

**HUD
CONSOLIDATED
PLAN**

City of Daly City

April 23, 2018



**FIVE-YEAR CONSOLIDATED PLAN
July 1, 2018 thru June 30, 2023**

With ONE-YEAR FY18-19 ACTION PLAN

Department of Economic and Community Development

Housing and Community Development Division

CITY OF DALY CITY

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Executive Summary

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

1. Introduction

The City of Daly City receives federal funds in the form of Community Development Block Grant (CDBG) funds and HOME funds from the Department of Housing and Urban Development. These funds are integral to the City's efforts to help better the lives of low and moderate income persons in its community. As a grantee, the City is required to prepare a Five-Year Consolidated Plan which incorporates an assessment and analysis of the housing and non-housing community development needs in Daly City. The plan covers the program years beginning July 2018 through June 2023. An Annual Action Plan is prepared for each program year within the Consolidated Plan period.

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

The objectives and outcomes identified in this Consolidated Plan address the housing and community development needs in Daly City. The objectives address these priority needs:

- Maintain and improve housing stock
- Increase the supply of affordable housing
- Preserve housing affordability
- Support public services that serve lower income persons and these groups:
 - Children and youth
 - The homeless
 - Special needs populations
- Facilitate economic development by helping small businesses and entrepreneurs
- Maintain and improve public facilities

The City will collaborate with both public and private organizations to address these needs. In addition, it will work to address barriers to affordable housing and lead based paint hazards. It will collaborate with the San Mateo County Continuum of Care to address homelessness.

3. Evaluation of past performance

The City provides an evaluation of its past performance in the Consolidated Annual Performance and Evaluation Report (CAPER). A CAPER is prepared for each program year and at the end of the Consolidated Plan Period. A CAPER for the ending Planning period (FY2013-FY2017) will be submitted in September 2018.

During the current planning period the City has assisted in the construction of Sweeney Lane apartments, a 52-unit affordable rental project sponsored by a community housing development organization, Mid-Peninsula The Farm, Inc. This project was primarily assisted with HOME funds and Housing Successor Agency funding. In addition, the City has provided loans for the rehabilitation of at least 50 housing units. Last year's CAPER reports that CDBG funds, as of June 30, 2017, have been used to provide various public services during the Planning period. Some of these public services include:

- Literacy tutoring to 235 low income persons
- Legal services to 957 low income renter households to help stabilize housing and prevent evictions.
- Childcare services for 128 low income households
- Fair housing cases for 23 households
- Transitional shelter for 71 homeless families

These community development and housing funds from HUD have been essential in helping the City provide services to its lower income residents. The City plans to continue its efforts to address the priority needs summarized previously.

4. Summary of citizen participation process and consultation process

The citizen participation process involved two public hearings, a community survey, a community input meeting, intercept interviews, and public noticing and review period of the draft Consolidated Plan. The consultation process involved participation in roundtables, hosted by the County of San Mateo Department of Housing, with various stakeholders such as community based organizations, real estate representatives and affordable housing developers. In addition to these roundtables, staff consulted with various groups such as the Continuum of Care, the Housing Authority of San Mateo County, and the San Mateo County Health Department. Sections PR10 and PR15 provide more information on these processes. Results from the community survey and a summary of the community input meeting and intercept surveys can be found in the Appendix.

5. Summary of public comments

There were no written comments submitted during the Public Needs hearing held in December 2017. There were no written comments submitted in regards to the draft Consolidated Plan for FY2018-22 and One-Year Action Plan for FY18-19. A public hearing was held on April 23, 2018 to receive comments on the Plans. A summary of the comments from both public hearings are included in Table 4 of Section PR-15.

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

There were no comments or views in response to the draft Consolidated Plan and Action Plan that were submitted and not accepted.

7. Summary

This Consolidated Plan includes a needs assessment and market analysis for Daly City. The assessment and analysis inform the City's goals and priorities for housing and community development for the Five Year planning period beginning FY18-19. Funds from the Department of Housing and Urban Development are critical in helping the City meet those needs. Changes to the Consolidated Plan will follow the process for public input as outlined in the City's Citizen Participation Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	DALY CITY	
CDBG Administrator	DALY CITY	Economic and Community Development Department
HOME Administrator	DALY CITY	Economic and Community Development Department

Table 1 – Responsible Agencies

Narrative

The Housing and Community Development (HCD) division of the City of Daly City's Economic and Community Development department is responsible for preparing the Consolidated Plan as well as administering both the HOME and CDBG programs.

The HCD division also administers the City's Below Market Rate program and serves as staff to the Daly City Housing Development Finance Agency.

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

1. Introduction

The City of Daly City recognizes that consultation is an important part of preparing the HUD Consolidated Plan. The City of Daly City collaborated with the County of San Mateo to jointly reach out to the Housing Authority of San Mateo County, the San Mateo County Continuum of Care, the San Mateo County STD/HIV Program, and the San Mateo County Health Department to request data and information required in the Consolidated Plan. The City also attended roundtable discussions hosted by the County to hear input from service providers, real estate stakeholders and affordable housing developers in the County and followed up with questions specific to Daly City. The City also reached out to the Daly City Community Service Center, one of a network of agencies in the County that provides emergency food, shelter, clothing, employment services and short-term counseling.

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

The City of Daly City enhances coordination between public and assisted housing providers and private and governmental health, mental health and service agencies in several ways. Primarily, it networks with these agencies through participation in consortiums such as the Continuum of Care (CoC). The Continuum of Care meets at least quarterly and has representatives from various agencies including governmental health, mental health and service agencies.

In consulting with various agencies through the process of drafting the Consolidated Plan, the City identifies contacts with whom it can coordinate. Often times, it is knowing who to contact at an agency that is key to engagement and coordination. The quarterly CoC meetings are helpful in facilitating communication and coordination with different agencies. Close collaboration with the other four entitlement jurisdictions that receive CDBG funds also enhances coordination.

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

HCD staff is a member of the Continuum of Care (CoC) Steering Committee for San Mateo County which meets at least quarterly to discuss policies and procedures for addressing the needs of homeless persons and persons at risk of homelessness. Through its representation on the Steering Committee, the City is able to vote on the CoC's governance charter and provide input on the allocation of funds used for homeless shelters and services. The CoC recently established a coordinated entry system for

homeless services and while the homeless system redesign was taking place, HCD staff attended learning sessions and was kept abreast of features of the coordinated entry system which include shelter diversion and coordinated assessment.

In addition to participation in the CoC, the City has directly funded some of the service providers that serve those at risk of homelessness, such as LifeMoves, Samaritan House, and Community Overcoming Relationship Abuse (CORA). As a result of its reduced CDBG allocation in recent years, the City has unfortunately not been able to fund all these agencies, funding only LifeMoves which operates a transitional shelter for families in Daly City.

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

The City does not have ESG funds.

As mentioned previously, the City has representation on the CoC Steering Committee. As a Committee member, the City has input on the development of performance standards and evaluation of outcomes, and the development of funding, policies and procedures for the administration of HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	County of San Mateo Department of Housing
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with the County Department of Housing on a regular basis, meeting with them at least quarterly to collaborate on various projects such as the Assessment of Fair Housing (AFH).
2	Agency/Group/Organization	San Mateo County Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a steering committee member, the City consults with the Continuum of Care (CoC) on a regular basis. It meets at least quarterly to discuss policies and procedures relating to the CoC's network of homeless service providers.
3	Agency/Group/Organization	Housing Authority of the County of San Mateo
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority provided data and information regarding public housing in the County and City. There is no public housing in the City so areas for improved coordination are limited.

4	Agency/Group/Organization	County of San Mateo Health Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Health Dept provided information and data regarding lead-based paint, HIV/AIDS, and non-homeless special needs such as services for seniors and persons with disabilities.
5	Agency/Group/Organization	Community Overcoming Relationship Abuse
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CORA provided data and information on victims of domestic violence in the City.
6	Agency/Group/Organization	Rebuilding Together Peninsula
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together Peninsula attended a community workshop and provided information on the housing rehab needs in the City.

7	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LifeMoves provided data and information on homelessness in the City and County, describing the challenges and needs faced by various types of homeless households.
8	Agency/Group/Organization	LEGAL AID SOCIETY OF SAN MATEO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Society of San Mateo County provided eviction data in the City, providing information on the numbers and causes of evictions.
9	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project Sentinel provided information on fair housing data and the City discussed possible activities for collaborating on AFH goals.

10	Agency/Group/Organization	County of San Mateo Human Services Agency
	Agency/Group/Organization Type	Services-Elderly Persons Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Human Services Agency provided data on lead based paint in the City, and information regarding anti-poverty strategies as well as programs and services for the elderly.
11	Agency/Group/Organization	Renaissance Entrepreneurship Center
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Renaissance Entrepreneurship Center attended a community workshop and provided information on technical assistance to microenterprises.
12	Agency/Group/Organization	SMC Office of Sustainability
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The SMC Office of Sustainability provided information on regional efforts to address impacts of climate change, such as sea level rise and severe weather.

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

The City conducted a community needs survey, community workshop and public hearing that were open to all agency types to provide input. The City also partnered with the County of San Mateo who hosted various roundtables to gather information on community needs. Various agency types and organizations were represented, and those agencies working to address high priority needs were further consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Mateo Center on Homelessness	Both plans share the goal of addressing homelessness.
Housing Element/General Plan	City of Daly City	Both plans share the goal of increasing, maintaining and improving the housing stock.
Assessment of Fair Housing	County of San Mateo Department of Housing	The City's AFH goals to affirmatively further fair housing are incorporated in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

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

At the local governmental level, the City cooperates and coordinates with the cities of South San Francisco, San Mateo, and Redwood City and the County of San Mateo. It meets at least quarterly with these jurisdictions to discuss joint monitoring of subgrantees and to share information and best practices with each other regarding Consolidated Plan implementation and compliance with HUD requirements. Recently, the five jurisdictions joined together along with the Housing Authority of San Mateo County and the Housing Authority of South San Francisco to prepare and submit a joint Assessment of Fair Housing (AFH) in October 2017. The AFH identifies fair housing issues, reviews public and private practices to identify contributing factors to fair housing issues, and develops goals and strategies to mitigate the contributing factors and increase fair housing choice and access to opportunity.

The City of Daly City is adjacent to these jurisdictions: Brisbane, Colma, Pacifica, San Francisco, and South San Francisco. With the exception of San Francisco, all the other cities are part of the County of San Mateo. The City cooperates with its neighbors on projects or plans that cross or border jurisdictional lines. An example of a project is the Grand Boulevard Initiative, an initiative to improve El Camino Real /Mission St (in Daly City) which runs through the whole of San Mateo County. The Initiative encourages transit oriented housing and aims to revitalize the corridor. The Consolidated Plan addresses the need to build and rehabilitate affordable housing, so in the event that affordable housing projects are located along Mission St. or located adjacent to another jurisdiction, then cooperation and coordination in project implementation will be required.

Collaboration and cooperation at the State level is something the City looks to, particularly in looking to the State as a source of funding for affordable housing development. In the past, the City has used State funds to complement its CDBG-funded housing rehabilitation program, and previous affordable housing projects have received funding from the State. More recently, the City applied for and received Housing Related Parks Program funds to make capital improvements to two city parks. The funds, available to

cities that issued building permits for affordable housing, were awarded for the construction of 7555 Mission Street (36 units of affordable condominiums developed by Habitat for Humanity Greater San Francisco) and 6800 Mission Street (52-unit affordable apartments sponsored by Mid-Peninsula The Farm, Inc.).

PR-15 Citizen Participation

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

The City has a citizen participation plan which outlines the process for engaging its residents in the Consolidated Plan and Action Plans. Generally, the process requires public noticing, a public comment period, and public hearings. The process impacts goal setting by facilitating communication between the City and its residents regarding community development priorities and needs. For the preparation of this Consolidated Plan, the City took additional steps: a community survey, a community workshop, and intercept surveys.

On December 11, 2017, the Daly City City Council held a public hearing to obtain citizens' views on community development and housing needs as part of the citizen participation process for preparing the Action Plan and Consolidated Plan. A legal notice announcing the meeting was published in *The Examiner Peninsula* on November 12, 2017, and notices were posted at the libraries, City Hall, and the Daly City Community Service Center. Notices of the hearing were distributed to homeowner and resident associations as well as social service organizations. In addition, a notice of the hearing was posted on the City's website. The notice was also available in Spanish and Tagalog.

The community survey the City conducted was available on-line and at the libraries. The survey asked residents and community stakeholders to prioritize housing and community development needs. A link to the survey was included in the City's webpage as well as its social media pages such as NextDoor and Twitter. The community workshop was held on November 29, 2017 at the Gellert Park Clubhouse and was facilitated by a planning consultant who also administered three intercept surveys. A summary of the workshops and intercept surveys can be found in the Appendix. The survey results reflect affordable housing to be a high priority for residents.

The draft Consolidated Plan and Action Plan were made available for review between March 25, 2018 and April 23, 2018. The availability of the draft Plans and the notice of public hearing regarding the Plans were posted on March 2018 in the local paper and posted at the libraries and the City's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	intercept survey	Non-targeted/broad community	The City conducted a survey available on-line and at the libraries to prioritize housing and community development priorities. There were 108 responses. The need for affordable housing was ranked highest priority, followed by economic development, public services, and public facilities.	The need for affordable housing was ranked highest priority, followed by economic development, public services, and public facilities. See Appendix.	Comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	intercept survey	Non-targeted/broad community	Three intercept surveys were conducted outside of the libraries which resulted in 19 interviews with residents about housing and community development priorities.	The need for affordable housing was ranked highest priority, followed by public services, economic development, and public facilities. See Appendix.	Comments accepted.	
3	Public Meeting	Non-targeted/broad community	A community meeting was held at the Gellert Park Clubhouse attended by 12 residents and stakeholders.	The need for affordable housing was ranked highest priority, followed by economic development and public services (tied), and public facilities. See Appendix.	Comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing was held in December 2017 to hear comments on housing and community development priorities and needs. There were seven speakers that spoke: a resident, and representatives from Our Second Home, Daly City Partnership, Project Read, HIP Housing, Project Sentinel, and LifeMoves.	Agency representatives talked about the demand for their services and the effect of high housing costs on their clients. HIP Housing noted an 18% increase in applications from Daly City for their program, and Project Sentinel noted a 20% increase in cases.	Comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	A public hearing was held on the draft Consolidated Plan and Action Plan on April 23, 2018. Four representatives from the Daly City Youth Health Center, Project Read, Peninsula Family Services, and Legal Aid Society of San Mateo County spoke at the public hearing.	Agency representatives talked about their services and the demand for them. They thanked the Council for continued partnership.	Comments accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan includes census data and analytical information that provides an overall picture of the housing and community development needs of the City. The information is intended to assist in establishing priorities for allocating resources in a coordinated housing and community development strategy. Needs are assessed in the following areas:

- Housing – housing problems such as substandard housing, cost burden and overcrowding.
- Public housing
- Homeless
- Non-homeless special needs – elderly, frail elderly, persons with disabilities and persons with HIV/AIDS.
- Non-housing community development needs – public improvements and public services.

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

Summary of Housing Needs

HUD has provided 2009-2013 CHAS (Comprehensive Housing Affordability Strategy) data in order to assist in the assessment of housing needs. CHAS data is compiled from custom tabulations of American Community Survey (ACS) data from the U.S. Census. Table 5 below indicates a 19% increase in household median income between 2000 and 2013, and a 1% decrease in population. The City's median income of \$74,436 is about 18% less than the median income for San Mateo County.

Table 6 breaks out the 31,226 households in Daly City by household income levels. Thirty-five percent (35%) of Daly City households have a family income greater than the HAMFI (HUD Area Median Family Income). This means that sixty-five percent (65%) of households have incomes at or below the HAMFI, further broken down as follows:

- Extremely Low, household income $\leq 30\%$ HAMFI: 15%
- Very Low, household income $>30\%$ to $\leq 50\%$ HAMFI: 14%
- Low, household income $>50\%$ to $\leq 80\%$ HAMFI: 24%
- Household income $>80\%$ to $\leq 100\%$ HAMFI: 12%

In the tables below, we see the number of household types in the City, and the number of households with housing problems. Housing problems include substandard housing, overcrowding, and housing cost burden. Small Family households are households with two to four members, and Large Family households are households with five or more members. Table 6 shows that the majority of family households are small family households. It also shows us the number of households containing seniors and children 6 years old or younger.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	103,621	102,605	-1%
Households	31,311	31,226	-0%
Median Income	\$62,310.00	\$74,436.00	19%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,685	4,365	7,365	3,815	10,995
Small Family Households	1,285	2,005	3,345	1,855	5,815

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	370	665	1,295	585	2,005
Household contains at least one person 62-74 years of age	1,130	1,050	1,725	905	2,790
Household contains at least one person age 75 or older	1,165	830	900	375	980
Households with one or more children 6 years old or younger	690	815	1,355	705	1,025

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	130	0	30	0	160	0	0	15	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	225	280	210	150	865	15	80	25	50	170
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	360	265	670	185	1,480	4	155	225	180	564
Housing cost burden greater than 50% of income (and none of the above problems)	1,680	975	110	0	2,765	720	695	805	340	2,560
Housing cost burden greater than 30% of income (and none of the above problems)	195	1,060	1,440	245	2,940	320	145	1,030	870	2,365

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	270	0	0	0	270	105	0	0	0	105

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,390	1,520	1,015	330	5,255	740	925	1,070	570	3,305
Having none of four housing problems	445	1,170	2,685	1,030	5,330	740	745	2,595	1,890	5,970
Household has negative income, but none of the other housing problems	270	0	0	0	270	105	0	0	0	105

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	980	1,280	700	2,960	215	370	1,170	1,755
Large Related	280	305	340	925	40	265	375	680
Elderly	665	405	155	1,225	630	260	220	1,110
Other	565	450	590	1,605	175	105	265	545

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,490	2,440	1,785	6,715	1,060	1,000	2,030	4,090

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	835	485	10	1,330	165	345	510	1,020
Large Related	270	60	25	355	25	240	200	465
Elderly	550	150	25	725	380	170	80	630
Other	565	325	50	940	165	70	110	345
Total need by income	2,220	1,020	110	3,350	735	825	900	2,460

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	365	355	730	160	1,610	15	180	160	100	455
Multiple, unrelated family households	140	140	150	104	534	4	55	95	125	279
Other, non-family households	74	50	0	64	188	0	0	10	0	10
Total need by income	579	545	880	328	2,332	19	235	265	225	744

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

According to the 2009-2013 ACS, there were 3,438 owner occupied single person households, and 3,116 renter occupied single person households; together these 6,554 single person households comprise about 21% of Daly City households. Almost 40% of these single person households consist of a person over the age of 65. Single person households in need of housing assistance face housing cost burdens. Additionally, senior single person households may need modifications to their homes to make them more accessible (i.e. ramps, grab bars).

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

From Table 9 we see that there are 2,335 lower income elderly households that are cost burdened. The ACS estimates that 32% of the population 65 years and older are disabled. Therefore, we can estimate that at least 747 households in need of housing assistance are disabled. Alternatively, we can add the totals in the last row of Table 9 (6715+4090= 10,805) and apply 8.1% to it. This is the percentage of the total civilian noninstitutionalized population estimated to be disabled. This gives us an estimate of 875 households, which includes non-senior households. Daly City police department data on domestic violence provides the number of incidents or cases of domestic violence, not the number of victims. From 2011 to 2016, there was an average of 303 incidents of domestic violence annually. The City also reached out to Community Overcoming Relationship Abuse (CORA), an organization that assists victims of domestic violence in San Mateo County, to inquire about their data relating to Daly City. CORA has indicated that Daly City Police submits the most referrals to them in the county, but clarifies that different police departments have different referral protocols. Some departments make referrals to them relating to verbal abuse, while other departments do not.

What are the most common housing problems?

As indicated earlier, the Housing Needs Summary Tables above only provide data on households at or below the HAMFI, which comprise 65% of Daly City households. The Total columns in Table 7 show that severe housing cost burden is the most common housing problem for these households, followed closely by housing cost burden greater than 30% of income (5,325 and 5,305, respectively). Overcrowding, defined as 1.01-1.5 people per room, is the third most common housing problem.

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

The previous tables show that renters generally have more housing problems than owners. For example, in Table 7, overcrowding and substandard housing is clearly more prevalent in renter households than in owner households. The number of renter households experiencing overcrowding is 319% more than owner households, and 106% more renters have substandard housing than owners. Table 8 shows that 159% more renter households than owner households have at least one severe housing problem.

In contrast, housing cost burden affects both renter and owner households more closely. In total, about 16% more renter households face housing cost burden more than owner households. Among renter households, the data shows that extremely low income households are most affected by severe housing cost burden; among owner households, households between 50-80% of HAMFI are most affected.

Tables 9 and 10 show that there are more Small Related households (for both renter and owner households) with housing cost burden problems than there are Large Related households. These tables also show that although the total number of elderly renter households facing housing cost burden exceeds the total number of owner households facing housing cost burden, there are more owner households at 50-80% HAMFI affected than renter households at the same income level.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children who are currently housed but are at imminent risk of losing their housing are generally households who have a severe housing cost burden and no savings. The lack of savings becomes a challenge when household income is reduced due to job loss or inability to work. These households, especially those with children, need to find housing that is more affordable and ideally in proximity to their current residence. If proximity is not possible, there will be a need for access to transportation.

Formerly homeless families and individuals receiving rapid re-housing assistance and are near the termination of that assistance need a stable source of income or a plan for what happens next after the assistance has terminated. Providers of rapid re-housing assistance have case managers that work with these households to help them find permanent affordable housing. As a result of the tight housing market, formerly homeless families and individuals are often unable to find housing in the City that is affordable to them and may have to move out of the area.

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

Not applicable. The City does not provide estimates of the at-risk population.

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

Severe housing cost burden is a housing characteristic linked with instability and an increased risk of homelessness. In consultation with homeless service providers and the CoC, other characteristics identified include poor health, mental illness, and lack of affordable child care options which all negatively impact the ability to work, hence income. Overcrowding has also been cited as a characteristic.

Discussion

The housing problems identified in the CHAS data come as no surprise. Daly City is located in a region where the issue of affordable housing is often in the news. Housing cost burden and overcrowding have been clear issues in previous Consolidated Plans. What the City has seen in recent years, however, that is not clear from the CHAS data is an increase in the number of evictions.

As mentioned in the start of this section, Daly City's median income is less than that of the County. When compared with the HAMFI for the region during 2013 of \$101,200, we see that the median income of the City's residents is 36% less than that of the region. Housing is a regional issue, and people are mobile. As other places in the region have become more expensive, Daly City becomes relatively more affordable. The higher median income of the region creates upward pressure on Daly City rents. This upward pressure may be a contributing factor in the increase in evictions as property owners evict lower income Daly City renters in order to make their units available to higher income households in the region.

