenities such as captions; and a posted resource list ensure accessibility. All information available on the CoC website is compliant with screen reader technologies and tabbing. Special support services and accommodations, such as sign language translators are arranged as needed.

2C. Coordination / Engagement–with Federal, State, Local, Private, and Other Organizations

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

- Special Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness
- 24 CFR part 578
- Special NOFO CoC Application Navigational Guide
- Section 3 Resources
- Frequently Asked Questions

2C-1.	Coordination with Federal, State, Local, Private, and Other Organizations. (All Applicants)	
	Special NOFO Section VII.B.3.b.	

	In the chart below:
1.	select yes or no for entities listed that are included in your CoC's coordination, planning, and operations of projects that serve individuals, families, unaccompanied youth, persons who are fleeing domestic violence who are experiencing homelessness, or those at risk of homelessness; or
2.	select Nonexistent if the organization does not exist within your CoC's geographic area.

	Entities or Organizations Your CoC Coordinates with for Planning or Operations of Projects	Coordinates with Planning or Operations of Projects
1.	Funding Collaboratives	Yes
2.	Head Start Program	Yes
3.	Housing and services programs funded through Local Government	Yes
4.	Housing and services programs funded through other Federal Resources (non-CoC)	Yes
5.	Housing and services programs funded through private entities, including Foundations	Yes
6.	Housing and services programs funded through State Government	Yes
7.	Housing and services programs funded through U.S. Department of Health and Human Services (HHS)	Yes
8.	Housing and services programs funded through U.S. Department of Justice (DOJ)	Yes
9.	Housing Opportunities for Persons with AIDS (HOPWA)	Yes
10.	Indian Tribes and Tribally Designated Housing Entities (TDHEs) (Tribal Organizations)	Yes
11.	Organizations led by and serving Black, Brown, Indigenous and other People of Color	Yes
12.	Organizations led by and serving LGBTQ+ persons	Yes
13.	Organizations led by and serving people with disabilities	Yes
14.	Private Foundations	Yes
15.	Public Housing Authorities	Yes
16.	Runaway and Homeless Youth (RHY)	Yes
17.	Temporary Assistance for Needy Families (TANF)	Yes
	Other:(limit 50 characters)	
18.		

2C-2.	CoC Consultation with ESG Program Recipients. (All Applicants)	
	Special NOFO Section VII.B.3.b.	

	Describe in the field below how your CoC:
1.	consulted with ESG Program recipients in planning and allocating ESG funds;
2.	participated in evaluating and reporting performance of ESG Program recipients and subrecipients;
3.	provided Point-in-Time (PIT) count and Housing Inventory Count (HIC) data to the Consolidated Plan jurisdictions within its geographic area; and
4.	provided information to Consolidated Plan Jurisdictions to address homelessness within your CoC's geographic area so it could be addressed in Consolidated Plan update.

(limit 2,500 characters)

1. RTFH leadership participate in the creation of ESG RFP's for allocation, setting priorities and needs of populations along with the review and ranking of applications and providing insight and data on service provider alignment and performance across the homeless crisis response system. Collaborating on ESG allocation also provides for leveraging coordination of state and other funding sources. A RTFH Government Liaison meets regularly with the 7 local ESG and Program representatives meet semi-monthly as CoC Advisory Board members. ESG areas align practices and policies with CoC written standards and a new RTFH regional plan.
The SD Con plan says, "Consultations with the RTFH help allocate ESG funds by assisting the City and the Housing Commission to coordinate the prioritization and use of resources. It allows the Commission to design programs that distribute funds in an efficient manner and in accordance with HUD and local guidelines. The RTFH assists in setting standards for outcomes homeless programs should accomplish during their contract period. Consultations with the RTFH allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region."
2. RTFH leaders assist in ESG review as a strategic planning activity. RTFH HMIS team provides the ESG data reporting along with HUD SPM to assist in the evaluation and performance of ESG. The RTFH website dashboards provide system-level performance data that can be filtered by city, and provides data quality monitoring of ESG programs annually during the federal reporting period. The RTFH assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the RTFH allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. Jurisdictions consult with the RTFH to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing options. Partnerships ensure that ESG area efforts to address homelessness using HUD entitlement funds or other resources align with the region's priorities to respond to the most critical need.
3. The HMIS team provides unmet needs,trends in homelessness and HIC, PIT, and LSA and SPM annual reports and CAPER data. Key staff provides any data requested for writing action plans, or data can be accessed on website dashboards

2C-3.	Discharge Planning Coordination. (All Applicants)	
	Special NOFO Section VII.B.3.c.	
	Select yes or no in the chart below to indicate whether your CoC actively coordinates with the systems of care listed to ensure persons who have resided in them longer than 90 days are not discharged directly to the streets, emergency shelters, or other homeless assistance programs.	
1.	Foster Care	Yes
2.	Health Care	Yes
3.	Mental Health Care	Yes
4.	Correctional Facilities	Yes

2C-4.	CoC Collaboration Related to Children and Youth–SEAs, LEAs, School Districts. (All Applicants)	
	Special NOFO Section VII.B.3.d.	
	Select yes or no in the chart below to indicate the entities your CoC collaborates with:	
1.	Youth Education Provider	Yes
2.	State Education Agency (SEA)	Yes
3.	Local Education Agency (LEA)	Yes
4.	School Districts	Yes

2C-4a.	CoC Collaboration Related to Children and Youth–SEAs, LEAs, School Districts–Formal Partnerships. (All Applicants)	
	Special NOFO Section VII.B.3.d.	
	Describe in the field below:	
1.	how your CoC collaborates with the entities checked in Question 2C-4; and	
2.	the formal partnerships your CoC has with the entities checked in Question 2C-4.	

(limit 2,500 characters)

LEAs: The CoC formally partners with SDCOE, a CoC member, and partner in the YHDP projects. The agreement was included in the YHDP application and subsequently renewed with annual renewals. SDCOE provides navigation services for youth enrolled in school who need housing and supportive services to stay in school and with homeless youth enrolled in YHDP programs who are not enrolled in school and seeking to return to school or get a GED. The ERL provides the navigation expertise that might not be available within each provider organization. The partnership includes agreements with 4 school districts.
SEAs: RTFH maintains a formal partnership with the SD County Office of Education (SDCOE), that maintains partnerships with the SEA. California's three-level system of public education: the California State DOE, county offices of education (COE), and local school districts. Regulations, funding, and policy decisions are made at the state level, and the daily operations fall to over 1,000 districts in the state. COE, the intermediate level in system, provides infrastructure for local schools and districts and fulfills state mandates such as developing countywide programs to serve students with special needs. School liaisons link youth to services and join CoC agencies to identify and respond to special needs of homeless children. CoC Members engage in SEA and LEA events. The COE Special Needs Division creates a report listing grades, school, and number of homeless children for each school which the CoC uses to assess needs. CoC enjoys National Center for Homeless Education Technical support for EHCY programs.

CoC-DOE commitment to cross-sector and cross-system work is shown in YHDP CCP collaboration. A Youth Consortium works with schools to build awareness of available CoC services and supports. Joint work informs us about the size, scope and nature of housing insecurity in youth and young adults, and who are undocumented or unaccompanied. Youth often interface with education, probation, and child welfare. Workgroups aim to address the needs holistically. CCP goal 8 strives to have routine, consistent process for screening and identifying youth at-risk of homelessness; and using early warning signs that a youth is falling behind and may fail to graduate.
We began with CCP. We now ensure efforts are sustainable structures in the region.

2C-4b.	CoC Collaboration Related to Children and Youth–Informing Individuals and Families Experiencing Homelessness about Eligibility for Educational Services. (All Applicants)	
	Special NOFO Section VII.B.3.d.	

Describe in the field below written policies and procedures your CoC adopted to inform individuals and families who become homeless of their eligibility for educational services

(limit 2,500 characters)

CoC-funded projects serving families abide by the local Educational Assurances Policy (EAP). CoC Membership meetings and annual reviews remind agencies of the EAP policy requiring several actions, including advising families of their educational rights. This long-standing CoC policy, established in 2013, requires all projects to have formal protocols to ensure children are enrolled in school or preschool, and families are provided guidance and support to do so. Compliance review is part of program monitoring with corrective actions established if the policy is not enforced. The EAP requirements feature: identification of the staff whose job is to ensure children are enrolled in school consistent with HUD policy and the Elementary and Secondary Education Act; that an EAP is on file and posted by every CoC project serving households with children; empowering family choice for selecting housing near child's school; assisting DV families to enroll children in a public school of their choice and procedures to ensure safety; offering families a letter verifying eligibility for services; ensuring transportation is secured until transportation is offered under the Mc Kinney-Vento provisions from the school; reviewing rights with parents and staff; compliance with Famliy Educational Rights Privacy Act; advocacy when educational rights are violated; and exit plans to include education; and SEA and LEA contact when warranted.
YHDP providers have formal agreements to screen all clients for education and job opportunities with a standard of a 90% successful outcome for linking youth to appropriate resources. Providers help inform youth of an array of potential supports in both traditional and non-traditional education settings. YHDP projects offer tangible support and advocacy for TAY seeking to extend their options for education and training beyond GED or high school. YHDP projects also alert youth of their rights to education and how to succeed when enrolled in education and training.

2C-5.	**Mainstream Resources–CoC Training of Project Staff. (All Applicants)**	
	Special NOFO Section VII.B.3.e.	

Indicate in the chart below whether your CoC trains project staff annually on the following mainstream resources available for program participants within your CoC's geographic area:

	Mainstream Resource	CoC Provides Annual Training?
1.	Food Stamps	Yes
2.	SSI–Supplemental Security Income	Yes
3.	TANF–Temporary Assistance for Needy Families	Yes
4.	Substance Abuse Programs	Yes
5.	Employment Assistance Programs	Yes
6.	Other	Yes

2C-5a.	Mainstream Resources–CoC Collaboration with Project Staff Regarding Healthcare Organizations. (All Applicants)	
	Special NOFO Section VII.B.3.e.	

	Describe in the field below how your CoC:
1.	systemically provides up-to-date information on mainstream resources available for program participants (e.g., Food Stamps, SSI, TANF, substance abuse programs) within your CoC's geographic area;
2.	works with project staff to collaborate with healthcare organizations to assist program participants with enrolling in health insurance;
3.	provides assistance to project staff with the effective use of Medicaid and other benefits; and
4.	works with projects to promote SOAR certification of program staff.

(limit 2,500 characters)

1. Dedicated Advisory Board seats include staff of: County Health and Human Services Agency (HHSA), Housing and Community Development Services, 211 InfoLine, Scripps Mercy Hospital, Hospital Association of San Diego and Imperial Counties, Sharp Healthcare Foundation, VA, Family Health Centers, and Mental Health Systems. Members use Board meetings to update homeless service providers on training, policy changes and resources. CoC Leadership are active with HHSA's Whole Person Wellness program. RTFH-hosted monthly CoC general membership meetings with attendance of 120-150 offers training and up-to-date information on mainstream resources provided by County or state agencies. Membership meetings invite Q&A.
2. CoC blasts to over 1500 emails twice weekly, uses Facebook, Twitter and a CoC newsletter to offer updates or note available training. A website 'Get Help' tab links to mainstream resources. The City of San Diego Homelessness Response Center (HRC) helps individuals and families experiencing homelessness on their path to permanent or longer-term housing through onsite services including; CalWORKS enrollment, Cal Fresh, and MediCal, General Relief programs, Family services programs, Local benefits, and clothing and food resources. HHSA's Whole Person Care is longterm care coordination for homeless Medi-Cal recipients who are high utilizers of hospitals and emergency departments or have other high needs such as a serious mental illness, substance use or chronic physical health conditions. WPC is designed to improve the health of high-risk, high-utilizing patients through the coordinated delivery of physical health, behavioral health, housing support, food stability, and other critical community services. CoC is working with Managed Care plans on the state of CA, CalAim expansion and direction to serve more homeless with housing focused resources: housing navigation, transportation, street-based medicine, transportation, etc. The CoC and County Public Health ensure monthly public health updates at general membership meetings/board meetings on infectious disease and other public health issue and information.
3. RTFH as CoC lead, funds SOAR certified anchor agencies in subregions with state funds to provide critical SOAR support to our system of care. SOAR information and training is offered at Membership meetings and by anchor agencies. The benefits of SOAR: quick approval, reduced denial rate, and appeals support motivate agencies to engage SOAR for clients.

3A. New Projects With Rehabilitation/New Construction Costs

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

- Special Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness
- 24 CFR part 578
- Special NOFO CoC Application Navigational Guide
- Section 3 Resources
- Frequently Asked Questions

3A-1.	**Rehabilitation/New Construction Costs–New Projects. (Rural Set Aside Only).**	
	Special NOFO Section VII.A.	

If the answer to the question below is yes, you must upload the CoC Letter Supporting Capital Costs attachment to the 4A. Attachments Screen.	
Is your CoC requesting funding for any new project(s) under the Rural Set Aside for housing rehabilitation or new construction costs?	No

3B. Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes

The CoC Special NOFO page provides HUD-approved resources to assist you in completing the Special NOFO CoC Application, including:

- Special Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness
- 24 CFR part 578
- Special NOFO CoC Application Navigational Guide
- Section 3 Resources
- Frequently Asked Questions

3B-1.	Designating SSO/TH/Joint TH and PH-RRH Component Projects to Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes. (Rural Set Aside Only)	
	Special NOFO Section VII.C.	

Is your CoC requesting to designate one or more of its SSO, TH, or Joint TH and PH-RRH component projects to serve families with children or youth experiencing homelessness as defined by other Federal statutes?	No

3B-2.	Serving Persons Experiencing Homelessness as Defined by Other Federal Statutes. (Rural Set Aside Only)	
	Special NOFO Section VII.C.	
	You must upload the Project List for Other Federal Statutes attachment to the 4A. Attachments Screen.	
	If you answered yes to question 3B-1, describe in the field below:	
1.	how serving this population is of equal or greater priority, which means that it is equally or more cost effective in meeting the overall goals and objectives of the plan submitted under Section 427(b)(1)(B) of the Act, especially with respect to children and unaccompanied youth than serving the homeless as defined in paragraphs (1), (2), and (4) of the definition of homeless in 24 CFR 578.3; and	
2.	how your CoC will meet requirements described in Section 427(b)(1)(F) of the Act.	

(limit 2,500 characters)

Not applicable.

4A. Attachments Screen For All Application Questions

	Please read the following guidance to help you successfully upload attachments and get maximum points:
1.	You must include a Document Description for each attachment you upload; if you do not, the Submission Summary screen will display a red X indicating the submission is incomplete.
2.	You must upload an attachment for each document listed where 'Required?' is 'Yes'
3.	We prefer that you use PDF files, though other file types are supported–please only use zip files if necessary. Converting electronic files to PDF, rather than printing documents and scanning them, often produces higher quality images and reduces file size. Many systems allow you to create PDF files as a Print Option. If you are unfamiliar with this process, you should consult your IT Support or search for information on Google or YouTube.
4.	Attachments must match the questions they are associated with.
5.	Only upload documents responsive to the questions posed–including other material slows down the review process, which ultimately slows down the funding process.
6.	If you cannot read the attachment, it is likely we cannot read it either. - We must be able to read the date and time on attachments requiring system-generated dates and times, (e.g., a screenshot displaying the time and date of the public posting using your desktop calendar; screenshot of a webpage that indicates date and time). - We must be able to read everything you want us to consider in any attachment.
7.	Open attachments once uploaded to ensure they are the correct attachment for the required Document Type.

Document Type	Required?	Document Description	Date Attached
1B-1. Local Competition Announcement	Yes	Local Competition...	10/11/2022
1B-2. Local Competition Scoring Tool	Yes	Local Competition...	10/11/2022
1B-3. Notification of Projects Rejected-Reduced	Yes	Notification to P...	10/11/2022
1B-3a. Notification of Projects Accepted	Yes	Notification of P...	10/11/2022
1B-4. Special NOFO CoC Consolidated Application	Yes		
3A-1. CoC Letter Supporting Capital Costs	No		
3B-2. Project List for Other Federal Statutes	No		
P-1. Leveraging Housing Commitment	No	Leveraging Housin...	10/17/2022
P-1a. PHA Commitment	No	PHA Commitment	10/17/2022
P-3. Healthcare Leveraging Commitment	No	Healthcare Levera...	10/17/2022
P-9c. Lived Experience Support Letter	No	Lived Experience ...	10/17/2022
Plan. CoC Plan	Yes	Plan. CoC Plan	10/17/2022

Attachment Details

Document Description: Local Competition Announcement

Attachment Details

Document Description: Local Competition Scoring Tool

Attachment Details

Document Description: Notification to Projects Rejected

Attachment Details

Document Description: Notification of Projects Accepted

Attachment Details

Document Description:

Attachment Details

Document Description:

Attachment Details

Document Description:

Attachment Details

Document Description: Leveraging Housing Commitment

Attachment Details

Document Description: PHA Commitment

Attachment Details

Document Description: Healthcare Leveraging Commitment

Attachment Details

Document Description: Lived Experience Support Letter

Attachment Details

Document Description: Plan. CoC Plan

Submission Summary

Ensure that the Special NOFO Project Priority List is complete prior to submitting.

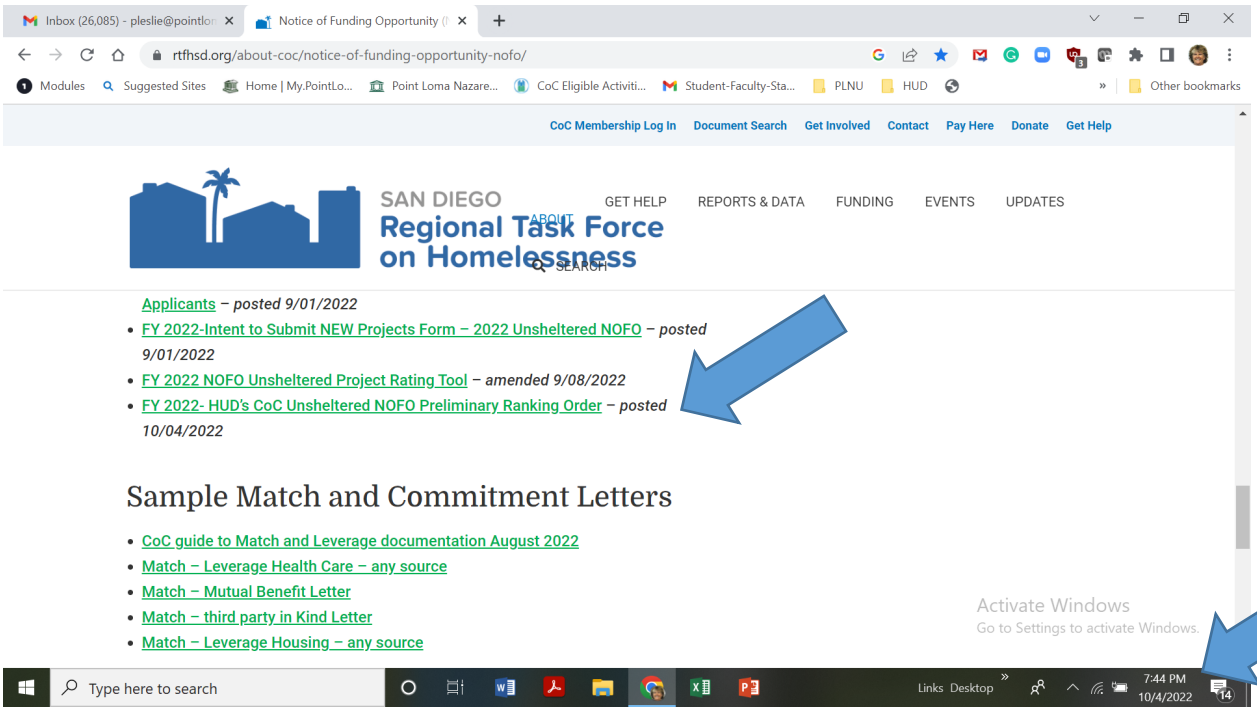
Page	Last Updated
1A. CoC Identification	08/12/2022
1B. Project Review, Ranking and Selection	10/17/2022
2A. System Performance	10/17/2022
2B. Coordination and Engagement	10/17/2022
2C. Coordination and Engagement–Con't.	10/12/2022
3A. New Projects With Rehab/New Construction	No Input Required
3B. Homelessness by Other Federal Statutes	10/11/2022
4A. Attachments Screen	Please Complete
Submission Summary	No Input Required

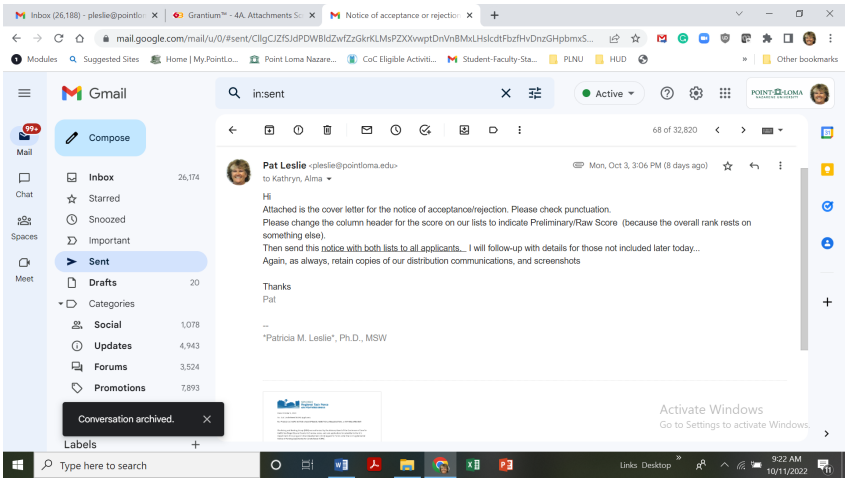
Notification of Projects Accepted / Rejected

SCREEN SHOT 10.04.2022

and

INDIVIDUAL NOTIFICATIONS TO REJECTED PROEJCTS





NOTIFICATIONS TO REJECTED PROJECTS FOLLOW

Unsheltered NOFO - Haven Home

Mon, Oct 3, 8:29 PM (8 days ago)

to Lauren, Greg

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – Interfaith Community Services – Haven House

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. The benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Your Project, Haven House is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests.
X	Points Threshold	Project scored less than 81 points
X	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

Unsheltered NOFO

Mon, Oct 3, 8:33 PM (8 days ago)

to Hafsa

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – City of San Diego Collaboration 4 Action

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Your Project, San Diego is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support a $6 million project request
	Points Threshold	Project scored less than 81 points
	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

To: Kiraleigh Cooper <kcooper@lamaestra.org>

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – La Maestra – Housing 4 Hope

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Your Project, Housing 4 Hope is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
	Lack of Funds	Insufficient funds to support the number of requests.
	Points Threshold	Project scored less than 81 points
	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
X	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others
X	Alternative/Provisional Inclusion	It is recommended that the project consider merging with their existing East County partner to submit a joint application.
X	Additional Information	Provided by email and phone call.

Thank you for your investment in alleviating homelessness in our communities.

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – City of Vista: Navigation and Encampment Projects

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Although one or more of your projects is recommended for funding, the two Projects noted above, are not included in the Priority Listing for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests
X	Points Threshold	Project scored less than 81 points (Encampment)
X	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

Mon, Oct 3, 8:45 PM (8 days ago)

SDHC
to Michelle, Casey

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – San Diego Housing Commission – PSH Initiative (30)

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Although more than one of your projects were accepted, your Project, PSH Initiative (30), is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests.
X	Points Threshold	Project scored less than 81 points
X	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, the distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

To: Abaggett@ci.vista.ca.us

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – City of Vista: Navigation and Encampment Projects

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Although one or more of your projects is recommended for funding, the two Projects noted above, are not included in the Priority Listing for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests
X	Points Threshold	Project scored less than 81 points (Encampment)
X	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

To: Deme.Hill@sdcounty.ca.gov

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – County of San Diego – Support Services Only - Other

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Your Project, County SSO - Other - Supporting Seniors is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests.
	Points Threshold	Project scored less than 81 points
	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others
	Benefit to the CoC	Creation of new units

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

To: Thomas Lovell <Thomas.Lovell@neighbor.org>

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – St. Vincent de Paul – 17th St.

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Your Project, 17th Street, is not included in the Priority List for one or more of the following reasons

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support as many requests.
	Points Threshold	Project scored less than 81 points
X	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others
	Benefit to the CoC	Creation of new units
X	Other	History of Expenditures

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

Mon, Oct 3, 8:59 PM (8 days ago)

to Kathryn.Durant@rtfhsd.org

Date: October 3, 2022

To: CoC Unsheltered NOFO Applicant – RTFH – Joint Project

Re: FY 2022 CoC NOFO NOTICE – PROJECT NOT INCLUDED IN APPLICATION

As you know, the FY 2022 Unsheltered NOFO is highly competitive nationally and locally as well. Local requests for funds were more than double what was available. All projects were to be new, no renewal, or expansion projects. The Rating and Ranking Process fully utilized protocols for both rating (scoring) and ranking. The Unsheltered NOFO and local information (Call for proposal, workshops, guidebooks) identified key elements critical to success in the national competition. Serving people with the most severe service needs is also crucial under the Unsheltered NOFO. In the Call for Applications, the CoC has clearly identified the populations of particular interest to our CoC. Benefit to the CoC, fit within the local plan, commitment to furthering equity, creation of new housing, and resource distribution across the entire San Diego City and County regions are also key factors.

Although one or more of your projects was accepted for submittal, your RTFH Joint Project, is not included in the Priority List for one or more of the following reasons:

	Reason	**Detail (if applicable)**
X	Lack of Funds	Insufficient Funds to support all requests.
X	Points Threshold	Project scored less than 81 points
	Number of projects submitted	No limit was placed on the number of projects an applicant could submit, however, distribution of project types, target population, or region influenced the decision
	Regional distribution	Geographic Need
	Leveraging	50% Housing and/or Healthcare were given precedence.
	Benefit to the CoC	The comparative value of your project was less than others
	Benefit to the CoC	Creation of new units
	Other	History of Expenditures

In many cases, the primary reason for not being included in the application is a lack of available funding.

Thank you for your investment in alleviating homelessness in our communities.

P1. Leveraging Housing Resources. P-1.a Development Housing Opportunities: Six PSH projects offer 393 units, and one RRH and three Joint projects offer 81 RRH units to serve 125 persons. These projects leverage non-CoC and ESG funds for 428 units, and bring millions in capital investment as well. Housing Plan Attachment P-1 evidence commitments from public and private resources valued in excess of $22,029,000 to develop, dedicate, and subsequently sustain housing for use by projects in this Unsheltered NOFO application.

CITY OF VISTA
CALIFORNIA

October 7, 2022

San Diego Regional Task Force on Homelessness
4699 Murphy Canyon Rd
Suite 104
San Diego, CA 92123

SUBJECT: WRITTEN COMMITMENT FOR HOUSING SUPPORT

Dear Ms. Kohler:

The City of Vista is committed to assisting the Regional Task Force on Homelessness (RTFH) in meeting the needs of unsheltered persons by providing various housing resources. On September 13, 2022, the Vista City Council approved the release of a Request for Proposals for a Permanent Supportive Housing (PSH) development that will provide up to 50 units, five of which will be set aside for unsheltered veterans. The City will provide the land and up to $2 million from the City's affordable housing funds to support the development. The units will be reserved at or below 30 percent Area Median Income (AMI) to support the formerly unsheltered target population.

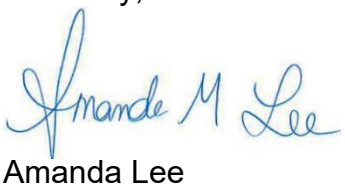
On October 27, 2022, staff will be seeking approval from City Council to financially support another PSH development that will be constructed in partnership with San Diego Housing Corporation (SDCHC) and National Community Renaissance of California (National CORE). If approved, the City will provide a financial contribution of $1.2 million to support the development of 54 units that will break ground in early 2023. Thirty-five units will be restricted to 30% AMI and 18 units will be restricted to 40% AMI.

Additionally, the City is proposing to establish a Master Leasing & Voucher program that will provide housing for persons experiencing chronic and acute needs (physical health and/or mental health) and offers a safe place to reside, increasing access to address their other immediate needs. Master leasing can help reduce the 24/7 stress that comes with living on the streets and provides unsheltered community members with the opportunity to be in a safe place to prioritize seeking medical care. Additionally, allowing a homeless service agency to master lease units can eliminate discrimination barriers and significantly increase access to affordable housing. By utilizing Vista's high volume of existing multi-bedroom housing stock, potential matches with housemates for shared housing can be arranged. Shared housing not only lowers their cost of living, but also has positive impacts on feelings of social connectedness and support for formerly homeless tenants.

The City confirms that the eligibility criteria for services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements.

The City of Vista has demonstrated experience developing and implementing partnerships and collaborations, including with RTFH, to deliver essential services to individuals experiencing homelessness in Vista. Funding through this grant opportunity will help us end homelessness so individuals can pursue personal goals and improve their quality of life.

Sincerely,



Amanda Lee
Assistant City Manager

CITY OF VISTA
CALIFORNIA

October 7, 2022

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4699 Murphy Canyon Rd
Suite 104
San Diego, CA 92123

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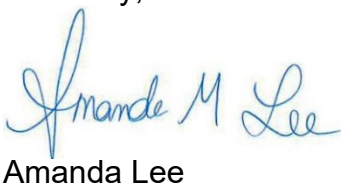
Sincerely,



Amanda Lee
Assistant City Manager

NATHAN FLETCHER

CHAIR

San Diego County Board of Supervisors

September 23, 2022

Jeff Davis
Interim President & CEO
San Diego Housing Commission
1122 Broadway, Suite 500
San Diego, CA 92101

Dear Mr. Davis,

I am pleased to support the San Diego Housing Commission's (SDHC) efforts to create more Permanent Supportive Housing in our community through two project applications to the Department of Housing and Urban Development (HUD) Fiscal Year 2022 Continuum of Care (CoC) Program Supplemental Notice of Funding Availability to Address Unsheltered and Rural Homelessness. The County anticipates leveraging Behavioral Health Services (BHS) to ensure the individuals and families experiencing homelessness and chronic homelessness residing at the projects have access to voluntary Alcohol and Drug and Substance Use Disorder services.

The County supports the City of San Diego, the SDHC, and the San Diego Regional Task Force on the Homeless in their efforts to effectively develop solutions that reduce homelessness across our region. Examples of our successful collaborations include "Operation Shelter to Home" at the San Diego Convention Center to minimize the impacts of COVID-19 on thousands of individuals experiencing homelessness, coordination to secure millions of dollars of state funding to address homelessness, the creation of permanent supportive housing for the Kearny Vista, Valley Vista, and PATH Villas El Cerrito affordable housing developments (supported by the State of California Homekey Program). Together, we are supporting hundreds of individuals and families experiencing homelessness.

The County has an overarching vision for a region that is building better health, living safely, and thriving which it calls "Live Well San Diego." The two proposed Permanent Supportive Housing CoC projects would contribute to achieving that vision. The County looks forward to continuing to build upon its successful collaborations with SDHC and other partners to create additional permanent housing opportunities for our neighbors experiencing homelessness.

Sincerely,

Nathan Fletcher
Chair, San Diego Board of Supervisors

County Administration Center • 1600 Pacific Highway, Room 335 • San Diego, CA 92101
(619) 531-5544 • Fax (619) 531-6262 • www.SupervisorNathanFletcher.com
Email: Nathan.Fletcher@sdcounty.ca.gov

Printed In-House

September 15, 2022

Emily Jacobs
Executive Vice President
Real Estate Division
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Re: Homekey 3.0 Application – Request for Project Based Vouchers - Ramada Inn
Homekey 3.0 Application – Request for Project Based Vouchers - Motel 6

Dear Ms. Jacobs,

The San Diego Housing Commission Rental Assistance Division (RAD) is committing up to 62 Project Based Vouchers (PBV) for Ramada Inn and up to 93 PBVs for Motel 6 to the San Diego Housing Commission for Homekey 3.0 pending project evaluation, due diligence and contingent the projects satisfy all PBV requirements.

Please see below project details:

Project Name	Address	# PBV Units	Unit Type	Population	AMI%	Service Provider
Ramada Inn	3747 Midway Dr San Diego, CA 92110	62	SRO	Homeless, Chronic and Literal; targeting Youth, Seniors and Veterans Chronic: 31 Literal: 16 TAY: 15	30%	TBD
Motel 6	1546 2nd Ave San Diego, CA 92101	93	SRO	Homeless, Chronic and Literal; targeting Youth, Seniors and Veterans Chronic: 47 Literal: 23 TAY: 23	30%	TBD

SDHC intends to award and execute Housing Assistance Payment Contracts for Ramada Inn and Motel 6 for permanent supportive housing (PSH) PBV vouchers, in total, once SDHC confirms

approval and receipt of Homekey 3.0 funds and certifies the projects as existing projects. The proposed rents for Ramada will follow the Section 8 Housing Choice Voucher Enterprise Community Payment Standard of $1,251 for the SRO unit type. The proposed rents for Motel 6 will follow the Section 8 Housing Choice Voucher Choice Community Payment Standard of $1,578 for the SRO unit type.

All contract rents must pass Rent Reasonableness prior to finalizing contract rent amounts.

The commitment is contingent on NEPA clearance, units passing Housing Quality Standards (HQS) inspections to ensure the project is verified as an existing project/housing and complying with all PBV requirements. In order to be designated as existing project/housing, the units must substantially comply with HQS at the time of inspection. This means that only routine repairs are needed to bring the units up to compliance. If the average, per unit cost to bring the unit into compliance exceeds $1,000, the units would not be classified as existing and should instead be considered as units requiring rehabilitation.

The commitment is also contingent on continued funding from HUD. In the event of a budget rescission or retroactive budget cuts, SDHC reserves the right to rescind the commitment. SDHC also reserves the right to rescind the commitment if the developer fails to secure necessary capital funding to complete the project in an expeditious manner.

Final contract terms and conditions shall be negotiated between both parties at a later date and shall be subject to Housing Commission staff review and approval.

An MOU must be entered into with SDHC which describes additional requirements of the projects, including supportive services to be rendered at the projects. This projects will serve homeless, chronic and literal, targeting youths, seniors and veterans individuals residing in the City of San Diego who meet 30% AMI and who are identified as most appropriate for permanent supportive housing using the Vulnerability Index Service Prioritization Decision Tool (VI-SPDAT), Coordinated Entry System (CES) and The Homeless Management Information System (HMIS).

The projects are required to utilize CES to fill all vacancies and ensure all homeless individuals/families are entered in HMIS.

If you have any questions, please feel free to contact me directly at azucenav@sdhc.org or (619) 578-7604.

Sincerely,

Azucena Valladolid

Azucena Valladolid
Executive Vice President of Rental Assistance and Workforce Development

cc: Emily Jacobs, Executive Vice President, Real Estate Division
Lisa Jones, Executive Vice President Strategic Initiatives
Debra Fischle-Faulk, Sr. Vice President, Compliance & Equity Assurance
Maria Callow, Housing Programs Manager

CALIFORNIA
NATIONAL CITY
1887
INCORPORATED

October 13, 2022

RE: National City Housing Authority and Regional Task Force on Homelessness
PHA Commitment for Partnership- 2022 Continuum of Care Unsheltered Application

To Whom It May Concern:

The Housing Authority of the City of National City commits to partner with the Regional Task Force on Homelessness (RTFH), the lead Continuum of Care (CoC) of the San Diego City and County and the Collaborative Applicant, by pairing vouchers available through the agency's housing resources with CoC-funded supportive services to serve persons who are homeless, or at imminent risk of homelessness. The Housing Authority of the City of National City commits to work with RTFH and other stakeholders to develop a prioritization plan for a potential allocation of Stability Vouchers or a preference for general admission to Housing Choice Voucher Program through the coordinated entry process for individuals and families experiencing homelessness, at risk of homelessness, or fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking.

RTFH partnered with the PHA's who received Emergency Housing Vouchers (EHV) and developed a prioritization plan for use of EHV, etc. to assist persons experiencing homelessness and a plan for use of Stability Vouchers is forthcoming. The PHA and CoC commit to dedicating a portion of vouchers to leverage resources in the FY2022 Unsheltered NOFO. This commitment is applicable to the 2022 Unsheltered San Diego Region Scattered Site project to the U.S. Department of Housing and Urban Development (HUD) for funding consideration under the 2022 CoC Notice of Funding Opportunity. The housing resources will be available during the operating period of the projects selected for funding, beginning January 1, 2023.

Currently the Housing Authority of the City of National City serves persons experiencing homelessness as defined by HUD through the Emergency Housing Voucher Program, Homeless Outreach and Case Management Services, and the Tenant Based Rental Assistance Program. These provisions will apply to the projects selected for funding under the 2022 CoC Notice of Funding Opportunity and the Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness beginning in 2023.

Sincerely,

Carlos Aguirre
Director of Housing

140 E. 12th Street, Suite B, National City, CA 91950-6530
(619) 336-4391 caguirre@nationalcityca.gov

County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
3989 RUFFIN ROAD, SAN DIEGO, CA 92123
(858) 694-4801 • FAX (858) 467-9713

DAVID ESTRELLA
DIRECTOR, HOUSING AND COMMUNITY DEVELOPMENT SERVICES

May 12, 2022

Serenade 43, LP
c/o Wakeland Housing and Development Corporation
1230 Columbia Street, Suite 950
San Diego, CA 92101
Attention: Dani McMillin

RE: COUNTY OF SAN DIEGO AWARD OF NO PLACE LIKE HOME (NPLH) FUNDING FOR SERENADE ON 43RD

The County of San Diego (County) is pleased to award NPLH funds to Serenade 43, LP for Serenade on 43rd development. This includes a residual receipts loan of seven million seven hundred seventeen thousand one hundred seventy-nine dollars ($7,717,179) and a capitalized operating subsidy reserve (COSR) in the amount of five million four hundred three thousand seven hundred sixteen dollars ($5,403,716). The purpose of this notice is to set forth the general terms and conditions under which the County of San Diego is willing to make a loan. The project is subject to all requirements as outlined in the Notice of Funding Availability under which the project applied.

The terms of the County's proposed financing shall be as follows:

1. **Maximum capital loan amount not to exceed** – $7,717,179 as a residual receipts loan. Loan funds to be used for construction and permanent financing of the project.
2. **Capital Loan Interest Rate** – 0 percent interest.
3. **Capital Loan Term** – The loan will be due and payable in full in 55 years from completion of the project.
4. **Capital Loan Payments** – Annual payments on the loan shall equal 50% of the project's residual cash. Provided, however, the County and other lenders shall share the 50% of the project's residual receipts, in proportion to the original principal balances of their respective loans.
5. **Maximum COSR loan amount not to exceed** – $5,403,716
6. **COSR Loan Interest Rate** – 0 percent interest
7. **COSR Loan Term** – The loan funds will be held by the County and disbursed over a minimum 20-year period for eligible COSR expenditures annually or semi-annually per the terms in the COSR Agreement.
8. **Affordability** – NPLH restricted units must remain affordable for at least 55 years. At escrow closing the borrower and the County shall cause a Declaration of Covenants, Conditions and Restrictions (CC&R), to be recorded against the project in first lien position. The County CC&R shall remain senior to other lender CC&R's or regulatory restrictions.

FM:tc

Unit Type	AMI	NPLH Units
Studio	15%	22
One Bedroom	15%	9
TOTAL NPLH Assisted Units		**31**

9. **Loan Closing** – Construction finance closing must occur within the later of 24 months from this award notice or 3 consecutive tax credits application rounds. If tax credits are secured in the third-round attempt funds will be reserved consistent with the California Tax Credit Allocation Committee deadlines. The County shall be invited to participate in all project closing calls.
10. **Environmental Review** – The developer is responsible for ensuring compliance with California Environmental Quality Act (CEQA) and/or National Environmental Protection Act (NEPA) as applicable to the project. The developer will provide evidence that all CEQA and NEPA approvals for the project are complete prior to construction finance closing. The developer is responsible for payment of County staff time related to environmental review. Payment to the County may be included with the finance closing.
11. **Compliance Monitoring Fees** – The project will be subject to a $4,000 annual compliance monitoring fee payable to the County of San Diego. The fee will escalate at 1% per year for the duration of the affordability period as defined in the County CC&R. The first monitoring fees is due when the project is 50% leased and annually thereafter.
12. **Capital Loan Disbursement Schedule** – Loan funds will be disbursed on a reimbursable basis as follows:
    a. Construction Close $4,000,000
    b. 50% Construction Completion $1,472,731
    c. Certificate of Occupancy $1,472,731
    d. Conversion to Permanent Financing $771,717
13. **Project Specific Conditions**
    a. Project Address: 4030 43rd Street, San Diego, CA 92105
    b. Service Plan: To be reviewed and approved by County of San Diego Behavioral Health Services Staff prior to commencement of leasing units.
    c. Population for affordable restricted units: 31 NPLH units are set aside and designated for homeless, chronically homeless, or individuals at risk of chronic homelessness with a serious mental disorder.
    d. NPLH assisted units must remain available for the target population for the 55-year capital loan term.
    e. This project includes a total of 28 affordable studio units, 25 one-bedroom affordable units, 8 two-bedroom affordable units, 3 three-bedroom affordable units, and one onsite manager two-bedroom unit.

If the borrower is willing to proceed, please execute this award letter and return it to the County by Thursday May 26, 2022. If the borrower would like to discuss revisions, please contact, Tina Cobarrubias, tina.cobarrubias@sdcounty.ca.gov to schedule a conference call. All requested revisions must be submitted in writing.

FM:tc

ACKNOWLEDGED AND AGREED TO BY:

Borrower, Serenade 43, L.P.

By: Peter Armstrong

Print Name: Peter Armstrong

Title: VP of Real Estate Development

Date: 05/20/2022

County of San Diego
Housing and Community Development Services

By:

Print Name: Felipe Murillo

Title: Program Coordinator

Date: 5/23/2022

Attachment: Developer's Proforma

FM:tc

Serenade (43rd Street)

Prepared For:	Housing Innovation Partners
Prepared By:	California Housing Partnership Corporation
Version:	4.06 County NPLH
Revised:	April 22, 2022
Notes:	*9% TCAC, County NPLH and City of San Diego CDBG*

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SOURCES OF FUNDS

PERMANENT

	AMOUNT	TOTAL INT COST	OID INT RATE	AMORT TERM (Yr)	COMMENTS	
Bank Permanent Loan	0	5.00%		35		
County of San Diego NPLH Capital Loan	7,717,179	0.00%	0.00%	55		
County of San Diego NPLH COSR Loan	5,403,716	0.00%	0.00%	20	*Deferred, non-forgivable and nonrecourse loan*	
City of San Diego CDBG Loan	6,500,000	3.00%	1.79%	55		
RTCIP Fee Waiver	447,200					
Capital Contributions						
General Partners	0				*Gross Federal Credit Pricing:*	*$0.90000*
Limited Partner	17,429,103				*Credit Rate (Fixed):*	*9.00%*
					TCAC 9% Tiebreaker:	*77.261%*
TOTAL SOURCES	**37,497,198**					
Surplus/(Shortfall)	*(0)*					

CONSTRUCTION

	AMOUNT	INT RATE	TERM (Mo.)
Bank Construction Loan	14,293,663	4.85%	24
County of San Diego NPLH Capital Loan	7,331,320	0.00%	24
City of San Diego CDBG Loan	6,175,000	3.00%	24
RTCIP Fee Waiver	447,200		
Costs Deferred Until Conversion	7,507,104		
Capital Contributions			
General Partners	0		
Limited Partner	1,742,910		
TOTAL SOURCES	**37,497,198**		
Surplus/(Shortfall)	*0*		

COSTS DEFERRED UNTIL CONVERSION

NPLH COSR	5,403,716
NPLH Transition Reserve	450,000
Operating Reserve (6 months)	333,388
Title/Recording/Escrow - Permanent	0
Audit/Cost Certification	0
Developer Fee	1,320,000
TOTAL	7,507,104

DEVELOPER FEE PAY-IN SCHEDULE

Construction Closing	880,000
Temporary CofO	0
Perm Conversion/Stabilization	1,170,000
Form 8609/Tax Returns	150,000
Deferred Fee paid from Cash Flow	*0*
TOTAL	2,200,000

INTEREST RATE STACK

	Construction	*Permanent*
Index (SOFR Floor / 10 Yr Treasury Floor)	0.50%	1.30%
Bank spread	2.85%	2.85%
Cushion	1.50%	0.85%
TOTAL	4.85%	5.00%

Serenade (43rd Street)