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

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

Introduction

In looking at the tables below, it is first important to look at the racial demographics of the City as a whole. The tables show that the racial group with the most number of housing problems across the different income groups is Asian. This is not to be unexpected given that Asians comprise about 50% of the City's population. The City's household racial demographics are as follows [derived from Table 21]:

- White – 20.2%
- Black – 3.6%
- Asian – 51.5%
- American Indian/Native – .1%
- Pacific Islander – .4%
- Hispanic – 21.7%

For each income level, we look at the racial and ethnic demographics at the income level to determine disproportionately greater need for any racial or ethnic group. For example, If Asians make up 30% of an income level, we look to see if more than 40% of Asians at the income level have one or more of four housing problems. We will define a 10% differential as an indicator of disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,645	675	375
White	865	200	95
Black / African American	250	50	55
Asian	1,435	220	205
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	995	185	19

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,655	710	0
White	445	260	0
Black / African American	170	30	0
Asian	1,695	275	0
American Indian, Alaska Native	0	15	0
Pacific Islander	85	0	0
Hispanic	1,145	120	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,560	2,810	0
White	725	765	0
Black / African American	50	160	0
Asian	2,495	1,095	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	10	0
Hispanic	1,205	660	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,010	1,805	0
White	110	435	0
Black / African American	110	65	0
Asian	1,245	735	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	490	500	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

Discussion

A review of the data, taking the steps described earlier, shows that there is a disproportionately greater need among Asians in the 80%-100% of Area Median Income level that has one or more of the four housing problems. Asians make up 52% of households at this income level, and the percentage of Asians at this income level with one or more four housing problems is 62%, which is 10% higher than the makeup of Asians in this category. In all the other income levels, there is no disproportionately greater need identified by racial or ethnic group as the percentage of households with one or more housing problems across racial groups are within 10% of the percentage of households in that racial group.

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

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

Introduction

This section is similar to the previous section, but here the housing problems are more severe. The problems of lack of kitchen facilities and complete plumbing facilities are the same. However, in this section, overcrowding is defined as more than 1.5 persons per room and the housing cost burden is over 50% of income. In the previous section, overcrowding is more than 1 person per room and the housing cost burden is over 30% of income.

We analyze the data below in the same way we did in the previous section, looking to see what the racial and ethnic compositions are for each income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,130	1,185	375
White	675	390	95
Black / African American	214	85	55
Asian	1,265	395	205
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	900	290	19

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,445	1,915	0
White	305	400	0
Black / African American	80	120	0
Asian	1,245	730	0
American Indian, Alaska Native	0	15	0
Pacific Islander	25	60	0
Hispanic	760	500	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,085	5,280	0
White	175	1,320	0
Black / African American	15	195	0
Asian	1,335	2,255	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	550	1,315	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	2,920	0
White	15	530	0
Black / African American	0	175	0
Asian	535	1,445	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	295	695	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

Discussion

A review of the data shows that a disproportionately greater need exists among Asians in the 50%-80% of Area Median Income level. Asians comprise 49% of the population at this income level. The data shows that 64% of the 2,085 households at this income level with one or more of four severe housing problems are Asians. It is likely that Overcrowding is the housing problem that most of these households have since 75% of the foreign-born population are from Asian countries where it is not uncommon to have more than one person per room.

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

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

Introduction:

This section looks at housing cost burdens. It looks at the total number of households paying less than 30% of their income on housing, the number paying 30-50% of their income, and the number paying more than 50% of their income. Those paying more than 50% of their income have a severe housing cost burden.

To assess disproportionately greater need, again we first look at the racial and ethnic composition of the jurisdiction's households as a whole. We use the 10% differential as an indicator of disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,350	8,045	6,420	410
White	3,760	1,245	1,195	95
Black / African American	460	300	315	55
Asian	8,430	4,345	3,100	220
American Indian, Alaska Native	19	10	4	0
Pacific Islander	45	70	25	0
Hispanic	3,255	1,805	1,685	39

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

From the table above, the demographic breakdown of the jurisdiction's households as percentages is as follows:

White – 20.2%

Black – 3.6%

Asian – 51.5%

American Indian/Native – <10%

Pacific Islander – <1%

Hispanic – 21.7%

Comparing these percentages to the information in the table above, no disproportionate housing cost burden need is identified. The percentage of households with a housing cost burden need who are members of a particular racial or ethnic group is not 10 percentage points or more than the percentage of households in that racial or ethnic group for the jurisdiction as a whole.

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

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

As mentioned previously in NA15, Asians were seen to have a disproportionately greater need in the 80-100% of Area Median Income category for housing problems. Asians are 52% of households in that income category and comprise 62% of households in that category with housing problems.

In NA20, we noted that Asians were seen to have a disproportionately greater need in the 50-80% AMI category for severe housing problems. In this income category, 64% of those with one or more of four severe housing problems were Asians. Asians are 49% of households in that category and comprise 64% of households in that category with severe housing problems.

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

Daly City has a large immigrant population. According to the 2009-2013 American Community Survey, about half of its residents are foreign born. It is estimated that only six percent of the population five years old and over speak English only at the home. About 94% speak a language other than English and the Survey reports that about 51% speak English less than “very well.” Language assistance is a need that racial or ethnic groups may have.

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

Maps of the demographic concentrations for Asians, Whites, and persons of Hispanic origin are included in the Appendix. Maps are included only for those racial groups that comprise at least 10% of the City’s population. The maps show that the largest concentration of Whites is in census tracts 6009, 6016.04 and 6016.01. Census Tract 6016.04 primarily consists of residents at the Franciscan Mobile Home Park neighborhood. Hispanics are mostly concentrated in the eastern part of the City, particularly the census tracts adjacent to Mission Street. All census tracts, except 6009 and the Franciscan Mobile Home Park neighborhood, are over 35% Asians.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Daly City does not own or manage any public housing. Midway Village, a 150-unit rental development in the Bayshore neighborhood used to be public housing but was disposed of its public housing status when the Housing Authority of the County of San Mateo (HACSM) transferred ownership in 2011 to SAMCHAI, a Housing Authority-affiliated nonprofit. Midway Village currently receives 100% project-based Section 8 vouchers. HACSM administers the voucher program in San Mateo County which includes Daly City. The HACSM was consulted for the responses to the questions in this section which relate to the County and not just Daly City.

The data provided in the tables below are generated by HUD from reports submitted by the HACSM and apply to their full housing and voucher inventory. Hence, the data is not specific to Daly City. Consultation with HACSM in January 2018 indicates that there are 673 vouchers being used in Daly City, and of these 194 are project-based vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	97	27	3,474	1	3,470	0	2	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	15,991	33,726	19,085	16,236	19,082	0	21,515
Average length of stay	0	8	7	7	0	7	0	0
Average Household size	0	2	3	2	6	2	0	4
# Homeless at admission	0	1	1	1	0	1	0	0
# of Elderly Program Participants (>62)	0	34	5	839	0	839	0	0
# of Disabled Families	0	12	4	628	0	628	0	0
# of Families requesting accessibility features	0	97	27	3,474	1	3,470	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	56	14	1,836	1	1,834	0	1	0
Black/African American	0	39	5	1,110	0	1,108	0	1	0
Asian	0	1	8	380	0	380	0	0	0
American Indian/Alaska Native	0	0	0	37	0	37	0	0	0
Pacific Islander	0	1	0	109	0	109	0	0	0
Other	0	0	0	2	0	2	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	45	9	957	1	955	0	1	0
Not Hispanic	0	52	18	2,516	0	2,514	0	1	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

HACSM has advised that the need and most common request of tenants and applicants on the waiting list for accessible units are ground floor units and grab bars in bathrooms. The needs of current public housing tenants are being met through the 10% of units that are fully accessible.

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

As of October 1, 2017, there were 1,817 households on the waiting list for public Housing, and 11,427 families were on various project-based waitlists. Fifty percent on the waiting list are elderly or disabled, and the remaining 50% are families or unknown. There were 7,209 households on the waiting list for Housing Choice vouchers. Twenty-seven percent on this waiting list are elderly or disabled, and the remaining 73% are families or unknown.

The most immediate needs of Public Housing residents and Housing Choice voucher holders are safety, security, good public schools, and transportation or access to public transportation for travel to/from work or school. In addition to these needs, Housing Choice voucher holders also need affordably priced units and landlords that accept Section 8 participants. Section 8 voucher holders are experiencing much difficulty in finding landlords willing to accept Section 8 participants and finding affordably priced units. Because of the tight and expensive rental market and the limited funds available to HACSM to provide the vouchers, HACSM uses a tiered subsidy table (TST) that works much like an income tax table that allows for families to know exactly how much subsidy they will get as they search for a unit that meets HASMC housing quality standards and rent reasonableness criteria.

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

The need for housing that is affordable, safe and comfortable is shared by both the population at large and Public Housing residents and Housing Choice voucher holders.

Public Housing residents, and to a lesser extent Housing Choice voucher holders, do not have a housing cost burden problem. The need for housing that is affordable is met. As long as HACSM properly maintains its units and effectively inspects Section 8 units, Public Housing residents and Housing Choice voucher holders will not have the problem of lack of kitchen or plumbing facilities. Consultation with HACSM staff indicates that Public Housing residents with growing households are encouraged to transfer to larger units in order to avoid overcrowding conditions.

Discussion

The HACSM is committed to increasing affordable housing choices for families, promoting the self-sufficiency of program participants, and developing administrative efficiencies. There is no public housing in Daly City, but the City of Daly City will collaborate with HACSM where it can.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Daly City has the largest population in San Mateo County. Of the three largest cities in the County, it appears to have the least number of homeless persons. The 2017 San Mateo County Homeless Census and Survey counted 17 unsheltered homeless persons in Daly City; the counts for the cities of Redwood City, San Mateo and South San Francisco were 94, 48, and 33, respectively. The lower number of homeless persons in Daly City may be related to the City’s proximity to the City of San Francisco. San Francisco borders Daly City to the north and services for homeless persons in San Francisco may be just as or more accessible to Daly City’s homeless population than the County’s. The Homeless Census counted 49 sheltered persons in households with adults and children.

The San Mateo County Continuum of Care (CoC) has been consulted in completing the table and responses below. The data in table 26 reports on the results for Daly City from the County’s point-in-time 2017 Homeless Census and Survey, and bases the annual estimate from these results. As indicated in Table 25 below, data is not available on the sheltered/unsheltered for specific populations such as chronically homeless or veterans. The CoC has an estimate on the number of persons experiencing homelessness each year, but it does not have data on the number becoming homeless or exiting homelessness. The CoC guides the implementation of San Mateo County’s housing and service system to meet the needs of homeless individuals and families. Its members actively participate in conducting the bi-annual homeless street count that is a requirement for CoCs to receive funding.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	49	2	91	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	0	15	27	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2017 San Mateo County One Day Homeless Count and Survey

Indicate if the homeless population is: Has No Rural Homeless

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

The 2017 San Mateo County homeless census reported the following about the various homeless population types:

- Chronic homeless individuals are more likely to be unsheltered. Almost 29% of the total homeless in the Count were chronic homeless, with 36.4% being unsheltered and 24.5% sheltered. There were no homeless families counted that were experiencing chronic homelessness.

There were 116 homeless family households comprised of 431 adults and children. 60% of people in family households were less than 18 years of age, 5% were between 18 and 24 years old, and 35% were 25 years old and over. Homeless families with children are more likely to be in transitional housing, have more children than adults, and be headed by a female.

- The number of homeless veteran households in the 2017 Count was 95 households comprised of 98 persons. Sixty percent of the homeless veterans were sheltered. Of the 95 homeless veterans, 21% were chronically homeless.
- There were 27 unaccompanied youth households comprised of 30 youth. Almost half of the youth were in transitional housing (46%), and a third unsheltered

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Based on the 2017 Homeless Count, there is an estimated 116 homeless family households with children in the County.

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

The City does not have data on the nature and extent of homelessness in its jurisdiction by racial and ethnic group. The primary source of data on homelessness is provided by the San Mateo County Human Services Agency, Center on Homelessness and general data on the nature and extent of homelessness is generally provided on a County level.

The 2017 San Mateo County Homeless Census and Survey reported the following racial and ethnic composition of the County’s adult only homeless households (sheltered and unsheltered): White – 72%; Black or African American – 16%; persons of Hispanic origin – 27%, Hawaiian or Pacific Islander – 3%, American Indian or Alaska Native – 3%, Asian – 2%. The adult only homeless population is disproportionately comprised of Black or African American homeless adults since the County population of Black or African American persons is less than 3% for the county.

The racial and ethnic composition of family households was reported as follows: White- 46%; African American- 9.5%; persons of Hispanic origin- 39%; Hawaiian or Pacific Islander- 21%; American Indian or

Alaska Native- 9%, and Asian- 11%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The final report on the 2017 Count prepared by the County's Center on Homelessness found that a total of 1,253 people experienced homelessness on a single night. Of this total, 637 (51%) were unsheltered and 616 (49%) were living in emergency shelters or transitional housing. Of the chronically homeless, 24.6% were in emergency shelters and 36.4% were unsheltered. People in family households were more likely to be sheltered, than unsheltered.

Discussion:

The City of Daly City will work with the CoC to better understand the characteristics of its homeless population. As stated earlier, much of the characteristic data on the homeless population is reported at the County level and so the descriptions provided were arrived from county data. The 2017 San Mateo County Homeless census counted 66 homeless persons in Daly City, 17 unsheltered (2.6%) and 49 sheltered (7.9%) Located in the northern most part of the County, sharing a border with the City of San Francisco, it is probable that homeless persons from Daly City are accessing services in San Francisco.

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

Introduction:

Special needs populations include the elderly, frail elderly, persons with disabilities and persons with HIV/AIDS. This section looks at these populations in Daly City when data is available at the city level. Data for the population with HIV/AIDS is available only at the Eligible Metropolitan Area (EMA) level. This population is discussed towards the end of this section.

The 2009-2013 American Community Survey (ACS) 5-year estimates indicate that about 13% of the Daly City civilian noninstitutionalized population are over the age of 65, and that 32% of this age group have a disability. There is no census information specific to the frail elderly; we will regard the frail elderly as a subset of the elderly population. The same ACS Survey estimates that 8.1% of the Daly City population have a disability. The Survey imputes the disability categories among the population as follows:

- Disability status – 6.7%
- Hearing difficulty – 4.4%
- Vision difficulty – 4.5%
- Cognitive difficulty – 5.4%
- Ambulatory difficulty – 5.3%
- Self-care difficulty – 5.4%
- Independent living difficulty – 5.3%

Describe the characteristics of special needs populations in your community:

In Daly City, it is estimated that 8,296 persons have a disability. Of the population under 5 years the percent with a disability is estimated to be .5%; of those between 5 to 17 years, 1.9%; of those 18 to 64 years, 5.3%; and of those 65 years and over, 32%. There are an estimated 13,496 persons 65 years and older. The disabilities most disabled seniors face are ambulatory difficulty, independent living difficulty, and cognitive difficulty.

The elderly, frail elderly, and persons with disabilities are often on a fixed income since most of them are unable to work. In addition to everyday costs of living, they may also be faced with numerous health care costs.

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

Because many are on a fixed income and have additional expenses for health care, special needs populations have a great need for housing that is affordable. In addition to housing affordability, special needs populations have a need for housing that is accessible. Housing accessibility features include ramps, handrails, handicapped parking spaces, elevators, wider doorways, and lower shelving. Persons with mental illness or substance abuse issues have a need for supportive housing, where housing is combined with services. These services may include job training, case management or substance abuse programs.

In Daly City, there are 21 licensed residential care facilities for the elderly with a capacity of 538; there are 15 licensed adult residential facilities with a capacity of 96.

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

Daly City is in San Mateo County which is part of the San Francisco EMA (Eligible Metropolitan Area). The counties of Marin and San Francisco are the other two counties in the EMA. The San Francisco EMA HIV Community Planning Council was consulted, which directed the City to the 2017-2021 Integrated HIV Prevention and Care Plan for Marin, San Francisco and San Mateo Counties. The Plan provided the following information on the size and characteristics of the population with HIV/AIDS in the EMA:

- As of December 31, 2014, there were 15,955 persons estimated to be living with HIV, and 84.8% live in San Francisco. About 15% live in Marin and San Mateo Counties combined. Approximately 1 in every 111 residents of the EMA is living with HIV. It is estimated that 66.2% of persons living with HIV/AIDS are living at or below 300% of the 2015 federal poverty level.
- 29% of persons enrolled in the Ryan White HIV/AIDS Program (a federal program providing HIV-related services) do not have health insurance. Homelessness is a critical risk factor for HIV. One in seven persons with HIV speaks a primary language other than English.
- Racial composition of persons with HIV: White (not Hispanic) – 58% African American – 13% Asian/Pacific Islander – 6.2% Latino/Hispanic – 19.9% Other/Multiethnic – 3.0%
- 91% of persons living with HIV/AIDS are men; 6.6% are women, and 2.4% are transgender. There is a significant over-representation of African American women living with HIV. 39% of the women living with HIV are African American while comprising 4.1% of the region's total female population. The age breakdown of persons with HIV:

- 12 years and younger – 0.0%
- 13-24 years – 1.1%
- 25-29 years – 3.5%
- 30-39 years – 13.0%
- 40-49 years – 26.7%
- 50-64 years – 47.1%
- 65 years and above – 7.6%

Discussion:

The special needs populations have a great need for affordable and accessible housing, among other things. To better understand these populations and their needs, the City will continue to maintain and strengthen relationships with those agencies and organizations that work directly with these populations. There may be funds available that are intended to specifically meet the needs of special needs populations. There have been recent projects in the Bay Area that combine these funds to leverage funds available for the development of affordable housing.

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

Describe the jurisdiction’s need for Public Facilities:

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) in the Federal Register on September 15, 2010, referred to as the 2010 ADA Standards. Adoption of these revised/updated 2010 ADA Standards has resulted in some City facilities that were previously compliant now needing to be modified to meet the newly adopted standards. The City has identified the need to provide ADA improvements to its public facilities to comply with the current ADA standards.

How were these needs determined?

The American Disabilities Act (ADA) requires that public facilities are fully accessible to and fully usable by individuals with disabilities. Over the next three years the City will be first developing and adopting a comprehensive ADA self-assessment plan followed by a comprehensive update to the City’s ADA Transition Plan. The updated ADA Transition Plan will identify the specific improvements that need to be made to City facilities to meet the 2010 ADA standards.

Describe the jurisdiction’s need for Public Improvements:

The City has identified the need for curb ramps and bicycle/pedestrian improvements. The curb ramps facilitate the use of sidewalks by those who have ambulatory disabilities. The bicycle and pedestrian improvements facilitate alternative non-automobile modes of travel. Over the next two years the City will undertake a comprehensive update of its Bicycle/Pedestrian Master Plan in conjunction with the ADA Self-Assessment and ADA Transition Plan Update mentioned above. Studies from a variety of disciplines confirm the community health benefits of walking and bicycling. The San Mateo County Comprehensive Bicycle and Pedestrian Plan cite the following as significant reasons for elevating walking and bicycling as alternative travel modes: congestion reduction, economic competitiveness, environmental protection, and public safety.

How were these needs determined?

The City has a need for curb ramps as required by the ADA. Citizens’ requests and the City’s Community Accessibility and Mobility Plan (CAMP) identify the priority areas for installing the curb ramps, and more curb ramps will be installed as funding allows.

The Bicycle/Pedestrian Master Plan, the ADA Self-Assessment and ADA Transition Plan update mentioned previously will identify the specific needs for public rights-of-way

improvements. Improvements include installation of additional ADA compliant curb ramps, signage and markings for bike lanes and pedestrian improvements along Mission Street, Geneva Avenue and other major transportation corridors.

Describe the jurisdiction's need for Public Services:

The City recognizes that public services programs provide necessary services at reduced or no cost to low income residents. These programs help free up scarce financial resources to allow lower income people to afford housing and educational opportunities and to maintain or improve their economic situations. The City has identified the following public services as priorities:

- Child care and other services for families with children
- Legal assistance
- Preventative services to "at-risk" youth
- Services and facilities for special needs populations
- Services to affirmatively further fair housing

How were these needs determined?

The public service needs were determined by public input meetings and a community needs assessment survey as well as recent Action Plans. The City attended a joint public meeting in November 2017 with the County of San Mateo Department of Housing and the City of South San Francisco as part of its Consolidated Planning process. This meeting was attended primarily by service providers. The City also held a public needs hearing in December 2017, and conducted a community needs survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Daly City is the northernmost city in San Mateo County. It is primarily a bedroom community and is home to about 31,000 households. The Housing Market Analysis looks at several areas that inform and guide the strategies to address the housing and community development needs of the City. Areas discussed in this section include the cost and condition of housing, public housing and homeless facilities.

In addition to these areas, we provide in this Overview a description of the City's broadband needs and vulnerability to natural hazard risks. With regards to broadband needs, City residents are primarily served by three different internet service providers. The broadband infrastructure exists to provide internet service throughout the City. To address the digital divide, City libraries offer high speed Wi-Fi and have computers with internet access available to the public at no cost. Library staff is available to aid residents in using the technology. In addition to Wi-Fi at the libraries, four community centers in the City were recently provided Wi-Fi access through the SMC Public Wi-Fi Project, a project of the County to expand public access to Wi-Fi. Internet service providers are also trying to address the digital divide by offering low-cost home internet service to qualifying households. Households participating in the Supplemental Nutrition Assistance Program (SNAP) or receive SSI benefits may qualify.

In July 2016 the San Mateo County Hazard Mitigation Plan (HMP) was completed and involved partnership with various jurisdictions in the County. The Plan provides information specific to the partnering jurisdictions, including a capability assessment and hazard risk ranking. For Daly City, the hazard risk ranking is as follows:

- Earthquake – High
- Severe Weather, Landslide – Medium
- Drought, Flood, Tsunami, Wildfire, Dam Failure – Low

To address the high earthquake risk, the City's mitigation efforts include retrofitting water retention structures and adopting retrofit standards for single-family homes. The City also participated in the recently completed County Sea Level Rise Vulnerability Assessment coordinated by the County's Office of Sustainability. The Assessment identified impacts to Mussel Rock landfill and increased erosion to the coastal side of the City. Participation in these county-wide and regional planning efforts increases the resiliency of the City, particularly since natural hazards could affect the regional transportation infrastructure. On a more local level the North County Fire Authority (NCFA) has an active Fire Prevention Bureau that conducts fire inspections and educational outreach in the City. These efforts

and local residents comprising the Community Emergency Response Team (CERT) contribute to community resiliency.