Uses of Funds

Version: 4.06 County NPLH
Revised: April 22, 2022

	TOTAL	100.00% TOTAL RESIDENTIAL	DEPRECIABLE NON-DEPREC	DEPRECIABLE RESIDENTIAL	DEPRECIABLE NON-RES	EXPENSE	AMORTIZE	TAX CREDIT ELIGIBLE CONST/ REHAB	TAX CREDIT ELIGIBLE ACQUIS.
ACQUISITION COSTS									
Total Purchase Price	*5,900,000*								
Land (4030 43rd St)	2,000,000	2,000,000	2,000,000						
Land (4046-4054 43rd St)	500,000	500,000	500,000						
Building (4046-4054 43rd St)	3,400,000	3,400,000	3,400,000	0					0
GENERAL DEVELOPMENT COSTS									
Total Construction Budget	*15,766,706*								
Rehab & New Construction Hard Costs	12,576,472	12,576,472	0	12,576,472	0		0	12,576,472	
Demoliton/Environmental Remediation	400,000	400,000	400,000					0	
Site Work/Landscape	800,000	800,000		800,000	0			800,000	
Contractor General Requirements	825,603	825,603	0	825,603	0			825,603	
Contractor Overhead/Profit	1,164,631	1,164,631	0	1,164,631	0			1,164,631	
Contractor Insurance/Bonds	0	0		0	0			0	
Construction Contingency	1,674,979	1,674,979	0	1,674,979	0			1,674,979	
Local Permits/Fees/Utility Fees	375,000	375,000		375,000	0			375,000	
Local Development Impact Fees	894,400	894,400	447,200	447,200	0			447,200	
Environmental Audit	175,000	175,000		175,000	0			175,000	
Security (during construction)	75,000	75,000		75,000	0			75,000	
Architecture	665,000	665,000		665,000	0			665,000	
Survey/Engineering	385,000	385,000		385,000	0			385,000	
Appraisal	15,000	15,000		15,000	0		0	15,000	
Relocation	396,500	396,500	276,500	120,000	0			120,000	
Market Study	12,000	12,000		0	0		12,000	0	
Acquisition Loan Interest/Fees	0	0	0	0	0			0	
Predevelopment Holding Costs	135,000	135,000	0	135,000				135,000	
Construction Period Interest (Bank)	831,891	831,891		623,918	0	207,973		623,918	
Title/Recording/Escrow - Acquisition	6,000	6,000	6,000	0	0			0	0
Title/Recording/Escrow - Construction	85,000	85,000		85,000	0			85,000	0
Title/Recording/Escrow - Permanent	0	0					0		
Real Estate Taxes During Construction	140,000	140,000		140,000	0	0		140,000	0
Insurance During Construction	175,000	175,000		175,000	0	0		175,000	0
Soft Cost Contingency	250,000	250,000		250,000	0			250,000	
TCAC Application/Monitoring Fee	183,181	183,181					183,181		
Legal: Acquisition	0	0	0	0				0	0
Construction Closing	40,000	40,000		40,000	0			40,000	0
Permanent Closing	0	0					0		
Organization of Partnership	0	0					0		
Syndication	30,000	30,000	30,000						
Investor Fees	0	0	0						
Syndication Consulting	70,000	70,000	70,000					0	0
Audit/Cost Certification	15,000	15,000		0		15,000	0	0	
Furnishings	90,000	90,000		90,000	0			90,000	
NPLH Transition Reserve	450,000	450,000	450,000						
Operating Reserve (6 months)	333,388	333,388	333,388						
Marketing/Lease-Up	97,500	97,500				97,500			
NPLH COSR	5,403,716	5,403,716	5,403,716	0				0	
Construction Manager/Prevailing Wage Monitor	225,000	225,000		225,000	0			225,000	
Developer Bond Premium	7,000	7,000		7,000	0			7,000	
Developer Fee	2,200,000	2,200,000		2,200,000	0			2,200,000	0
Financing Costs									
Permanent Lender Counsel	0	0					0	0	
Construction Lender Counsel	55,000	55,000		55,000			0	55,000	
Construction Lender Inspections	12,000	12,000		12,000	0		0	12,000	
Construction Lender Expenses	15,000	15,000		15,000	0			15,000	0
Construction Loan Fees	142,937	142,937		142,937	0		0	142,937	
Permanent Loan Fees	0	0					0		
SDHC Legal/Cost Review/Loan Fees	170,000	170,000		170,000				170,000	
Subtotal - Financing Costs	*394,937*	*394,937*	*0*	*394,937*	*0*	*0*	*0*	*394,937*	*0*
TOTAL DEVELOPMENT COSTS	**37,497,198**	**37,497,198**	**13,316,804**	**23,664,740**	**0**	**320,473**	**195,181**	**23,664,740**	**0**
Total Development Cost Per Unit	*576,880*								

TCAC Developer Fee Calculation (2021 TCAC Regulations, 9% new construction or rehab)	
Eligible Basis	21,464,740
Maximum Fee @ 15% of Eligible Basis	*3,219,711*
Maximum Fee in Project Costs for New Construction or Rehab	*2,200,000*
Maximum Fee, Lessor of 15% of Basis or $2.2M	2,200,000

City/County Developer Fee Limits	
Maximum Fee Paid From Development Sources	2,200,000
Deferred Fee Paid from Cash Flow	0
Fee contributed as GP Equity	0
Total Developer Fee	**2,200,000**

AVERAGE AFFORDABILITY FOR QUALIFIED UNITS (% AMI)	**32.4%**

	UNIT MIX	***UTILITY ALLOWANCES***
0 BR	28	0
1 BR	25	0
2 BR	9	0
3 BR	3	0

RESIDENTIAL INCOME

TCAC RENT LIMIT ***15%*** **Percentage of Targeted Units: *48.4%***

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
0 BR (NPLH)	22	400	8,800	15.0%	318	318	6,996	83,952
1 BR (NPLH)	9	608	5,472	15.0%	341	341	3,069	36,828
TOTAL	31		14,272				10,065	120,780

TCAC RENT LIMIT ***30%*** **Percentage of Targeted Units: *3.1%***

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
2 BR	1	775	775	30.0%	818	818	818	9,816
3 BR	1	1,047	1,047	30.0%	945	945	945	11,340
TOTAL	2		1,822				1,763	21,156

TCAC RENT LIMIT ***40%*** **Percentage of Targeted Units: *20.3%***

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
0 BR	3	400	1,200	40.0%	849	849	2,547	30,564
1 BR	10	608	6,080	40.0%	909	909	9,090	109,080
TOTAL	13		7,280				11,637	139,644

TCAC RENT LIMIT ***50%*** **Percentage of Targeted Units: *6.3%***

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
2 BR	4	775	3,100	50.0%	1,363	1,363	5,452	65,424
TOTAL	4		3,100				5,452	65,424

TCAC RENT LIMIT ***59%*** **Percentage of Targeted Units: *21.9%***

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
0 BR	3	400	1,200	59.0%	1,252	1,252	3,756	45,072
1 BR	6	608	3,648	59.0%	1,341	1,341	8,046	96,552
2 BR	3	775	2,325	59.0%	1,609	1,609	4,827	57,924
3 BR	2	1,047	2,094	59.0%	1,859	1,859	3,718	44,616
TOTAL	14		9,267				20,347	244,164

MANAGER UNITS

UNIT TYPE	NUMBER	PER UNIT SQ FT	TOTAL SQ FT	% MEDIAN INCOME AFFORDABLE	PER-UNIT MONTHLY GROSS RENT	PER-UNIT MONTHLY NET RENT	TOTAL MONTHLY NET RENT	TOTAL ANNUAL NET RENT
2 BR	1	775	775	0.0%	0	0	0	0
TOTAL	1		775				0	0

SECTION 8 INCOME

UNIT TYPE	NUMBER	INCOME TIER	PER-UNIT MONTHLY NET RENT	PER UNIT S8 NET RENT	PER-UNIT MONTHLY S8 PREMIUM	TOTAL MONTHLY S8 PREMIUM	TOTAL ANNUAL S8 PREMIUM
0 BR	0	40%	849	1,107	0	0	0
1 BR	0	40%	909	1,263	0	0	0
2 BR	0	30%	818	1,532	0	0	0
2 BR	0	50%	1,363	1,532	0	0	0
3 BR	0	30%	945	2,235	0	0	0
TOTAL	0					0	0
SECTION 8 PREMIUM (annual Section 8 income less total annual base rents)						0	0
TOTAL - BASE RENT PLUS SECTION 8 PREMIUM						49,264	591,168

TOTAL RESIDENTIAL INCOME		**TOTAL UNITS**	**TOTAL MONTHLY (Net)**	**TOTAL ANNUAL**
		65	**49,264**	**591,168**
TOTAL SQ FT - TAX CREDIT ELIGIBLE	35,741			
TOTAL SQ FT - NON-TAX CREDIT ELIGIBLE	0			
TOTAL RENTABLE SQ FT	35,741			

MISCELLANEOUS INCOME	PER-UNIT MONTHLY	TOTAL MONTHLY	TOTAL ANNUAL
Laundry/Vending	6.00	390	4,680

Serenade (43rd Street)

Tax Credit Calculation

Version: 4.06 County NPLH
Revised: April 22, 2022

		FEDERAL			CALIFORNIA		
		ACQUIS	CONST/ REHAB	TOTAL	ACQUIS	CONST/ REHAB	TOTAL
TOTAL ELIGIBLE COSTS		0	23,664,740	23,664,740	0	0	0
ELIGIBLE BASIS		0	23,664,740	23,664,740	0	0	0
THRESHOLD BASIS LIMIT				*26,470,900*			
REQUESTED ELIGIBLE BASIS		0	23,664,740	23,664,740	0	0	0
LESS: Voluntary Reduction for Tiebreaker			(7,111,230)				
TOTAL REQUESTED UNADJUSTED ELIGIBLE BASIS		0	16,553,510			0	
HIGH COST ADJUSTMENT (Y/N)	Y	100.0%	130.0%		100.0%	100.0%	
ADJUSTED ELIGIBLE BASIS		0	21,519,563	21,519,563	0	0	0
APPLICABLE FRACTION*		100.0%	100.0%		100.0%	100.0%	
QUALIFIED CREDIT BASIS		0	21,519,563	21,519,563	0	0	0
LESS: Credit Reduction for Leveraging	0.00%	0	0	0			
ADJUSTED QUALIFIED CREDIT BASIS		0	21,519,563	21,519,563			
CREDIT RATE	Federal Annual/Yr 1-3 State	4.00%	9.00%		4.00%	9.00%	
	Year 4 - State				1.00%	3.00%	
MAXIMUM CREDIT AMOUNT PER COSTS							
	Federal Annual/Yr 1-3 State	0	1,936,761	1,936,761	0	0	0
	Year 4 - State				0	0	0
	Total				0	0	0
ACTUAL TCAC CREDIT RESERVATION							
	Federal Annual/Total State	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM ALLOWABLE CREDITS							
	Federal Annual/Total State	0	1,936,761	1,936,761			0
MAXIMUM ALLOWABLE - TEN YEAR TOTAL				19,367,606			0

TCAC TIEBREAKER

Committed Soft Funds

Capitalized Value of Rent Differentials for Operating/Rental Subsidies	2,514,540
County of San Diego NPLH Capital Loan	7,717,179
City of San Diego CDBG Loan	6,500,000
County of San Diego IHTF	0
San Diego Housing Commission Loan	0
RTCIP Fee Waiver	447,200
Less Ineligible Off-Sites	*0*
Total Soft Funds	**17,178,919**
Commercial Proration	0.0000%
Discounted Total Soft Funds	**17,178,919**
Size Factor Boost (new construction)	
Unit Factor (incl. managers unit)	108%
Soft Funds with Size Factor Boost	**18,467,338**
Residential TDC	37,497,198
less Syndication Costs	*(115,000)*
less Ineligible Off-Sites	*0*
Adjusted TDC	**37,382,198**
Soft Funds Ratio	**49.40%**

Unadjusted Eligible Basis / TDC

Requested Unadjusted Eligible Basis	16,553,510
Adjusted TDC	37,382,198
Basis / TDC Ratio / Inverse 2	**27.86%**
TOTAL TIEBREAKER	**77.261%**

Capitalized Value of Operating & Rental Subsidies

NPLH Capitalized Operating Subsidy		5,403,716
Contract Term (Years)		20
Annual Operating Subsidy		**270,186**
Annual Rent Differential for S8 Rental Subsidy		**0**
Total Rent Differentials		**270,186**
Less Vacancy @	5%	(13,509)
Net Rental Income		256,677
DSCR	1.15	223,197
Loan Term (Years)		15
Interest Rate		4.00%
Capitalized Value of Rental Subsidies		**$2,514,540**

Serenade (43rd Street)

Base Year Income & Expense

Version: 4.06 County NPLH
Revised: April 22, 2022

INCOME			
Scheduled Gross Income			470,388
Scheduled Gross Income - NPLH			120,780
NPLH Capitalized Operating Subsidy Reserve			*184,505*
Section 8 Rental Subsidy			0
Miscellaneous Income			4,680
Vacancy Loss - Residential (Affordable/Non-NPLH)		5.0%	(23,642)
Vacancy Loss - Residential (NPLH)		10.0%	(12,301)
EFFECTIVE GROSS INCOME			744,410
EXPENSES - RESIDENTIAL			
Administrative			
Administrative Expenses		25,000	
Admin/Compliance Expenses		0	
Security		54,000	
Total Administrative			79,000
Management Fee			38,000
Utilities			
Gas/Electric		45,500	
Total Utilities			45,500
Water/Sewer			29,250
Payroll/Payroll Taxes			
Payroll & Payroll Taxes/Benefits		135,500	
Total Payroll/Payroll Taxes			135,500
Insurance			45,000
Real Estate Taxes			3,900
Misc Taxes/Licenses/Permits			0
Maintenance			
Painting/Turnover		10,000	
Repairs/Maintenance		32,500	
Trash Removal		20,000	
Total Maintenance			62,500
Replacement Reserve (Rehab units)	*PUPA: 720*		14,400
Replacement Reserve (PSH units)	*PUPA: 500*		13,000
Replacement Reserve (non-PSH units)	*PUPA: 375*		7,125
Operating Reserve			0
Other			
Resident Services		99,100	
NPLH Services		80,900	
County NPLH/IHTF Monitoring Fee		4,000	
SDHC Occupancy Monitoring Fee (Density Bonus)		9,600	
Total Other			193,600
TOTAL EXPENSES - RESIDENTIAL			666,775
Per Unit Per Year (Total)		*10,258*	
Per Unit Per Year (w/o Taxes, Reserves, Services, Monitoring Fees		*6,688*	
TOTAL EXPENSES - COMMERCIAL			0
AVAILABLE INCOME			77,635
SDHC Loan Payment			*0*
NET AVAILABLE INCOME			**77,635**

INCOME			
Scheduled Gross Income			120,780
NPLH Capitalized Operating Subsidy Reserve			*0*
Miscellaneous Income			2,232
Vacancy Loss		10.0%	(12,301)
EFFECTIVE GROSS INCOME			110,711
EXPENSES - RESIDENTIAL			
Administrative			
Administrative Expenses		9,688	
Admin/Compliance Expenses		0	
Security		20,925	
Total Administrative			30,613
Management Fee			0
Utilities			
Gas/Electric		17,631	
Total Utilities			17,631
Water/Sewer			11,334
Payroll/Payroll Taxes			
Payroll & Payroll Taxes/Benefits		52,506	
Total Payroll/Payroll Taxes			52,506
Insurance			21,462
Real Estate Taxes			0
Misc Taxes/Licenses/Permits			0
Maintenance			
Painting/Turnover		3,875	
Repairs/Maintenance		12,594	
Trash Removal		7,750	
Total Maintenance			24,219
Replacement Reserve (Rehab units)	*PUPA: 720*		3,600
Replacement Reserve (PSH units)	*PUPA: 500*		13,000
Replacement Reserve (non-PSH units)	*PUPA: 375*		0
Operating Reserve			0
Other			
Resident Services		38,401	
NPLH Services		80,900	
County NPLH/IHTF Monitoring Fee		1,550	
SDHC Occupancy Monitoring Fee (Density Bonus)		0	
Total Other			120,851
TOTAL EXPENSES - RESIDENTIAL			295,216
Per Unit Per Year (Total)		*10,258*	
Per Unit Per Year (w/o Taxes, Reserves, Services, Monitoring Fees		*6,688*	
TOTAL EXPENSES - COMMERCIAL			0
AVAILABLE INCOME			(184,505)
SDHC Loan Payment			*0*
NET AVAILABLE INCOME			**(184,505)**

Serenade (43rd Street)

Mortgage Calculation & Bond Ratios

Version: 4.06 County NPLH
Revised: April 22, 2022

MAXIMUM MORTGAGE CALCULATION

Bank Permanent Loan

Net Operating Income	0
DSC	1.25
Available for Debt Service	0
Less MHP Mandatory Interest Payment	0
Less SDHC Loan Payment	0
Net Available for Debt Service	0

	Underwriting Constraint	Maximum Loan Amount
Debt Service Coverage	1.25	0
Bank Maximum Loan Commitment		NA
MAXIMUM MORTGAGE		**0**

LOAN CONSTANT/TIC CALCULATION

	Permanent				
Bond or Loan Rate	5.00000%				
Term (Yr)	35.00				
Amort (P&I)	1.05625%				
Loan Constant	6.05625%				
Imputed Total Interest Cost (TIC)	5.00000%				

Serenade (43rd Street)

Lease-up/Placed-in-Service Schedule

Version: 4.06 County NPLH
Revised: April 22, 2022

LIHTC LEASE-UP SCHEDULE

Lease-Up Start (Year): 2024

Month	Lease Up/Mo # Units	Percent
Jan-24	64	100.0%
Feb-24	0	0.0%
Mar-24	0	0.0%
Apr-24	0	0.0%
May-24	0	0.0%
Jun-24	0	0.0%
Jul-24	0	0.0%
Aug-24	0	0.0%
Sep-24	0	0.0%
Oct-24	0	0.0%
Nov-24	0	0.0%
Dec-24	0	0.0%
TOTAL	64	100.0%

% Q.O. in First Year **100.0%**

BUILDING PLACED-IN-SERVICE SCHEDULE

Start Year: 2024

Month	Building #	Bldg. PIS by Month # Units	Percent
Jan-24	1	65	100.0%
Feb-24	0	0	0.0%
Mar-24	0	0	0.0%
Apr-24	0	0	0.0%
May-24	0	0	0.0%
Jun-24	0	0	0.0%
Jul-24	0	0	0.0%
Aug-24	0	0	0.0%
Sep-24	0	0	0.0%
Oct-24	0	0	0.0%
Nov-24	0	0	0.0%
Dec-24	0	0	0.0%
TOTAL		65	100.0%

% PIS in First Year **100.0%**

OPERATIONS SCHEDULE

Start Year: 2024

Month	Completed Lease Up/Mo No. Units	Percent
Jan-24	65	100.0%
Feb-24	0	0.0%
Mar-24	0	0.0%
Apr-24	0	0.0%
May-24	0	0.0%
Jun-24	0	0.0%
Jul-24	0	0.0%
Aug-24	0	0.0%
Sep-24	0	0.0%
Oct-24	0	0.0%
Nov-24	0	0.0%
Dec-24	0	0.0%
TOTAL	65	100.0%

% Operating in First Year **100.0%**

DEVELOPMENT SCHEDULE

TCAC Application	July 1, 2022
TCAC Reservation	September 30, 2022
Start Construction	March 29, 2023
Complete Construction	September 19, 2024
Placed In Service	September 19, 2024
Start of Lease-Up	October 1, 2024
100% Qualified Occupancy	December 30, 2024
Perm Conversion/Stabilization	March 30, 2025
Form 8609/Tax Returns	September 26, 2025

** For feasibility and financing applications, 100% lease-up is shown in January of PIS year to show full cash flow in Year 1.*

Serenade (43rd Street)

Threshold Basis Limit Calculation

Version: 4.06 County NPLH
Revised: April 22, 2022

County:	San Diego
9% or 4% credits:	9%

BASE LIMITS

Unit Type	9%	4%
0 BR	268,043	268,043
1 BR	309,051	309,051
2 BR	372,800	372,800
3 BR	477,184	477,184
4 BR	531,613	531,613

THRESHOLD BASIS LIMIT FOR THIS PROJECT

Unit Type	# Units	Per Unit Basis Limit		TOTAL
0 BR	28	268,043		7,505,204
1 BR	25	309,051		7,726,275
2 BR	9	372,800		3,355,200
3 BR	3	477,184		1,431,552
4 BR	0	531,613		0
	65			20,018,231

Additional Basis Adjustments:				
Local Development Impact Fees (less fee waivers)				447,200
Prevailing Wage			20%	4,003,646
Parking beneath Units			10%	0
Childcare			2%	0
100% Special Needs			2%	0
Elevator Service			10%	2,001,823
Energy/Resource Efficiency (up to 10%)			0%	0
Toxic/Seismic Abatement Costs				0
Bonds: 1% each % units @ 36% - 50% AMI		*17*	26%	0
Bonds: 2% each % units @ or below 35% AMI		*33*	51%	0

TOTAL THRESHOLD BASIS LIMIT	26,470,900
TOTAL ELIGIBLE BASIS	23,664,740
Surplus/(Deficit):	*2,806,160*
TCAC 130% High Cost Test:	*89.40%*

Serenade (43rd Street)

No Place Like Home (COSR) 20-Year Cash Flow

Version: 4.06 County NPLH
Revised: April 22, 2022

ASSUMPTIONS:

Rent Increase:	2.50%	Permanent Loan - % Debt Service Year 1	100.00%	**NPLH Unit Proration:**	**48%**		
Expenses Increase:	3.50%	Qualified Occupancy - % Lease-Up Year 1	100.00%	**NPLH Bedroom Proration:**	**39%**		
Real Estate Tax Increase:	2.00%	Permanent Loan - % Debt Service Year 2	100.00%	**NPLH COSR Amount:**	**5,403,716**		
Reserve Increase:	0.00%						

	Increase	Proration	NPLH Expenses	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030	8 2031	9 2032	10 2033	11 2034	12 2035	13 2036	14 2037	15 2038	16 2039	17 2040	18 2041	19 2042	20 2043
GROSS POTENTIAL INCOME - NPLH			*120,780*	120,780	123,800	126,894	130,067	133,319	136,651	140,068	143,569	147,159	150,838	154,609	158,474	162,436	166,497	170,659	174,925	179,299	183,781	188,376	193,085
Miscellaneous Income			*2,232*	2,232	2,288	2,345	2,404	2,464	2,525	2,588	2,653	2,719	2,787	2,857	2,929	3,002	3,077	3,154	3,233	3,313	3,396	3,481	3,568
Vacancy Loss - NPLH Units	10.0%			(12,078)	(12,380)	(12,689)	(13,007)	(13,332)	(13,665)	(14,007)	(14,357)	(14,716)	(15,084)	(15,461)	(15,847)	(16,244)	(16,650)	(17,066)	(17,493)	(17,930)	(18,378)	(18,838)	(19,308)
Vacancy Loss - Misc Income	10.0%			(223)	(229)	(234)	(240)	(246)	(253)	(259)	(265)	(272)	(279)	(286)	(293)	(300)	(308)	(315)	(323)	(331)	(340)	(348)	(357)
GROSS EFFECTIVE INCOME				110,711	113,479	116,316	119,223	122,204	125,259	128,391	131,600	134,890	138,263	141,719	145,262	148,894	152,616	156,431	160,342	164,351	168,460	172,671	176,988
OPERATING EXPENSES	*Increase*	*Proration*	*NPLH Expenses*																				
Administrative	3.5%	39%	*30,613*	30,613	31,684	32,793	33,941	35,129	36,358	37,631	38,948	40,311	41,722	43,182	44,693	46,258	47,877	49,552	51,287	53,082	54,940	56,862	58,853
Utilities	3.5%	39%	*17,631*	17,631	18,248	18,887	19,548	20,232	20,940	21,673	22,432	23,217	24,030	24,871	25,741	26,642	27,575	28,540	29,538	30,572	31,642	32,750	33,896
Water/Sewer	3.5%	39%	*11,334*	11,334	11,731	12,142	12,567	13,006	13,462	13,933	14,420	14,925	15,448	15,988	16,548	17,127	17,726	18,347	18,989	19,654	20,342	21,053	21,790
Payroll/Payroll Taxes	3.5%	39%	*52,506*	52,506	54,344	56,246	58,215	60,252	62,361	64,544	66,803	69,141	71,561	74,065	76,658	79,341	82,117	84,992	87,966	91,045	94,232	97,530	100,943
Insurance	3.5%	39%	*21,462*	21,462	22,213	22,990	23,795	24,628	25,490	26,382	27,305	28,261	29,250	30,274	31,333	32,430	33,565	34,740	35,956	37,214	38,516	39,865	41,260
Maintenance	3.5%	39%	*24,219*	24,219	25,066	25,944	26,852	27,792	28,764	29,771	30,813	31,891	33,008	34,163	35,359	36,596	37,877	39,203	40,575	41,995	43,465	44,986	46,561
Resident Services	3.5%	39%	*38,401*	38,401	39,745	41,136	42,576	44,066	45,609	47,205	48,857	50,567	52,337	54,169	56,065	58,027	60,058	62,160	64,335	66,587	68,918	71,330	73,826
NPLH Services	3.5%	100%	*80,900*	80,900	83,732	86,662	89,695	92,835	96,084	99,447	102,927	106,530	110,258	114,117	118,112	122,245	126,524	130,952	135,536	140,279	145,189	150,271	155,530
County NPLH/IHTF Monitoring Fee	1.0%	39%	*1,550*	1,550	1,566	1,581	1,597	1,613	1,629	1,645	1,662	1,678	1,695	1,712	1,729	1,747	1,764	1,782	1,800	1,817	1,836	1,854	1,873
TOTAL OPERATING EXPENSES			*278,616*	278,616	288,329	298,381	308,785	319,552	330,696	342,230	354,167	366,521	379,308	392,541	406,237	420,412	435,083	450,267	465,982	482,246	499,079	516,501	534,532
NET OPERATING INCOME				(167,905)	(174,850)	(182,066)	(189,561)	(197,348)	(205,437)	(213,840)	(222,567)	(231,631)	(241,045)	(250,822)	(260,975)	(271,518)	(282,467)	(293,835)	(305,639)	(317,895)	(330,620)	(343,830)	(357,544)
REPLACEMENT RESERVE		48%	*16,600*	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600
NET INCOME AVAILABLE FOR DEBT SERVICE				(184,505)	(191,450)	(198,666)	(206,161)	(213,948)	(222,037)	(230,440)	(239,167)	(248,231)	(257,645)	(267,422)	(277,575)	(288,118)	(299,067)	(310,435)	(322,239)	(334,495)	(347,220)	(360,430)	(374,144)
OPERATING DEFICIT WITHOUT COSR				(184,505)	(191,450)	(198,666)	(206,161)	(213,948)	(222,037)	(230,440)	(239,167)	(248,231)	(257,645)	(267,422)	(277,575)	(288,118)	(299,067)	(310,435)	(322,239)	(334,495)	(347,220)	(360,430)	(374,144)
CAPITALIZED OPERATING SUBSIDY RESERVE																							
Starting COSR Balance			*5,403,716*	5,403,716	5,219,211	5,027,761	4,829,095	4,622,934	4,408,985	4,186,948	3,956,508	3,717,342	3,469,111	3,211,466	2,944,044	2,666,469	2,378,351	2,079,284	1,768,848	1,446,609	1,112,114	764,894	404,464
COSR Withdrawal to Cover Deficit				(184,505)	(191,450)	(198,666)	(206,161)	(213,948)	(222,037)	(230,440)	(239,167)	(248,231)	(257,645)	(267,422)	(277,575)	(288,118)	(299,067)	(310,435)	(322,239)	(334,495)	(347,220)	(360,430)	(374,144)
Remaining COSR Balance				5,219,211	5,027,761	4,829,095	4,622,934	4,408,985	4,186,948	3,956,508	3,717,342	3,469,111	3,211,466	2,944,044	2,666,469	2,378,351	2,079,284	1,768,848	1,446,609	1,112,114	764,894	404,464	30,320
Maximum 5% annual withdrawal				*3.41%*	*3.54%*	*3.68%*	*3.82%*	*3.96%*	*4.11%*	*4.26%*	*4.43%*	*4.59%*	*4.77%*	*4.95%*	*5.14%*	*5.33%*	*5.53%*	*5.74%*	*5.96%*	*6.19%*	*6.43%*	*6.67%*	*6.92%*

Serenade (43rd Street)

55-Year Cash Flow

Version: 4.06 County NPLH
Revised: April 22, 2022

ASSUMPTIONS:

Rent Increase:	2.50%	Permanent Loan - % Debt Service Year 1	100.00%		
Expenses Increase:	3.50%	Qualified Occupancy - % Lease-Up Year 1	100.00%		
Real Estate Tax Increase:	2.00%	Permanent Loan - % Debt Service Year 2	100.00%		
Reserve Increase:	0.00%				

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
			2024	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
GROSS POTENTIAL INCOME - RESIDENTIAL	2.5%	*470,388*	470,388	482,148	494,201	506,556	519,220	532,201	545,506	559,144	573,122	587,450	602,136	617,190	632,620	648,435	664,646	681,262	698,294	715,751	733,645	751,986
GROSS POTENTIAL INCOME - RESIDENTIAL NPLH UNITS	2.5%	120,780	120,780	123,800	126,894	130,067	133,319	136,651	140,068	143,569	147,159	150,838	154,609	158,474	162,436	166,497	170,659	174,925	179,299	183,781	188,376	193,085
NPLH Capitalized Operating Subsidy Reserve		*184,505*	*184,505*	*191,450*	*198,666*	*206,161*	*213,948*	*222,037*	*230,440*	*239,167*	*248,231*	*257,645*	*267,422*	*277,575*	*288,118*	*299,067*	*310,435*	*322,239*	*334,495*	*347,220*	*360,430*	*374,144*
Misc. Income	2.5%	*4,680*	4,680	4,797	4,917	5,040	5,166	5,295	5,427	5,563	5,702	5,845	5,991	6,141	6,294	6,451	6,613	6,778	6,947	7,121	7,299	7,482
Vacancy Loss - Residential	5.0%		(23,753)	(24,347)	(24,956)	(25,580)	(26,219)	(26,875)	(27,547)	(28,235)	(28,941)	(29,665)	(30,406)	(31,167)	(31,946)	(32,744)	(33,563)	(34,402)	(35,262)	(36,144)	(37,047)	(37,973)
Vacancy Loss - NPLH Units	10.0%		(12,078)	(12,380)	(12,689)	(13,007)	(13,332)	(13,665)	(14,007)	(14,357)	(14,716)	(15,084)	(15,461)	(15,847)	(16,244)	(16,650)	(17,066)	(17,493)	(17,930)	(18,378)	(18,838)	(19,308)
GROSS EFFECTIVE INCOME			744,522	765,467	787,033	809,238	832,102	855,645	879,887	904,850	930,557	957,029	984,290	1,012,365	1,041,279	1,071,056	1,101,724	1,133,310	1,165,843	1,199,351	1,233,865	1,269,415
Operating Expenses	3.5%	*434,750*	434,750	449,966	465,715	482,015	498,886	516,347	534,419	553,123	572,483	592,520	613,258	634,722	656,937	679,930	703,727	728,358	753,850	780,235	807,543	835,807
Resident Services	3.5%	*99,100*	99,100	102,569	106,158	109,874	113,720	117,700	121,819	126,083	130,496	135,063	139,790	144,683	149,747	154,988	160,413	166,027	171,838	177,852	184,077	190,520
NPLH Services	3.5%	*80,900*	80,900	83,732	86,662	89,695	92,835	96,084	99,447	102,927	106,530	110,258	114,117	118,112	122,245	126,524	130,952	135,536	140,279	145,189	150,271	155,530
County NPLH/IHTF Monitoring Fee	1.0%	*4,000*	4,000	4,040	4,080	4,121	4,162	4,204	4,246	4,289	4,331	4,375	4,418	4,463	4,507	4,552	4,598	4,644	4,690	4,737	4,785	4,832
SDHC Occupancy Monitoring Fee (Density Bonus)	0.0%	*9,600*	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Real Estate Taxes	2.0%	*3,900*	3,900	3,978	4,058	4,139	4,221	4,306	4,392	4,480	4,569	4,661	4,754	4,849	4,946	5,045	5,146	5,249	5,354	5,461	5,570	5,682
TOTAL OPERATING EXPENSES		*632,250*	632,250	653,884	676,274	699,444	723,424	748,240	773,923	800,502	828,009	856,477	885,938	916,428	947,983	980,639	1,014,436	1,049,413	1,085,612	1,123,075	1,161,846	1,201,972
NET OPERATING INCOME			112,272	111,583	110,759	109,794	108,678	107,405	105,964	104,348	102,548	100,552	98,352	95,937	93,296	90,417	87,288	83,897	80,231	76,276	72,018	67,443
Replacement Reserve (Rehab units)		*14,400*	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Replacement Reserve (PSH units)		*13,000*	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Replacement Reserve (non-PSH units)		*7,125*	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125
NET INCOME AVAILABLE FOR DEBT SERVICE			77,747	77,058	76,234	75,269	74,153	72,880	71,439	69,823	68,023	66,027	63,827	61,412	58,771	55,892	52,763	49,372	45,706	41,751	37,493	32,918
Bank Permanent Loan																						
Principal Payment			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Payment			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL DEBT SERVICE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDHC Loan Payment			*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
NET CASH FLOW			77,747	77,058	76,234	75,269	74,153	72,880	71,439	69,823	68,023	66,027	63,827	61,412	58,771	55,892	52,763	49,372	45,706	41,751	37,493	32,918
DISTRIBUTION OF CASH FLOW																						
LP Investor Services Fee - Current		*5,000*	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563					
LP Investor Services Fee - Deferred			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Deferred Developer Fee		*0*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GP Partnership Management Fee - Current		*20,000*	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515	29,371	30,252					
GP Partnership Management Fee - Deferred			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
County of San Diego NPLH Capital Loan	*27.14%*		14,316	13,925	13,492	13,014	12,489	11,914	11,287	10,605	9,866	9,067	8,204	7,275	6,277	5,205	4,057	13,400	12,405	11,331	10,176	8,934
City of San Diego CDBG Loan	*22.86%*		12,058	11,729	11,364	10,961	10,519	10,035	9,507	8,933	8,310	7,637	6,910	6,128	5,287	4,384	3,417	11,286	10,448	9,544	8,571	7,525
County of San Diego IHTF	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Diego Housing Commission Loan	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sponsor Distribution			26,373	25,654	24,856	23,975	23,008	21,949	20,794	19,538	18,177	16,704	15,115	13,403	11,563	9,589	7,474	24,686	22,853	20,876	18,747	16,459
General Partners	90.00%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Limited Partner	10.00%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					

Serenade (43rd Street)

55-Year Cash Flow

ASSUMPTIONS:																						
Rent Increase:	2.50%	Permanent L																				
Expenses Increase:	3.50%	Qualified Oc																				
Real Estate Tax Increase:	2.00%	Permanent L																				
Reserve Increase:	0.00%																					
			21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
			2044	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	**2057**	**2058**	**2059**	**2060**	**2061**	**2062**	**2063**	**2064**
GROSS POTENTIAL INCOME - RESIDENTIAL	2.5%	*470,388*	770,786	790,055	809,807	830,052	850,803	872,073	893,875	916,222	939,127	962,605	986,671	1,011,337	1,036,621	1,062,536	1,089,100	1,116,327	1,144,235	1,172,841	1,202,162	1,232,216	1,263,022
GROSS POTENTIAL INCOME - RESIDENTIAL NPLH UNITS	2.5%	120,780	197,912	202,860	207,931	213,130	218,458	223,919	229,517	235,255	241,137	247,165	253,344	259,678	266,170	272,824	279,645	286,636	293,802	301,147	308,675	316,392	324,302
NPLH Capitalized Operating Subsidy Reserve		*184,505*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Misc. Income	2.5%	*4,680*	7,669	7,860	8,057	8,258	8,465	8,676	8,893	9,116	9,344	9,577	9,817	10,062	10,314	10,571	10,836	11,107	11,384	11,669	11,961	12,260	12,566
Vacancy Loss - Residential	5.0%		(38,923)	(39,896)	(40,893)	(41,916)	(42,963)	(44,037)	(45,138)	(46,267)	(47,424)	(48,609)	(49,824)	(51,070)	(52,347)	(53,655)	(54,997)	(56,372)	(57,781)	(59,226)	(60,706)	(62,224)	(63,779)
Vacancy Loss - NPLH Units	10.0%		(19,791)	(20,286)	(20,793)	(21,313)	(21,846)	(22,392)	(22,952)	(23,526)	(24,114)	(24,717)	(25,334)	(25,968)	(26,617)	(27,282)	(27,964)	(28,664)	(29,380)	(30,115)	(30,868)	(31,639)	(32,430)
GROSS EFFECTIVE INCOME			917,652	940,594	964,109	988,211	1,012,917	1,038,239	1,064,195	1,090,800	1,118,070	1,146,022	1,174,673	1,204,039	1,234,140	1,264,994	1,296,619	1,329,034	1,362,260	1,396,317	1,431,225	1,467,005	1,503,680
Operating Expenses	3.5%	*434,750*	865,061	895,338	926,675	959,108	992,677	1,027,421	1,063,380	1,100,599	1,139,120	1,178,989	1,220,254	1,262,962	1,307,166	1,352,917	1,400,269	1,449,278	1,500,003	1,552,503	1,606,841	1,663,080	1,721,288
Resident Services	3.5%	*99,100*	197,188	204,090	211,233	218,626	226,278	234,198	242,394	250,878	259,659	268,747	278,153	287,889	297,965	308,393	319,187	330,359	341,921	353,889	366,275	379,094	392,363
NPLH Services	3.5%	*80,900*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
County NPLH/IHTF Monitoring Fee	1.0%	*4,000*	4,881	4,930	4,979	5,029	5,079	5,130	5,181	5,233	5,285	5,338	5,391	5,445	5,500	5,555	5,610	5,666	5,723	5,780	5,838	5,896	5,955
SDHC Occupancy Monitoring Fee (Density Bonus)	0.0%	*9,600*	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Real Estate Taxes	2.0%	*3,900*	5,795	5,911	6,029	6,150	6,273	6,398	6,526	6,657	6,790	6,926	7,064	7,206	7,350	7,497	7,647	7,800	7,956	8,115	8,277	8,443	8,611
TOTAL OPERATING EXPENSES		*632,250*	1,082,525	1,119,868	1,158,516	1,198,513	1,239,907	1,282,746	1,327,082	1,372,967	1,420,454	1,469,600	1,520,463	1,573,102	1,627,580	1,683,962	1,742,313	1,802,703	1,865,203	1,929,887	1,996,831	2,066,114	2,137,818
NET OPERATING INCOME			(164,872)	(179,274)	(194,407)	(210,301)	(226,990)	(244,507)	(262,887)	(282,166)	(302,384)	(323,578)	(345,790)	(369,062)	(393,440)	(418,968)	(445,694)	(473,669)	(502,943)	(533,570)	(565,606)	(599,108)	(634,137)
Replacement Reserve (Rehab units)		*14,400*	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Replacement Reserve (PSH units)		*13,000*	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Replacement Reserve (non-PSH units)		*7,125*	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125
NET INCOME AVAILABLE FOR DEBT SERVICE			(199,397)	(213,799)	(228,932)	(244,826)	(261,515)	(279,032)	(297,412)	(316,691)	(336,909)	(358,103)	(380,315)	(403,587)	(427,965)	(453,493)	(480,219)	(508,194)	(537,468)	(568,095)	(600,131)	(633,633)	(668,662)
Bank Permanent Loan																							
Principal Payment			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Interest Payment			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
TOTAL DEBT SERVICE			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
SDHC Loan Payment			*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
NET CASH FLOW			(199,397)	(213,799)	(228,932)	(244,826)	(261,515)	(279,032)	(297,412)	(316,691)	(336,909)	(358,103)	(380,315)	(403,587)	(427,965)	(453,493)	(480,219)	(508,194)	(537,468)	(568,095)	(600,131)	(633,633)	(668,662)
DISTRIBUTION OF CASH FLOW																							
LP Investor Services Fee - Current		*5,000*																					
LP Investor Services Fee - Deferred																							
Deferred Developer Fee		*0*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GP Partnership Management Fee - Current		*20,000*																					
GP Partnership Management Fee - Deferred																							
County of San Diego NPLH Capital Loan	*27.14%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of San Diego CDBG Loan	*22.86%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County of San Diego IHTF	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Diego Housing Commission Loan	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sponsor Distribution			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Partners	90.00%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Limited Partner	10.00%																						

Serenade (43rd Street)

55-Year Cash Flow

ASSUMPTIONS:																
Rent Increase:	2.50%	Permanent L														
Expenses Increase:	3.50%	Qualified Occ														
Real Estate Tax Increase:	2.00%	Permanent L														
Reserve Increase:	0.00%															
			42	43	44	45	46	47	48	49	50	51	52	53	54	55
			2065	**2066**	**2067**	**2068**	**2069**	**2070**	**2071**	**2072**	**2073**	**2074**	**2075**	**2076**	**2077**	**2078**
GROSS POTENTIAL INCOME - RESIDENTIAL	2.5%	*470,388*	1,294,597	1,326,962	1,360,136	1,394,140	1,428,993	1,464,718	1,501,336	1,538,869	1,577,341	1,616,775	1,657,194	1,698,624	1,741,090	1,784,617
GROSS POTENTIAL INCOME - RESIDENTIAL NPLH UNITS	2.5%	120,780	332,410	340,720	349,238	357,969	366,918	376,091	385,493	395,131	405,009	415,134	425,512	436,150	447,054	458,230
NPLH Capitalized Operating Subsidy Reserve		*184,505*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Misc. Income	2.5%	*4,680*	12,880	13,202	13,532	13,871	14,217	14,573	14,937	15,311	15,693	16,086	16,488	16,900	17,323	17,756
Vacancy Loss - Residential	5.0%		(65,374)	(67,008)	(68,683)	(70,401)	(72,161)	(73,965)	(75,814)	(77,709)	(79,652)	(81,643)	(83,684)	(85,776)	(87,921)	(90,119)
Vacancy Loss - NPLH Units	10.0%		(33,241)	(34,072)	(34,924)	(35,797)	(36,692)	(37,609)	(38,549)	(39,513)	(40,501)	(41,513)	(42,551)	(43,615)	(44,705)	(45,823)
GROSS EFFECTIVE INCOME			1,541,272	1,579,804	1,619,299	1,659,782	1,701,276	1,743,808	1,787,403	1,832,088	1,877,891	1,924,838	1,972,959	2,022,283	2,072,840	2,124,661
Operating Expenses	3.5%	*434,750*	1,781,533	1,843,887	1,908,423	1,975,218	2,044,350	2,115,903	2,189,959	2,266,608	2,345,939	2,428,047	2,513,029	2,600,985	2,692,019	2,786,240
Resident Services	3.5%	*99,100*	406,095	420,309	435,019	450,245	466,004	482,314	499,195	516,667	534,750	553,466	572,838	592,887	613,638	635,115
NPLH Services	3.5%	*80,900*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
County NPLH/IHTF Monitoring Fee	1.0%	*4,000*	6,015	6,075	6,136	6,197	6,259	6,322	6,385	6,449	6,513	6,579	6,644	6,711	6,778	6,846
SDHC Occupancy Monitoring Fee (Density Bonus)	0.0%	*9,600*	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Real Estate Taxes	2.0%	*3,900*	8,784	8,959	9,138	9,321	9,508	9,698	9,892	10,090	10,291	10,497	10,707	10,921	11,140	11,362
TOTAL OPERATING EXPENSES		*632,250*	2,212,027	2,288,830	2,368,317	2,450,581	2,535,721	2,623,836	2,715,031	2,809,413	2,907,094	3,008,189	3,112,818	3,221,104	3,333,175	3,449,163
NET OPERATING INCOME			(670,755)	(709,026)	(749,018)	(790,800)	(834,445)	(880,028)	(927,628)	(977,324)	(1,029,203)	(1,083,351)	(1,139,859)	(1,198,821)	(1,260,335)	(1,324,502)
Replacement Reserve (Rehab units)		*14,400*	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Replacement Reserve (PSH units)		*13,000*	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Replacement Reserve (non-PSH units)		*7,125*	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125	7,125
NET INCOME AVAILABLE FOR DEBT SERVICE			(705,280)	(743,551)	(783,543)	(825,325)	(868,970)	(914,553)	(962,153)	(1,011,849)	(1,063,728)	(1,117,876)	(1,174,384)	(1,233,346)	(1,294,860)	(1,359,027)
Bank Permanent Loan																
Principal Payment																
Interest Payment																
TOTAL DEBT SERVICE																
SDHC Loan Payment			*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
NET CASH FLOW			(705,280)	(743,551)	(783,543)	(825,325)	(868,970)	(914,553)	(962,153)	(1,011,849)	(1,063,728)	(1,117,876)	(1,174,384)	(1,233,346)	(1,294,860)	(1,359,027)
DISTRIBUTION OF CASH FLOW																
LP Investor Services Fee - Current		*5,000*														
LP Investor Services Fee - Deferred																
Deferred Developer Fee		*0*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GP Partnership Management Fee - Current		*20,000*														
GP Partnership Management Fee - Deferred																
County of San Diego NPLH Capital Loan	*27.14%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of San Diego CDBG Loan	*22.86%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0
County of San Diego IHTF	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0
San Diego Housing Commission Loan	*0.00%*		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sponsor Distribution			0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Partners	90.00%		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Limited Partner	10.00%															

County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
3989 RUFFIN ROAD, SAN DIEGO, CA 92123
(858) 694-4801 • FAX (858) 467-9713

DAVID ESTRELLA
DIRECTOR, HOUSING AND COMMUNITY DEVELOPMENT SERVICES

October 14, 2022

Regional Task Force on Homelessness
4699 Murphy Canyon Rd
Suite 104, San Diego, CA 92123

From: Housing Authority of the County of San Diego (CA108)

Re: Letter of Commitment - 2022 Continuum of Care Unsheltered Application

The Housing Authority of the County of San Diego (HACSD) commits to partner with the Regional Task Force on Homelessness (RTFH), the lead Continuum of Care (CoC) of the San Diego City and County and the Collaborative Applicant, by pairing vouchers available through the agency's housing resources with CoC-funded supportive services to serve persons who are homeless, or at imminent risk of homelessness.

Current HACSD Efforts

HACSD currently provides housing opportunities for persons experiencing homelessness through Veteran Affairs Supportive Housing (VASH) vouchers, project-based vouchers (PBVs) connected to No Place Like Home (NPLH) developments, the Housing Choice Voucher (HCV) program, which has a preference for vulnerable populations including persons experiencing homelessness. The County also administers a Landlord Incentive Program (LIP) to reduce barriers that persons experiencing homelessness face in using their vouchers. The incentives include housing search assistance, case management services, leasing bonus, application expenses, damage claim reimbursement, security deposit and utility deposit assistance for programs assisting persons experiencing homelessness.