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

Introduction

According to the 2009-2013 ACS (most recent year), the City of Daly City has a population of 102,605 persons and 31,226 households. The ACS also indicates that there are about 32,921 dwelling units in the City, with almost half of them single family detached structures. Table 29 below shows that 74% of the ownership units have three or more bedrooms, while the reverse is true for those that rent; about 74% of rental units have less than 3 bedrooms. The fewest type of units are studios, or those with no bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,276	49%
1-unit, attached structure	4,574	14%
2-4 units	3,315	10%
5-19 units	3,022	9%
20 or more units	5,164	16%
Mobile Home, boat, RV, van, etc	570	2%
Total	32,921	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	178	1%	1,249	9%
1 bedroom	662	4%	4,015	30%
2 bedrooms	3,744	21%	4,702	35%
3 or more bedrooms	13,129	74%	3,547	26%
Total	17,713	100%	13,513	100%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

Below is a list of housing developments which the City has assisted with federal, state, and local programs.

New construction

- 6800 Mission: 51 rental units of various bedroom counts, targeting 30%-60% AMI
- 7555 Mission: 36 condominiums for families, targeting up to 50% and 60% AMI
- Parkview: 2 single-family detached for families, targeting up to 60% AMI
- 35 Hillcrest: 39 rental units for seniors, targeting up to 50% AMI
- Habitat Way: 7 single-family detached for families, targeting up to 60% AMI
- DeLong: 4 single-family detached for families, targeting up to 60% AMI
- Schoolhouse Station: 47 rental units for families, targeting up to 50% and 90% AMI
- Vista Grande: 24 rental units for families and others, targeting up to 50% and 90% AMI

Acquisition and Rehabilitation

- Hillside Terrace: 18 rental units for families and others, targeting up to 50% AMI

Rehabilitation – primarily single family detached homes, targeting up to 80% AMI

The City has an affordable housing ordinance that requires market rate developers to include below market rate housing in ownership developments or pay a housing impact fee. The below market rate units target households making up to 120% AMI. The housing impact fees are deposited into a housing trust fund that may be used to increase the supply of affordable housing for lower income households and help with downpayment assistance.

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

The California Housing Partnership Corporation, a private nonprofit organization dedicated to helping government and nonprofit housing agencies preserve the supply of affordable housing, maintains a list of properties that may be at risk of losing their affordability. Villa Fontana, a 120-unit apartment in Daly City, is on the list with a high risk level having been funded with a Section 236 Mortgage subsidy. The City has recently contacted the HUD office to assess the status of Villa Fontana. There are two other properties on the list regarded as low-risk for being lost from the affordable housing inventory.

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

The 2010 Census reports that the City of Daly City has a homeowner vacancy rate of 1.9% and a rental vacancy rate of 4.2%. The 2009-2013 ACS 5-year estimate reports the same homeowner vacancy rate, however, the rental vacancy rate has dropped to 3% reflecting a tight rental housing market. Real estate professionals generally consider a 5% rental vacancy rate as an indicator of a healthy balance in the rental market. The 3% vacancy rate indicates that the supply of rental housing does not meet demand, resulting in high rents for the available units. Table 29 above indicates that rental housing for large families is limited given that less than 30% of the rental units have three or more bedrooms.

Describe the need for specific types of housing:

The City has a need for housing that is affordable for all household types. Most of the deed-restricted affordable housing that has been built is targeted for families or seniors. Although the affordable housing needs of this population remain unmet, there is also a need for housing for very low and extremely low income individuals which may be met with smaller units such as studios.

Discussion

The ACS reports that there are about 33,000 dwelling units in Daly City, a city of about 100,000 persons and 31,200 households. The overcrowding and low vacancy rates suggest that the actual number of households has increased or may have been undercounted previously. The City, under California law, is required to update its Housing Element on a regular basis. The Housing Element is a planning document that outlines how the City will meet its housing production goals as set by the Regional Housing Needs Allocation (RHNA) process. Much of housing construction is dependent on market forces, but the City through its zoning policies may help foster development.

The State of California passed several housing laws in 2017 to incentivize and streamline the construction of affordable housing for lower income residents. The City is in the process of understanding the new laws to implement them.

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

Introduction

The cost of housing is high in the Bay Area, it being one of the most expensive places to live in the country. Within this very high cost area, however, Daly City is relatively more affordable. Data from the San Mateo County Association of Realtors (SAMCAR), shows that in 2017 the median sales price for a single family home in San Mateo County was \$1,437,500, and the median cost per square foot was \$866/sqft. By comparison, the median sales price for a single family home in Daly City was \$920,000 and the median cost per square foot was \$673/sqft. As housing prices in the area rise, there is upward pressure on rents to rise. While Daly City may be relatively more affordable than neighboring cities, more of its residents are lower income and more vulnerable to the effects of rising rents.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	324,200	552,700	70%
Median Contract Rent	1,005	1,456	45%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	827	6.1%
\$500-999	1,054	7.8%
\$1,000-1,499	5,519	40.8%
\$1,500-1,999	3,782	28.0%
\$2,000 or more	2,331	17.3%
Total	13,513	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	655	No Data
50% HAMFI	1,405	370
80% HAMFI	8,115	1,225
100% HAMFI	No Data	2,380
Total	10,175	3,975

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,915	2,411	3,018	3,927	4,829
High HOME Rent	1,479	1,586	1,904	2,192	2,425
Low HOME Rent	1,152	1,234	1,481	1,711	1,908

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 31 provides information on the number of units affordable to different income levels. Comparing this table to Table 6 in the previous section which shows the number of Daly City households in the different income levels up to the HAMFI, we can see that there is insufficient rental housing for households at incomes below 50% HAMFI, and insufficient ownership housing for households at all income levels included in the table. According to the CHAS data, there are only 655 rental units affordable to households making up to 30% HAMFI but a need for 3,100 units; and there are 1,405 rental units affordable to households making between 30%-50% HAMFI, but a need for 2,690 units. Sweeney Lane Apartments, a 51-unit (plus manager unit) affordable housing development completed in 2017 and targeting households at 30% to 60% area median income, received over 4,000 applications of which 1,554 were from existing Daly City residents.

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

Home prices have continued to rise along with rents, making housing less affordable for the City's residents. As people become priced out of more expensive areas such as San Francisco, Daly City becomes a more affordable alternative for some, but becomes increasingly less affordable for others, many of them current residents.

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

As shown in Table 32, HOME rents are significantly lower than fair market rent. The fair market rent is more comparable to the area median rent. There is a great need for more affordable housing and both strategies to produce and to preserve affordable housing are important. Daly City does not have much vacant land for development and its housing development strategies will largely depend on funding availability and what development opportunities arise.

Discussion

The San Francisco Bay Area is one of the most expensive places to live in the country. Within this metropolitan area, Daly City is relatively more affordable compared to other cities like San Francisco or other parts of San Mateo County. This makes it attractive to people who have been priced out of more expensive areas, thereby pushing up the housing cost in Daly City for both ownership and rental housing. As Daly City rents go up, more of its current residents may find themselves being priced out. And as home sale prices rise, homeownership becomes more out of reach for Daly City residents looking to buy their first home.

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

Introduction

The 2009-2013 ACS data provides information on the housing conditions of the City’s dwelling units. According to Table 33 below, 53% of the owner-occupied units have no selected conditions, and 43% have one selected condition. With regards to renter-occupied housing, 36% have no selected conditions and 54% have one selected condition. The four conditions in Table 34 include:

- Lacks complete kitchen
- Lacks complete plumbing facilities
- More than one person per room
- Cost burden greater than 30%

This section looks at the need for housing rehabilitation and estimates the number of lead based paint hazards for low and moderate income households.

Definitions

A dwelling unit in “Substandard Condition” is defined as a dwelling unit in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

A dwelling unit in “Substandard Condition but Suitable for Rehabilitation” is defined as a dwelling unit that does not meet standard conditions but is both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,631	43%	7,355	54%
With two selected Conditions	633	4%	1,193	9%
With three selected Conditions	0	0%	56	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,449	53%	4,909	36%
Total	17,713	100%	13,513	99%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	601	3%	648	5%
1980-1999	2,565	14%	3,125	23%
1950-1979	11,474	65%	7,946	59%
Before 1950	3,073	17%	1,794	13%
Total	17,713	99%	13,513	100%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,547	82%	9,740	72%
Housing Units build before 1980 with children present	1,485	8%	550	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of the City’s housing units were built between 1950 and 1979; sixty-five percent (65%) of owner-occupied units and 59% of renter occupied units. Almost 80% of the City’s housing units are at least 35 years old. Age itself, however, may be a relatively poor indicator of housing conditions as older homes may be well-built and may have received modernizing renovations. However, the age of the housing stock may be a key factor in determining energy efficiency. Older homes often consume more energy due to inadequate insulation and inefficient appliances. As the City’s housing stock ages and wears down, there will be a continued need for rehabilitation and maintenance. The need for housing rehabilitation may be greater in some areas of the City than in others. For example, in the coastal area and in some areas adjacent to San Bruno Mountain, homes are exposed to more extreme

weather. Strong winds and constant exposure to salt air and mist combine to erode paint, rust metal objects and blow away roof shingles. This can lead to advanced states of deterioration to the exteriors of these homes. In lower income census tracts, there may be more deferred maintenance that can lead to faster rates of deterioration of the housing stock.

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

Table 35 above estimates 14,547 owner-occupied and 9,740 renter-occupied units built before 1980. These units, 24,287 in total, represent the estimated number of housing units at risk of lead-based paint hazard.

According to Table 6 in Section NA-10 (Housing Needs Assessment) there is an estimated 13,755 households in Daly City making less than 80% of the household area median family income (HAMFI). This is about 44% of the households in Daly City. Applying this percentage to the total number of housing units at risk of lead-based paint hazard gives a rough estimate of 10,700 housing units occupied by low or moderate income families with lead based paint hazard.

Discussion

The City does not maintain data on the conditions of vacant units and is not able to supply information on the suitability of vacant units for rehabilitation. Because of the very tight housing market, there is not a substantial number of vacant units in the City. There may be units that are temporarily vacant during remodels and rehabilitation.

The supply of housing in the City does not meet the demand for housing which leads to the tight housing market. The City recognizes the need to preserve what housing stock there is as replacing housing that is lost will likely be costly and result in even higher housing costs for residents.

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

Introduction

The Housing Authority of the County of San Mateo (HACSM) was consulted in completing this section. The HACSM administers the public housing and the Housing Choice Voucher program in the County. There is no public housing in Daly City. Midway Village, a development of 150 units located in Daly City, was previously owned by the HACSM but had its Public Housing status removed in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

The data provided in the tables below are generated by HUD from reports submitted by the HACSM and apply to their full housing and voucher inventory, which includes Daly City. Hence, the data is not specific to Daly City. Consultation with HACSM in January 2018 indicates that there are 673 vouchers being used in Daly City, and of these 194 are project-based vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	103	179	4,170	0	4,170	6	528	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are no public housing units in the jurisdiction.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Not applicable as there are no public housing units in the jurisdiction. There is a plan, however, to redevelop Midway Village and increase the number of units there.

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

HACSM's strategy for improving the living environment is to implement more educational and social activities at the community center.

Discussion:

The City of Daly City will collaborate with HACSM where it can to improve the lives of public housing residents.

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

Introduction

The County Center on Homelessness was consulted in completing this section. The Center leads the development of homeless system planning and staffs the planning bodies that share responsibility for overseeing the efforts to address homelessness. One of these bodies is the Continuum of Care (CoC) Steering Committee, on which the City has representation. The other planning body is the HOPE Interagency Council (IAC) that oversees the implementation of the County’s 10 Year Plan to End Homelessness.

The number of facilities and housing below are part of the County’s homeless service system and are located throughout the County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	114	0	272	171	0
Households with Only Adults	105	29	142	582	15
Chronically Homeless Households	0	0	0	318	15
Veterans	63	0	10	255	133
Unaccompanied Youth	4	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data provided by the San Mateo County Human Services Agency Center on Homelessness.

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

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

- The County's Behavioral Health and Recovery Services (BHRS) has several mobile teams that conduct intensive outreach to homeless people with mental health and substance abuse issues on the street, in the shelters, and at the psychiatric Emergency Room. These teams engage with homeless people and help them access treatment and/or housing. BHRS funds in-patient alcohol and other drug treatment programs located throughout the County which serve a larger number of homeless individuals with substance abuse issues. BHRS also funds the majority of the case management services for individuals and families living in Shelter Plus Care funded housing units. BHRS also provides funding for the Spring Street emergency shelter and transitional housing programs which are dedicated to serving homeless persons with mental illness.
- The County's Health Services funds a mobile health van that provides primary health care to homeless people living in emergency shelters. The County's Medical Center coordinates with the CoC to link health services to emergency shelter and permanent supportive housing.
- Homeless service providers link homeless people to mainstream employment and training services. They also provide supplemental resources to help participants overcome barriers to employment such as mental health support, children's services, life skills education and transportation assistance.
- The County's Human Service Agency oversees the Center on Homelessness, as well as the County's Employment Services Division. This Division provides homeless people with connection to employment services and a new locally funded vocational rehabilitation program for homeless people.

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

As described previously, there are numerous services and facilities in the County targeted to assist the homeless population. The facilities offer case management and an opportunity for the homeless population to connect with various programs and services to help them. Programs targeting specific populations are described below. Appendix E summarizes the main homeless system components, providers and programs in the County.

- Chronically homeless individuals are able to access single adult shelters . These include Maple Street, Spring Street, Safe Harbor, and WeHOPE. The majority of the County's Shelter PlusCare vouchers as well as several permanent supportive housing complexes target this population.

- Families with children are able to access a motel voucher program specifically targeted for homeless families with children. This program is administered by the County Human Services Agency. There are also permanent housing options available through the Shelter PlusCare Housing Readiness Program. Family Crossroads in Daly City offers transitional housing, a place where homeless families can get stabilized before they move into permanent housing.
- Veterans have access to dedicated beds at the Maple Street Shelter and Haven Family House. In addition, the HACSM operates the VASH permanent housing voucher program for this population, and LifeMoves, a homeless services provider, administers the rapid re-housing and homelessness prevention program for veteran households using SSVF (Supportive Services for Veteran Families) funding.
- Unaccompanied youth have access to an emergency shelter and a transitional housing program operated by StarVista. The HACSM provides time-limited Section 8 vouchers for youth emancipating from foster care who have no housing options through its Family Unification Program (FUP).

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

Introduction

In Daly City, there are currently 21 licensed residential care facilities for the elderly with a capacity of 538 and 15 licensed adult residential facilities with a capacity of 96. In addition to these care facilities, there are services that target seniors such as Operation Brown Bag which provide a weekly bag of groceries. The City also offers activities and programs for seniors at its Doelger Senior Center. As a part of the Continuum of Care, the City maintains a connection to the network of services available to those with special needs.

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

As mentioned earlier in the non-homeless special needs assessment, the special needs population have a great need for affordable and accessible housing. The elderly, frail elderly, and physically disabled need housing with handicap accessible features such as grab bars and ramps, and housing where care is readily available. Those with substance abuse issues or persons with HIV/AIDS have a need for supportive housing where services are combined to help maintain housing stability. Services may include job training, life skills training, substance abuse programs and case management. Those with special needs may have health issues and or limited income and are vulnerable to high housing cost burdens.

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

Mental and physical health institutions have discharge policies and programs to help persons access supportive housing. There are social workers and case managers to facilitate discharge from these institutions and connect persons to various programs and services. They have a list of board and care homes as well as information on programs provided by nonprofit social service agencies and the San Mateo County health system. These programs include the In-Home Supportive Services (IHSS) program which provides an alternative to board and care homes and assist people to remain safely in their homes; Home Accessibility Modification program administered by the Center for Independence of the Disabled; and the permanent supportive housing programs for persons with mental illness available

through the County's Behavioral Health and Recovery Services Division.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive services identified for persons who are not homeless but have other special needs, the City will work with community agencies that serve seniors and disabled persons such as the Center for Individuals with Disabilities, an organization that makes minor home modifications to make them more handicapped accessible. This may include installing ramps or hand rails. In addition, the City will coordinate with the County's Health System to provide outreach to Daly City residents about services available.

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

See previous paragraph.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The governmental constraints to housing development include the following: land use controls, building codes, fees and dedications, permit processing procedures, infrastructure limitations, and environmental reviews. A detailed discussion of governmental constraints can be found in the City's Housing Element.

In general, anything that increases the cost of development or creates uncertainty is potentially a barrier to construction of affordable housing and residential development. Land use controls, designed to minimize a development's potential impacts, often add to the cost of building. For example, parking requirements easily make a project more expensive. The Building Code, as amended by the City, may require the use of more expensive materials. Fees and dedications, while important in offsetting the costs to the City in planning and regulating development, add to the cost of development. The procedures for permit processing sometimes make for a lengthy process resulting in delays which usually translate to increased costs. CEQA, the California Environmental Quality Act, requires environmental reviews that may delay a project and require mitigating actions that increase costs.

The City is currently in the process of updating its Affordable Housing Ordinance which requires residential developers to include below market rate housing or pay a fee. As part of this process, the City is studying the financial impact and feasibility of such requirements in order to ensure that the Affordable Housing Ordinance does not deter developers from building more housing in the City.

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

Introduction

This section looks at the jobs by sector in Daly City and its labor force. Daly City has an educated labor force with the majority of the civilian employed having a Bachelor’s degree or higher. Opportunities for workforce training and economic development initiatives are discussed.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	294	23	1	0	-1
Arts, Entertainment, Accommodations	7,627	3,140	18	20	2
Construction	1,366	345	3	2	-1
Education and Health Care Services	9,380	4,791	22	30	8
Finance, Insurance, and Real Estate	2,780	868	6	5	-1
Information	1,501	871	3	5	2
Manufacturing	2,039	104	5	1	-4
Other Services	2,299	749	5	5	0
Professional, Scientific, Management Services	5,704	491	13	3	-10
Public Administration	0	0	0	0	0
Retail Trade	5,596	3,924	13	24	11
Transportation and Warehousing	2,450	545	6	3	-3
Wholesale Trade	1,884	215	4	1	-3
Total	42,920	16,066	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	59,382
Civilian Employed Population 16 years and over	53,570
Unemployment Rate	9.79
Unemployment Rate for Ages 16-24	29.80
Unemployment Rate for Ages 25-65	7.30

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	10,395
Farming, fisheries and forestry occupations	3,853
Service	7,703
Sales and office	15,518
Construction, extraction, maintenance and repair	2,613
Production, transportation and material moving	2,165

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,850	54%
30-59 Minutes	18,291	36%
60 or More Minutes	5,088	10%
Total	51,229	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,597	635	1,654
High school graduate (includes equivalency)	8,825	869	2,316
Some college or Associate's degree	15,524	1,608	2,815

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	16,620	1,193	2,294

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	137	661	763	1,785	2,203
9th to 12th grade, no diploma	706	607	1,079	1,991	1,065
High school graduate, GED, or alternative	2,229	2,899	2,966	6,145	3,353
Some college, no degree	4,902	3,779	3,774	6,265	2,428
Associate's degree	857	2,028	1,328	2,773	787
Bachelor's degree	1,235	5,194	3,780	7,523	3,341
Graduate or professional degree	81	927	1,058	1,625	787

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,212
High school graduate (includes equivalency)	31,103
Some college or Associate's degree	39,870
Bachelor's degree	50,225
Graduate or professional degree	70,136

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

Based on the Business Activity table earlier, the top three major employment sectors within the jurisdiction are Education and Health Care Services (30% share of jobs), Retail Trade (24% share of jobs), and Arts/Entertainment/Accommodations (20% share of jobs). These three sectors make up 74% of the share of jobs in Daly City.

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the community are well served through the network of high school, local college and university education that is available in the community. The infrastructure for workforce development is present, and Daly City is fortunate to be well served. Within five miles of our city and within it, there is San Francisco State University, City College of San Francisco, Skyline College, and Devry University. Both City College and Skyline are community colleges that have workforce development programs. The Educational Attainment By Employment Status table shows that almost 18,000 persons of the labor force (36%) have a Bachelor's degree or higher.

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

There are currently no major changes planned that would appear to have an economic impact during the planning period.

Daly City is a "bedroom community" as reflected in the Business Activity table where there are 2.67 more workers than there are jobs in the city. The issue is not so much *workforce development* but *job creation* to accommodate a healthy jobs-housing balance, particularly job creation in higher paying jobs. Currently, most of the commercial developments in the planning pipeline relate to more employment opportunities in the retail sector. The City's challenge is to attract higher paying jobs.

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

The skills and education of the current workforce are fairly adequately matched to employment opportunities in the jurisdiction. The Business Activity Table, however, shows that there are some employment sectors where the match is less aligned. The top two employment sectors in the City, Arts/Entertainment/Accommodations and Retail Trade, have a larger share of jobs than workers (8% and 11% differentials, respectively) . In contrast, the Professional/Scientific/Management Services sector has a negative 10% differential, indicating that there are 10% more workers in this sector than there are job opportunities in the City.

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

The City of Daly City is not directly involved in workforce training initiatives. Perhaps the most significant workforce development effort affecting Daly City are the activities carried out by the Center for Workforce Development (CWD) at Skyline College. CWD facilitates the delivery of workforce development programs and services designed to meet local labor market needs and to support entry or advancement in the workplace. The City has collaborated with Skyline College in the past to offer its entrepreneurship training.

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

No

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

As mentioned earlier, Daly City is primarily a bedroom community adjacent to San Francisco. It is a largely built out city and does not have large tracts of land available for major commercial developments such as office parks. It does have, however, two commercial corridors: Mission Street and Geneva Avenue. The City's policy to facilitate development along Mission Street, Geneva Avenue, and other locations within close proximity to public transit, are aligned with the regional efforts to facilitate development near existing or planned transit and other infrastructure. These regional efforts include the Grand Boulevard Initiative and the FOCUS Program. The Grand Boulevard Initiative is a collaboration of public/private organizations to revitalize the El Camino corridor (Mission Street in Daly City) in San Mateo and Santa Clara counties. FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. It is led by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

According to the State's Local Area Unemployment Statistics, the unemployment rate for San Mateo County has been under 4% since October 2014. The economic development initiatives in the region and in adjacent communities such as San Francisco have impacted economic growth in Daly City. Recently, we have seen expansions in the two regional malls located in Daly City.

Discussion

The City of Daly City is interested in attracting more businesses and jobs in the community. As discussed later, the City regards economic development as an anti-poverty strategy. More and better jobs for its educated workforce hopefully lead to higher income for its residents and improved livelihoods.

MA-50 Needs and Market Analysis Discussion

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

Maps 2, 3, 4 in Appendix D show the percentage of households with any of four housing problems (i.e. substandard housing, overcrowding, cost burden). Housing problems are mapped out for the three different income groups: extremely low income (<30%AMI), low income (31%-50% AMI), and moderate income (51%-80%AMI). Areas of concentration are those census tracts that have the highest percentage of housing problems relative to other tracts in the City. This is signified by the darkest shaded areas on the maps. Natural breaks in the City's data distribution were used for the ranges.