Recently, U.S. Department of Housing and Urban Development (HUD) awarded HACSD 264 Emergency Housing Vouchers (EHVs) and successfully partnered with the RTFH and stakeholders to develop prioritization plans for use of the EHVs for individuals and families experiencing homelessness, at risk of homelessness, or fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking.

HACSD Commitment to Support RTFH's 2022 Unsheltered San Diego Region Scattered Site Project

HACSD is submitting a Registration of Interest for Stability Vouchers to HUD, per PIH Notice 2022-24 (HA). If awarded, HACSD commits to dedicating a portion of its allocation of Stability Vouchers to be leveraged as resources in the FY 2022 Unsheltered NOFO. This commitment is applicable to the 2022 Unsheltered San Diego Region Scattered Site project to be submitted to HUD for funding consideration under the 2022 CoC NOFO.

In addition to the HCV waitlist preferences, HACSD has established special local preference to support persons experiencing homelessness as defined by HUD. Should the HACSD not be awarded Stability Vouchers, the HACSD commits to designating a portion of the special local preference vouchers to the 2022 Unsheltered San Diego Region Scattered Site project, subject to funding availability.

In partnership,

David Estrella, Deputy Director
Housing Authority of the County of San Diego

City of Carlsbad Housing Agency
PHA Commitment for Partnership
2022 Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness Application

10/14/2022

The Housing Authority of Carlsbad commits to partner with the Continuum of Care (CoC) by pairing rental assistance vouchers for a minimum of 21 households available through the agency's housing resources with CoC-funded supportive services to serve persons who are homeless, or at imminent risk of homelessness.

This commitment is applicable to the Carlsbad PSH project being submitted to the U.S. Department of Housing and Urban Development (HUD) for funding consideration under the 2022 Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness. The housing resources will be available during the operating period of the projects selected for funding, beginning April 1, 2023.

Currently the Carlsbad Housing Authority serves persons experiencing homelessness as defined by HUD through the Housing Choice Voucher Program with a homelessness preference, the Community Development Block Grant Program, and the Homeless Services Division which funds a variety of programs and services. These provisions will apply to the projects selected for funding under the 2022 Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness beginning in 2023.

In partnership on behalf of our community,

Chris Shilling

Chris Shilling
Senior Program Manager, Homeless Services
10/14/2022

09/16/2022

Department of Housing and Urban Development
300 N Los Angeles St. #4054
Los Angeles, CA 90012

To Whom It May Concern:

The City of Carlsbad is pleased to commit match to the 2022 Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness Carlsbad PSH Program for the grant term of 04/1/2023 – 3/31/2026.

Match: We commit a total of **$504,000** in match funds to this project through Housing Choice Voucher rental assistance. This amount represents **71%** of the anticipated sub award of $707,751 as noted below:

Name of the Source	Government or Private	Cash/In-Kind	Amount
City of Carlsbad	Government	Cash	$504,000

We understand that we are required by statute to commit a minimum of 25% in matching funds. We acknowledge that our grant sub award may be adjusted due to fluctuations in Fair Market Rents (FMR) and that our 25% match commitment will be adjusted accordingly.

Sincerely,

Chris Shilling

Chris Shilling
Senior Program Manager, Homeless Services
Housing and Homeless Services

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SAN DIEGO HOUSING COMMISSION
SDHC

Rental Assistance Division

April 26, 2022

Ms. Lois Starr
Acting Executive Director
PATH Ventures
340 N. Madison Avenue
Los Angeles, CA 90004

Re: Homekey 2 Application - PATH Villas El Cerrito

Dear Ms. Starr:

I am pleased to inform you that PATH Ventures' application for the PATH Villas El Cerrito project, submitted in response to the San Diego Housing Commission (Housing Commission) Homekey2 solicitation has received a preliminary recommendation of award from the Housing Commission's evaluation selection committee. The project is located at 5476 El Cajon Boulevard, San Diego, CA 92115. There are a total of 41 units at the project; one unit has been set aside as a manager's unit and will not require a project based voucher (PBV).

SDHC intends to award and execute a Housing Assistance Payment Contract for the 40 permanent supportive housing (PSH) PBV vouchers once PATH Ventures has completed construction of the project and SDHC certifies the project as an existing project.

Of the 40 PBVs requested for El Cerrito, 5 are studios, 17 are for 1-bedrooms and 18 are for 2-bedrooms. The proposed rents will follow the Section 8 Housing Choice Voucher Signature Community Payment Standards: $1,229 for the 5 studios, $1,363 for the 12 1-bedrooms, $1,636 for the 5 VASH 1-bedrooms (VASH Signature Payment Standard) and $1,763 for the 18 2-bedroom units. All contract rents must pass Rent Reasonableness prior to finalizing contract rent amounts.

We are pleased to inform you that SDHC is committing 40 PBVs for the El Cerrito project contingent the project satisfies all PBV requirements.

The commitment is contingent on NEPA clearance, units passing Housing Quality Standards (HQS) inspections to ensure the project is verified as an existing project/housing and complying with all PBV requirements. In order to be designated as existing project/housing, the units must substantially comply with HQS at the time of

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inspection. This means that only routine repairs are needed to bring the units up to compliance. If the average, per unit cost to bring the unit into compliance exceeds $1,000, the units would not be classified as existing and should instead be considered as units requiring rehabilitation.

The commitment is also contingent on continued funding from HUD. In the event of a budget rescission or retroactive budget cuts, SDHC reserves the right to rescind the commitment. SDHC also reserves the right to rescind the commitment if the developer fails to secure necessary capital funding to complete the project in an expeditious manner.

Final contract terms and conditions shall be negotiated between both parties at a later date and shall be subject to Housing Commission staff review and approval.

An MOU must be entered into with SDHC which describes additional requirements of the project, including supportive services to be rendered t the project. This project will serve homeless individuals residing in the City of San Diego who meet the income criteria specified in the request letter and who are identified as most appropriate for permanent supportive housing using the Vulnerability Index Service Prioritization Decision Tool (VI-SPDAT), Coordinated Entry System (CES) and The Homeless Management Information System (HMIS).

The project is required to utilize CES to fill all vacancies and ensure all homeless individuals/families are entered in HMIS.

If you have any questions, please feel free to contact me directly at azucenav@sdhc.org or (619) 578-7604.

Sincerely,

DocuSigned by:
Azucena Valladolid
7845DDAD23D44FB...

Azucena Valladolid
Executive Vice President of Rental Assistance and Workforce Development

cc: Emily Jacobs, Executive Vice President, Real Estate Division
Lisa Jones, Executive Vice President Strategic Initiatives
Debra Fischle-Faulk, Sr. Vice President, Compliance & Equity Assurance
Maria Callow, Housing Programs Manager

SAN DIEGO HOUSING COMMISSION

Rental Assistance Division

SAN DIEGO HOUSING COMMISSION (SDHC)
PAYMENT STANDARDS AND INCOME LIMITS

Area	SRO	0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	6 bdrm	7 bdrm	8 bdrm
Choice Communities 92101, 92108, 92122, 92124, 92127, 92128, 92130 & 92131	$1,578	$2,104	$2,339	$3,023	$4,253	$5,233	$6,018	$6,802	$7,587	$8,372
Enterprise Communities 92037, 92103, 92106, 92107, 92109, 92110, 92111, 92117, 92119, 92120, 92121, 92123, 92126, 92129, 92139 & 92145	$1,251	$1,668	$1,854	$2,398	$3,371	$4,152	$4,775	$5,398	$6,021	$6,643
Signature Communities 92102, 92104, 92105, 92113, 92114, 92115, 92116, 92154, & 92173	$922	$1,229	$1,363	$1,763	$2,480	$3,053	$3,511	$3,969	$4,427	$4,884

VASH 2022 Payment Standards

Area	SRO	0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	6 bdrm	7 bdrm	8 bdrm
VASH Choice Communities 92101, 92108, 92122, 92124, 92127, 92128, 92130 & 92131	$1,894	$2,525	$2,807	$3,628	$5,104	$6,280	$7,222	$8,162	$9,104	$10,046
VASH Enterprise Communities 92037, 92103, 92106, 92107, 92109, 92110, 92111, 92117, 92119, 92120, 92121, 92123, 92126, 92129, 92139 & 92145	$1,501	$2,002	$2,225	$2,878	$4,045	$4,982	$5,730	$6,478	$7,225	$7,972
VASH Signature Communities & National City 92102, 92104, 92105, 92113, 92114, 92115, 92116, 92154, 92173 & 91950	$1,106	$1,475	$1,636	$2,116	$2,976	$3,664	$4,213	$4,763	$5,312	$5,861

2022 San Diego Median Income (AMI): $106,900

2022 Income Limits	Family Size							
	1	2	3	4	5	6	7	8
Low 80% AMI	$72,900	$83,300	$93,700	$104,100	$112,450	$120,800	$129,100	$137,450
Very Low 50% AMI	$45,550	$52,050	$58,550	$65,050	$70,300	$75,500	$80,700	$85,900
Extremely Low 30% AMI	$27,350	$31,250	$35,150	$39,050	$42,200	$45,300	$48,450	$51,550

Updated: 4/28/22

City of Carlsbad Housing Agency
PHA Commitment for Partnership
2022 Continuum of Care Application

09/26/2022

The Housing Authority of Carlsbad commits to partner with the Continuum of Care (CoC) by pairing rental assistance for a minimum of 10 households available through the agency's housing resources with CoC-funded supportive services to serve persons who are homeless, or at imminent risk of homelessness.

This commitment is applicable to the Carlsbad RRH project being submitted to the U.S. Department of Housing and Urban Development (HUD) for funding consideration under the 2022 CoC Notice of Funding Opportunity. The housing resources will be available during the operating period of the projects selected for funding, beginning July 1, 2023.

Currently the Carlsbad Housing Authority serves persons experiencing homelessness as defined by HUD through the Housing Choice Voucher Program with a homelessness preference, the Community Development Block Grant Program, and the Homeless Services Division which funds a variety of programs and services. These provisions will apply to the projects selected for funding under the 2022 CoC Notice of Funding Opportunity and/or the Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness beginning in 2023.

In partnership on behalf of our community,

Chris Shilling

Chris Shilling
Senior Program Manager, Homeless Services
09/26/2022

City of Carlsbad

Oct. 7, 2022

Regional Task Force on Homelessness
4699 Murphy Canyon Rd., Suite 104
San Diego, CA 92123

Written Commitment for Housing Support

The Carlsbad Housing Agency is committed to assisting the Regional Task Force on Homelessness in meeting the needs of homeless persons by providing the following housing resources for persons experiencing homelessness or fleeing domestic violence:

Housing Resources Description
Scattered Site PSH, 21 Units
Scattered Site RRH, 60 Units

Eligibility Statement
The commitment of housing is to the Regional Task Force on Homelessness beginning on July 1, 2023.

In addition to the above understanding, the Carlsbad Housing Agency confirms that the eligibility criteria for our services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements.

Value of Resources
These resources will be available to project participants beginning July 1, 2023. The value of the resources is $879,200 annually as estimated on the following housing value:

21 PSH units, $25,200 average value, $529,200
60 RRH units, $2,500 average value, supportive services, $350,000

Basis of Estimated Value
The value of our services is based on typical rental charges. Our in-kind service contributions have been valued at a rate consistent with the amount paid for housing not supported by CoC funds.

Concluding Statement
This agreement is effective only upon selection of the named project for funding.
The signature below is a representative of the Carlsbad Housing Agency authorized to make the type of commitments identified in this letter.

Mandy Mills
Housing and Homeless Services Director

Attached are Letters of Commitment for all PHAs in the CoC region.

CITY OF VISTA
CALIFORNIA

October 7, 2022

San Diego Regional Task Force on Homelessness
4699 Murphy Canyon Rd
Suite 104
San Diego, CA 92123

SUBJECT: WRITTEN COMMITMENT FOR HOUSING SUPPORT

Dear Ms. Kohler:

The City of Vista is committed to assisting the Regional Task Force on Homelessness (RTFH) in meeting the needs of unsheltered persons by providing various housing resources. On September 13, 2022, the Vista City Council approved the release of a Request for Proposals for a Permanent Supportive Housing (PSH) development that will provide up to 50 units, five of which will be set aside for unsheltered veterans. The City will provide the land and up to $2 million from the City's affordable housing funds to support the development. The units will be reserved at or below 30 percent Area Median Income (AMI) to support the formerly unsheltered target population.

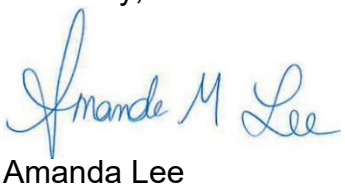
On October 27, 2022, staff will be seeking approval from City Council to financially support another PSH development that will be constructed in partnership with San Diego Housing Corporation (SDCHC) and National Community Renaissance of California (National CORE). If approved, the City will provide a financial contribution of $1.2 million to support the development of 54 units that will break ground in early 2023. Thirty-five units will be restricted to 30% AMI and 18 units will be restricted to 40% AMI.

Additionally, the City is proposing to establish a Master Leasing & Voucher program that will provide housing for persons experiencing chronic and acute needs (physical health and/or mental health) and offers a safe place to reside, increasing access to address their other immediate needs. Master leasing can help reduce the 24/7 stress that comes with living on the streets and provides unsheltered community members with the opportunity to be in a safe place to prioritize seeking medical care. Additionally, allowing a homeless service agency to master lease units can eliminate discrimination barriers and significantly increase access to affordable housing. By utilizing Vista's high volume of existing multi-bedroom housing stock, potential matches with housemates for shared housing can be arranged. Shared housing not only lowers their cost of living, but also has positive impacts on feelings of social connectedness and support for formerly homeless tenants.

The City confirms that the eligibility criteria for services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements.

The City of Vista has demonstrated experience developing and implementing partnerships and collaborations, including with RTFH, to deliver essential services to individuals experiencing homelessness in Vista. Funding through this grant opportunity will help us end homelessness so individuals can pursue personal goals and improve their quality of life.

Sincerely,



Amanda Lee
Assistant City Manager

October 7, 2022

Regional Task Force on Homelessness
4699 Murphy Canyon Road, Suite 104
San Diego, CA 92123

Written Commitment for Housing Support

The City of Escondido is committed to assisting the CoC in meeting the needs of homeless persons by providing the following housing resources for persons experiencing homelessness or fleeing domestic violence:

Current Funding:

The City has allocated $4,000,000 in Successor Housing Agency funds to build a new affordable housing complex for seniors 62+ in Escondido. The project will have 49 studio units of which 25 units will be reserved for people who are at-risk or experiencing homelessness with serious mental illness. Individuals will be matched through the Homeless Management Information System and prioritized based on their needs like length of homelessness, disabling conditions, and other risk factors. The other 24 traditional affordable housing units will be at 50-60 percent AMI. This project is currently under construction and is will be completed in fall 2023.

The City has a $785,155 ESG-CV contract with Interfaith Community Services to provide rapid re-housing to help individuals experiencing homelessness find permanent housing until September 30, 2023.

Planned Funding:

The City received $2,200,000 in HOME-ARP funding to create permanent housing for individuals at-risk or experiencing homelessness.

In addition to the above understanding, the City of Escondido confirms that the eligibility criteria for our services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements.

Date: October 7, 2022

Christopher W. McKinney

Christopher W. McKinney, Deputy City Manager

CITY OF CHULA VISTA

Office of the City Manager

October 7, 2022

Regional Task Force on the Homelessness
Continuum of Care
4699 Murphy Canyon Road, Suite 104
San Diego, CA 92123

Written Commitment for Housing Support

The City of Chula Vista is committed to assisting the Continuum of Care in meeting the needs of homeless persons by providing the following housing resources for persons experiencing homelessness or fleeing domestic violence:

Housing Resources Description

Rental Scattered Units

- The City owns and operates 7 units throughout the city aimed at providing rental opportunities for homeless families.

Emergency Solutions Grant (ESG-CV)

- ESG-CV funds in the amount of $1.5M were allocated to the SBCS Casa Nueva Vida shelter rehabilitation project which provides transitional shelter to up to 90 victims of domestic violence.

Community Development Block Grant (CDBG-CV)

- CDBG funds in the amount of $3.5M were used to complete infrastructure improvements to a City-owned site for the purposes of developing a 65-bed homeless bridge shelter.

HOME Investment Partnership Act funds (HOME-ARP)*

- HOME-ARP funds $3.4M are planned to reduce homelessness and increase housing stability which may include the development of housing units.

Permanent Local Housing Allocation (PLHA)*

- PLHA funds for the first allocation of $5.2M are planned to reduce homelessness by covering operational costs at the new homeless bridge shelter (65 beds).

**The City has received both PLHA (subject to HCD approval) and HOME-ARP funds (subject to HUD approval). The plans are under development and may include the development of housing units.*

Eligibility Statement

The commitment of these housing funds will be available beginning January 1, 2023 unless indicated above. In addition, the eligibility criteria for services will comply with the HUD program and fair housing rules, and the City will not further restrict access to services through additional eligibility requirements.

Value of Resources

It is anticipated that these resources will be available to project participants beginning January 1, 2023 (unless indicated above). The value of the resources is listed above.

Basis of Estimated Value

The value of our services is based on actual housing costs or typical rental charges. The amount available is described above.

Concluding Statement

This letter confirms existing and planned funds for programs that can be used in addressing homelessness in the City of Chula Vista. The signature below is from a representative of the City of Chula Vista and is authorized to make the type of commitments identified in this letter.

Sincerely,

Angelica Davis
Principal Management Analyst | Homeless Coordinator

CITY OF OCEANSIDE
NEIGHBORHOOD SERVICES DEPARTMENT / HOUSING

Date:
CA-601: San Diego City and County CoC

Written Commitment for Housing Support

The City of Oceanside Community Development Commission (CA 132) is committed to assisting the Regional Task Force on Homelessness (RTFH), the lead Continuum of Care (CoC) of the San Diego City and County in providing housing resources to address the homeless crisis in San Diego region. The CDC will further support the CoC by committing the following resource:

Stability Voucher Program (TBD Housing Choice Vouchers): The Stability Voucher Program is funded by the American Rescue Plan Act (ARPA) and includes service funds to help families successfully secure a unit. If awarded, the City of Oceanside Community Development Commission (CDC) will be committing the allocation of the Stability Vouchers to the CoC to provide supportive services and resources so that individuals and families resources and services to help them obtain and maintain housing.

In addition, the CDC is currently partnering with the CoC in meeting the needs of homeless persons by providing the following housing resources for persons experiencing homelessness or fleeing domestic violence:

Homeless Preference (30 Housing Choice Vouchers): The PHA provides a preference to homeless families referred through the San Diego Regional Continuum of Care Coordinated Entry System (CES) or other PHA-approved entities serving homeless families.

Senior Homeless Preference (50 Housing Choice Vouchers): The PHA provides a preference to homeless seniors age 62 and older referred through the San Diego Regional Continuum of Care Coordinated Entry System (CES).

***Project One for All (POFA) Preference (46 Housing Choice Vouchers*)**: POFA is a County-wide extensive effort to provide intensive wraparound services to homeless individuals with serious mental illness. The PHA provides a preference to qualified homeless families referred through the San Diego Regional Continuum of Care CES and receiving services through POFA or a POFA partnering agency serving homeless families within Oceanside Housing Authority's (OHA) jurisdiction.

Family Unification Program(FUP) (86 Housing Choice Vouchers): The FU Program is administered in partnership with Public Child Welfare Agencies (PCWAs), which are responsible for referring homeless families and youths and to the OHA for the determination of eligibility for rental assistance.

***Veterans Affairs Supportive Housing Program (VASH) (100 Housing Choice Vouchers*)**: VASH is a collaboration between the City of Oceanside Community Development Commission and Veteran Administration (VA) case management and supportive housing services for homeless veterans.

Mainstream Vouchers (103 Housing Choice Vouchers): Mainstream Vouchers assist non-elderly persons with disabilities. The City of Oceanside Community Development Commission gives preference to persons experiencing or at risk of homelessness for its current allocation of Mainstream vouchers.

CITY OF OCEANSIDE
NEIGHBORHOOD SERVICES DEPARTMENT / HOUSING

Emergency Housing Voucher Program *(43 Housing Choice Vouchers):* EHVs assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability.

The City of Oceanside Community Development Commission has begun the development of two new projects that are expected to be completed in the next 2-5 years. The following projects aid with the reduction of persons experiencing homelessness:

***Greenbrier Village*: (59 Project-Based Vouchers):** Greenbrier Village Apartments will leverage No Place Like Home (NPLH) and the City's HOME funds with 59 Project Based Vouchers (PBVs) for the new construction of 59 units of permanent supportive housing. Fifty studio apartments will be set aside for persons experiencing homelessness during occupancy. In addition, the nine one-bedroom units will be set aside for at-risk, with incomes up to 30 percent of San Diego's Area Median Income (AMI).

HOME-ARP Funds ($2.248 Million): As a federal HOME entitlement jurisdiction, the City of Oceanside was awarded $2,248,491 in HOME-ARP funding that has been committed to the provision of permanent supportive housing in accordance with its adopted and HUD-approved HOME-ARP Allocation Plan. In the coming calendar 2023, the City will be releasing a Notice of Funding Availability for the use of such funding.

The City of Oceanside Community Development Commission confirms the housing eligibility criteria for our services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements.

If awarded, the Stability Vouchers will be available on January 30, 2023, and the value**d** amount will determine the Stability Voucher Program's value. However, the existing programs currently available are valued at $7,500,000. The value added with the new projects will be valued at $3,135,000.00. The estimated value was multiplied by adding the total number of vouchers and the annual estimated average cost of 1 unit/voucher.

The Housing Authority's in-kind service contributions are calculated to be $1,100,000 annually, consistent with the FTE needed for the development, implementation and ongoing services of the Housing Choice Voucher Program not supported by CoC funds.

This agreement is effective only upon selecting the named project for funding.
The signature below represents The City of Oceanside Community Development Commission and is authorized to make the type of commitments identified in this letter.

Leilani Gthine

Date: October 7, 2022

Leilani A. Hines
Director of Housing & Neighborhood Services
City of Oceanside

October 12, 2022

RE: Written Commitment for Housing Support to the San Diego County RTFH

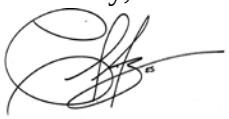
To Whom It May Concern:

The City of National City ("City") is committed to meeting the needs of National City persons who are experiencing homelessness, at risk of homelessness, or experiencing or fleeing domestic violence with a combination of rental and utility assistance and intensive case management. The City has funded a Tenant-Based Rental Assistance Program ("TBRA") with federal HOME Investment Partnership funds. The program is currently available through National City subrecipient agreements with SBCS. Goal No. 5 of the City of National City's current Five-Year Consolidated Plan is to "Support initiatives that reduce homelessness." The goal states that the City will continue to participate in the San Diego County Regional Task Force on Homelessness ("RTFH") to assess the needs and coordinate efforts to address needs and fund the tenant-based rental assistance program.