Census tracts 6012, 6013 and 6015.02 are areas of concentration for moderate and low income households with any of four severe housing problems. For extremely low income households, the concentrations are again in census tract 6012 and 6015.02, plus 6008.

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

Maps in the Appendix show the geographic distribution by census tract of the White, Asian and Hispanic populations. Maps are included only for those racial groups that comprise at least 10% of the City's population. Areas of concentrations are defined similarly as above: those census tracts signified by the darkest shaded areas on the map shows areas of concentration. Natural breaks in the City's data were used to define the ranges.

Most of Daly City's census tracts are comprised of over 50% Asian households. The census tracts with the least concentration of Asian households are 6009 and 6016.01 which encompasses the Franciscan Mobile Home Park. No other racial or ethnic group comprises more than 50% of a census tract. An area of concentration for White households is a census tract with at least 23.52% White; for Hispanics, it is at least 31.37%. Map 6 shows that households of Hispanic origin are primarily in the eastern part of the city. There is also a concentration in census tract 6015.02. Maps 2, 3 and 4 show the percentages of extremely low, low, and moderate income households with any four of severe housing problems. Map 1 identifies the low-mod income census tracts in the City. All these census tracts are adjacent to Interstate 280 with the exception of tracts 6002 and 6015.02, the Bayshore and St. Francis-South neighborhoods.

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

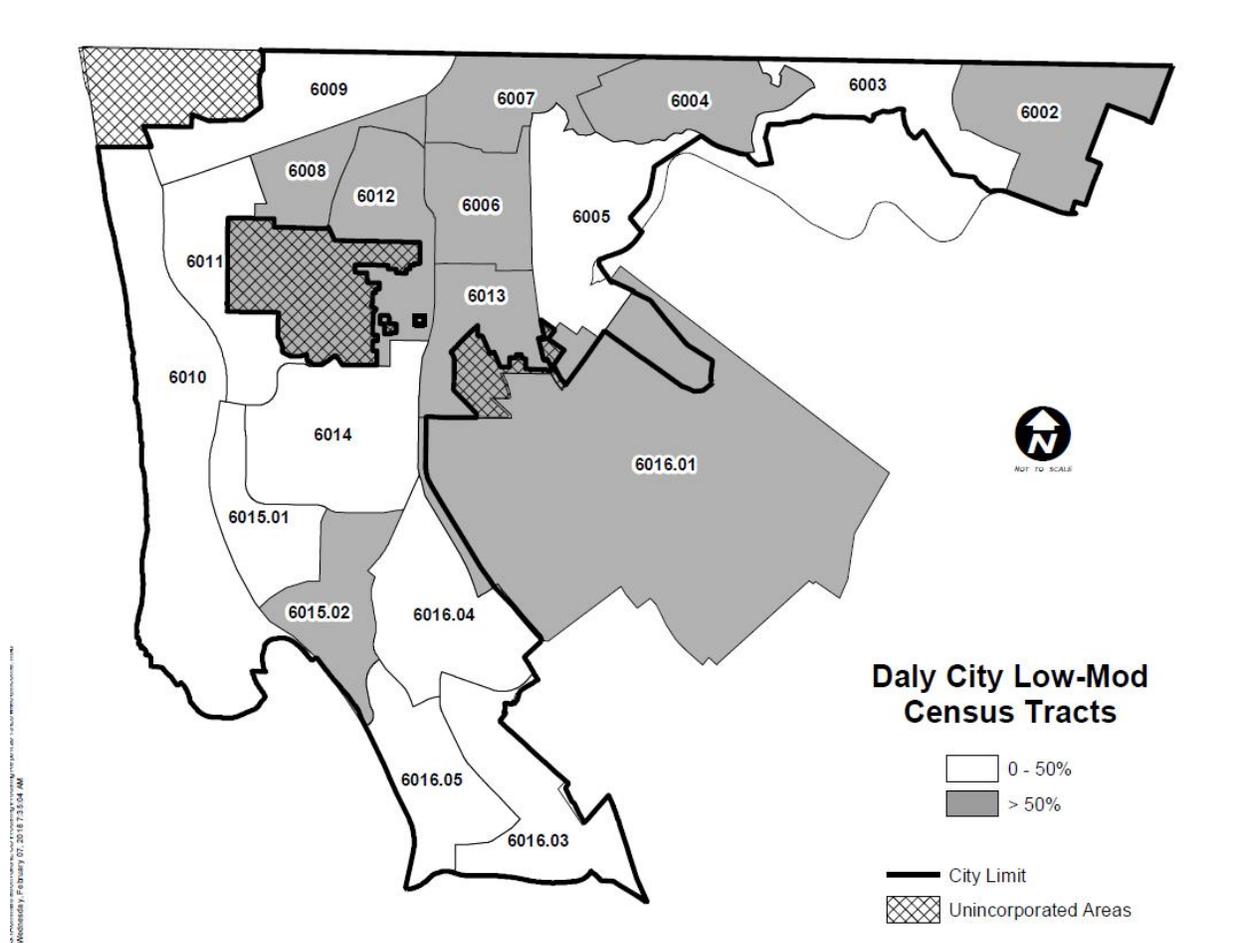
The low-mod income census tracts tend to be in the center of the City, with the exception of 6015.02 and 6002. These tracts have both rental and ownership units. Tracts 6012 and 6015.02, identified earlier as having a concentration of households with severe housing problems, consist mostly of multifamily rental apartments. Tract 6002, on the eastern edge of the City includes the 150-unit Midway Village formerly owned by the Housing Authority of the County of San Mateo. Tract 6016.01 encompasses the 501-unit Franciscan Mobile Home Park.

Are there any community assets in these areas/neighborhoods?

Several of the above tracts have a community center and/or library. Mission St. runs through tracts 6007, 6006, and 6013. This commercial corridor includes a supermarket, retail, auto-related businesses, and eating establishments. Tract 6012 contains City Hall, a county medical office, and a branch office of the County's Human Service Agency which provides employment services. Tract 6015.02 is adjacent to Serramonte Ridge, a regional mall.

Are there other strategic opportunities in any of these areas?

The City's two former Redevelopment Project Areas were located along Mission Street and Geneva Ave. Both of these commercial corridors run through low-mod income census tracts (6007, 6006, 6013, and 6012). As mentioned earlier in Section MA-45, the City's updated Housing Element and General Plan include a policy to allow for higher-density mixed use development along these corridors. This policy is intended to facilitate more development which could also foster job and business growth opportunities.



Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan identifies the priority needs, the anticipated resources and activities to address those needs, and the institutional delivery structure through which the City will address those needs.

The City's priority needs reflect the housing and community development needs of the City. These include maintaining and improving the housing stock and increasing the supply of affordable housing, providing critical public services to its lower income residents, and maintaining and improving public facilities. The City will be looking to partner more closely with public and private organizations to meet the needs of its residents as federal dollars have declined over the years. Participation in the Continuum of Care is key to the City's efforts to meet the needs of the homeless, and collaboration with public agencies at the regional and State levels is important to accessing additional sources of funding.

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does not have a designated geographic priority area. However, geography is taken into consideration when allocating CDBG funds to public improvements such as curb cuts or improvements to a public facility. These projects must be located in low-mod census tracts where more than 50% of the households have incomes at less than 80% AMI (area median income)

The allocation of HOME funds is considered on a project-by-project basis. Other sources of funding for affordable housing development such as Low Income Housing Tax Credits are highly competitive and projects located near transportation and other amenities are more likely to be awarded funding. The City is built out and opportunities for development are limited. With each opportunity, the City is sensitive to concerns of potentially concentrating affordable and carefully takes this into consideration.

Map 1 in Appendix D shows the low-mod census tracts. These tracts are census tracts 6002, 6004, 6006, 6007, 6008, 6012, 6013, 6015.02, and 6016.01.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	AFH: Historic lack of credit, high housing prices
	Priority Level	High
	Population	Moderate Middle Large Families Families with Children
	Geographic Areas Affected	Daly City
	Associated Goals	AFH3: Preserve homeownership access
	Description	The AFH has identified the historic lack of credit and high housing prices as a contributing factor leading to a gap in homeownership rates for African American and Hispanic households. This gap will increase if affordable ownership opportunities are not sustained and the city gentrifies.
	Basis for Relative Priority	Housing related contributing factors or needs are a high priority.
2	Priority Need Name	AFH: Loss/lack of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Daly City

	Associated Goals	AFH9: Support fair housing/renter services AFH2: Develop new affordable rental units AFH1: Develop new affordable ownership units AFH6: Acquisition and Rehab AFH7: Explore incentives for HCV participation AFH10: Strengthen use of Section 8 AFH11: Consider fair housing audit program
	Description	The AFH identified the loss of affordable housing and lack of affordable housing supply as a contributing factor to disproportionate housing needs. Both loss and lack of affordable housing lead to high housing costs which lead to displacement. The AFH notes that displacement is a result of rent increases that appear to have most affected Spanish speaking and large households. The AFH also notes that this contributing factor has resulted in lack of accessible housing for persons with disabilities and high rates of denial of housing for African American and Hispanic households. This contributing factor creates a need to increase the supply of affordable housing.
	Basis for Relative Priority	Housing related contributing factors or needs are a high priority.
3	Priority Need Name	AFH: Lack of accessible housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Daly City
	Associated Goals	Provide minor home repair Provide City Residential Rehabilitation Program AFH4: Fund rehab and accessibility improvements

	Description	The AFH has identified lack of accessible housing as a contributing factor to disproportionate housing needs. The AFH estimates that 41% of residents with a household member with a disability need accessibility improvements. Some of the City's housing stock was built in the period were split level, stairs, and small hallways were common.
	Basis for Relative Priority	Housing related contributing factors or needs are high priority.
4	Priority Need Name	AFH: Lack of flexibility in zoning code
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Daly City
	Associated Goals	AFH5: Facilitate development through zoning
	Description	The AFH has identified a lack of flexibility in the zoning code as a contributing factor to disproportionate housing needs. The lack of flexibility can make it difficult or more expensive to build housing which inhibits increasing the housing supply which leads to high housing costs.
	Basis for Relative Priority	Housing related needs are a high priority.
5	Priority Need Name	AFH: Loss of affordable rents/displacement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	Daly City
	Associated Goals	AFH6: Acquisition and Rehab
	Description	The AFH has identified the loss of affordable rents/displacement as a contributing factor to disproportionate housing needs. The AFH notes that displacement from rent increases has largely affected Spanish speaking and large households. The conversion of existing naturally occurring affordable rentals to investment properties has resulted in the loss of affordable rentals and displacement. This contributing factor creates a need to preserve housing affordability.
	Basis for Relative Priority	Housing related contributing factors or needs are high priority.
6	Priority Need Name	Maintain and improve housing stock
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Daly City
	Associated Goals	Provide minor home repair Provide City Residential Rehabilitation Program AFH4: Fund rehab and accessibility improvements
	Description	With the high cost of new construction and the already insufficient supply of housing, it is important to maintain the City's housing stock. Maintaining the housing stock through rehabilitation before conditions worsen helps households to remain in their homes. This is often a more affordable option than looking for a home elsewhere in the City or the region.
	Basis for Relative Priority	Housing related contributing factors or needs are high priority.

7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Daly City
	Associated Goals	Provide public services for children and youth Provide public services for the homeless AFH9: Support fair housing/renter services Provide public services - general
	Description	There is a need to support cost-effective public service programs that serve lower income residents in areas that include housing, fair housing, affordable child care, youth development, literacy, and homelessness.
	Basis for Relative Priority	Public services provide much needed programs and services that the City is unable to provide directly. Funding public services foster relationships with community based organizations that strengthen partnerships and collaborations to effectively meet the needs of lower income residents in the community.
8	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	Daly City
	Associated Goals	Encourage economic development

	Description	In prior years, the City has promoted economic development by providing technical assistance to microenterprises to foster entrepreneurship and small business. It is the goal of this effort to create jobs in the community. The current economic climate has created jobs regionally and locally resulting in a low unemployment rate.
	Basis for Relative Priority	Economic development is a high priority, but specifically as it relates to the use of CDBG and HOME funds, it is a lower priority relative to housing.
9	Priority Need Name	Maintain and improve public facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Daly City
	Associated Goals	Maintain and improve public facilities
	Description	In prior years, the City has used CDBG funds for curb cuts and improved handicapped accessibility in public facilities. Currently, the City is using CDBG funds to pay back a Section 108 loan that was used to build the Bayshore Community Center in 2006. Until this loan is paid off these payments comprise about one-third of the City's CDBG allocation, and the City is limited in being able to use CDBG funds to address the needs for public facilities.
	Basis for Relative Priority	There is a repayment schedule for the Section 108 loan, and the loan is scheduled to be paid off in 2022. The loan repayment amounts comprise a large portion of the City's CDBG allocation annually; consequently, using CDBG funds for other public facility projects is a low priority until the loan is paid off.
10	Priority Need Name	AFH: Lack of support for housing
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly
Geographic Areas Affected	Daly City
Associated Goals	AFH8: Educate community on housing gaps
Description	The AFH has identified the lack of support for housing as a contributing factor to fair housing. The lack of support for housing is a barrier to housing development. Suburbabn scale communities, such as Daly City, are resistant to added density and frustrated with recent growth implications. Parking challenges related to increased density often come up in meetings when proposed housing developments are opposed.
Basis for Relative Priority	Housing related contributing factors or needs are high priority.

Narrative (Optional)

The priority needs in the Consolidated Plan incorporate the contributing factors identified in the San Mateo County Regional Assessment of Fair Housing (AFH) submitted to HUD in October 2017. The County of San Mateo was the lead entity in the collaborative effort to prepare the AFH which included the cities of Daly City, Redwood City, San Mateo and South San Francisco. Also included as participating partners are the Housing Authority of San Mateo County and the Housing Authority of South San Francisco. The AFH identifies fair housing challenges and goals to address these challenges. Affordable housing is a high priority need in general for the residents of Daly City as reflected in the community outreach efforts for the Consolidated Plan. The AFH indicates that the lack of affordable housing creates disproportionate housing needs.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not intend to use funds for this.
TBRA for Non-Homeless Special Needs	The City does not intend to use funds for this.
New Unit Production	Interest rate, land price, labor cost, funding availability, developer, income targeting
Rehabilitation	Interest rate, land price, labor cost, funding availability, developer, income targeting
Acquisition, including preservation	Interest rate, sales price, funding availability, income targeting

Table 49 – Influence of Market Conditions

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

Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. In recent years, the City has seen reductions to its annual HOME and CDBG allocations. However, for Year 1 of the FY2018-23 Five Year HUD Consolidated Plan, the City will receive increased amounts in their CDBG and HOME grants. The expected amounts available for the remainder of the Consolidated Plan takes the average of the allocation amounts of the previous ConPlan period, multiplies it by four, and is adjusted upward to reflect the increase in Year 1. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,057,728	60,000	0	1,117,728	4,200,000	CDBG funds will be used to address housing needs, repay a Section 108 loan, provide public services, and program administration. If funding allows, funds may be used for economic development or public facilities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	412,180	0	100,600	512,780	1,300,000	HOME funds will be used to increase or improve the supply of affordable housing.

Table 50 - Anticipated Resources

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

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.

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

Not applicable or appropriate.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DALY CITY	Government	Ownership Planning Rental	Jurisdiction
SAN MATEO COUNTY	Government	Ownership Planning Rental public services	Region
HIP Housing	Non-profit organizations	public services	Region
LifeMoves	Non-profit organizations	Homelessness	Region
Center for Independence of Individuals with Disabilities	Non-profit organizations	Non-homeless special needs Ownership	Region
San Mateo County Health System	Government	Non-homeless special needs Planning	Region
San Mateo County Continuum of Care	Continuum of care	Homelessness	Region
Rebuilding Together Peninsula	Non-profit organizations	Non-homeless special needs Ownership	Region
DALY CITY YOUTH HEALTH CENTER	Public institution	public services	Jurisdiction
JOHN'S CLOSET	Non-profit organizations	public services	Jurisdiction
Peninsula Family Service	Non-profit organizations	public services	Region
PROJECT READ	Departments and agencies	public services	Region
LEGAL AID SOCIETY OF SAN MATEO COUNTY	Non-profit organizations	public services	Region
Project Sentinel	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Leadership Council of San Mateo County	Non-profit organizations	Ownership Planning Rental	Region
COMMUNITY OVERCOMING RELATIONSHIP ABUSE (CORA)	Private Industry	Homelessness Non-homeless special needs	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system’s strengths include the fostering of partnerships, collaboration, and leveraging of funding and resources between private and public entities. In San Mateo County the five jurisdictions that receive HUD funding meet quarterly to exchange best practices and share information. The Continuum of Care also meets quarterly and provides an opportunity to interact with the various players and stakeholders engaged in the County’s service delivery system to address homelessness. These collaborative efforts are key to effectively addressing needs in the community. The City is unable to be completely versed in the various needs of different members of its community, such as the homeless or those with special needs, that it is necessary to consult and partner with agencies that more directly serve these populations. Gaps in the institutional delivery system include the lack of funds to fully meet the needs of the community. For example, the City has had to reduce its number of grantees because of decreases to its CDBG allocation.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X

Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

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

The service delivery system addressing the needs of homeless persons is primarily coordinated at the County level, and the San Mateo County Continuum of Care (CoC) of which the City is a member, is an integral part of this system. The City has a membership seat on the CoC Steering Committee which is the planning and decision-making group that provides local oversight of the community’s federal target homeless assistance funding. The County’s Human Service Agency which oversees the Center on Homelessness, is undertaking a wide range of efforts outlined in its *Strategic Plan to End Homelessness (2016-2020)* to meet the needs of homeless persons and those at risk of homelessness:

Chronically homeless people: The County has been expanding capacity in permanent supportive housing by maximizing existing voucher capacity. Housing locator services and landlord outreach will be implemented to increase the number of units available to voucher holders, and resources will be coordinated to ensure chronically homeless people have access to supportive services.

Families with Children: To reduce the number of unsheltered families, the County has implemented shelter diversion, and targeted rapid re-housing assistance to unsheltered and high need families. Housing programs for homeless families include motel vouchers, shelter, and transitional housing.

Veterans: The County is expanding staffing to coordinate initiatives for homeless veterans. This will include developing a “by name” registry of homeless veterans in the County and prioritizing veterans for access to available housing assistance.

Youth: Through the Coordinated Entry System, the County prioritizes homeless youth include former foster youth. The County Human Service Agency and Department of Housing coordinate to fully use existing voucher capacity in the FUP program for youth leaving the foster care system to ensure they do not become homeless.

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

The strengths of the service delivery system include the County’s commitment to make progress toward ending homelessness, a strong history and culture of inter-agency collaboration to improve service delivery for homeless people, and several major funding streams that can be leveraged and aligned to support the development and refinement of an effective Homeless Crisis Response System. Over the past several years, the County has put into place all the key elements of the system, including outreach (HOT), Coordinated Entry, interim housing (emergency shelters and short-term transitional housing), an expanding supply of rapid re-housing and permanent supportive housing. Robust performance measurement and data analysis is used to assess progress and make improvements on an ongoing basis.

System challenges or gaps in the system include the need for greater targeting and prioritization of unsheltered individuals and families, right-sizing the system to speed movement from homelessness to housing, and expanding permanent housing options in a high cost rental market. While most families in the community experiencing a housing crisis can access shelter or transitional housing, unsheltered homelessness among single adults continue to be an ongoing challenge in San Mateo County. Single adults make up the majority of the homeless people in the community, and there is a need to invest proportionally great resources for single adults while maintaining the commitment to families and ending family homelessness. There are also challenges related to program access in both family and adult programs and a need for greater prioritization based on housing need and vulnerability.

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

The strategy for overcoming gaps in the institutional structure and service delivery system will involve coordination and collaboration with the different entities, both public and private, within the delivery system. Coordination in the following areas will be required:

- Addressing the lack of affordable housing
- Maintaining relationships with the County health care system, workforce development system, and criminal justice systems.
- Specific to homelessness, implementing a Housing Crisis Resolution System that includes a coordinated entry system, robust shelter diversion program, right-sizing of interim housing programs, expansion of rapid re-housing capacity, and maximization of permanent supportive housing programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
1	AFH1: Develop new affordable ownership units	2018	2022	Affordable Housing	AFH: Loss/lack of affordable housing	Homeowner Housing Added: 5 Household Housing Unit
2	AFH2: Develop new affordable rental units	2018	2022	Affordable Housing	AFH: Loss/lack of affordable housing	Rental units constructed: 5 Household Housing Unit
3	AFH3: Preserve homeownership access	2018	2022	Affordable Housing	AFH: Historic lack of credit, high housing prices	Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	AFH4: Fund rehab and accessibility improvements	2018	2022	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing Maintain and improve housing stock	Homeowner Housing Rehabilitated: 40 Household Housing Unit
5	AFH5: Facilitate development through zoning	2020	2022	Affordable Housing	AFH: Lack of flexibility in zoning code	Other: 1 Other
6	AFH6: Acquisition and Rehab	2018	2022	Affordable Housing	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement	Rental units rehabilitated: 5 Household Housing Unit
7	AFH7: Explore incentives for HCV participation	2018	2020	Affordable Housing	AFH: Loss/lack of affordable housing	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
8	AFH8: Educate community on housing gaps	2018	2022	Affordable Housing	AFH: Lack of support for housing	Other: 1 Other
9	AFH9: Support fair housing/renter services	2018	2022	Affordable Housing Fair housing	AFH: Loss/lack of affordable housing Public Services	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1250 Households Assisted
10	AFH10: Strengthen use of Section 8	2018	2020	Affordable Housing	AFH: Loss/lack of affordable housing	Other: 1 Other
11	AFH11: Consider fair housing audit program	2018	2022	Fair Housing	AFH: Loss/lack of affordable housing	Other: 1 Other
12	Provide minor home repair	2018	2022	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing Maintain and improve housing stock	Homeowner Housing Rehabilitated: 30 Household Housing Unit
13	Provide City Residential Rehabilitation Program	2018	2022	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing Maintain and improve housing stock	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 75 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
14	Provide public services for children and youth	2018	2022	Non-Housing Community Development	Public Services	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
15	Provide public services for the homeless	2018	2022	Homeless	Public Services	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
16	Provide public services - general	2018	2022	Affordable Housing Non-Housing Community Development	Public Services	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 65 Households Assisted
17	Encourage economic development	2018	2022	Non-Housing Community Development	Economic Development	Other: 1 Other
18	Maintain and improve public facilities	2018	2022	Non-Housing Community Development	Maintain and improve public facilities	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	AFH1: Develop new affordable ownership units
	Goal Description	<p>Work with developers to build affordable ownership units for lower income households. The development project has not yet been identified. Affordable projects targeting lower incomes may require HOME funds.</p> <p>New ownership units affordable to households at 120% may be created pursuant to the City's Affordable Housing Ordinance. These units would not receive HOME funds.</p>
2	Goal Name	AFH2: Develop new affordable rental units
	Goal Description	<p>Work with affordable housing developers to build new rental housing for low income households. Staff is working to identify potential affordable housing projects.</p> <p>The City's Affordable Housing Ordinance may result in affordable rental projects that would not involve HOME funds.</p>
3	Goal Name	AFH3: Preserve homeownership access
	Goal Description	<p>The AFH finds that Daly City offers more equity in ownership across races than any other city. Preserving homeownership access is important to addressing disproportionate housing needs. As the city gentrifies, it risks losing its ownership advantage for African Americans and Hispanic households.</p> <p>As a member of the San Mateo County Housing Endowment and Regional Trust (HEART) fund, Daly City residents are eligible for its downpayment assistance program. Downpayment assistance helps to address one of the obstacles to homeownership.</p>
4	Goal Name	AFH4: Fund rehab and accessibility improvements
	Goal Description	This program addresses the needs of seniors and those with physical disabilities by providing assistance to install accessibility modifications in homes. Estimate assisting 8 households annually.
5	Goal Name	AFH5: Facilitate development through zoning
	Goal Description	The AFH has identified a goal of adopting zoning policies that incentivize lot mergers to facilitate residential developments. There is not a direct correlation between lot merger incentives and the number of housing units constructed; therefore, no outcome indicator is provided below.

6	Goal Name	AFH6: Acquisition and Rehab
	Goal Description	The AFH has identified as a goal the development of a rental acquisition program. Since the AFH was adopted, the City has explored Work with developers to identify rental housing that may be acquired, rehabbed and kept affordable to lower income households. Without a nonprofit developer acquiring the building, it may be acquired by a new owner who will increase rents and result in displacement of the existing tenants.
7	Goal Name	AFH7: Explore incentives for HCV participation
	Goal Description	The AFH has identified the goal of exploring a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the HCV (Housing Choice Voucher) program and those willing to offer naturally occurring affordable rental housing. This is a regional goal with the County and the HACSM. Exploration of incentives does not involve actual implementation of an incentive program to increase the number of HCV landlords. Outcomes would be established with program implementation, and not at this exploratory stage.
8	Goal Name	AFH8: Educate community on housing gaps
	Goal Description	The AFH has identified as a goal the continuation of efforts to educate community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps. This is a regional goal in conjunction with the County Department of Housing and the County's Home for All program. The City participates in the Home for All workshops and will continue to educate stakeholders and its residents about the challenges of addressing the need for affordable housing.
9	Goal Name	AFH9: Support fair housing/renter services
	Goal Description	The AFH has identified the goal of maintaining funding and support for outreach services for homeowners and renters at risk of being displaced and/or facing fair housing challenges. This goal includes the educating and informing the community about fair housing. Provide assistance to households possibly facing housing discrimination by conducting an investigation or opening a case. Estimated 10 persons assisted annually with a case.

10	Goal Name	AFH10: Strengthen use of Section 8
	Goal Description	The AFH has identified the goal of strengthening the utilization of the Section 8 program. This includes exploring a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the Section 8 program. This AFH goal appears to be duplicative of AFH goal number 7, the difference being that a multifamily rehab and accessibility improvement program is specified here as a potential incentive. It is included in the AFH as a separate goal and, to be consistent, so listed here in the Consolidated Plan.
11	Goal Name	AFH11: Consider fair housing audit program
	Goal Description	The AFH has identified as a goal the consideration of a fair housing audit program. A fair housing audit can identify and describe the nature and extent of unreported housing discrimination. As in other AFH exploratory goals that do not involve program implementation, outcome indicators are not established.
12	Goal Name	Provide minor home repair
	Goal Description	Provide minor home repair to low income households to keep them safe and comfortable in their homes. Estimate assisting six housing units annually.
13	Goal Name	Provide City Residential Rehabilitation Program
	Goal Description	The City Residential Rehabilitation Program offers low interest complete rehab loans to low income households to repair and improve the condition of their home. The program also offers paint only and roof only loans, and offers senior grants of \$1,000 for minor home repair. Estimate 15 ownership housing units assisted annually. The program may be used for single family homeowners and multifamily buildings.
14	Goal Name	Provide public services for children and youth
	Goal Description	Support public service programs that serve children and youth. These programs include support for child care services and youth vocational or life skills training. Estimate serving 150 persons annually.
15	Goal Name	Provide public services for the homeless
	Goal Description	Provide shelter to homeless persons along with a program to assist them in moving to permanent housing after their shelter stay. Estimate service 12 households or 60 persons annually.

16	Goal Name	Provide public services - general
	Goal Description	Provide public services to low income households that help them find or maintaing their housing, and helps improve their job skills to better afford housing.
17	Goal Name	Encourage economic development
	Goal Description	The City's goal for economic development includes increasing the standard of living for its residents, retention and expansion of small businesses, and achieving economic stability through job creation. In prior years, the City has used CDBG funds to fund technical assistance for microenterprises and entrepreneurs. Depending on the availabiliy of CDBG funds in the future, the City may fund such programs again. During the Consolidated Plan period, the City will be working to develop a couple of commercially zoned sites that were formerly owned by the Redevelopment Agency.
18	Goal Name	Maintain and improve public facilities
	Goal Description	The City has identified the need for curb ramps and bicycle/pedestrian improvements. Over the next two years the City will undertake a comprehensive update of its Bicycle/Pedestrian Master Plan in conjunction with the ADA Self-Assessment and ADA Transition Plan Update. In recent years, as CDBG funding has been reduced while Section 108 loan payments have increased, the City has not been able to use CDBG funds for infrastructure activities other than repaying the Section 108 loan used to build the Bayshore Community Center in 2006.

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

There is not yet a specific project identified for the HOME funds, thus making it difficult to estimate the number of extremely low income, low income and moderate income families that will be provided affordable housing as defined by HOME 91.315(b)(2). Currently, the City is exploring development possibilities that include acquisition and rehab, new construction, and possibly homeowner rehabilitation. The actual projects to be undertaken will depend on timing and financial feasibility, among other things. For construction or acquisition/rehab projects, the City would target HOME funds to benefit extremely low income and low income families. Taking into consideration maximum per unit HOME subsidy limits, the City could estimate potentially providing six rental units for extremely low and low income families.

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

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

Not applicable. There is no public housing in Daly City.

Activities to Increase Resident Involvements

There is no public housing in Daly City. The City, however, did consult with HASMC who indicated that Housing Authority staff encourage residents to report maintenance issues inside and outside their apartments. This provides staff with valuable information, as well as gives the residents a sense of responsibility for their surroundings. Meetings are held with residents to inform them of all upcoming work scheduled to take place, gather resident feedback and special requests. There is a resident site representative in charge of general cleaning of the entire complex, as well as monitoring safety and resident compliance with House Rules.

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

The governmental constraints to housing development include the following: land use controls, building codes, fees and dedications, permit processing procedures, infrastructure limitations, and environmental reviews. A detailed discussion of governmental constraints can be found in the City's Housing Element.

In general, anything that increases the cost of development or creates uncertainty is potentially a barrier to construction of affordable housing and residential development. Land use controls, designed to minimize a development's potential impacts, often add to the cost of building. For example, parking requirements easily make a project more expensive. The Building Code, as amended by the City, may require the use of more expensive materials. Fees and dedications, while important in offsetting the costs to the City in planning and regulating development, add to the cost of development. The procedures for permit processing sometimes make for a lengthy process resulting in delays which usually translate to increased costs. CEQA, the California Environmental Quality Act, requires environmental reviews that may delay a project and require mitigating actions that increase costs.

The City is currently in the process of updating its Affordable Housing Ordinance which requires residential developers to include below market rate housing or pay a fee. As part of this process, the City is studying the financial impact and feasibility of such requirements in order to ensure that the Affordable Housing Ordinance does not deter developers from building more housing in the City.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Daly City's strategy to remove or ameliorate the barriers to affordable housing focuses on the governmental constraints. This strategy looks at the constraints that increase development costs and how these costs may be reduced. As a result, the City has allowed for denser developments, reduced parking requirements for affordable housing projects, and a more streamlined review process for affordable housing projects.

The City cannot affect labor, land, or financing costs. However, it can help ameliorate the barrier of neighborhood opposition by encouraging developers to meet with neighborhood groups regarding their proposed projects. Such a meeting can help educate both the developer and the neighborhood on issues that need to be addressed in order to have a successful affordable housing project built.

SP-60 Homelessness Strategy – 91.215(d)

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

As mentioned previously, the Center on Homelessness which operates through the San Mateo County Human Service Agency, coordinates the homeless service delivery system in the County. Over the last decade, the County has partnered with cities and non-profit providers to implement multi-disciplinary Homeless Outreach Teams (HOT). The HOT teams conduct outreach, engage with unsheltered homeless people, work to identify their individual service needs, and assist with a housing plan. The HOT teams cover the whole County, with a focus on areas that have a large number of unsheltered and chronically homeless adults. The City is not a focus area as it does not have a large number of unsheltered persons relative to other areas in the County.

Located across from City Hall is the Daly City Community Service Center, which is part the County's network of core service agencies that provide emergency rental assistance, case management and other housing assistance. The Center is part of the County's Coordinated Entry System which provides initial screening and housing assessment to persons who are homeless.

Addressing the emergency and transitional housing needs of homeless persons

Interim housing, both emergency shelter and transitional housing, is a critical element of San Mateo County's homeless crisis response system. It is a short-term intervention designed to serve as a safety net for households who are unsheltered or in the midst of a housing crisis and have no alternative housing options. These programs provide an entry point into stabilization services and help move households towards permanent housing as quickly as possible.

The City, through its membership and participation in the Continuum of Care (CoC), is represented in discussions pertaining to the role of interim housing in the County's homeless response system. There are currently 19 emergency shelter or transitional housing programs in the County. Some programs are dedicated to special populations, including programs for homeless youth, veterans and people experiencing domestic violence. The City has used CDBG funds to assist in the operations of several shelters (Family Crossroads, Safe Harbor, Maple St., and Spring Street). With the reduction of CDBG funds, the City is unable to continuing funding all these shelters. During the last Consolidated Plan period, it was able to fund Family Crossroads, transitional housing for families operated by LifeMoves, located in Daly City.

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

As mentioned earlier, Daly City is located in a county and region where the cost of housing is very high, making it extremely difficult to find permanent housing for those who have become homeless. As part of the County's effort to transition homeless individuals to permanent housing, the County supports rapid re-housing programs. Data suggests that rapid re-housing can be an important tool for moving people out of homelessness and into permanent housing, especially if combined with housing location and stabilization services. Currently there are several CoC-funded rapid re-housing programs operating in the County. There are two such program serving veterans funded through the Veterans Administration. Another important component of transitioning people into permanent housing is maximizing the inventory of permanent supportive housing (PSH). The County prioritizes its PSH inventory for chronically homeless people with very high service needs and high levels of functional impairment.

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

The County's Human Service Agency works collaboratively with system partners (foster care, hospitals, treatment programs, jail) to integrate into discharge policies and protocols the County's homeless service delivery system. This system assists in identifying housing solutions and entering the shelter system would be a last resort. The County's plan to end homelessness has a goal that all individuals exiting an institution will have access to interim housing if needed and a permanent housing plan prior to discharge. This will require coordination with discharge units to support reunification with the client's home community and expansion or repurposing of dedicated interm housing for clients exiting institutions.

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

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

The City's actions to address LBP hazards and increase access to housing without LBP hazards include the following:

- Continue the lead hazard evaluation and reduction activities of Daly City's Residential Rehabilitation Program and CDBG-funded minor home repair programs.
- Cooperate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based hazards.
- Provide public information and education on lead-based paint hazards.

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

The action of lead hazard evaluation is directly related to the extent of lead poisoning and hazards. The rehabilitation program tests for lead when necessary, and requires contractors to conduct safe practices to minimize lead hazards.

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

As part of the City's housing policies and procedures, all households receiving rehabilitation assistance are given the "HUD/EPA booklet "Protect your Family from Lead in your HOME." In addition, a lead paint assessment under HUD Appendix A environment checklist is completed as required for each unit.

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

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

The City's anti-poverty strategy is to encourage economic development, support services that enable low income persons to obtain or maintain employment, and facilitate access to various services available to poverty-level families. Economic development generates jobs which in turn improve economic opportunities for lower income households. Public services that provide child care or literacy training help poverty-level families maintain employment or improve their job skills. The Daly City Community Center provides information and referral to assist poverty-level families access benefits and assistance for which they may be eligible.

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

Inadequate income, due to underemployment/unemployment or loss of welfare benefits, contributes to homelessness, overcrowding, and other housing problems. In this sense, the City's anti-poverty strategy to increase economic opportunities, are directly related to the City's housing strategies. Families need incomes to afford housing, and housing must be affordable on their incomes. Through the City's efforts to encourage economic development, to support public services for lower income households, and to provide coordination and access of services through the Daly City Community Service Center, the goals of combating poverty and providing housing are tied together.

SP-80 Monitoring – 91.230

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

The City's Economic and Community Development (ECD) department has established monitoring procedures and monitoring checklist to ensure that its subrecipients comply with federal program requirements and City policies. These monitoring activities include desk review of requests for reimbursements so ECD staff can ensure compliance with eligible CDBG expenditures, and on-site monitoring visits where ECD staff can reviews program files and meet with program staff. The City also has monitoring procedures for its HOME-assisted projects, conducting on-site physical inspections and reviewing tenant rolls and files. For both CDBG and HOME-assisted projects, the City often coordinates on-site monitoring visits with neighboring entitlement or participating jurisdictions that have also funded the same project. This coordination helps facilitate the monitoring process for both the ECD and the subrecipients.

The City prepares a number of reports to HUD which serve as a check on compliance with HUD requirements such as minority business outreach and comprehensive planning requirements. ECD prepares a calendar for the program year which identifies the public hearing and noticing requirements schedule for the HUD Consolidated Plan and Annual Plan, as well as the Consolidated Annual Performance and Evaluation Report (CAPER).

The annual CAPER will also include an assessment of the progress of goals identified in the AFH which have been incorporated in this Consolidated Plan.

Expected Resources

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

Introduction

Listed below is information on the anticipated amount of CDBG and HOME funding from the Department of Housing and Urban Development. In recent years, the City has seen reductions to its annual HOME and CDBG allocations. However, for Year 1 of the FY2018-23 Five Year HUD Consolidated Plan, the City will receive increased amounts in their CDBG and HOME grants. The expected amounts available for the remainder of the Consolidated Plan takes the average of the allocation amounts of the previous ConPlan period, multiplies it by four, and is adjusted upward to reflect the increase in Year 1. The CDBG and HOME funds are a portion of the actual costs to address the priority needs identified. The City will continue to explore other sources of funding at the local, regional and State levels, and will work with its public and private partners in doing so.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,057,728	60,000	0	1,117,728	4,200,000	CDBG funds will be used to address housing needs, repay a Section 108 loan, provide public services, and program administration. If funding allows, funds may be used for economic development or public facilities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	412,180	0	100,600	512,780	1,300,000	HOME funds will be used to increase or improve the supply of affordable housing.

Table 54 - Expected Resources – Priority Table

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

Because no one source of funding is sufficient to complete an affordable housing project, various funding sources will need to be combined to fully fund a project. Federal funds alone are not enough to fund a development. Past projects have included public sources of funding as well as private funds, such as monies raised by Habitat for Humanity from individual donors and private foundations. The City will satisfy its matching requirements by encouraging and partnering with developers to compete for tax credits, State funding, and other sources for which projects are eligible.

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

Not applicable or appropriate.

Discussion

The previous Consolidated Plan period has seen CDBG and HOME allocations rise and fall slightly. The estimated amounts for the remainder of the upcoming Consolidated Plan period are based on the average allocations over the past five years adjusted upwards to reflect the increase in Year 1. These estimates are hopeful and optimistic, given the uncertainty of HUD funding at the federal level under the current administration.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide minor home repair	2018	2023	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing Maintain and improve housing stock	CDBG: \$10,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Provide City Residential Rehabilitation Program	2018	2023	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing Maintain and improve housing stock	CDBG: \$400,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Provide public services for children and youth	2018	2023	Non-Housing Community Development	Public Services	CDBG: \$33,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
4	AFH9: Support fair housing/renter services	2018	2023	Affordable Housing Fair housing	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement	CDBG: \$19,500	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
5	AFH4: Fund rehab and accessibility improvements	2018	2023	Affordable Housing Non-Homeless Special Needs	AFH: Lack of accessible housing	CDBG: \$10,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
6	Provide public services for the homeless	2018	2023	Homeless	Public Services	CDBG: \$16,000	Homeless Person Overnight Shelter: 60 Persons Assisted
7	Provide public services - general	2018	2023	Affordable Housing Non-Housing Community Development	Public Services	CDBG: \$32,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 13 Households Assisted
8	AFH2: Develop new affordable rental units	2018	2023	Affordable Housing	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement	CDBG: \$0	

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH1: Develop new affordable ownership units	2018	2023	Affordable Housing	AFH: Historic lack of credit, high housing prices AFH: Loss/lack of affordable housing		
10	AFH6: Acquisition and Rehab	2018	2023	Affordable Housing	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement		

Table 55 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The City issued a Request for Proposal (RFP) in December 2017 for FY18-19 CDBG funds. Various community service agencies submitted applications and unfortunately the City is not able to fund all requests. The City has a two year CDBG funding cycle and will not issue an RFP for FY19-20 CDBG funds. Activities funded in FY18-19 will be renewed pending CDBG and HOME funding availability in FY19-20 and satisfactory project performance. The City will continue to make payments on its Section 108 loan using CDBG funds. The Section 108 loan was used for the construction of the Bayshore Community Center in the mid-2000s. The City will continue to assess affordable housing projects in which to invest its HOME funds.

Projects

#	Project Name
1	2018 CDBG Program Administration
2	Rebuilding Together Minor Home Repair
3	City Residential Rehab Program
4	CID/Housing Accessibility Modification (HAM) Program
5	DCYHC/Youth Vocational Support
6	Human Investment Project/Homesharing
7	LifeMoves Family Crossroads
8	Johns Closet
9	Legal Aid/Homesavers
10	Peninsula Family Service
11	Project Read
12	Project Sentinel/Fair Housing
13	2018 HOME program administration
14	Affordable Housing Development
15	2018 Section 108 loan payment for Bayshore Community Center

Table 56 – Project Information

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

A major obstacle for addressing underserved needs is the limited funding available to fund public services. There is a cap on the amount of funds that can be used for public services, and the City's allocation of CDBG funds has generally been reduced over the last few years. The City allocates as much as is allowable for program administration to cover the administrative costs associated with program

compliance and tries to maximize the allocation for public services. In FY18-19, the City has a scheduled Section 108 loan repayment of about \$354,000 which is about 33% of its Year 1 CDBG allocation, thereby reducing the amount of CDBG funds available for funding other activities to address housing and community development needs.

Affordable housing continues to be an underserved need. An obstacle to meeting this need is the high cost of construction and limited funds available for affordable housing. Daly City will use its HOME funds towards developing affordable housing and partnering with affordable housing developers to leverage these limited funds with other sources.

AP-38 Project Summary
Project Summary Information

1	Project Name	2018 CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$223,546
	Description	Program administration for FY18-19 CDBG allocation.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	
	Planned Activities	Writing reports, planning activities, monitoring contracts, ensuring compliance with CDBG requirements.
2	Project Name	Rebuilding Together Minor Home Repair
	Target Area	
	Goals Supported	Provide minor home repair
	Needs Addressed	AFH: Lack of accessible housing Maintain and improve housing stock
	Funding	CDBG: \$10,000
	Description	Safe at Home minor home repair program for low income households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that six low income households will benefit.
	Location Description	Daly City locations to be determined during program year.
	Planned Activities	This project consists of Rebuilding Together Safe at Home program that provides minor home repair assistance.
3	Project Name	City Residential Rehab Program
	Target Area	

	Goals Supported	AFH4: Fund rehab and accessibility improvements Provide City Residential Rehabilitation Program
	Needs Addressed	AFH: Lack of accessible housing Maintain and improve housing stock
	Funding	CDBG: \$400,000
	Description	Provide City Residential Rehabilitation program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low income households will benefit.
	Location Description	Daly City, specific locations to be determined.
	Planned Activities	Provide and process senior home grants, minor home repair loans, complete rehabilitation loans.
4	Project Name	CID/Housing Accessibility Modification (HAM) Program
	Target Area	
	Goals Supported	Provide minor home repair
	Needs Addressed	AFH: Lack of accessible housing
	Funding	CDBG: \$10,000
	Description	Provide home accessibility modifications such as ramps and grab bars.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that five households with disabilities will benefit.
	Location Description	Daly City, specific locations to be determined.
	Planned Activities	Install grab bars, shower heads, ramps and other accessibility features as needed.
5	Project Name	DCYHC/Youth Vocational Support
	Target Area	
	Goals Supported	Provide public services for children and youth
	Needs Addressed	Public Services

	Funding	CDBG: \$6,000
	Description	
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low income at-risk youth and young adults will benefit.
	Location Description	2780 Junipero Serra Blvd., Daly City
	Planned Activities	Provide a minimum of three hours of counseling tailored to career needs and interest. Provide job search assistance and guidance in creating a resume and/or written career plan.
6	Project Name	Human Investment Project/Homesharing
	Target Area	
	Goals Supported	Provide public services - general
	Needs Addressed	AFH: Loss/lack of affordable housing
	Funding	CDBG: \$12,000
	Description	Provide information and referrals for low income households seeking affordable housing and matching them with people who have rooms to share.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 13 households will benefit.
	Location Description	Weekly office hours are held at 350-90th Street at the Daly City Community Service Center.
	Planned Activities	Administer homesharing program which includes screenign applicants, matching clients in homesharing, facilitating Living Together Agreements, and providing follow-up support to homesharing matched clients including mediation as needed.
7	Project Name	LifeMoves Family Crossroads
	Target Area	
	Goals Supported	Provide public services for the homeless
	Needs Addressed	Public Services

	Funding	CDBG: \$16,000
	Description	Provide temporary transitional housing and services to homeless families and individuals. Services include case management, intake and assessment, and community referrals.
	Target Date	6/30/0019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 12 homeless households will be assisted (or 60 persons)
	Location Description	50 Hillcrest, Daly City, CA
	Planned Activities	Provide transitional housing to homeless Daly City families. All clients will receive individualized case management and housing information and referrals.
8	Project Name	Johns Closet
	Target Area	
	Goals Supported	Provide public services for children and youth
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Provide new clothing and hygiene kits for low income children ages 4 to 18.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 90 low income children will benefit.
	Location Description	Colma Elementary School, 444 E. Market St., Daly City
	Planned Activities	Procure and provide clothing for low income school children. This program is made possible by about 30 volunteers and is a 100% run volunteer program.
9	Project Name	Legal Aid/Homesavers
	Target Area	
	Goals Supported	Provide public services - general

	Needs Addressed	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement Public Services
	Funding	CDBG: \$12,000
	Description	Provide legal assistance to Daly City residents with a focus on evictions and landlord-tenant disputes.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 households will benefit.
	Location Description	Weekly office hours held at the Community Service Center, 350- 90th St., Daly City
	Planned Activities	Provide legal assistance to low income households facing eviction or landlord-tenant disputes. Advise tenants on tenant rights.
10	Project Name	Peninsula Family Service
	Target Area	
	Goals Supported	Provide public services for children and youth
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	Provide year-round full-time subsidized child care services for low income families.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low income children will benefit.
	Location Description	7222 Mission St., Daly City, CA
	Planned Activities	Provide subsidized child care services for young children, infants to toddlers. The program employs a child-centered curriculum based on current brain research and best teaching practices.
11	Project Name	Project Read
	Target Area	
	Goals Supported	Provide public services - general

	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Literacy program to help English-speaking adults improve their reading and writing skills.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 40 persons will benefit.
	Location Description	Project Read learners and tutors meet at the Daly City libraries. Those learners enrolled at Jefferson Adult Education meet with their tutors at the Adult school at 699 Serramonte Blvd., Daly City.
	Planned Activities	Provide free individualized tutoring to English-speaking adults to help them improve their reading and writing skills, skills that are important life skills. Provide training and support to volunteer tutors.
12	Project Name	Project Sentinel/Fair Housing
	Target Area	
	Goals Supported	AFH9: Support fair housing/renter services
	Needs Addressed	AFH: Loss/lack of affordable housing AFH: Loss of affordable rents/displacement Public Services
	Funding	CDBG: \$7,500
	Description	Fair housing program that includes public information and education on fair housing, referrals, and investigation of fair housing complaints.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 persons will benefit from cases and/or investigation of fair housing complaints. More persons will benefit from fair housing education through outreach and presentations.
	Location Description	The Project Sentinel office is located in Santa Clara. Fair housing outreach and presentation locations in Daly City are to be determined.