In addition to the above understanding, the housing provider confirms that the eligibility criteria for our services will comply with the HUD program and fair housing rules, and we will not further restrict access to services through additional eligibility requirements. The outstanding value of current resources committed to the TBRA vouchers is $653,087. The value of the resources for TBRA vouchers is planned to be $407,416 for 16-24 households for a period of six months to two years, depending on the need. The value of our services is based on actual housing costs or typical rental charges. The signature below is a representative of the City authorized to make the type of commitment of support identified in this letter.

If you have any questions concerning the commitment to assist, please do not hesitate to contact me directly.

Sincerely,



Carlos Aguirre
Housing Director

140 E. 12th Street, Suite B, National City, CA 91950-6530
(619) 336-4391 caguirre@nationalcityca.gov

October 7, 2022

Regional Task Force on the Homelessness
Continuum of Care
4699 Murphy Canyon Road, Suite 104
San Diego, CA 92123

WRITTEN COMMITMENT FOR HOUSING SUPPORT

The City of El Cajon is committed to assisting the Continuum of Care in meeting the needs of homeless persons by providing the following housing resources for persons experiencing homelessness or fleeing domestic violence:

Housing Resources Description

HOME Investment Partnership Act funds (HOME-ARP)*

- HOME-ARP funds $1,860,881.20 are planned to reduce homelessness and increase housing stability which may include the development of housing units.

Permanent Local Housing Allocation (PLHA)*

- PLHA funds for the first allocation of $3,678,677.40 are planned to reduce homelessness and increase housing stability which may include the development of housing units, specifically ADUs.

**The City is receiving both PLHA (subject to HCD approval) and HOME-ARP funds (subject to HUD approval). The plans are under development and may include the development of housing units.*

Eligibility Statement
The commitment of these housing funds will be available beginning January 1, 2023 unless indicated above. In addition, the eligibility criteria for services will comply with the HUD program and fair housing rules, and the City will not further restrict access to services through additional eligibility requirements.

Value of Resources
It is anticipated that these resources will be available to project participants beginning January 1, 2023 (unless indicated above). The value of the resources is listed above.

Basis of Estimated Value
The value of our services is based on actual housing costs or typical rental charges. The amount available is described above.

Concluding Statement
This letter confirms existing and planned funds for programs that can be used in addressing homelessness in the City of El Cajon. The signature below is from a representative of the City of El Cajon authorized to make the type of commitments identified in this letter.

Sincerely,

Anthony Shute
Director

County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
3989 RUFFIN ROAD, SAN DIEGO, CA 92123
(858) 694-4801 • FAX (858) 467-9713

DAVID ESTRELLA
DIRECTOR, HOUSING AND COMMUNITY DEVELOPMENT SERVICES

October 10, 2022

To: Regional Task Force on Homelessness

From: Health and Human Services Agency, Housing and Community Development Services

Re: 2022 Unsheltered and Rural Homelessness Supplemental NOFO

The Health and Human Services Agency, Housing and Community Development Services (-HCDS) is committed to assisting the Regional Task Force on Homelessness (RTFH), the lead Continuum of Care (CoC) of the San Diego City and County, in meeting the needs of persons experiencing homelessness by leveraging dedicated housing units. HCDS has identified the following developments and planned developments from various funding sources.

Current Funding
The County has awarded $110.0M in funding for 441 units dedicated to persons experiencing homelessness (PEH)-integrated into 17 affordable housing developments. Of the 17 developments four are completed, seven are under construction and are expected completed in 18-24 months, and six are currently securing the final funding commitments with tentative completion dates of 2025/6. In addition, 32 of the 441 units dedicated to persons experiencing homelessness are also supported with project-based vouchers through the Housing Authority of the County of San Diego.

Planned Funding
Currently the County has $14M, in State No Place Like Home (NPLH) funding which will fund permanent supportive housing units dedicated to PEH. It is anticipated that these funds will be fully committed by 2023.

In addition to NPLH, the County will continue to make significant investments towards affordable housing for vulnerable population including PEH through various Federal, State, and local funding sources and dedicating County owned properties.

The RTFH has been a valuable partner to the County and HCDS supports the RTFH's 2022 Unsheltered and Rural Homelessness Supplemental NOFO application.

Sincerely,

David Estrella, Director
Housing and Community Development Services

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SAN DIEGO HOUSING COMMISSION

SDHC

October 13, 2022

Tamera Kohler
Chief Executive Officer
San Diego Regional Task Force on Homelessness
4699 Murphy Canyon Rd., Suite 104
San Diego, CA 92123

Dear Ms. Kohler,

The San Diego Housing Commission (SDHC) and many organizations throughout the San Diego region have demonstrated a shared commitment to identifying and leveraging funding to create housing solutions for people experiencing unsheltered homelessness. The will and expertise are in place to maximize the impact of additional funds from the U.S. Department of Housing and Urban Development (HUD) through its Special Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness.

SDHC's annual budgets have increasingly reflected its growth as a leader in collaborative efforts to address homelessness in the City of San Diego. SDHC budgeted $131 million for homelessness programs for Fiscal Year 2023, up from $45 million in Fiscal Year 2017. SDHC has committed more than 5,200 rental housing vouchers to support the creation of permanent affordable rental housing units with supportive services for people experiencing homelessness. These include vouchers awarded to developments currently pending completion with financing from SDHC. Many of these vouchers are part of SDHC's homelessness action plan, HOUSING FIRST – SAN DIEGO, which has created more than 10,600 housing solutions since its launch November 12, 2014, for people experiencing homelessness or at risk of homelessness.

Each year, SDHC issues a Notice of Funding Availability (NOFA) with a commitment of development funds and/or housing vouchers to support additional development. For example, on August 29, 2022, SDHC issued a NOFA for $13 million and 100 Project-Based Housing Vouchers for the development of permanent supportive housing for people experiencing homelessness. In addition, the pipeline of developments to which SDHC has made a preliminary award of loans and/or rental housing vouchers will provide 190 permanent supportive housing units when they are completed for people experiencing homelessness in the City of San Diego. Of these units, 176 are under construction, and 14 are in predevelopment with the start of construction pending.

SDHC also administers $4,160,128 in federal Continuum of Care funds to support 285 permanent supportive housing units in the City of San Diego.

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All of these permanent supportive housing units support the Community Action Plan on Homelessness for the City of San Diego, which in 2019 identified the need for 5,416 permanent housing solutions in 10 years. Within the first three years of this plan, approximately 60 percent of the housing need identified in the plan has been achieved.

SDHC values the leadership the Regional Task Force on Homelessness provides as multiple agencies work together in San Diego to address the ongoing homelessness crisis. We fully support your efforts to secure additional funding to meet the significant need to create even more housing for individuals and families experiencing homelessness in the San Diego region.

Sincerely,

DocuSigned by:
Jeff Davis
EE0040404B64474...

Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission

City of Carlsbad Housing Agency and
Regional Task Force on Homelessness
PHA Commitment for Partnership
2022 Continuum of Care
Unsheltered Application

09/20/2022:

The Housing Authority of Carlsbad commits to partner with the Regional Task Force on Homelessness (RTFH), the lead Continuum of Care (CoC) of the San Diego City and County and the Collaborative Applicant, by pairing vouchers available through the agency's housing resources with CoC-funded supportive services to serve persons who are homeless, or at imminent risk of homelessness.

The Housing Authority of Carlsbad commits to work with RTFH and other stakeholders to develop a prioritization plan for a potential allocation of Stability Vouchers or a preference for general admission to Housing Choice Voucher Program through the coordinated entry process for individuals and families experiencing homelessness, at risk of homelessness, or fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking.

RTFH partnered with the PHA's who received Emergency Housing Vouchers (EHV) and developed a prioritization plan for use of EHV, etc. to assist persons experiencing homelessness and a plan for use of Stability Vouchers is forthcoming. The PHA and CoC commit to dedicating a portion of vouchers to leverage resources in the FY2022 Unsheltered NOFO.

This commitment is applicable to the 2022 Unsheltered San Diego Region Scattered Site project to the U.S. Department of Housing and Urban Development (HUD) for funding consideration under the 2022 CoC Notice of Funding Opportunity. The housing resources will be available during the operating period of the projects selected for funding, beginning January 1, 2023.

Currently the City of Carlsbad Housing Authority serves persons experiencing homelessness as defined by HUD through the Housing Choice Voucher Program with a homelessness preference, the Community Development Block Grant Program, and the Homeless Services Division which funds a variety of programs and services. These provisions will apply to the projects selected for funding under the 2022 CoC Notice of Funding Opportunity and the Supplemental Notice of Funding Opportunity for Unsheltered and Rural Homelessness beginning in 2023.

In partnership on behalf of our community,

Mandy Mills
Director, Housing and Homeless Services
09/20/2022

Letter of support from the leaders of San Diego CoC's groups of Lived Experience representing over 70 PLE with diverse experiences, backgrounds and regional representation.

The RTFH/CoC has worked over the last 4 years to center our work and efforts with people who have experienced homelessness within the region. We have intentionally recruited board members and prioritized seats on the CoC board for those with a diverse lived experience. In addition to the 31 members board seats of which 6 are held by PLE we have prioritized their leadership and other PLE on our committees within the CoC. The Governance committee has 2 PLE and the Rate and Ranking has a PLE who is seen as a leader in that committee to consider performance and recommend projects for funding. Our Health and Homeless Committee and Aging Homeless Committee have PLE members. and our Committee to address homelessness among Black San Diegan has a number of PLE, importantly one with Justice and Homelessness. In the work to create the CoC regional plan to prevent and end homelessness significant input and feedback was provided by the HEAL network and its members. As a CoC/RTFH we put a high level of importance in the knowledge, leadership and experiences of those who are currently homeless and those who have recovered from homelessness in our community.

Tamera Kohler, RTFH/CoC CEO meets weekly with either groups or individuals with Live Experience. They know her well, she seeks their counsel, invites them to speak and present with her often. As an organization we have created a stipend policy and contract with PLE as consultants. Their time, talent and expertise deserve compensation for the insight and guidance it provides in driving to system change and better outcomes.

As a part of the engagement of these groups for this HUD Special NOFO we had 2 listening sessions with the groups. One with Jeff Olivet on July 19th attended by over 30 PLE and the with Iain Dejong on August 17th. Their insight and frank conversation framed the severe service needs and called out the need to use non-law enforcement efforts and stop any level of criminalization of unsheltered homeless. Importantly we have imbedded these recommendations in our plan and all projects funded through the NOFO should strive to meet the Severe Service Needs of Individuals and Families experiencing homelessness especially in our unsheltered population.

We continue to having ongoing dialogue and engagement with these groups beyond the 2 specific meetings reference but wanted to document clearly two very important meetings around this work.

The severe service needs of our unsheltered population identified in these meeting and other conversation with PLE are:

- Health risks associated with aging – loss of mobility, hearing, sight, range of motion that make can increase vulnerability to falls, victims of crimes, rapid decline in health, neglecting medical needs or prescription,
- Victims of sex crimes, exploitation, abuse, risky survival sex, sex trafficking, DV, LGBTQAI+
- Unsheltered Families with children of any age- including in vehicles
- Medically compromised, Tri-morbidity
- Severe mobility issue, needed use of wheelchair; loss of limbs
- Serious mental health effecting hygiene and wellness, ability to care for oneself
- Need for medically managed or substance use support

- Complex health and social needs
- Facing significant challenges or functional impairments, including any physical, mental, developmental or behavioral health disabilities regardless of the type of disability, which require a significant level of support in order to maintain permanent housing
- High utilization of crisis or emergency services to meet basic needs, including but not limited to emergency rooms, jails, and psychiatric facilities
- Families must be moved quickly to safe shelter/housing

We also heard the need for safer places to be unsheltered (safe camping or safe villages), the protection of personal property and the expectation that cities follow agreed protection of unsheltered homeless. Finally, the desire for the system to better support those experiencing homelessness with one case manager or outreach worker throughout their entire journey to housing that would have a substantial impact on success for many.

X

John Brady

Director -Lived Experience Advisers-LEA

X

Curtis Howard

LIVEX founder & All of Us or None-Lead Organiz...

X

~~Mehrsa Imani~~ Steven Russell - CEO

HEAL network-Director of Advocacy & Leadership

X

~~Steph Johnson~~ Lindsey Seegers

CEO - Voice of our City Chior

CA601 – San Diego City and County CoC Plan for Serving Unsheltered Persons

P1. Leveraging Housing Resources. P-1 Six PSH projects offer **393 PSH** units, and one RRH and three Joint projects host **81 RRH** units that serve 125 persons. These projects leverage non-CoC/ESG funds to support 428 units. Housing Commitment Attachment P-1 evidences commitments from public and private resources valued in excess of $22,029,000 to establish, dedicate, and subsequently sustain housing for use by projects in this Unsheltered NOFO application.

P1.b. PHA Commitment: Plan Attachment –P-1a contains commitments from 5 local PHAs and state resources to: pair housing with CoC Services; to develop a prioritization plan for resource allocation; or to support a general homeless preference; and to employ CES in implementing Housing Choice Vouchers and potential Stability Vouchers for eligible persons served by the CoC.

P1.c. Landlord Recruitment: The CoC serves the entire San Diego County (County), the 5th most populous county in the U.S. and the second most populous county in the State. The San Diego-Chula Vista-Carlsbad metropolitan area is the 17th most populous in the U.S. The County hosts 18 large cities, more than 350 cities, towns, and census designated places, as well as 18 Native American tribal lands (the highest of any other U.S. county). Outside the metro areas, the 4621 sq. mile area is mostly rural. With 16 military installations hosting 60% of the Navy's fleet and one-third of the active-duty Marine, the County has the largest concentration of military personnel in the U.S. This highly competitive and complex market makes securing affordable housing overwhelming for the average person, and virtually impossible for unsheltered persons with severe service needs unless there is expert intervention, like landlord recruitment, incentives, or dedicated units.

1c.1a.Landlord engagement and recruitment are imperative to securing the housing the CoC needs for persons living unsheltered. The CoC uses a decentralized approach and works in partnership with our PHA's, cities, homeless service providers and the County. Our 2 largest PHA's, the San Diego Housing Commission (SDHC), and the County have landlord engagement and assistance programs, LEAP and LIP that serve limited areas in San Diego or areas outside other PHAs jurisdictions. LEAP and LIP provide financial incentives for first units secured of $500 with LIP increasing this amount to up to $2500 newly leased units; each pays application fees, deposits, up to 2-months rent, utility assistance, and damage/contingency funds of up to $5k. Both provide landlord liaison with customer service dedicated staff and assistance can be accessed through their websites; landlord dedicated portals; and 211. All offer details in English and Spanish.

Homeless Service Providers also provide housing navigation services but may lack capacity and infrastructure for robust landlord engagement, tenancy supports, or mitigation. Providers compete with larger PHAs and the general population searching for housing. These conditions make it extremely challenging for landlord engagement and recruitment in areas with little to no vacancies and high rents.

1c.1b FHP data demonstrates success across the CoC. The FHP secured nearly 555 units, housed nearly 471 households, achieved a 92% retention rate, and recruited 70 new property management companies and landlords. Leverage funding and resources expand housing capacity, especially for people experiencing homelessness. The FHP expanded housing options by securing units in more rural areas, like Alpine, Fallbrook, Descanso, and Ramona and also in high cost areas like Oceanside. Providers are challenged in these areas with their limited resources. Brilliant Corners established a relationship with a company purchasing motels in housing challenged areas and converting them to SROs. While their conditional use permit is not completed for long term leases, the FHP picked up short-term units to build a relationship with the management company. The FHP is now their partner of choice and the development/management group is purchasing units Countywide in Oceanside, Chula Vista, El Cajon, Rancho Bernardo and have expressed interest in working with the CoC to support housing initiatives, such as families and veterans. From January 1, 2021 to June 30, 2022, the multi-pronged approach created 2,527 units (excluding RRH) with 1700 units in affordable housing projects and EHVs, 336 units with Project Homekey, and 491 units in the FHP. .

1c.2. The community expressed concern with the limited service areas of LEAP and LIP, low vacancy rates,

and cost and noted additional support was needed to provide access to more housing. A 2018-19 workplan created a regional Flexible Housing Pool (FHP) as a solution, but recognized a multi-pronged approach of new affordable housing, acquisition, and rental market use would be critical. The NOFO includes each of these strategies. FHPs are a nationally recognized systems-level strategy to fund, locate, and secure housing for unsheltered people. At scale, a pooled housing approach matches vulnerable households with housing options in real time to meet the public health emergency of homelessness. RTFH contracted with Brilliant Corners to operate the San Diego FHP.

The FHP was designed to respond to feedback from people with lived experience, landlords, and providers. Feedback suggested without FHP same day payments are nearly impossible, a unit is "lost" because it takes too long for other entities to approve and/or pay for the unit; that units were suddenly no longer available, especially for people of color; that once housed, landlord and tenant supports were lacking; and that providers lack the finances to eliminate the multiple barriers clients often face: evictions, arrears, household furnishings, credit, and criminal backgrounds. FHP flexible funding immediately secures individual units and blocks of units throughout the entire region by paying rent on the unit until a tenant is identified; units are secured with a holding agreement, which eliminates the need for new deposits on the units and leases are in the tenants names; the portfolio includes landlords who have intentionally been engaged and understand the needs of the population being serviced; reduces barriers and provides for more immediate access to housing and housing retention; it creates a portfolio of dedicated units so individuals and families are not competing against the general public; has a risk mitigation for landlords if a unit is damaged or if a tenant needs to vacate the unit, the rent is paid until another tenant is identified; and the FHP provides ongoing housing tenancy services to support long-term housing stability.

During the year, we learned that landlords of the LEAP and LIP program were "releasing" units back to the public when not selected by the first client. Brilliant Corners partnered with SDHC and the County to bring the units back into the FHP portfolio. No other program has the fiscal capacity or polices to allow this. The initial focus of the FHP was on larger corporate properties; however, we have learned corporations tend to have less flexibility than "mom and pop" operations who are more willing to work with participants and appreciate the additional support as they do not have staffing like large corporations. The FHP expanded to support clients who were able to identify a unit on their own, but landlords were hesitant to approve their application for a variety of reasons. Providers contact Brilliant Corners, who then engage with the landlord and offer landlord/tenancy support to ensure a successful housing experience for all involved. Adjusting the model in response to these lessons learned, relationships with landlords has been strengthened and has led to more referrals, especially in areas harder to secure housing. FHP housing specialists scout out units for all programs, not for any one participant or one program. The FHP secures individual units and blocks of units, removes them from the market through a holding agreement.

1c.3 RTFH utilizes data to drive landlord recruitment strategies in our CoC. Housing market data is critical to demonstrate the need for more intentional landlord recruitment and flexible funding to support the FHP, shallow subsidies, landlord mitigation, and housing retention. Data about vacancy rates, unit costs, locations with affordable housing, effectiveness of various landlord recruitment strategies and incentives, and information from landlords about what they need to stay engaged in the FHP, housing fairs, VASH, and homeless set-side programs is paired with feedback from tenants about their experiences and preferences to help re-tool or update strategies.

The Southern California Rental Housing Association reports that vacancy rate across the county dropped from 2.91% in the spring of 2021 to 1.25% currently (July 2022). The association said the economics of supply and demand pushed up rents by a weighted average of 15% across units of all sizes. San Diego ranked as the 5th most expensive rental market in the nation in September 2022. Zumper.com, an online apartment search service, placed the median prices of one and two bedrooms in San Diego at $2,620 and $3,420, respectively.

Zumper estimates that the price of two bedrooms in the area is up 26.2% since the same time last year. Also unique to San Diego County is America's largest concentration of military personnel. About 7.6% of the county's population is comprised of active-duty personnel and military family members while 13.5% are military veterans. There are 16 military installations in the county with 60% of the Navy's fleet and one-third of the active-duty force of the Marines. This added to the rental housing competition is associated with having a large military housing need as well.

HMIS identified it took more than 120 days for a client to be matched and housed in new housing projects. To address this, the CoC CES implemented a successful strategy known as "Housing Fairs". These Housing Fairs bring the clients, PHA and property management together in one place to complete paperwork and build relationships and understanding of homeless clients reducing the turndown rate of applications and costs. This approach has reduced the match and housing process to less than 45 days. This approach will continue to be replicated for the Stability Vouchers, and underutilized EHV and VASH.

P.2. Leveraging Health Care Resources: Healthcare is crucial to effective daily functioning and successful housing stabilization for persons with severe service needs. Plan Attachment P-3 contains formal healthcare leveraging commitments for nearly $39,000,000 from major managed care provides, public health departments, community clinics, FQHCs, and services supported by state funds. Other smaller commitments are attached to individual projects, bringing the total leverage to 00+% of the NOFO projects total request for funds.

P3a. Current Outreach Strategy: 3a1. The CoC has worked to improve and expand Outreach Services and 2 NOFO projects (MDT 2.0 and PATH Mobile Resolution) enhance current strategies. PIT data found nearly half of the CoC's homeless were unsheltered. 2018 data revealed outreach services were too targeted and limited in frequency, and pointed to an urgent need for street outreach to occur at least 5 days a week and to offer services for all unsheltered household types. To address this, RTFH: invested 24% of our State of CA Homeless Emergency Aid Program (HEAP) funding to expand street outreach activities across all regions; restructured outreach to be housing-focused; hosted a 3-day training to support service providers in being more engaged and effective when looking at paths to housing. Community Outreach Standards set a goal to meet people where they are and engage in conversations on housing solutions vs. just offering services like food. The Standards (developed jointly with service providers, PLE, and local leadership), describe systemic, coordinated, and comprehensive street outreach, implemented by 300+ outreach workers across the entire CoC with over 88 outreach programs and 292 unique HMIS users to create outreach enrollments. Coordinated outreach occurs daily, weekly or monthly and a quarterly regional outreach team meeting with other stakeholders, called R-HOM. Outreach includes neighborhood-based outreach, rapid response teams, mobile crisis response, PERT, FQHC mobile medical, and HOT teams. In central areas, walking teams engage people, and use a by-name-list focused on housing. Outreach vans and mobile technology help capture information in the field. With continuous outreach, workers are able to quickly identify newly unsheltered including those living in vehicles and encampments and build rapport to engage them, All persons engaged are added to HMIS, assessed, and if appropriate, entered in the CES. Clients are informed of potential housing and supportive services, by outreach and frontline staff from 30+ CoC programs and community partners participating in outreach such as: 2-1-1, A Positive Choice, Centro de la Salud de la Comunidad, Exodus Recovery, Foundation for Senior Care, GA Foods, Harm Reduction Coalition, Community Clinics and Health Centers, Independent Living Systems, Jewish Family Services, La Maestra Family Clinic Inc., Libertana, LGBT Center, Mama's Kitchen, McAlister Institute, MedZed Physician Services, Merakay Allos, Metro Community Ministries, Mom's Meals, Partners in Care Foundation, Pathway Home Solutions, Rady Children's Hospital, Rescue Mission, Roots Food Group Holdings, San Diego Family Care, San Diego Healthcare Quality Collaborative, Titanium Healthcare, True Care, the VA, and others. Engagement in encampments, canyons, and select areas may include CalTrans or MTS to address and abate potentially dangerous environments.