	Planned Activities	Provides various fair housing activities to include fair housing information and referral, investigations of bona fide fair housing complaints, and offering of a tester training.
13	Project Name	2018 HOME program administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$41,218
	Description	HOME program administration
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City Hall, 333 - 90th Street St., Daly City
	Planned Activities	HOME program administration, includes development of written agreements, preparing reports, monitoring HOME projects, and updating HOME procedures.
14	Project Name	Affordable Housing Development
	Target Area	
	Goals Supported	AFH2: Develop new affordable rental units
	Needs Addressed	AFH: Historic lack of credit, high housing prices AFH: Loss/lack of affordable housing
	Funding	CDBG: \$471,562
	Description	The City is exploring eligible affordable housing developments for HOME investment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The number of families that will benefit depends on the affordable housing development which is yet to be defined.
	Location Description	Daly City, to be determined.
	Planned Activities	Affordable housing development, including new construction and or acquisition/rehabilitation.

15	Project Name	2018 Section 108 loan payment for Bayshore Community Center
	Target Area	
	Goals Supported	
	Needs Addressed	Maintain and improve public facilities
	Funding	CDBG: \$354,165
	Description	Section 108 loan payments for Bayshore Community Center.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The Bayshore Community Center serves the Bayshore neighborhood which is home to about 4,500 persons.
	Location Description	Bayshore Community Center, 450 Martin St., Daly City
	Planned Activities	This is a payment on the Section 108 loan that was used for the construction of the Bayshore Community Center. The center was completed in 2006, and the loan is scheduled to be paid off by 2022.

AP-50 Geographic Distribution – 91.220(f)

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

In FY18-19, assistance is not directed to a geographic area. Daly City is a densely populated area only covering about 8 square miles. Public services are located in different areas of the City and are accessible and available to lower income residents. The residential rehabilitation and minor home repair programs are available to income eligible households throughout the City. Other projects are all accessible by public transportation.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Discussion

Public improvement projects are located in low income census tracts as required by CDBG. Opportunities for housing development are primarily located on in-fill sites in or close to Mission St., Geneva Avenue, and other areas in proximity to public transit. Investment in these housing opportunities is in line with the region’s focus on infill housing and transportation-oriented development. There may be additional funds available for affordable housing development in these priority-development areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will support the affordable housing needs of the homeless by providing funding support to LifeMoves, a nonprofit operating Family Crossroads, a family transitional shelter located in Daly City. Affordable housing support for the non-homeless will include the City’s Residential Rehab program, support for Rebuilding Together Peninsula’s Safe at Home minor home repair program, and HIP Housing’s homesharing program. The City’s affordable housing goal for special needs is incorporated in its support for the Center for the Independence of the Disabled’s (CIID) program to provide home accessibility modifications for the physically disabled.

The City provides support to Legal Aid to assist lower income tenants with housing related issues such as eviction and tenant/landlord disputes. The assistance helps households maintain their housing but are not reported in the tables below.

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	34
Special-Needs	8
Total	54

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	0
Total	23

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City does not provide rental assistance. If and when it considers rental assistance in response to the rising rents that lead to displacement, the City is not likely to use CDBG or HOME funds but will look to other sources of funding. The City's one year goals above for the number of households to be supported include households supported through rehabilitation assistance, transitional housing, and homesharing services.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in Daly City. Midway Village, a 150-unit housing complex located in the Bayshore neighborhood in the southeast area of Daly City, was removed of its Public Housing status in 2011. Replacement vouchers were issued to the residents who were given the option to stay or move elsewhere using their voucher.

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

The City will work with HACSM as needed and requested. Currently, the County of San Mateo has plans to redevelop Midway Village and increase the number of units on site. The City will work with the County to facilitate community outreach in the neighborhood with regards to their proposed redevelopment.

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

The City will work with the HACSM as needed to encourage housing residents to become more involved in management and participate in ownership.

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

Not applicable. The PHA is not designated as troubled.

Discussion

There is currently no Public Housing in Daly City. As indicated above, Midway Village used to be Public Housing but disposed of this status in 2011. The property is now owned by SAMCHAI (San Mateo County Housing Authority, Inc), a wholly owned nonprofit affiliate of HACSM. There are plans to redevelop the site and increase its density. The City will work with the County and the developer to help facilitate outreach to the community about the project.

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

Introduction

The City will collaborate with other governmental and nonprofit organizations in its homeless and other special needs activities. The City meets at least quarterly with other entitlement communities in the County, and at least quarterly with the County's Continuum of Care (CoC) collaborative. Participation in the Continuum of Care has been integral to the City's efforts to address homelessness. The CoC has set up subcommittees to work on a range of system-wide planning efforts to achieve the following outcomes:

- Reductions in total numbers of homeless people;
- Reductions in the number of new entries into homelessness;
- Reductions in the rate of returns to homelessness; and
- Reductions in the length of time people are homeless.

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

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

- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency Network of San Mateo County, a network of eight agencies located throughout the County that provide general information and referral resources for emergency shelter, food, clothing, utilities assistance, employment information and short-term case management. It is part of the County's coordinated entry system for accessing homeless services.
- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

- The City will provide CDBG funding for Family Crossroads in Daly City, a transitional housing family shelter operated by LifeMoves.
- The City will work with Daly City Partnership to operate the Daly City Community Service Center which conducts client intake to assess individual needs and makes referrals to emergency shelters. The Daly City Community Service Center is part of the Core Service Agency network of San Mateo County, a network of eight agencies located throughout the County that provides general information and referral resources for emergency shelter, food, clothing, utilities

assistance, employment information and short-term management. It is part of the County's coordinated entry system for accessing homeless services.

- The Economic and Community Development department will continue to work with the City's Police department and Community Service Center to discuss outreach to homeless persons and suggest areas of coordination where possible.

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

- The City will provide CDBG funds to LifeMoves for operation of emergency and transitional shelters that serve homeless Daly City residents. LifeMoves provides case management to the families and individuals they shelter to help them become stable and transition to permanent housing.
- The City will actively engage in the Continuum of Care policy discussions and efforts to help the various populations of homeless persons transition to permanent housing. Previous policy discussions have included the establishment of performance standards to assist in the evaluation of current programs that help the homeless. The performance standards help identify best practices and areas of improvement.
- The City will collaborate with homeless service providers and serve as a resource as needed.

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

- The City will work with Daly City Partnership to operate its Daly City Community Service Center which conducts client intake and makes referrals to emergency shelters.
- The City will provide CDBG funds to the Legal Aid Society's Homesavers Project. This project helps tenants who are having problems with their landlords and offers legal counseling, advice and representation in dealing with evictions and disputes over the condition of the premises.
- The City will provide CDBG funds to HIP Housing. HIP Housing provides housing information and referral and assists low income households to explore homesharing as an affordable housing alternative.
- The City will engage in the Continuum of Care policy discussions and efforts to coordinate

discharge policies of public funded institutions and systems of care.

- The City, both through the Community Service Center and the Economic and Community Development department, will continue to learn about and develop relationships with the various community agencies that can provide services to help low-income individuals and families avoid homelessness.

Discussion

The San Mateo County Continuum of Care (CoC) guides the implementation of the County's housing and social service system to meet the needs of homeless individuals and families. The County Department of Housing and the City of Daly City, along with the other three entitlement cities in the County, have seats on the CoC Steering Committee. The City will work with the CoC to meet the needs of the homeless and other special needs.

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

Introduction:

The limited availability of developable vacant land, the high cost of construction, and community opposition to development are all barriers to housing development. These barriers become more pronounced with affordable housing. Unlike market rate housing, there is no for-profit motivation to build affordable housing so affordable housing development is more dependent on public funding. With the loss of redevelopment in California and reductions to the HOME program, there is less funding available to address the high costs of construction and ability to acquire land. Negative perceptions of affordable housing also contribute to community opposition. The City will work with affordable housing developers to address these barriers to affordable housing.

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

The City will continue to implement the following actions to reduce barriers to affordable housing:

- Continue the process of updating the City's zoning ordinance to facilitate and encourage the construction of higher-density mixed-use developments along Mission Street and Geneva Avenue and locations within close proximity to public transit.
- Improve the public's perception and acceptance of affordable housing by assisting experienced housing developers to create attractive, well-managed developments and by requiring that developers conduct community meetings regarding their proposed affordable housing projects.
- Provide reduced parking requirements for affordable housing developments.
- Allow the construction of additional second units throughout the City.
- Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses.
- Provide one-stop permitting and parallel building plan checking through the Building Division, Planning Division, and Department of Public Works as an effort to streamline project approvals.

Discussion:

The City's updated Housing Element outlines tasks with the aim of increasing the supply of housing. These tasks include exploring incentive programs for lot mergers and increasing minimum lot sizes along the commercial corridors to encourage higher density and mixed use developments, reducing parking requirements, and formalizing a plan check prioritization system that would give priority to affordable housing projects. More information on the City's Housing Element, a component of the City's General Plan, can be found at www.dalycity.org/housingelement.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The housing and community development needs in Daly City exceed the City's resources to meet them. Consequently, the City attempts to leverage resources from other government programs and private sources. The City will address obstacles to meeting underserved needs by collaborating with other public and private agencies and pursuing funding sources as they become available for specific priority activities.

Actions planned to foster and maintain affordable housing

- Monitor its existing stock of deed-restricted affordable housing units through property inspections and continued relationships with property managers.
- Explore other funding sources for affordable housing such as private and regional/state funding opportunities.
- Encourage higher density mixed-use developments.
- Review and update the City's Affordable Housing Ordinance adopted in April 2014 in response to new State housing laws passed in 2017.
- Collaborate with regional public and private agencies working to promote affordable housing.

Actions planned to reduce lead-based paint hazards

The City's actions to reduce lead-based paint hazards include:

- Provide lead hazard notification, evaluation, and reduction in its residential rehabilitation program.
- Provide information referrals and requiring abatement of lead hazards in housing units where children under the age of six reside.
- Provide information to contractors about training and certifications needed to provide lead-based paint abatement services.
- Coordinate with the County of San Mateo, other local jurisdictions and the private sector in efforts to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

As expressed earlier in the Consolidated Plan, the goals of the City's efforts to reduce the number of poverty level families are to encourage economic development, support services that enable low income persons to obtain or maintain employment, and facilitate access to various services available to

poverty-level families. These goals guide the City's actions to reduce the number of poverty-level families which include:

- Support public services that provide assistance to very low income families.
- Provide information and referral at the Daly City Community Service Center to connect very low income families to various programs and services such as rental and utility assistance.
- Subject to funding availability, provide technical assistance and support to microenterprises and potential entrepreneurs to encourage their success and job creation.
- Enhance employment opportunities for very low income residents by establishing, when appropriate, first source hiring agreements.

Actions planned to develop institutional structure

Actions to develop institutional structure include:

- On-going efforts to streamline the review and approval process for new developments
- Assist nonprofit service providers through the CDBG program
- Conduct outreach to potential private sector partners in affordable housing development (i.e. lenders, realtors)
- Work with local foundations and public agencies to access their programs to assist low and moderate income residents
- Participate in the Continuum of Care and coordinating with homeless service providers
- Participate in local and regional collaborations to address housing and special needs. This includes on-going quarterly meetings with other CDBG and HOME grantees in the County to coordinate training and technical assistance for city and County staff and their subrecipients.

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

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

- Participate in the Continuum of Care
- Coordinate with other local and regional jurisdictions on efforts to foster affordable housing and assist low income households
- Update information on existing and identifying new agencies and or collaboratives of social service agencies serving Daly City residents.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	60,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	60,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City does not intend to use other forms of investment beyond those identified in Section 92.205. If and when the City decides to offer other forms of investment not found in Section

92.205, it will then revise its Consolidated Plan to include them. The forms of investment described in Section 92.205 are: equity investments, interest bearing loans or advances, non-interest bearing loans or advances, interest subsidies, deferred payment loans, and grants.

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

The City shall use resale to ensure affordability of its homebuyer activities. The City requires homebuyers to submit an annual certification of principal residency throughout the affordability period specified.

A Deed of Trust (securing the HOME promissory note) and a Resale Restriction Agreement are recorded against the property for a term of 45 years. No payment is due on the loan until the unit is sold. At that time a new eligible buyer assumes the loan, or is paid back to the City if a new eligible buyer is not found. The City has the right and option to purchase the unit at the time of sale. (This option to repurchase is also granted to Habitat for Humanity for its developments). The Resale Restriction specifies that subsequent buyers of a HOME-assisted unit must meet income requirements (household income no more than 80% of area median income).

The City does not intend to use FY18-19 HOME funds to assist homebuyers.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City shall ensure the affordability of units for the affordability period through the Resale Restriction recorded on the property, and not through a presumption of affordability. The Resale Restriction specifies the calculation for the resale price. The resale price is calculated as the original purchase price adjusted by the percentage change in the area median income (as published annually by HUD). Quality improvements to the property, if any, are also taken into consideration. The resale price provides the buyer with a fair return on investment, which is defined as the buyer's initial investment during the affordability period. Generally, this includes the amount of the down payment and documented costs of capital improvements.

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

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

APPENDIX A

SF 424 and Certifications

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-18-MC-06-0010	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Daly City"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-6000318"/>	* c. Organizational DUNS: <input type="text" value="0020874300000"/>	
d. Address:		
* Street1: <input type="text" value="333 90th Street"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Daly City"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="CA: California"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="94015-1808"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Betsy"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Zobell"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="650-991-8034"/>	Fax Number: <input type="text" value="650-991-8070"/>	
* Email: <input type="text" value="bzobell@dalycity.org"/>		

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

FY18-19 Daly City CDBG

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,057,728.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="60,000.00"/>
* g. TOTAL	<input type="text" value="1,117,728.00"/>

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

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

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

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

** I AGREE

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

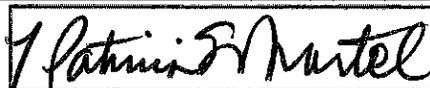
Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

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

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

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

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

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

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Daly City	6/20/2018

Application for Federal Assistance SF-424

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

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

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: M-18-MC-06-0241
--	---

State Use Only:

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

8. APPLICANT INFORMATION:

* a. Legal Name: City of Daly City	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000318	* c. Organizational DUNS: 0020874300000

d. Address:

* Street1:	333 90th Street
Street2:	_____
* City:	Daly City
County/Parish:	_____
* State:	CA: California
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	94015-1808

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

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

Prefix: _____	* First Name: Betsy
Middle Name: _____	
* Last Name: Zobell	
Suffix: _____	
Title: _____	

Organizational Affiliation: _____

* Telephone Number: 650-991-8034	Fax Number: 650-991-8070
* Email: bzobell@dalycity.org	

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:
HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

N/A

* Title:
N/A

13. Competition Identification Number:

Title:

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

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

FY18-19 Daly City HOME

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="412,180.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="100,600.00"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="512,780.00"/>

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

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

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

- Yes
- No

If "Yes", provide explanation and attach

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

** I AGREE

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

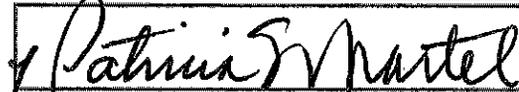
Authorized Representative:

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

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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

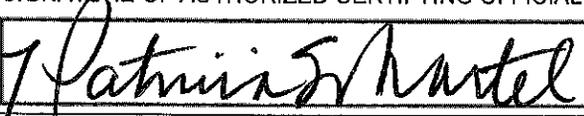
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Daly City	6/20/2018

CERTIFICATIONS

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

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

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

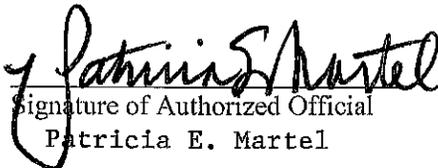
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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

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

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

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


Signature of Authorized Official
Patricia E. Martel


Date

City Manager
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

Excessive Force -- It has adopted and is enforcing:

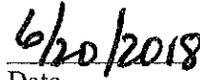
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility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

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

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

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


Signature of Authorized Official


Date

Patricia E. Martel
City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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


Signature of Authorized Official

6/20/2018
Date

Patricia E. Martel
City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

APPENDIX B

Affidavit of Publication of Public Notice

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

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Visit us @ www.LegalAdstore.com

GAIL INTENDENCIA
CITY OF DALY CITY/CITY CLERK
333 90TH ST
DALY CITY, CA 94015

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description NOTICE OF PUBLIC HEARING December 11, 2017

To the right is a copy of the notice you sent to us for publication in the EXAMINER - DALY CITY INDEPENDENT. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/12/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an

NPEN 3069793

CITY OF DALY CITY
NOTICE OF PUBLIC
HEARING REGARDING
HOUSING AND
COMMUNITY
DEVELOPMENT
PRIORITIES AND
PROGRAMS ELIGIBLE FOR
FUNDING UNDER THE
COMMUNITY
DEVELOPMENT BLOCK
GRANT (CDBG) AND
HOME PROGRAMS FROM
JULY 1, 2018 THROUGH
JUNE 30, 2023

NOTICE IS HEREBY GIVEN that on Monday, December 11, 2017, at 7:00 p.m., the City Council of Daly City will hold a public hearing at the City Hall, City of Daly City, located at 333 - 90th Street, Daly City, California, concerning the following:

A. Obtain all interested citizens' views on community development and housing needs that are eligible for Community Development Block Grant (CDBG) and HOME funding from the federal Department of Housing and Urban Development (HUD) for fiscal year (FY) 2018-19.

B. Address the citizen participation and planning process for preparation of the City's Five-Year HUD Consolidated Plan for the period beginning July 1, 2018 through June 30, 2023. This Five-Year Consolidated Plan will describe the City's community development and housing priorities, strategies and goals, along with identifying projects and programs for funding under the CDBG and HOME programs. All public comments, either oral or written, will be received, heard and discussed at this public hearing.

The primary objective of the City of Daly City's CDBG program is the development of viable urban communities that provide decent housing and a suitable living environment and the expansion of economic opportunities, principally for persons of low and moderate income. The primary objective of the City of Daly City's HOME program is, through public-private partnerships, to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families.

ALL INTERESTED PERSONS ARE ENCOURAGED TO PARTICIPATE.

In addition to this public hearing, residents may also provide input on the Five Year Consolidated Plan by attending the community meeting at 6:30pm on Wednesday, November 29, 2017 at the Gellert Park Clubhouse, 50 Wembley Drive, Daly City. There is also a community needs assessment survey. For additional information regarding this public hearing, the community meeting, or survey please visit http://www.dalycity.org/CityHall/Departments/ECD/hcd/hcd_news.htm. You may also contact the Housing and Community Development Supervisor at City Hall, 333 - 90th Street, Daly City, California, between the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday. The telephone for the HCD Supervisor is 650-991-8068. The City's TDD number is 650-991-8278.

Betsy ZoBell
Housing and Community
Development Supervisor
11/12/17
NPEN-3069793#
EXAMINER - DALY CITY
INDEPENDENT



* A 0 0 0 0 0 4 5 9 5 6 0 1 *

CITY OF DALY CITY

NOTICE OF PUBLIC HEARING AND OPPORTUNITY FOR PUBLIC REVIEW OF THE DRAFT FIVE-YEAR HUD CONSOLIDATED PLAN AND THE PROPOSED ACTION PLAN FOR FUNDING PROJECTS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS FOR FISCAL YEAR 2018-2019

NOTICE IS HEREBY GIVEN that on Monday, April 23, 2018, at 7:00 p.m., the City Council of Daly City will hold a public hearing at the City Hall, City of Daly City, located at 333 - 30th Street, Daly City, California, to obtain all interested citizens' views on a) the Draft Five-Year HUD Consolidated Plan for the period beginning July 1, 2018 through June 30, 2023, and b) the Draft One-Year Action Plan for allocation of the Community Development Block Grant (CDBG) and HOME programs for Fiscal Year 2018-2019 (July 1, 2018 through June 30, 2019).

A) Draft Five-Year HUD Consolidated Plan, July 1, 2018 - June 30, 2019
The three basic goals of these federal housing and community development programs are to assist persons of low and moderate income by (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunities. The Consolidated Plan furthers these goals by assessing housing and community development needs and resources, and by describing priority actions, projects and programs to be initiated and/or completed during the five-year period.

Contents of the Five-Year HUD Consolidated Plan are the following:

- Housing and Community Development Needs and Housing Market Conditions** - This section includes statistical and analytical information that provides an overall picture of the housing and community development needs of Daly City. The information is intended to assist in establishing priorities for allocating resources, and in developing local objectives and strategies to meet identified needs.
- Strategic and Priority Needs** - This section provides a five-year strategic plan that brings needs and resources together in a coordinated housing and community development strategy. The strategy has been developed to achieve the three basic goals of federal housing and community development funding programs.
- One-Year Action Plan** - see below.

B) Draft One-Year Action Plan for Fiscal Year 2018-2019
The U.S. Department of Housing and Urban Development (HUD) requires preparation of an Action Plan in order to receive federal funds under various federal programs including the Community Development Block Grant Program and the Home Investment Partnership Act (HOME). The Draft One-Year Action Plan lists the proposed activities that the City of Daly City will undertake, using CDBG's and HOME funds, to address priority needs.

CDBG

The FY18-19 budget for HUD has not yet been established. Consequently, the City does not know, as of the writing of this notice, how much it will have in CDBG funding for FY18-19. Assuming the same allocation as the current program year, the City estimates a total of \$981,458 in CDBG funds, consisting of a \$921,458 CDBG Entitlement Grant and anticipated FY17-18 program income of \$60,000.

The proposed use of CDBG funds for FY 2018-19, assuming the estimated CDBG

amount is listed below. Table 1 provides for contingency funding in the event that the actual CDBG amount available is less than or greater than the estimate.

Project	FY 2018-19 Fund Amount
ADMINISTRATION	\$198,292
PUBLIC SERVICES (all public services are City-wide)	
1. Project Read Provides tutoring services to persons with no or limited reading and writing skills.	\$ 20,000
2. LifeMoves - Family Crossroads Transitional Housing Transitional housing and case management to homeless families.	\$ 16,000
3. Project Sentinel - Fair Housing Program Promotes fair housing and investigates housing discrimination.	\$ 7,500
4. John's Closet Provides clothing and hygiene kits to lower income children ages 3-18.	\$ 5,000
5. Peninsula Family Services Provides child care to lower income families.	\$22,000
6. Human Investment Project - Home Sharing Program Provides shared housing opportunities to lower income residents.	\$ 12,000
7. Legal Aid Society of San Mateo County - Homelessers Program Provides legal services to low income residents primarily in the area of landlord/tenant laws.	\$ 12,000
8. Daly City Youth Health Center - Youth Vocational Support Provides career counseling, assistance with resumes and job placement.	\$ 6,000
9. Provides career counseling, assistance with resumes and job placement.	\$ 6,000
HOUSING	
1. Residential Rehabilitation Preserve and upgrade existing housing stock. (City-wide)	\$310,501
2. Rebuilding Together - Safe at Home Provide minor home repair (City-wide)	\$10,000
3. Center for Independence of Individuals with Disabilities - Housing Accessibility Modification Program Provide housing accessibility modifications for lower income residents with disabilities. (City-wide)	\$10,000
CAPITAL PROJECTS	
1. Section 108 Loan Payments Provide principal and interest payments for Section 108 loan used for financing Bayshore Community Center	\$354,165
TOTAL	\$981,458

TABLE 1: Allocations with Contingency

IF CDBG allocation is less than estimated
1. General Administration amount will be reduced so that it does not exceed 20% administration cap
2. Activities will be funded in descending order. If a public service is not able to be funded by at least \$10,000 it will be defunded, unless the recommended amount shown is already less than \$10,000
IF CDBG allocation is more than estimated
1. General Administration amount will be increased so that it is at the 20% administration cap
2. Residential Rehab amount will be increased up to \$400,000
3. Rebuilding Together and CID will be funded in this order at a minimum of \$10,000 each.

TABLE 1 - CONTINUED

	RECOMMENDATION
General Administration	198,292
Section 108 Loan Payments (P&I)	354,165
Residential Rehab	310,501
Project Sentinel/Fair Housing	7,500
Project Read	20,000
Peninsula Family Service	22,000
Legal Aid/Homesavers	19,000
LifeMoves/Emergency and Transitional Housing	16,000
Human Investment Project/Homesaring (HIP)	12,000
Daly City Youth Health Center/Youth Vocational Support	6,000
John's Closet	5,000
Rebuilding Together/Safe at Home	10,000
CID/Housing Accessibility Modification (HAM) Program	10,000
DC Partnership/Connect Residents to Services	-
Rotocare/Daly City Free Medical Clinic	-
Renaissance Entrepreneurship Center	-
TOTAL	981,458

Like with CDBG funds, the City does not yet know how much it will receive in HOME funds for FY18-19. It estimates an amount of \$250,000 based on prior year allocations. HOME funds may be used for activities that result in the creation of new affordable housing and housing rehabilitation. The proposed use of FY2018-19 HOME funds are listed below:

	FY2018-19 Fund Amount
ADMINISTRATION	\$ 25,000
HOUSING DEVELOPMENT	\$225,000

Prior to actual expenditure of funds, project details and specific funding requests will be presented to the Council for consideration.

THE PUBLIC IS INVITED TO REVIEW THE DRAFT FIVE-YEAR CONSOLIDATED PLAN AND DRAFT ACTION PLAN. THE PUBLIC IS INVITED TO SUBMIT COMMENTS DURING THE REVIEW PERIOD. THE COMMENT PERIOD IS FROM MARCH 25, 2018 THROUGH APRIL 23, 2018.

For additional information regarding the Draft Consolidated and Action Plans or the April 23 Public Hearing, contact Betsy ZoBell, Housing and Community Development Supervisor, at (650) 991-8068.

Copies of the Draft Five-Year HUD Consolidated Plan and Draft One-Year Action Plan are available for inspection at the City libraries, Daly City Community Service Center, and City Hall. They will also be posted on the City's website at http://www.dalycity.org/City_Hall/Departments/ECDC/hcd/hcd_news.htm. All comments should be submitted to Betsy ZoBell, Housing and Community Development Supervisor at City Hall, Economic and Community Development Department, 333 - 30th Street, Daly City, CA 94015.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the City Manager's office at 991-8127 (telephone) or 991-8278 (TDD). NO LATER THAN, FRIDAY, APRIL 20, 2018.

Betsy ZoBell
Housing and Community Development Supervisor

CNS-3113835#

GOVERNMENT

LEGISLATION INTRODUCED AT AND SUMMARY OF ACTIONS OF THE MARCH 20, 2018, MEETING OF THE SAN FRANCISCO BOARD OF SUPERVISORS

is available at www.sfbos.org, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, or by calling (415) 554-5184.

NOTICE OF HEARING OF PROPOSED FISCAL YEARS 2019 AND 2020 SFMTA OPERATING BUDGET INCLUDING MODIFICATIONS TO EXISTING SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY AND SAN FRANCISCO PARKING AUTHORITY FEES, RATES, FARES, CHARGES, FINES, AND ESTABLISHING POSSIBLE NEW FEES INCLUDING PLANNING/DEVELOPMENT TRANSPORTATION ANALYSIS REVIEW FEE AND DEVELOPMENT PROJECT REVIEW FEE

The San Francisco Municipal Transportation Agency (SFMTA) Board of Directors/ San Francisco Parking Authority Commission will hold a public hearing on April 17, 2018 to approve the agency's FY 2019 and FY 2020 Operating Budget including modifications to the following fees, rates, fares, charges, fines, and possible new fees. The following will be considered: Municipal Railway adult senior, youth disabled and low-income single ride fares and monthly passes; visitor passports, tokens, inter-agency transfer fares, class pass and youth single ride school coupon booklets, paratransit van and taxi service fares; late payment penalties; special collection fee; boot fee; low income boot fee; Transportation Code and Vehicle Code penalties; color curb painting fees; towing and storage fees; administrative penalties for obstructing traffic; vehicle hire permit fee; parking installation fee; temporary no-parking sign posting fee; signs and parking space removal/relocation fee; intellectual property license fee (film permits); Lifetime ID Card replacement

fee; taxi permit fees; vendor commission fees; non-standard vehicle permit fees, and fees for general permits including special traffic temporary exclusive use of parking meters; residential area parking, contractor vanpool, stationless bicycle share program application; SFMTA permit on-street car share vehicle; shared electric moped parking permit; vendor and bicycle maps; transit commissions bus rerouting electronic vehicle chargers in garages; replacement fee for lost badges; private transit vehicle permit program; press, designated shuttle stop use, farmers' market parking; temporary street closures, and bus substitution fees. The SFMTA Board will also consider adding a single ride low income fare one-day pass (Muni only) Family pass, a discount for bulk fare sales; fee for falling travel shows departing San Francisco; a Clipper® card replacement fee; a planning/development transportation analysis review fee; a development project review fee; advertising the revenue neutral institutional pass program; recovering fees for citations related to Department of Motor Vehicles (DMV) vehicle

and eliminating reduced fees for television series, etc. by non-profits and government agencies. Proposed capital projects in the following areas will also be considered: Central Subway, Security Transit Optimization/Expansion, Traffic Signals, Transit Fixed Guideway, Fleet Facility, Streets (bike ped), traffic calming, school programs; Parking, Taxi Communications/IT Infrastructure. The hearing will be held at City Hall, 41Dr. Carlton B. Goodlett Place, Room 400 at 1:00 p.m. Additional information can be obtained at www.sfbos.com.

NOTICE OF PUBLIC HEARING OF THE SAN FRANCISCO SUCCESSOR AGENCY COMMUNITY INVESTMENT AND INFRASTRUCTURE (ON PROPOSED AMENDMENTS TO THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN AND BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN

known as the Commission on Community Investment and Infrastructure ("Commission"), will hold a public hearing on Tuesday, April 17, 2018 at 1:00 p.m., in City Hall, Room 416 located at 1 Dr. Carlton B. Goodlett Place, San Francisco, CA to consider proposed amendments ("Plan Amendments") to the Hunters Point Shipyard Redevelopment Plan ("HPS Plan") and the Bayview Hunters Point Redevelopment Plan ("BVHP Plan") (collectively, the "Redevelopment Plans") and to consider all evidence and testimony for or against the approval of the Plan Amendments. At any time not later than the hour set forth above for the hearing on the Plan Amendments, a person may file a written statement supporting or objecting to the Plan Amendments with the Commission Secretary or the Commission Secretary of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco at One South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103 or via email to HSPSCP.Amendments@sfgov.org. At the day hour and place of the hearing, any and all persons interested in or objecting to the Plan Amendments may appear before the Commission

and show cause why the Plan Amendments should or should not be approved.
HPS Plan. The proposed amendments to the HPS Plan would update its land use provisions to authorize a revised development proposal for the Hunters Point Shipyard Project Area ("HPS Project Area"). The amendments would primarily reduce authorized research and development and office uses; allow new or additional retail, hotel, and institutional uses; and reconfigure the design and location of parks and open space, but not reduce the amount of parks and open space.
BVHP Plan. The proposed amendments to the BVHP Plan would shift the Jamstown Neighborhood from Zone I to Zone 2 of the Bayview Hunters Point Project Area ("BVHP Project Area") so that the San Francisco Planning Code applies to the Jamstown Neighborhood and make conforming amendments to the maps attached to the BVHP Plan.

The legal descriptions of the project areas were recorded as follows: The HPS Plan (Map 1 and Attachment A) was recorded with the San Francisco Office of the Assessor-Recorder on November 18, 2010 as Document No. 2010-108365-009. The BVHP Plan (Project Area B as described in Attachment B and Map 2) was recorded with the San Francisco Office of the Assessor-Recorder on November 18, 2010 as Document No. 2010/083655.

hearing the Commission will consider approval of the Plan Amendments. If the Commission approves the Plan Amendments, the Planning Commission will consider the General Plan referral and the Board of Supervisors of the City and County of San Francisco will consider adoption of the Plan Amendments together with the Successor Agency's Report to the Board of Supervisors on the Plan Amendments.
A copy of the Plan Amendments and Redevelopment Plans are available for inspection and review by the general public at www.sfbos.org and at the Successor Agency's office located at One South Van Ness Avenue, Fifth Floor, San Francisco, California, 94103, between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday. Staff is also preparing other documents related to the Plan Amendments, which will be available prior to the meeting of the Successor Agency's website, www.sfbos.org. For more information, contact Marie Munson at (415) 749-2415, or marie.munson@sfgov.org.
Following the close of the public

APPENDIX C

Citizen Participation Comments

- **Notes from Roundtables**
 - **Community Surveys**
 - **Community Survey Results**
- **Community Workshop flyer and summary**

Community Based Organization Roundtable

Department of Housing, Jupiter
October 23, 2017

Participants were asked to list, prioritize, and identify gaps in addressing service needs for the populations they serve. A succinct list of findings compiled from their discussion is listed below:

- Notably, job training, childcare, and financial support were among the top of the list of needs that the service providers prioritized, all of which help people to stay in their homes, or enable people to gain stable housing.
- Also at the top of the list of priorities was safe and accessible housing, as well as renter protections.
- Most of these top prioritized needs are not sufficiently met by the service providers, and are not listed as priorities in the most recent Consolidated Plan.
- There was a consensus among the groups that all the supportive services that help people stay in their homes, or help people get into safe and secure housing are the services that should be prioritized.

Local Jurisdiction Roundtable

Department of Housing, Jupiter
October 23, 2017

Facilitator

Grace Streltzov

Attendees

Mother Champion
Director of Outreach for Project WeHope, Board of Mental Health

Marie Juang
Mayor of Hillsborough

Elizabeth Cullinan
City of Hillsborough

Selina Toy Lee
Human Services Agency

Ben McMullan
Center for Independence

Summary

Participants were asked to list the County’s resources and strategies addressing (1) Homelessness, (2) Services, (3) Affordable Housing Production, (4) Rehabilitation and Acquisition, and (5) Public Facilities & Infrastructure. A succinct list of findings compiled from their discussion is listed below:

- There was a consensus that funding should prioritize needs addressing Homelessness and Affordable Housing Production.
- Alternative modes of affordable housing, specifically mobile homes, have appeared throughout the County as a “band-aid fix” to the housing crisis. Jurisdictions are challenged with finding a balance of accommodating, regulating, or challenging these practices.
- How do we capture the homeless or formerly homeless into our system? Three stages – direct homeless outreach, homeless prevention, and permanent supportive housing – were marked as priorities in the four stage continuum (outreach, prevention, emergency shelters, and permanent supportive housing)
- The community needs to re-evaluate the system in place: What does “affordable” mean? How “poor” do you have to be to qualify? Our system discourages people who become self-sufficient by disqualifying them for services and subsidies.

Real Estate Roundtable

Department of Housing, Jupiter
October 24, 2017

Facilitator

Grace Streltzov

Attendees

Betsy Zobell
City of Daly City

Mort Frank
M Frank Architect

Rhovy Lyn Antonio
CA Apartment Association

Summary

Participants were asked to share their organization’s needs and market analysis. A succinct list of findings compiled from their discussion is listed below:

- More funding is needed to support administration and streamline processes including a universal lease agreement.
- According to CAA surveys, the last year saw an increase in demand for single family home ownership.
- Prioritize mending relationships between landlords and other parties – namely HA and tenants – to ensure continuing participants in Section 8, home sharing, and other affordable housing programs.
- Use funding to facilitate more public/private, public/non-profit, and other partnerships to include more people into the narrative of affordable housing.
- Educate landlords on fair housing through programs such as CAA’s CCRM Certification Requirements.

Developer Meeting

Department of Housing, Jupiter
October 24, 2017

Facilitator

Rose Cade

Attendees

Betsy Zobell
City of Daly City

Mort Frank
M Frank Architect

Nevada Merriman
MidPen

Summary

Participants were asked to share their organization’s needs and market analysis. A succinct list of findings compiled from their discussion is listed below:

- San Mateo County is not developing enough and needs more housing to accommodate the homeless, disabled, and workforce – among others.

- There is strong need for general services coordination to connect people to resources. San Mateo is service rich yet most programs lack public exposure which can be remedied through translation services and marketing efforts.
- The County should strategize leveraging federal dollars with other sources, such as private funds and Health dollars.
- A main priority is ensuring housing and protecting residents against displacement.

Community Needs Assessment Survey (FY2018-23 ConPlan)

The City of Daly City requests your input on community development and housing needs as it embarks on planning for its 2018-2023 HUD Consolidated Plan. The Consolidated Plan identifies community needs and priorities and provides a framework for how Community Development Block Grant (CDBG) and HOME funds will be spent during the plan period. The overall goal of the CDBG and HOME programs is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

In order to plan effectively for the next five years, we are seeking input from organizations, community stakeholders, and local residents to identify and prioritize needs that may be addressed with CDBG and HOME funds. We ask your assistance by completing this survey. Thank you. If you have any questions about this survey or the HUD Consolidated Plan, please call 650-991-8034 or email hcd@dalycity.org.

Which neighborhood do you live in? Please place an "X" in the appropriate box.

Bayshore	
Broadmoor	
Civic Center	
Crocker	
Franciscan Mobile Home Park	
Hillside	
St. Francis Heights	
Serramonte	
Southern Hills	
Vista Grande	
Westlake	

Please place an "X" in the appropriate box about the neighborhood you live.

I rent in Daly City.	
I own a home in Daly City.	
I work for a community organization serving Daly City residents.	

OVERALL NEEDS – Please rate the need in the community for the following Overall Needs by placing an “X” in the appropriate box for each:

	Low Priority	Medium Priority	High Priority
Support public service programs for low income residents (i.e. youth and senior services, legal assistance, literacy training)			
Improve/provide public facilities and public infrastructure in low income neighborhoods			
Create affordable housing and preserve/maintain housing stock			
Promote economic development			

PUBLIC SERVICES - Please rate the need in the community for the following services by placing an “X” in the appropriate box:

	Low Priority	Medium Priority	High Priority
Child Care Services			
Crime Awareness/Prevention			
Domestic Violence Services			
Emergency Food Assistance			
Employment Training			
Fair Housing Services (discrimination complaints)			
Health Services			
HIV/AIDS Centers & Services			
Homeless Shelters/Services			
Legal Assistance and Advocacy(for tenant rights and homeownership, immigration, eviction)			
Mental Health Services			
Senior Services			
Services for the Disabled			
Substance Abuse Services			
Youth Services			

HOUSING-RELATED SERVICES - Please rate the need in the community for the following housing related-related services by placing an “X” in the appropriate box:

	Low Priority	Medium	High Priority
Acquisition and Rehabilitation of Existing Rental Housing			
Code Enforcement			
Develop More Affordable Ownership Housing			
Develop More Affordable Rental Housing			
Energy Efficiency Improvements			
Homeownership Assistance (e.g. down payment assistance, low interest loans)			
Housing Accessibility Modifications (e.g. ramps, grab bars)			
Lead-based Paint Screening/ Abatement			
Major Home Rehabilitation Assistance (e.g. structural, plumbing, etc.)			
Minor Home Rehabilitation Assistance (e.g. paint, doors, roof, windows, etc.)			
Mortgage Delinquency Counseling			
Rental Payment Assistance (e.g. monthly subsidies, security deposit)			
Rental Rehabilitation Assistance			
Senior Housing			
Special Needs Housing			

ECONOMIC DEVELOPMENT - Please rate the need in the community for the following economic development services by placing an “X” in the appropriate box:

	Low Priority Need	Medium Priority Need	High Priority Need
Loan Programs for Small Businesses			
Microenterprise Assistance (counseling)			
Physical Improvements/Beautification to Commercial Areas			
Technical Assistance to New and Existing Businesses			

CAPITAL PROJECTS - Please rate the need in the community for the following services by placing an “X” in the appropriate box:

	Low Priority	Medium Priority	High Priority
Community Centers			
Health Facilities			
Parking Facilities			
Libraries			
Neighborhood Facilities			
Parks and Recreation Facilities			
Disability Centers			
Senior Centers			
Youth Centers			
Non-Residential Historic Preservation			

Thank you!

Please submit completed paper surveys to:

City of Daly City, ECD/HCD, 333 – 90th Street, Daly City, CA 94015 or to any City library.

Encuesta de evaluación de las necesidades de la comunidad

(Año Fiscal 2018-23 Plan de Consolidación)

La Ciudad de Daly City solicita su opinión sobre el desarrollo de la comunidad y las necesidades de vivienda a medida que se embarca en la planificación de su Plan Consolidado de HUD 2018-2023. El Plan consolidado identifica las necesidades y prioridades de la comunidad y proporciona un marco para la forma en que se gastarán los fondos de (CDBG) y HOME durante el período del plan. El objetivo general de los programas CDBG y HOME es "desarrollar comunidades urbanas viables brindando viviendas dignas y un entorno de vida adecuado y expandiendo las oportunidades económicas principalmente para personas de ingresos bajos y moderados".

Para planear de manera efectiva durante los próximos cinco años, buscamos aportes de organizaciones, partes interesadas de la comunidad y residentes locales para identificar y priorizar las necesidades que pueden abordarse con los fondos de CDBG y HOME. Le pedimos su ayuda para completar esta encuesta. Gracias. Si tiene alguna pregunta sobre esta encuesta o el Plan Consolidado de HUD, llame al 650-991-8034 o envíe un correo electrónico a hcd@dalycity.org.

¿En qué vecindario vive? Por favor coloque una "X" en el cuadro apropiado.

Bayshore	
Broadmoor	
Civic Center	
Crocker	
Franciscan Mobile Home Park	
Hillside	
St. Francis Heights	
Serramonte	
Southern Hills	
Vista Grande	
Westlake	

Por favor, coloque una "X" en la casilla correspondiente sobre el vecindario donde vive.

Alquilo en Daly City.	
Tengo una casa en Daly City.	
Trabajo para una organización comunitaria que atiende a los residentes de Daly City.	

NECESIDADES GENERALES - Favor de clasificar la necesidad en la comunidad escogiendo entre los siguientes servicios y colocando una "X" en la casilla correspondiente:

	Necesidad de prioridad baja	Necesidad de prioridad media	Necesidad de alta prioridad
Apoyar programas de servicio público para residentes de bajos ingresos (es decir, servicios para jóvenes y ancianos, asistencia legal, alfabetización).			
Mejorar / proporcionar instalaciones públicas e infraestructura pública en vecindarios de bajos ingresos.			
Crear viviendas asequibles y preservar / mantener el inventario de viviendas.			
Promover el desarrollo económico de la comunidad.			

SERVICIOS PUBLICOS - Favor de clasificar la necesidad en la comunidad escogiendo entre los siguientes servicios y colocando una "X" en la casilla correspondiente:

	Necesidad de prioridad baja	Necesidad de prioridad media	Necesidad de alta prioridad
Servicios para cuidado de niños.			
Reconocimiento y prevención del crimen.			
Servicios contra violencia doméstica.			
Asistencia de emergencia alimentaria.			
Entrenamiento para buscar empleo.			
Igualdad de servicios para vivienda (quejas de discriminación).			