COVID-19 response helped improve healthcare and homelessness comprehensive care by reaching out to unsheltered persons where they live. 3-day events held in different parts of the region offer a base of operations where resources can be accessed, allowing people to fill multiple needs in one place, successfully connecting to persons who are not likely to engage with traditional outreach; or are unable to leave their

location and travel to services. Services address needs of unsheltered people: access to individual records; complete the steps needed to be added to CES and the Community Queue; access to medical, dental, hygiene, veterinary services; rides to the DMV for licenses or ID cards; public health vaccinations; and Harm Reduction Narcan. These events also allow outreach staff to gather and preserve documents required to move quickly when a person is matched to a housing resource. All services use approaches focused on building trust and moving to housing.

3a2. Outreach occurs daily, weekly or monthly. The frequency and location of outreach services are based on the number of unsheltered persons identified in specific areas, with unincorporated areas served at least weekly by at least one agency, while areas with more persons may occur daily and 3-day outreach events are organized in higher concentration areas. In 2022, San Diego continued to expand outreach teams, with some areas receiving outreach 24/7. Partners of the CoC offer specific outreach for those discharged at a hospital late at night with nowhere to go. Street outreach also responds to citizen's reports of unsheltered persons and new encampments. Even if a team was in the reported area the prior day, outreach teams still follow up within 24 hours. The CoC annual engaged PIT, offers a survey to each person at least once a year, with teams of 1700+ volunteers led by Outreach Workers that cover 4,000+ sq. miles the night of the PIT.

3a.3. Outreach team input clients into HMIS and CES evidenced by 12,491 people served by outreach program FY2021 representing the largest numbers served by any programs within the CoC. Outreach performance is measured on moving from street to shelter or housing options. With our tightening rental market and increased numbers of newly homeless we have seen a reduction in successful outcomes but expect the additional housing resources from this NOFO will make a dramatic impact for those with severe service needs who have often lingered on the streets waiting for the right moment and needing gentle support to take the sometimes frightening step to move into the foreign environment of permanent housing. Multiple strategies, describe below, reduce barriers and help the most vulnerable move from the streets to housing.

3a.4. In regional planning RTFH contracted national experts Jeff Olivet and Iain DeJong to meet with multiple outreach teams, work in the field with them, and attend outreach events to collect recommendations on the highest severe service needs they are encountering. These results are incorporated in this application and plan. To address the identified need, RTFH is working with managed care plans to cover startup costs, hygiene facilitates, detox both medical and non-medical; Peer-support navigators, Integrated Care Hub (harm reduction sites) and an ID BANK for critical documents that are often lost, stolen or thrown away. CoC employs encampment resolution and abatement strategies. This high outreach engagement is very successful when followed, evidenced by resolution of encampment in El Cajon which was non-law enforcement, housing-focused and used the County crisis centers, and once cleared the site became a Safe Parking lot.

Vulnerability can be linked to physical, behavioral, medical, or social needs. Outreach resources offer housing assessment, SUD screenings, street medicine, behavioral health, crisis intervention, health education, vaccinations, IDs, VA, disability benefit, transportation, access to nursing facilities, safe parking, family reunification, and MediCal. Information is shared in different languages including sign language, or large print or formats to accommodate physical impairment. Constant presence, persistence and personal communication builds trust with those least likely to seek assistance. In 2021, state funding increased mobile crisis response teams. In 2022, state funding also made multidisciplinary outreach teams (MDT) of Psychologists, nurse practitioners and Clinical Outreach to assist people needing more intensive professional support a reality. Regional expansion of the MDT using NOFO funding is a high priority. Engaging unsheltered persons and giving specialty services for complex needs must be addressed to increase housing placements for this population and reduce loss of life. Using the 2022 Community Outreach Standards, the CoC works to reduce the criminalization of unsheltered persons.

Outreach is housing-focused, person-centered, and culturally responsive to various populations in each area in the region. The CoC provides substantial training and support for outreach teams: Homeless Outreach Requirements, Ethics and Boundaries in Street Outreach, Assertive Engagement, SMART Goal Setting, Outreach Personal Safety, Motivational Interviewing, Critical Time Interventions, Trauma Informed Care, Harm Reduction, peer supports and utilizing PLE to problem-solve and build trust. Active listening and progressive engagement build trust and allows questions to be asked in normal engagement that helps assess needs when someone is ready to engage. Staff at our public libraries connect with people less likely to engage

elsewhere and RTFH has worked with libraries to create in-reach teams to focus on aging, mobility, hearing and vision health issues. These teams address concerns of pets or partners and family members that can impact willingness to engage. Joint meetings discuss options for self-resolving, and outreach teams can connect for mutual support.

3a.5. Outreach teams interact with HMIS, CES, and By-Name Lists to assist in prioritization and placement of unsheltered persons in appropriate, stable housing. These connections with assessment and referral for the permanent housing components of the system augment the direct access to emergency shelter and crisis housing that outreach teams often rely on for immediate placement. Reserved beds, respite care, day centers, offer intermediary steps to help maintain contact between the outreach team and unsheltered person. The NOFO outreach, HMIS, and Planning projects enhance this capacity.

3a.6. An increasing number of outreach teams include PLE and hiring of PLE is encouraged and preferred in reviewing requests for funding and support. PLE are subject matter-experts on the barriers, motivations, and supports needed to make a transition from the streets to permanent housing. In addition to direct employment, CoC organizations offer stipends, training, mentoring, to PLE. Annual PITC employ numbers of PLE to advise and guide PITC teams.

P3.b. Access Low-Barrier Shelter and Temporary Housing. There are insufficient low-barrier shelter options, or shelter options to meet the demand. The CoC Regional Plan to Prevent and End Homelessness goals include a strategy to "create safe, low barrier and housing-focused shelters". CSH conducted a gaps and needs analysis and identified the number of new beds needed to meet immediate demand at with 430-600 beds in Central, 150-230 beds in North, 150-230 beds in East, and 150- 230 beds in the South. Due to its large, complex geography a single point of access to shelter across the region is not feasible nor inviting to those with severe service needs. People would need to travel long distances for shelter services and potentially be in unfamiliar areas with connection to peers or known supports. Bridge, Interim/Temporary Shelters and TH in Joint programs address the immediate needs of unsheltered persons. Programs provide safe, low-barrier, culturally appropriate shelter and stabilization, supportive services to assist unsheltered persons in problem-solving, matching their strengths to the appropriate housing solutions. Inventory includes: City bridge shelters offer 544 adult beds in 3 locations. A Golden Hall congregate site has 324 beds for adult men, 46 beds for TAY, and 46 beds and cribs for families on separate floors. Interim Shelter: Paul Mirabile-350 adult beds, Connections Housing- 80 adult beds, Bishop Maher Center- 28 for adult women, SafeTAY Network - 21 TAY and 4 beds for runaway youth ages 12-17, Rachel's Promise 45 beds for unaccompanied women and 40 new beds for ages 55+older. TH programs filling unique needs include: MHS Serial Inebriate Program (SIP)-56 beds for homeless, chronic inebriates offers treatment in lieu of custody. Transitional Living Center- 28 TH units for single mothers, prioritizing those with DV history, or are recovering from substance abuse. Shelters supported by the Victim Services under the DA office offer immediate access for DV and hotel/motel vouchers for other higher risk groups. The shelter system also holds non-CoC funded, higher barrier shelters operated by the faith-based agencies or others. TH in 3 Joint projects will increase access to more bridge units to quickly from unsheltered to housed. Shelter and interim housing provide safety while looking for permanent housing.

3.b.2. San Diego focused actions on shelter access which resulted in increased capacity and more diversified shelters designed to meet special needs; staffed by those who know the community; and that encourage PLE in designing shelter those needs. The CoC works with faith-based communities include them in larger coordination discussions, helping to reduce barriers and successfully motivating them to reporting in HMIS regularly. Accommodations include dedicated shelter/transitional housing for sub-populations that don't feel safe or comfortable in traditional shelter settings: older adults, youth, LGBTQI+, substance abuse, and others. Significant progress is evidenced in the central area where there are now 1480 shelter/interim beds.

The CoC supports creating or expanding safe sheltering options that rest on successful best-practices. Safe Parking helps meet the rising need for people living in vehicles (many 55+, or working persons). Safe Parking lots are in all 4 regions, with one specifically for RV's. County funds will add 2 Safe Parking lots. Safe Parking lots extend hours and Services including "system-navigation services" to connect vehicle dwellers to housing.

Street outreach teams, over 300 strong, work closely with shelters to coordinate use of the limited

capacity to refer those in greatest need to the shelter that best meets their needs. A County hotel/motel voucher program uses dedicated service provider, Equus, to oversee the program and work with outreach teams to deploy the limited resource across the CoC. Only 2 programs offer Recuperative Care beds, so the CoC is working with Managed Care Plans to increase this option. Managed Care and healthcare providers have committed leveraged resources over $20 million to support the projects in the Unsheltered NOFO.

The County made $10M available to help jurisdictions site and establish any type of emergency shelter they needed. Currently, $5M has been awarded to 3 cities to create 2 additional safe parking lots, adding 60 more spots in 2 regions; and funding to another area for 50 shelter beds and a navigation center. RTFH and the County engage with the other cities to identify shelter needs and potential locations for the $5M balance. These additional shelters increase immediate access to low barrier shelter in communities previously with little to no shelter options.

3.b3 The CoC supports all city-sited shelter options and recognizes the need to support providers in ensuring adequate staffing and training to operate deliberate low-barrier, housing-focused shelters. During the last 3 years, RTFH supported this work and in 2019 contracted Iain De'Jong of OrgCode to analyze our shelters, then to provide training, facilitation and guidance to shelters on how to truly be low barrier, and to be Housing Focused. Standardization of shelter operations, practices, and data collection across the system, aligning shelters with best practices, better integrates shelters in a Housing First-oriented crisis response system. Training on Trauma informed care, Motivational interviewing, Critical Time Intervention ensure culturally appropriate implementation. Staff are trained for HMIS and CES use, and new programs are quickly entered into both to collect data to facilitate efficient system tracking and adjustments as needed.

San Diego overcame many challenges to create a shelter system and services centered on client choice. Collaborating with PATH, RTFH, and homelessness service providers, SDHC established the Homeless Resource Center (HRC) in 2021. The HRC centralizes access to low-barrier shelters in the Central Region, by utilizing a coordinated shelter intake process to maximize use of available sheltered beds. Characteristics of available shelter beds (shelter type, gender, age, mental health, top or bottom bunk, etc.) are shared in each morning with the coordinated outreach teams to help actively engage and offer shelter throughout the day. The HRC provides two major programs on-site: System Navigation Services: Coordination of all activities to move someone from homelessness to permanent or longer-term housing and Support Services: A variety of supportive services from multiple providers address the specific needs of unsheltered households centered on connections to housing. HRC services focus on: meeting the unique needs of each person; using a "Housing First" approach: providing appropriate housing options as quickly as possible, with as few requirements or conditions as possible; and accessing supportive services, as needed.

The pandemic tested San Diego's resiliency. We responded with a sense of urgency, coming together to provide services in a coordinated and supportive way manner. San Diego continues to replicate and implement these strategies across the system. For example, the County facilitates ESG-CV hotel shelter access, the CoC provides HMIS, improved CES workflows, and coordinated outreach teams and housing resources. The lessons learned had long-term impact in designing a shelter system that offers more immediate access to successful housing outcomes, is specific to sub-population needs, and implements the CoC Plan. San Diego and other jurisdictions still consider hotels/motels for non-congregate shelter as well as acquisition and rehab for expanding permanent housing; and work in underway to assess all parcels of land – public – federal, state, local, private and faith-based that could be used as shelter. This is a shared interest of the CoC and the County.

The CoC recognizes the need to provide shelter and services to support those with addictions and behavioral health issues. For those with a diagnosable substance use disorder, 90% never enter treatment, have 3 times higher emergency department visits and five times higher hospitalizations. RTFH and SDHC led planning conversations to establish a Harm Reduction Shelter Program (HRIS) that launched as a joint effort between the City of San Diego, SDHC, and the County Behavioral Health in 2021. The 44-bed HRIS operates 24 /7. The County Community Harm Reduction Team (CHRT) use evidence-based practices and provide field-based harm reduction services through multidisciplinary (MDT) outreach teams to engage homeless persons with substance use challenges. This transformative approach pairs outreach and engagement with care-coordination services and low-barrier access to housing with the goal of improving client wellness and stability and links to permanent supportive housing. A new MDT project is included in the NOFO.

Significant increases in safe bridge shelter and transitional housing were achieved with YHDP TH-RRH programs across the region providing immediate access to safe appropriate units and supports. We saw evidence of the effectiveness in the PIT with a 6% decrease in unsheltered TAY and a 48% increase in ES/TH use.

The CoC addresses the unique needs of subgroups. In 2020, the CoC established a committee to focus on the aging homeless population. We learned from listening to PLE and a needs assessment by Serving Seniors, that most people over age 55 living in homelessness did not feel safe in congregate shelters. The person/environment fit of shelters is an area of CoC concern, given functional impairments and health concerns associated with the aging process. Committee recommended actions to better address the needs of this vulnerable group and the CoC has worked to implement some of these: a shallow subsidy program and to provide a training series in coordination with aging and independent services at the County. 25% of our unsheltered are 55+ or older and only 45% of providers surveyed have gerontological training, or have experience with older adults. Half (53%) of service providers surveyed viewed their effectiveness in providing services to older adults as 'moderately effective,' or 'not effective.' Training can better define adequate staffing and practices to operate low-barrier housing focused shelters for seniors, especially determining what is needed to perform ADL's, like proximity to bathrooms, appropriate bed height or wider aisles. A non-congregate/hotel conversion shelter is now dedicated to 55+ that are waiting for housing but do not want to or cannot be in a congregate setting. This supports immediate access to shelter while housing searches and move-ins are facilitated. This scalable model can be replicated for other vulnerable unsheltered groups. As we dedicate more services and housing for vulnerable persons with sever service needs, Unsheltered NOFO funding will be used to implement this model (and others) to significantly reduce our unsheltered population by providing access to non-congregate shelter and permanent housing.

The crisis response system needed to better serve unsheltered families. The 2022 PIT saw a 100% percentage increase in unsheltered families, primarily living in vehicles. This prompted a change in the safe parking hours and supports. Lots are open longer and one is now open 24 hours to better meet the needs of families, and youth in high school. The CoC Plan includes immediate connection to RRH using a progressive engagement model that quickly moves families to housing, supports, employment, that work to keep children in their current schools, if desired. More RRH units are created in this NOFO.

A tremendous shelter need in the CoC is for people discharged from hospital emergency rooms in the evening hours. Housing 4 the Homeless, a small grassroots organization, is helping to fill this system gap by connecting to the outreach teams and using hotel rooms to shelter the very medically vulnerable. They have demonstrated the effectiveness of this model. The CoC intends to expand with State and general funds. The Senior PSH unsheltered NOFO project adds 30 beds with leveraged healthcare supports for seniors.

Setting clear system goals helped inspire new shelter options throughout the region over the next year. Cities like Oceanside, Vista, Chula Vista, and National City continue to join in our region's efforts to close the gap in the number of beds needed throughout our region and also meet the unique needs of sub-populations. Population focused non-congregate shelters will be equipped to take on persons with who may have complex health needs or challenges with ADL's; a new shelter specific for behavioral health and addiction; the HRC; the coordination with outreach teams to access shelter in real time, all speak to San Diego's strategies to increase immediate access to low barrier shelter and provide shelter to specific high needs/high risk unsheltered populations, as outlined in the San Diego Regional Plan. The Unsheltered NOFO brings additional funding to support our goal of expanding permanent housing to reduce shelter stays and increase housing retention.

P3c. Strategy for low barrier permanent housing access. 1. Access to permanent housing (PH) is key in combatting homelessness. In our tight rental market, data from Sept 2022, shows the rates of exit from shelters and rapid rehousing projects to a permanent destination decreased by 14% and successful placement from outreach projects had decreased by 8% since 2019. The data reflect market challenges and highlight the importance strategies to expand homeless-dedicated PH, set system quality standards, and promote effective HMIS/CES use. The Unsheltered NOFO adds 6 PSH projects (393 units), supports an unsheltered HMIS, and augments CoC planning. The Standards apply to all CoC, ESG, and RTFH- funded projects regardless of type; cover the entire region; and all homeless-dedicated housing. CES/HMIS policies align with the Standards which expect all homeless housing programs to participate in CES, and adhere to the system and project guidelines. Because Standards are foundational to a high-performing CES, the CoC worked from 2019-2020 to improve

key components of CES: improved HMIS workflow, a review of assessment tools and prioritization tools, and better guidance and training to our homeless services providers. A working group revised our assessment and prioritization tools to be more culturally appropriate and better aligned to determine vulnerability. The VI-SPDAT was not being used effectively, and questions were intrusive and unnecessary for determining housing need and vulnerability. The VI-SPDAT is now only 10% of the score. Different populations specific tools- single, family, TAY and DV, and better guidance and training on how to identify clients for case conferencing ensure composite scores reflect enrich assessment and placement on the Community Queue(A By-Name list). A new HMIS/ CES workflow required training of all users in 2020. Revised CES Policies and Procedures, adopted in 2021, are anchored in 1) Housing First, offering housing with low barriers as quickly as possible, 2) flexible and voluntary supportive services, 3) Trauma Informed- recognizing the impact of trauma and actively working to reduce re-traumatization, and 4) Harm Reduction. Our intent is to move with urgency and provide a progressive housing-focused engagement in a person-centric system of care. Our CoC is committed to a comprehensive, trauma informed approach to crisis response that uses phased assessment, prioritizes people based on need, and connects them to housing quickly. A thoughtful approach works to reduce the stress of living unsheltered, build trust with outreach teams, and use solution-based case conferencing and problem solving. CES implements standard assessment tools and practices to capture the limited information necessary to determine the severity of a household's needs and make a referral to quickly remedy their housing crisis.

Protocols use HMIS to centralize CES household information and facilitate quick access to available housing across the CoC geography. Regular evaluation of CES implementation through facilitation, planning, and stakeholder consultation notes the importance of looking at effectiveness in light of the CoC Plan's 5 priority populations: Aging, Unsheltered, Families, TAY, and Veterans. A coordinated service approach is believed to be the most effective way to end homelessness, especially for the unsheltered and vulnerable. The process of outreach, assessment, system navigation, matching, and housing referral and placement, must prioritize the most vulnerable and acute homeless households, including unsheltered as highly vulnerable. Conscious use of CES and the community Queue are key components of the response system. CES use contributes to achieving the goal of ending homelessness. Substantive revision to data collection and the CES have developed a system that allows equitable access to all CoC housing and service options, and a CES that protects client confidentiality, ensures safety, and promotes empowerment through client choice. HMIS data collection and CES protocols support operationalization of key critical approaches, protection of personal information, rapid intervention.

Rapid Rehousing (RRH) can offer more immediate access to permanent housing. A progressive engagement approach believes that anyone can be successful in housing with the right support. CoC's 2021 RRH Operating Manual clearly states programs operating RRH programs are expected to employ Housing First, Low Barrier, Harm Reduction, Trauma Informed and Client-centered approach. The Housing First philosophy is based on the premise that stable housing is a critical determinant of health, education, employment, and other positive outcomes related to well-being. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry. In line with this philosophy, all agencies providing RRH shall operate their programs using the Housing First model, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring. Current strategy includes 4 NOFO projects with RRH capacity in all subregions.

Other Permanent Housing (OPH) projects utilize CES for placement, but leverage funding outside of HUD CoC, often through PHAs, the County Behavioral Health or Housing and Development Services, or state resources. CES works with OPH funders on a case by case basis to understand program eligibility and supportive service availability to determine the appropriate eligibility criteria based on target population along with contractual obligations of funding. Regardless of funding type, all housing resources utilizing CES to connect vulnerable households with housing resources are required to follow the CES practices. Projects in the NOFO include millions in capital investment for creation of new PH or OPH dedicated to homeless households.

Access to housing is key. An effective Access site for the unsheltered is the Homeless Resource Center (HRC) reestablished in 2021. The SDHC operates and administers the HRC, and partners with the City, People Assisting the Homeless (PATH), RTFH), and service providers. Two major on-site programs help to move people to permanent or longer-term housing: the System Navigation Services which coordinates all activities

and On Site Support Services: various support from multiple service providers to address individual needs for people in transition. System navigators identify the needs of each individual or family, coordinate connection to housing resources, and facilitate placement into available housing options based on the needs of each household. System navigators work with homeless persons, service providers, permanent and longer-term housing programs, and community agencies to help with all of the steps necessary to connect and transition someone into housing. All HRC services are focused on meeting the unique needs of each customer being served. These programs follow the "Housing First" approach which focuses on providing quick access to appropriate housing options, with as few requirements or conditions as possible, and to offer supportive services, as needed. As a major housing agency, SDHC can prioritize people for various housing resources. While most resources are in CES, not all PHA programs are. Partnership allows families, especially those with young children, and seniors an accelerated connection to RRH/PH even in a tight housing market and program staff are stretched. Families are matched immediately to programs when there is availability within the program, as are Veterans to SSVF and VASH. TAY youth are immediately connected to YHDP providers for rapid shelter/TH/RRH enrollment.

Unsheltered populations include those who may be victim service clients. All groups have access to the full range of CoC assistance. Victim Services Providers (VSP) may choose not to use the CoC CES if the VSP network uses a coordinated entry process available to VSPs instead, regardless, all DV households have safe and confidential access to the CES and DV supportive services, including access to emergency domestic violence hotlines and shelters and housing programs if desired.

In 2020 the CoC partnered with the VA and the Built for Zero (BFZ) to work toward functional Zero for veterans. In 2021, a BFZ approach for Youth homelessness began as well. BFZ is a data-driven process. Monthly targets and focused attention on housing placements are having an effect on reducing the numbers of unsheltered veterans and youth. The NOFO HMIS project supports expanded tracking and reporting capacity.

The 2022 Emergency Housing vouchers (EHV) used the CES process and updated priorities established jointly by the PHAs and the CoC. This substantial and purposeful collaboration strengthened our collective efforts to address homelessness. Our SDHC has one of the most effective utilization rates of EHV in the nation. The EHV partnerships will be a foundation for the new PHA Stability Vouchers should they be awarded in our community. This is another effective housing implementation to more immediately permanently housing within our CoC. NOFO Letters from each PHA commit to working together to house and serve unsheltered persons.

Most recently work has begun to incorporate and redesign processes by taking actions identified in an Action Plan to more effectively reach Black San Diegans, and to quickly and permanently end their homelessness, and to eliminate racial bias in homeless service delivery. Actions include: bring diversity, equity & inclusion training to service providers, focusing on front line staff to ensure positive interactions with Black people; create a public-facing equity dashboard, update it quarterly, and use data to inform improvement processes to generate better outcomes; and center the voices of people with lived experience who are Black to share power and transform oppressive structures that silence and marginalize this population.

Link to Leveraged Resources. In addition to the links to NOFO projects embedded in the strategy sections above, the NOFO links to extensive leveraged permanent housing resources. The CoC worked with stakeholders, including people with lived expertise, to develop a prioritization plan, then seek formal agreements to housing and healthcare resources. The Unsheltered NOFO offers two specialized outreach projects (Multi Disciplinary Team MDT 2.0 and Mobile Homeless Resolution) that will link unsheltered persons with special needs to services and housing combined with 10 housing projects located in 4 subregions that expand the CoC housing capacity by nearly 500 units (393 PSH +81RRH) with 428 funded by external leveraging. Units in three PSH projects: PSH Initiative 155, Carlsbad PSH, and Unsheltered SD PSH are 100% subsidized by leveraged resources.

P.4. Using Data to Update strategies. The need for the projects in the NOFO are data-based and implement specific CoC strategies: customized, culturally-informed, trauma- informed outreach; enhanced access to permanent housing, use of interim housing in non-congregate settings; extensive partnerships with housing and

healthcare resources; and HMIS/CES system use for tracking, planning and evaluation. RTFH as the CoC and HMIS lead capture data and reports performance. Public facing dashboards display key performances indicators, data quality metrics, major demographic information and year over year changes of major data point and multiple annual reports compare system performance over time. Key performance indicators reveal trends in the CoC's homeless response system. HUD SPM and LSA reports, and custom reports generated from HMIS discuss system performance measures for persons and households such as: persons and households served by the homeless crisis response system, length of time persons and households are homeless, persons and households exiting to permanent housing and percentages of housing exits, the extent that people and households who previously exited to permanent housing return to homelessness, the number of persons and households who became homeless for the first time. Custom reports from HMIS and CES data explore specific questions, successes, or concerns. Data is used to assess goals in the CoC Regional Plan to address homelessness. Reports will be expanded to track progress on the NOFO projects and how they contribute to achieving the intended outcomes. Regular reviews of performance can inspire mid-course adjustments depending on data findings and changing community contexts. Performance will be measured using different approaches in alignment with the identified goals and themes of the plan such as increase the performance of the homeless crisis response system, center racial equity and reduce racial disparities, increase temporary and permanent housing resources based on need, knowing each person by name (personal connection to each unsheltered person) and ensuring the system reducing the number of unsheltered persons, and meeting the special needs of those with severe service needs. All partners have access to data dashboards, HUD standards reports (APR's, SPM, LSA with Stella visualization) as well as custom reports from HMIS evaluation will be public and transparent. With new NOFO funding, RTFH can highlight the goals established to reduced unsheltered and intentionally track street to housed efforts in existing reports and can create a new specific report to capture this data effectively as questions arise. With these available tools, the region will commit to conducting regular performance review, analyzing data and performance, and make mid-course adjustments depending on data findings and changing community contexts.

1.a. Street Outreach progress can be assessed based on current performance. A system wide outreach APR, shows outreach a 66.04% engagement rate for clients contacted and a 25.66% rate of positive exits. Outreach team collective case conferencing helps identify success and barriers in moving from the street to shelter or housing options. A portion of our R-HOM meetings will case conference about rapid movement to the new housing resources provided by this NOFO, then track outcomes. The pathway to housing may utilize all new resources coming to the region but we will be intentionally focus on those with a history of unsheltered homelessness. To have data-driven assessment and there are efforts underway to help each jurisdiction create local severe service needs/unsheltered BNL to end homelessness for the named persons. The efforts will benefit significantly from the resources of this NOFO. HMIS funding support from this NOFO will expand mobile tech tools that can be used by outreach teams

1.b. The CoC multiple Access Points provide full coverage to the region and remove access barriers for unsheltered persons. CES services are at Access Points throughout the CoC, such as sites that offer emergency shelter, meals, laundry services, or day centers. CES Access Points are accessible by phone and callers can complete an assessment. Street Outreach: Street outreach services are available to connect with households in the geographic location where homeless persons reside, including streets, parks, campsites, abandoned buildings, cars, other places not meant for human habitation, or those in more rural areas where physical Access Points are limited. Street-based outreach teams act as mobile Access Points are able to conducting assessments and need for services in the same way as those who connect to services via phone or walk-in. Outreach teams have direct access to HMIS and CES.

BIPOC people tend to have less access to essential services in comparison to others, which can result in decreased access to permanent housing. So, there is a need to monitor data on access for BIPOC people. While the focus is on providing permanent housing, if our resource analysis determines that we cannot provide this for

everyone quickly, the CoC region must also invest in ensuring that outreach results in safe shelter and basic services for those cannot access permanent housing. Harmful false narratives (that people who are homeless do not want recovery services, behavioral health support or supportive services; or concerning persons in certain marginalized groups: BIPOC, LGBTQ, persons with disabilities) can functionally result in denying access to a lifesaving service such as shelter. Data analysis can examine outreach patterns and access to shelter, or denial of services for vulnerable groups and foster remedial actions if needed.

1.c The financial investment of new partners, especially healthcare providers will naturally result in shared data collection and reporting. Tracking the results of expanded multi-disciplinary outreach teams in connecting unsheltered persons with housing and services to meet severe service needs will point to effectiveness. External reports, such as those from crisis response teams or hospitals will help inform the impact of marrying healthcare and housing on emergency room demand.

2.a Shelter update activities based on data and performance parallel those used for outreach and permanent housing. Regular tracking of outcomes, tied to HMIS and APR data and analysis of key characteristics of the settings will reveal successful or troubled trends in moving people to housing; LOTH; or equitable access at both project and system levels. Particular reports will be generated for NOFO project assessment.

3a. Data must drive all efforts from outreach to long-term housing stability. The additional HMIS funding support of this NOFO help develop new programs and tools to track, measure and report on efforts on our goals monthly, quarterly and annually and identify trend, successes and impact overtime to reduce unsheltered homelessness in our region. We were intentional in requesting funding for PSH projects across the region. With our tightening market and increased numbers of newly homeless we have seen a reduction in successful outcomes but expect the additional housing resources from this NOFO to make a dramatic impact using a coordinated approach to immediately house the unsheltered, and tracking use of the new PSH/RRH capacity. Our CoC recognizes the benefits of shared resources (financial and physical). Creating new HMIS ability to effectively track multiple funding sources or shared units within properties and units' configurations will help show results of multiple-party investment. FHP or shared housing resources may be part of the solutions for certain groups, like seniors. The CES will be prepared to identify housing if housing changes are needed.

3b. We will track the outcomes and effectiveness of the various project efforts, evaluating performance across project types, and best-practice models to help inform the CoC and its public and private partners providing housing leverage. As data shows success in a project type, we will explore the tenant and program characteristics to reveal any trends that may applied in other projects serving similar persons, or in areas of the CoC lacking the project type. RTFH and CoC leadership are vigilance in seeking data and research that point to effective interventions that may be replicated. Leveraged resources, and funds such as the FHP, create capacity for the CoC to quickly target resources to promising interventions, while using t to transition CoC resources to the proven strategies and interventions. Unsheltered Planning and HMIS funds help support system adjustment.

P-5. Identify and Prioritize Unsheltered Households. 1. The RTFH/CoC will ensure the resources awarded in this special NOFO result in reducing unsheltered homelessness. The NOFO projects are housing-focused and dedicated new housing resources provide more housing units, resulting in increased capacity in our system. The CoC has leverage commitments, from PHAs for housing resources, and investments from the healthcare system. The coordination applied to these projects increases the level of success and will render significant reduction in unsheltered homelessness in the region. New PHA stability vouchers and underutilized VASH and EHV will be dedicated to this severe service need population. Drawing on the successful partnership for EHV the CoC and PHA's are ready to deploy these in the community and have already engaged affordable housing developer for projects in their pipelines that can utilize the vouchers. Using the CoC Regional Plan for our region, we will build data and trends of the priority populations. Impact will be assessed quarterly and monthly reports will measure inflow (newly homeless) vs outflow (exits to permanent housing). Coordinating and focusing outreach on those with severe service needs on the streets, aging, and families in safe parking lots will create a BNL to case conference and quickly house when the new NOFO projects become available. These efforts, coupled with

the BFZ efforts for veterans and TAY create new exit opportunities. Even with high rents and low vacancy rates, the NOFO projects create new capacity to reduce unsheltered persons in our CoC.

P5.2 Using the priority populations defined as severe service need groups in unsheltered population, the CoC will follow processes adopted by the CoC Board for EHV vouchers eligibility and recommended priority population for the CES process. The eligibility and priorities of the severe service needs were identified in meetings with PLE, outreach team, data trends from HMIS and from information collected in the field with people currently homeless, and are defined as: Health risks associated with aging – loss of mobility, hearing, sight, range of motion that make can increase vulnerability to falls, victims of crimes, rapid decline in health, neglecting medical needs or prescription; Victims of sex crimes, exploitation, abuse, risky survival sex, sex trafficking, DV, LGBTQAI+; Unsheltered Families with children of any age- including in vehicles; Medically compromised, Tri-morbidity; Severe mobility issue, needed use of wheelchair; loss of limbs; Serious mental health effecting hygiene and wellness, ability to care for oneself; Need for medically managed or substance use support; Complex health and social needs; Facing significant challenges or functional impairments, including any physical, mental, developmental or behavioral health disabilities regardless of the type of disability, which require a significant level of support in order to maintain permanent housing; High utilization of crisis or emergency services to meet basic needs, including but not limited to emergency rooms, jails, and psychiatric facilities; Families with vulnerable children; all must be moved quickly to safe shelter/housing.

All partners from peer supports, to street-based medicine and multi-disciplinary teams to permanent housing programs will use the newly developed CES workflow and program that will be dedicated to this severe service needs population. Following Housing First and Public Health principles this plan will specifically focus on coordinated effort for unsheltered, from street outreach to Health partner and Housing agencies to address severe service needs and connect to all eligible mainstream housing and health benefits.

5. 3. The NOFO includes 2 targeted and specialized outreach projects that enhance San Diego's already robust outreach presence. Outreach teams will respond with a sense of urgency, with intentional focus to engage and safely shelter anyone with severe service needs and rapidly assess their needs and enroll them in a CES dedicated workflow. Outreach teams will coordinate who will take the lead to support each individual or family as quickly as possible to access permanent housing and provide the necessary support for stability. These coordinated, housing-focused outreach efforts complement the new shelters that will come online in a number of new areas and underserved communities will create the strongest response system we have had in San Diego. The CoC has expanded non-law enforcement housing-focused street outreach with case management to navigate people to emergency shelter and housing. Dedicated, ongoing training of street outreach workers in the CoC Street Outreach Standards supports housing-focused, client-centered outreach that uses motivational and trauma-informed approaches. The CoC is increasing people with lived experience on outreach teams to offer peer mentoring and provide additional support to people who may be reluctant to engage. Lastly, technology will enhance outreach coordination and document where people are being engaged and the locations of encampments, which allows for more streamlined services. Outreach teams dedicated to housing unsheltered in the new projects increase our opportunity for success in reducing the current unsheltered number.

5.4. Our CoC is deeply committed to using these new NOFO funds to reducing the number of unsheltered people. To increase access to identification and other supportive resources, the CoC has intentionally engaged with public libraries, the faith-based community, and smaller grass roots providers to connect with people not engaging in services at "traditional" points of access. In-reach teams have also been established to intentionally engage at these locations; the CoC hosted engagement sessions with faith-based communities across the region to expand engagement; and partners with resources to offer more diverse forms of communication such as large print, sign language, Braille or other formats. The CoC/RTFH will strategically pair funds from the HUD Special NOFO with other local, state, and federal funds to ensure that people who are unsheltered or have histories of unsheltered homelessness can access housing and other resources in the community, by expanding existing best-practices and strategies, specifically targeted to housing navigation services; immediate access to housing; and access to healthcare and other supportive services. The CoC will build system capacity for more immediate street to housing options by expanding the FHP, to increase the number of units from existing private rental market stock and intentional landlord engagement and support; will focus on housing retention by replicating the FHP model of tenancy supports and landlord supports through enhanced training to providers.

RTFH will support efforts with community partners to build a shared housing system in San Diego. RTFH consults with the MCPs to align their investments with the goals in the Regional Plan and outcome goals in the HHAP. MCPs committed $11M to address system gaps, expand provider network to deliver healthcare services; increase housing availability and stability by bolstering programs like FHP, supporting landlord incentives, housing navigation and retention, shared housing strategies, and pet needs; more effectively engage and connect to services people are eligible for; house and retain housing; fund the CHBSD to more effectively reach BSD. MCP letters of commitment and Investment Plans are attached. To realize these efforts and investments, we must promote and adhere to evidenced-based practices of Housing First and deploy and implement these to the scope and scale needed. We will consult our PLE and outreach leaders in the area to focus our attention and follow their knowledge and deep understanding of the severe service needs unsheltered persons are facing. To achieve the reduction, we are striving for system improvements that are needed and the disparities and inequalities that exist must be addressed.

P-6. Involving Persons with Lived Experience 1. PLE often have the best understanding of the reality of the problems, and the work to prevent and solve homelessness. They can guide service providers and system administrators to make impactful changes. RTFH believes the voices of PLE and PLE emerging leaders are critical to the success of the CoC work and over the last 4 years, centered efforts on PLE in the region. We intentionally recruited board members and prioritized seats on the CoC Board for diverse PLE. Of the 31 members of the CoC board, 6 members are recent PLE. The governance committee prioritizes applicants with PLE, and every committee of the CoC at least one PLE. By active participation by PLE, committee members gain invaluable knowledge and insight through their leadership and PLE earn respect from those working with them. RTFH hired a Director of Policy and Communication and a Director of Special Projects to more intentionally engage via social media and with other community-based organizations like the faith-based community, LGBTQI+, and other marginalized communities and populations.

Having PLE representation from all areas of the CoC is important. PLE from Oceanside to Escondido to the US border with various unsheltered experience: those who lived in vehicles, parks, long time campers, Emergency shelters (low and high barrier) veterans (young and seniors), justice involved, Foster care system, Physical and Mental Health, DV survivors, SUD, in recovery and many still suffering from trauma are engaged. Honesty and trust are important in the shared work we do: clarity about what actions can be expected, how to measure changes that come from their feedback and active participation in the process of a CoC authority and impact.

Weekly meetings with the CEO, groups and individuals with PLE provide an ongoing opportunity for learning, inclusion, and building trust. They know her well; she seeks their counsel often; invites them to speak and present with her; and encourages their engagement to influence policy and public understanding of the issues. RTFH centers the voices of PLE in decision-making positions. RTFH is one of few organizations and CoCs with an established policy for engaging people PLE that includes compensation for time and activities as they participate in and lead our community. RTFH adopted action to further this commitment, hire staff, and to lead by example. PLE Partners include the Voices of our City Choir, HEAL network, Lived Expertise Advisors and LIVEX/All of Us None. RTFH contracts directly with Lived Expertise consultants to serve as advisors to ensure the work of RTFH is grounded in the voice of PLE. No area of our work is without PLE participation. We deeply appreciate the trust and relationship we have developed and our work is better for it. The CoC encourages organizations to engage PLE as board members and employees or offer for advising for improvement. All CoC agencies are encouraged in follow the practice of actively listening, elevating and evolving practices with PLE feedback.

6.2 The CoC/RTFH values the knowledge, leadership and experiences of those who are currently homeless and those who have survived homelessness. PLE are on the leadership team for the CoC Plan; are part of the leadership and Evaluation committees which plan, oversee outcomes, practices, and assess performance on adopted Plans. PLE in Rating and Ranking offer critical input in reviewing applications, creating reallocation

strategies and recommending projects for funding. PLE committee members represent specific expertise, such as Justice-involved and chronic homelessness. In creation of the Regional Plan, HEAL network members provided significant input and feedback. RTFH community input sessions and focus groups convened by the Ad Hoc Committee on Addressing Homelessness Among Black San Diegans (CHBSD) to learn more about how people experience our system and the barriers to accessing services. Plan strategies follow their input.

At CoC board meetings, PLE members have the first opportunity to speak on issues and any policy or practice being presented to the board is first reviewed by the members of committees with lived experience. Contracts with two Lived Experience groups offer support justice system issues; Black San Diegan experience with system; emergency system redesign: safe village consideration, safe camping, safe parking; the challenges for our aging population in emergency shelters; and concerns of significant vulnerability for the LGBTQIA+ persons both sheltered and unsheltered. Families is another critical Lived Experience group. They face uniquely different challenges and our current shelter system is insufficient to meet their needs in a trauma-informed approach. PLE expressed a need for non-congregate sheltering options and a rapid rehousing effort that is truly "rapid" - not one with a 6 months wait for housing.

It is imperative to engage PLE whose experience with the homeless crisis response system was very difficult. Understanding the challenges faced by PLE is critically influential in helping the CoC understand the plight of underserved persons in our community, including those with justice-system involvement. In 2021, RTFH purchased 10 Kiosks from Pulse for Good to obtain continuous, anonymous feedback from participants on the types of services and their experience with service providers. People are encouraged to complete the survey at various times during their journey. Kiosks allow for data-informed decisions and for providers to find areas for improvement and to track progress over time. Kiosks help close the feedback loop by sharing changes being made, generating trust and encouraging more feedback. In 2022, RTFH purchased 10 more kiosks and contracted with Lived Expertise Advisers (LEA) to develop a series of questions to better understand experiences with the homeless response system and where improvements to access can be made. LEA and RTFH work closely with providers to ensure successful implementation across the CoC. Town Hall meetings promote stronger collaboration among providers and for people who may have provided feedback in the kiosks to learn how their valuable feedback is helping to inform our work.

5.3 Engaging the opinion and expertise of PLE is worthy of investment. Providing stipends, wages, and job opportunities are encouraged and have increased in the CoC over the past few years. In one instance, the person's experience with the Homeless Response System was not positive and he was not connected to the CoC or other systems. RTFHs CEO connected with him via social media after reading a book he published, met with him multiple times over a course of several months to gain his trust and share the work of the CoC, and how his voice was needed at the table; collaborating with him and then enter into a contract or his leadership has been transformative for our CoC and our partners.

Data and community engagement inform the CoC about the needs for increased support for unsheltered people, especially for marginalized persons, and how to access the services and resources they need to secure and remain housed. RTFH secured $4M from the State to strengthen connections to grassroots organizations that can provide case management and a peer mentoring model that utilizes a multi-pronged approach: light touch case management and peer support, mentoring, and connections to support long-term stabilization and housing. RTFH will build capacity with grass organizations who focus on diversity, equity, and inclusion and hire peer staff from their community. The intent is to build trust and gain an understanding of how to develop programs and support that reduces the disparities and increase investments to prevent homelessness and end homelessness quicker by bringing the full services and system support to them, tailored to their strengths. This 3-year project intends to reduce disparities in access to resources; increase rates of housing retention, and reduce the rate of returns to homelessness; and to create a toolkit to be shared with all 44 CoCs in the State.

P-6a. Letter of Support: A signed letter of support is attached

P-7. Underserved Communities and Equitable Community Development. 1. Identifying disparity is not hard. General population data from Census reports are readily compared with homeless population characteristics and service requests. Local data can be compared with state-wide and regional data through the state HDIS, and PITC and HIC information with geo-location can point to areas with higher demand but gaps

in service – often economically depressed areas or diverse neighborhoods. A Racial Equities Tool helps agencies assess their operations. Strategies to identify and serve underserved communities are embedded in the Regional Plan, HHAP Action Plan, and HHIP MCP local homelessness plans and investment plans. To reduce barriers to equal access to housing and services experienced by groups who are over-represented and underserved in the CoC region, all organizations are asked to commit to 5 specific actions: review agency documents to assess if program policies, practices and procedures are inclusive and sensitive to their client's cultures and to update policies to ensure inclusion and sensitivity; identify barriers to participation faced by underserved groups, (including but not limited to racial, ethnic, gender, and persons with disabilities), and amend agency polices to reduce these barriers; expand training for all staff on diversity, equity and inclusion topics (implicit bias, creating an equitable culture, the effects of racial trauma, oppression, and responding to persons with disabilities); provide training on recruiting practices to support diversifying front-line staff and leadership; and complete Equal Access and Anti-Discrimination training offered by the CoC**.**

Black San Diegans (BSD) are 5% of the population yet comprise 23% of the unsheltered homeless count in the 2022 PIT. While persons exiting street outreach to emergency shelter, TH, or PH increased significantly from 2018 (201) to 2020 (1961), the percentage of Black people who exited fell from 33% in 2018 to 27% in 2020 despite an increase in the number of Black people living in homelessness. PLE who are Black participated in community engagement sessions with the CBHSD, voiced a demand for permanent housing pathways and safe, suitable shelter to meet basic survival needs while waiting for housing. CoC goals now include: decrease the percentage of homeless BSD, particularly unsheltered homeless; increase percentage of BSD exiting homelessness to permanent housing; decrease the length of time BSD remain homeless; and increase the percentage of BSD served in street outreach who exit to ES, SH, TH, or PH.

The region's homeless population is aging and older homeless population are coming for disadvantaged communities. HMIS data for 2020-2021 shows 27% (nearly 10,000 unique persons) receiving services were 55 or older and older adults were 41% of the chronically homeless group (3,000 adults). In 2020, 25% of unsheltered CoC residents were age 55+, and 50% reported a chronic health condition. 2022 PIT data revealed that 47% of unsheltered age 55+ were homeless for the first time, and 85% became homeless in San Diego.

Youth made up 2,200 people seeking services in 2020 (HMIS). Per HDIS data, the percentage of Unaccompanied Youth (18-24 years) among the total persons seeking services, rose each year between 2018 and 2020 and youth returns to homelessness after exiting permanent housing was at a rate higher than others each year 2018 (11% all persons, 13% youth), 2019 (12% all persons, 15% youth), and 2020 (11% all persons, 13% youth). Many TAY have a history of Foster Care, juvenile justice involvement, or have difficult family histories. LGBTQAI+ youth are extremely vulnerable. The needs are apparent in this data.

The CoC and County partnered to increase outreach in the geographic areas where services were limited and are working to further identify needs and embed them in system. The County made $10M available to jurisdictions to site any type of shelter option in their areas to reduce the unsheltered population and better distribute services to those in need. Outreach events bring needed services and resource to these communities on a regular basis, and PLE can count on to bring services, especially health service to them and opportunities to received help getting housing documents together and preserved in HMIS/ CES for advancing housing. In addition to the Central area, half the CoC's homeless people, housing resources are needed in coastal communities, and East and South areas. Project selection in this NOFO sought to incorporate applications for housing and outreach for these geographic areas of need.

The CoC promotes equity in service delivery and works to eliminate racial disparities. The CoC Board and RTFH evaluated racial, ethnic, and gender disparities in the CoC and identified underserved populations using PIT data, system performance measures, landscape analysis, HMIS and State HDIS data, to assess HHAP equity outcomes, HUD Racial Equity Analysis Tool, review of youth CES data and prioritization tool to identify disparities in housing access and outcomes, monthly review of demographic data for homeless youth, review of family access and outcomes for the State Family Homelessness Challenge Grant, and data review for Serving Seniors Senior Homelessness Needs Assessment. The analyses inform CoC committees: CHBSD, Aging, and the shared goals for increasing equity in access and outcomes.