Servicios de salud.			
Servicios y centros de VIH / SIDA.			
Servicios / refugios para desamparados.			
Asistencia legal y abogacía (para los derechos de los inquilinos y la propiedad de vivienda, inmigración, desalojo).			
Servicios de salud mental.			
Servicios para ancianos.			
Servicios para las personas con discapacidad.			
Servicios para remediar el abuso de sustancias / drogas.			
Servicios para la juventud.			

SERVICIOS RELACIONADOS CON LA VIVIENDA - Favor de clasificar la necesidad en la comunidad escogiendo dentro de los siguientes servicios relacionados con la vivienda, y colocando una "X" en la casilla correspondiente:

	Necesidad de prioridad baja	Necesidad de prioridad media	Necesidad de alta prioridad
Adquisición y Rehabilitación de Viviendas de Alquiler existentes.			
Aplicación de Código y Ley.			
Desarrollo de vivienda propia más asequible.			
Desarrollar más vivienda de alquiler.			
Mejoras de eficiencia energética.			

	Necesidad de prioridad baja	Necesidad de prioridad media	Necesidad de alta prioridad
Asistencia de vivienda (ejemplos: asistencia de pago inicial, préstamos a bajo interés).			
Modificaciones de accesibilidad en la vivienda (ejemplo, rampas, barras de apoyo).			
Reviso y reducción de pintura de plomo.			
Mayor inicio de rehabilitación y asistencia (por ejemplo, estructural, plomería, etc.)			
Menor Inicio rehabilitación y asistencia (por ejemplo, pintura, puertas, techo, ventanas, etc.)			
Consejería de delincuencia hipotecaria.			
Asistencia de pago de alquiler (subsídios por ejemplo mensuales, depósito de seguridad).			
Asistencia de rehabilitación de casas de alquiler.			
Vivienda para ancianos.			
Vivienda para servir necesidades especiales.			
Programas de préstamos para pequeñas empresas.			
Asistencia a la microempresa (asesoramiento).			
Mejoras físicas / embellecimiento en áreas comerciales.			
Asistencia técnica a negocios nuevos y existentes.			

PROYECTOS DE CAPITAL - Favor de clasificar la necesidad en la comunidad escogiendo dentro de los siguientes servicios relacionados con la vivienda, y colocando una "X" en la casilla correspondiente:

	Necesidad de prioridad baja	Necesidad de prioridad media	Necesidad de alta prioridad
Centros Comunitarios.			
Instituciones de Salud.			
Facilidades de Estacionamiento.			
Bibliotecas.			
Facilidades en los barrios.			
Instalación de Parques y Recreaciones.			
Centros de Discapacidad.			
Centros para Personas Mayores.			
Centros Juveniles.			
Conservación histórica no residencial.			

Gracias!

Por favor envíe las encuestas completas a:

**City of Daly City
 ECD/HCD
 333 – 90th Street
 Daly City, CA 94015**

O a cualquier oficina de la ciudad o biblioteca.

Suriin sa Pagtatasa ang Mga Pangangailangan sa Pamayanan (FY2018-23 ConPlan)

Hinihiling ng Lungsod ng Daly City ang iyong pag-input sa mga pangangailangan sa pagpapaunlad ng komunidad at pabahay habang nagsusulong sa pagpapalano para sa 2018-2023 HUD Consolidated Plan. Kinikilala ng Pinagsama-samang Plano ang mga pangangailangan at priyoridad ng komunidad at nagbibigay ng isang balangkas kung paano gagastusin ang Community Development Block Grant (CDBG) at pondo ng HOME sa panahon ng plano. Ang pangkalahatang layunin ng mga programang CDBG at HOME ay "upang bumuo ng mga mabubuting komunidad sa lunsod sa pamamagitan ng pagbibigay ng disenteng pabahay at angkop na kapaligiran sa pamumuhay at pagpapalawak ng mga oportunidad sa ekonomiya pangunahin para sa mga taong mababa at katamtamang kita."

Upang epektibong magplano para sa susunod na limang taon, naghahangad kami ng input mula sa mga organisasyon, mga stakeholder ng komunidad, at mga lokal na residente upang makilala at unahin ang mga pangangailangan na maaaring matugunan sa CDBG at HOME na pondo. Hinihiling namin ang iyong tulong sa pamamagitan ng pagkumpleto ng survey na ito. Salamat. Kung mayroon kang anumang mga katanungan tungkol sa survey na ito o ang HUD Consolidated Plan, mangyaring tawagan ang 650-991-8034 o mag-email hcd@dalycity.org.

Aling kapitbahayan ka nakatira ? Mangyaring maglagay ng "X" sa naaangkop na kahon.

Bayshore	
Broadmoor	
Civic Center	
Crocker	
Franciscan Mobile Home Park	
Hillside	
St. Francis Heights	
Serramonte	
Southern Hills	
Vista Grande	
Westlake	

Mangyaring maglagay ng "X" sa naaangkop na kahon tungkol sa kapitbahayan na iyong tinitirhan.

Nagrerenta ako sa Daly City.	
May sariling bahay ako sa Daly City.	
Nagtatrabaho ako para sa isang organisasyon ng komunidad na naglilingkod sa mga residente ng Daly City.	

MGA PANGKALAHATAN PANGANGAILANGAN - Mangyaring i-uri ang pangangailangan sa komunidad para sa mga sumusunod na Pangkalahatang Pangangailangan sa pamamagitan ng paglalagay ng "X" sa naaangkop na kahon para sa bawat isa:

	Mababang Priyoridad	Katamyaman Priyoridad	Mataas na Priyoridad
Suportahan ang mga programang pampublikong serbisyo para sa mga residenteng mababa ang kita (hal. Mga kabataan at serbisyo para sa nakatatanda, legal na tulong, pagsasanay sa karunungan bumasa't sumulat)			
Pagbutihin / magbigay ng mga pampublikong pasilidad at pampublikong imprastruktura sa mga kapitbahay na mababa ang kita			
Lumikha ng abot-kayang pabahay at pangalagaan / mapanatili ang kalakal ng pabahay			
Itaguyod ang pag-unlad sa ekonomiya			

PAMPUBLIKONG SERBISYO - Paki-uri ang pangangailangan sa komunidad para sa mga sumusunod na serbisyo sa pamamagitan ng paglalagay ng isang "X" sa angkop na kahon

	Mababang Priyoridad	Katamtaman Priyoridad	Mataas na Priyoridad
Mga Serbisyo sa Pangangalaga ng Bata			
Kaalaman / Pagsugpo ng Kriminalidad			
Mga Serbisyo Para sa Karahasan Pantahahanan			
Tulong Para sa Biglaang Pangangailangan ng Pagkain			
Pagsasanay sa Pagtatrabaho			
Mga Serbisyo Para sa Makatarungang Pabahay (mga reklamo sa diskriminasyon)			
Serbisyong Pangkalusugan			
Lugar/Serbisyo Para sa HIV			

/ AIDS			
Tirahan ng Walang Bahay / Serbisyo			
Legal na Tulong at Pagtatanggol (para sa mga karapatan ng nangungupahan at mga nagmamayari, imigrasyon, pagpapalayas)			
Mga Serbisyon para sa Pangkalusugan ng Isip			
Serbisyo para sa Nakakatanda			
Serbisyo para sa mga may Kapansanan			
Mga Serbisyo para sa mga Abuso sa Ipinagbabawal na Gamot			
Serbisyo para sa mga Kabataan			

MGA SERBISYO NA MAY KAUGNAYAN SA PABAHAY - Paki-uri ang pangangailangan sa komunidad para sa mga sumusunod na serbisyong kaugnay ng pabahay sa pamamagitan ng paglalagay ng "X" sa angkop na kahon:

	Mababang Priyoridad	Katamtaman Priyoridad	Ataas na Priyoridad
Pagkamit at Rehabilitasyon ng Kasalukuyang Paupahang Bahay na Makamit			
Kodigo para sa Pagpapatupad			
Paunlarin Mabuti ang Mas Kayang Pagmamay-ari ng Pabahay			
Paunlarin ang Mas Kakayanin Paupahang Bahay			
Pagpapabuti ng Kahusayan sa Enerhiya			
Tulong sa Mga Nagmamay-ari ng Bahay (hal. Tulong sa pagbabayad sa pautang, mababang pautang sa interes)			
Pagbabago ng Mga Daanan sa Pabahay (hal. Rampa, Hawakan)			
Pananggalan sa Mga Pinturang May halong Tingga / Pagbabawas			
Tulong sa Pangunahing			

	Mababang Priyoridad	Katamtaman Priyoridad	Ataas na Priyoridad
Rehabilitasyon sa Bahay (hal. Istruktura pagtutubero, atbp.)			
Tulong Para sa Maliitan Rehabilitasyon ng Bahay (hal. Pintura, pintuan, bubong, bintana, atbp.)			
Tagapagpayo Para sa Mga Huli ng Pagbayad sa Pkkasasangla			
Tulong sa Pagbabayad Upa (hal. Buwanang subsidyo, seguridad ng deposito)			
Tulong sa Rehabilitasyon sa Paupahan			
Pabahay Para sa Nakatatanda			
Pabahay Para sa Natatanging Pangangailangan			

PAGPAPATAKBO NG EKONOMIYA - Paki-uri ang pangangailangan sa komunidad para sa mga sumusunod na serbisyo sa pag-unlad ng ekonomiya sa pamamagitan ng paglalagay ng "X" sa angkop na kahon:

	Mababang Priyoridad na Pangangailangan	Katamtaman Priyoridad na Pangangailangan	Mataas na Priyoridad na Pangangailangan
Mga Programa ng Pautang para sa Maliliit na Negosyo			
Tulong sa Microenterprise (pagpapayo)			
Pisikal na Pagpapabuti / Pagpapaganda sa Mga Komersyal na Lugar			
Teknikal na Tulong sa Bago at Kasalukuyang Negosyo			

MGA PROYEKTO NG KAPITAL - Paki-rate ang pangangailangan sa komunidad para sa mga sumusunod na serbisyo sa pamamagitan ng paglalagay ng "X" sa naaangkop na kahon:

	Mababang Priyoridad	Katamtaman Priyoridad	Mataas na Priyoridad
Mga Sentro Para sa Komunidad			
Mga Pasilidad sa Kalusugan			
Mga Pasilidad Para sa Paradahan			
Mga Aklatan			
Mga Pasilidad Para sa Kapitbahayan			
Mga Pasilidad Para sa Parke at Libangan			
Mga Sentro Para sa May Kapansanan			
Sentro Para sa Nakatatanda			
Sentro Para sa Mga Kabataan			
Pagpapanatili sa Mga Makasaysayang Lugar			

Salamat Po !

Mangyaring isumite ng mga nakumpletong pagsusuri sa:

City of Daly City, ECD/HCD, 333 – 90th Street, Daly City, CA 94015 or to any City library.

社區需求評估問卷調查 (FY2018-23 ConPlan)

帝利市要求您對社區發展和住房需求的意見，因為它著手規劃其2018-2023年HUD綜合計劃。綜合計劃確定社區需求和優先事項，並為計劃期間如何花費社區發展積極補助金（CDBG）和HOME基金提供框架。CDBG和HOME計劃的總體目標是“通過提供體面的住房和適當的生活環境，擴大主要針對低收入和中等收入者的經濟機會，開發可行的城市社區”。

為了有效地規劃未來五年，我們正在尋求組織，社區利益相關者和當地居民的意見，以確定並優先考慮CDBG和HOME基金可能涉及的需求。我們通過完成這項調查來詢問您的幫助。謝謝。如果您對本次調查或HUD綜合計劃有任何疑問，請致電650-991-8034或電郵hcd@dalycity.org。

你住在哪區？請在相應的框中放置一個 "X"。

Bayshore	
Broadmoor	
Civic Center	
Crocker	
Franciscan Mobile Home Park	
Hillside	
St. Francis Heights	
Serramonte	
Southern Hills	
Vista Grande	
Westlake	

請在相應的方框中放置一個 "X", 關於你居住的街區。

我租在帝利市。	
我在帝利市擁有一個家。	
我為一個服務帝利市居民的社區組織工作。	

整體需求-請將 "X" 放入相應的方框中, 以滿足以下總體需要:

	低優先	中等優先	高優先
支援低收入居民的公共服務專案 (如青年和高級服務、法律援助 、掃文盲培訓)			
改善/提供低收入社區的公共設施 和公共基礎設施			
創造負擔得起的住房和維護/維 護住房存量			
促進經濟發展			

公共服務-請在相應的框中放置一個 "X", 以此來為社區提供以下服務的需要:

	低優先	中等優先	高優先
孩子照料服務			
犯罪意識/預防			
家庭暴力服務			
緊急糧食援助			
就業培訓			
公平住房服務 (歧視投訴)			
健康服務			
艾滋病毒/艾滋病中心和服務			
無家可歸者住所/服務			
法律援助和宣傳 (租戶權利和房 屋所有權, 移民搬遷)			
心理健康服務			
老年人服務			
殘疾人服務			
藥物濫用服務			
青年服務			

住房相關服務-請通過在相應的框中放置“X”，評估社區對以下房屋相關服務的需求：

	低優先	中等優先	高優先
現有租住房屋的收購和恢復			
條例強制			
開發更負擔得起的所有權住房			
開發更加負擔得起的租房			
節能改善			
房屋所有權協助（例如首付協助，低息貸款）			
住房無障礙修改（如斜坡，扶手）			
鉛低油漆篩選/減排			
主要家庭康復援助（例如結構，管道等）			
小型家庭康復援助（如油漆，門，屋頂，窗戶等）			
抵押貸款違約諮詢			
租金支付協助（例如每月補貼，保證金）			
租賃康復援助			
老年人住房			
特殊需求住房			

經濟發展-請通過在適當的方框中放置“X”，評估社區對以下經濟發展服務的需求：

	低優先級需求	中等優先級需求	高優先級需求
小企業貸款計劃			
微型企業協助（諮詢）			
商業區的物理改善/美化			
對新興和現有企業的技術援助			

資本項目-請通過在相應的框中放置“X”來評估社區中對以下服務的需求：

	低優先	中等優先	高優先
社區中心			
健康設施			
停車設施			
圖書館			
鄰里設施			
公園和娛樂設施			
殘疾人中心			
老年人中心			
青年中心			
非住宅歷史保護			

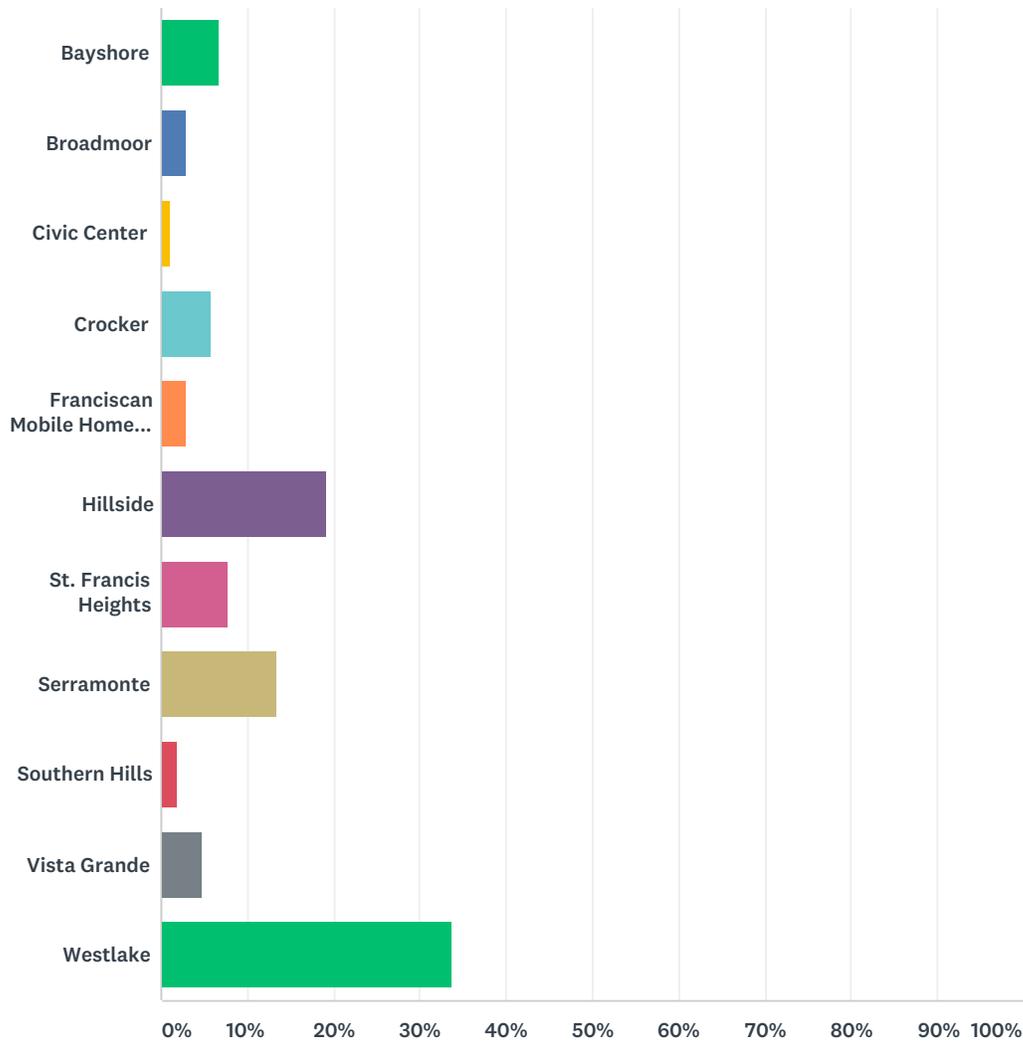
感謝!

請提交完成的論文調查:

City of Daly City, ECD/HCD, 333 – 90th Street, Daly City, CA 94015 或任何市府辦公室或圖書館。

Q1 Which neighborhood do you live in? Please place an X in the appropriate box.

Answered: 104 Skipped: 4



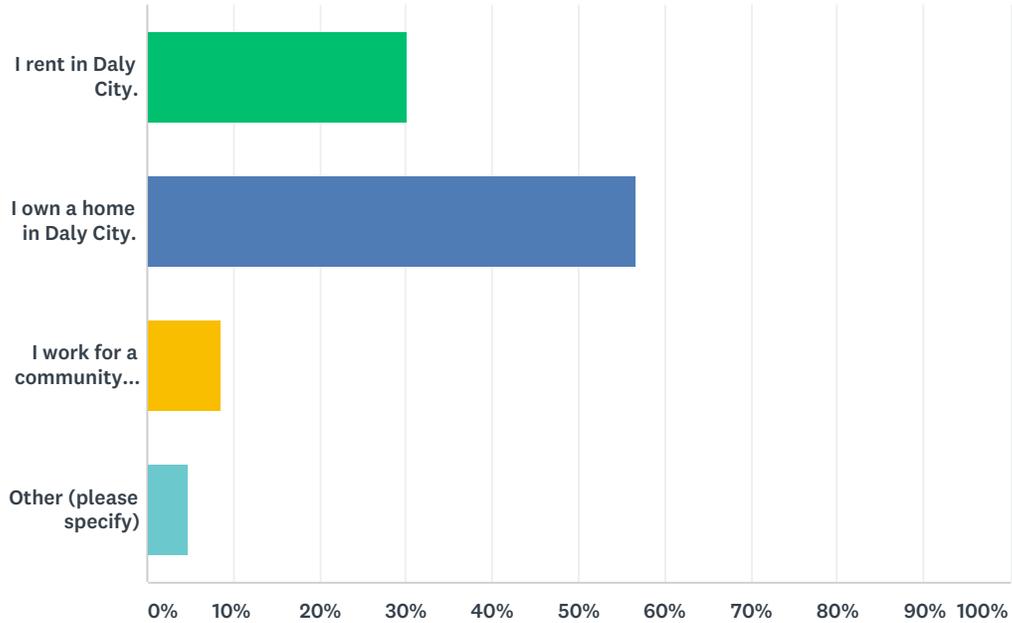
ANSWER CHOICES	RESPONSES	
Bayshore	6.73%	7
Broadmoor	2.88%	3
Civic Center	0.96%	1
Crocker	5.77%	6
Franciscan Mobile Home Park	2.88%	3
Hillside	19.23%	20
St. Francis Heights	7.69%	8
Serramonte	13.46%	14
Southern Hills	1.92%	2

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Vista Grande	4.81%	5
Westlake	33.65%	35
TOTAL		104

Q2 Which best describes you. Please place an X in the appropriate box.

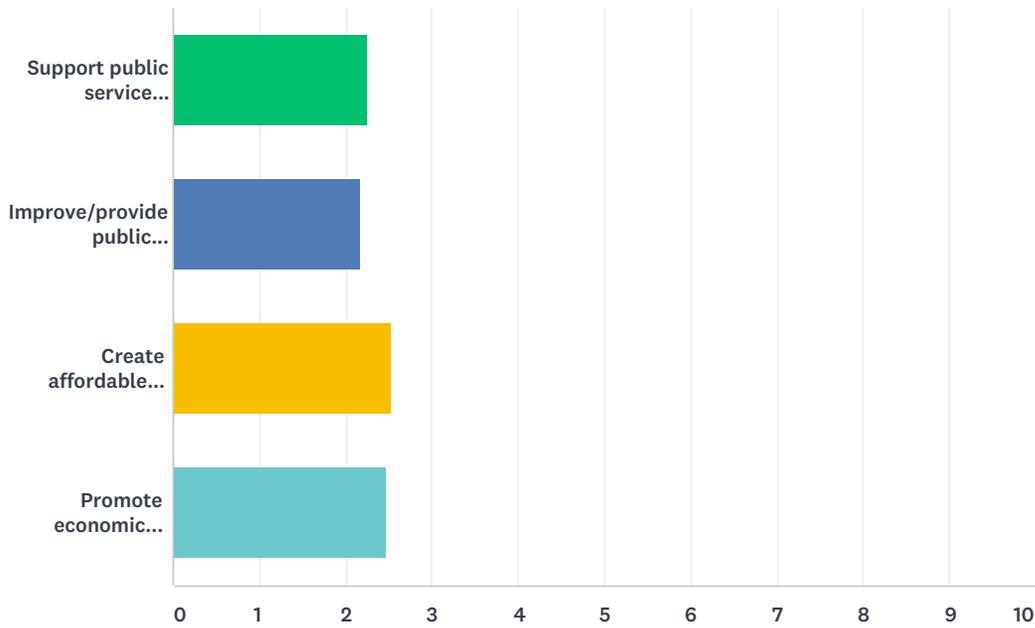
Answered: 106 Skipped: 2



ANSWER CHOICES	RESPONSES	
I rent in Daly City.	30.19%	32
I own a home in Daly City.	56.60%	60
I work for a community organization serving Daly City residents.	8.49%	9
Other (please specify)	4.72%	5
TOTAL		106

Q3 Please rate the need in the community for the following OVERALL NEEDS.

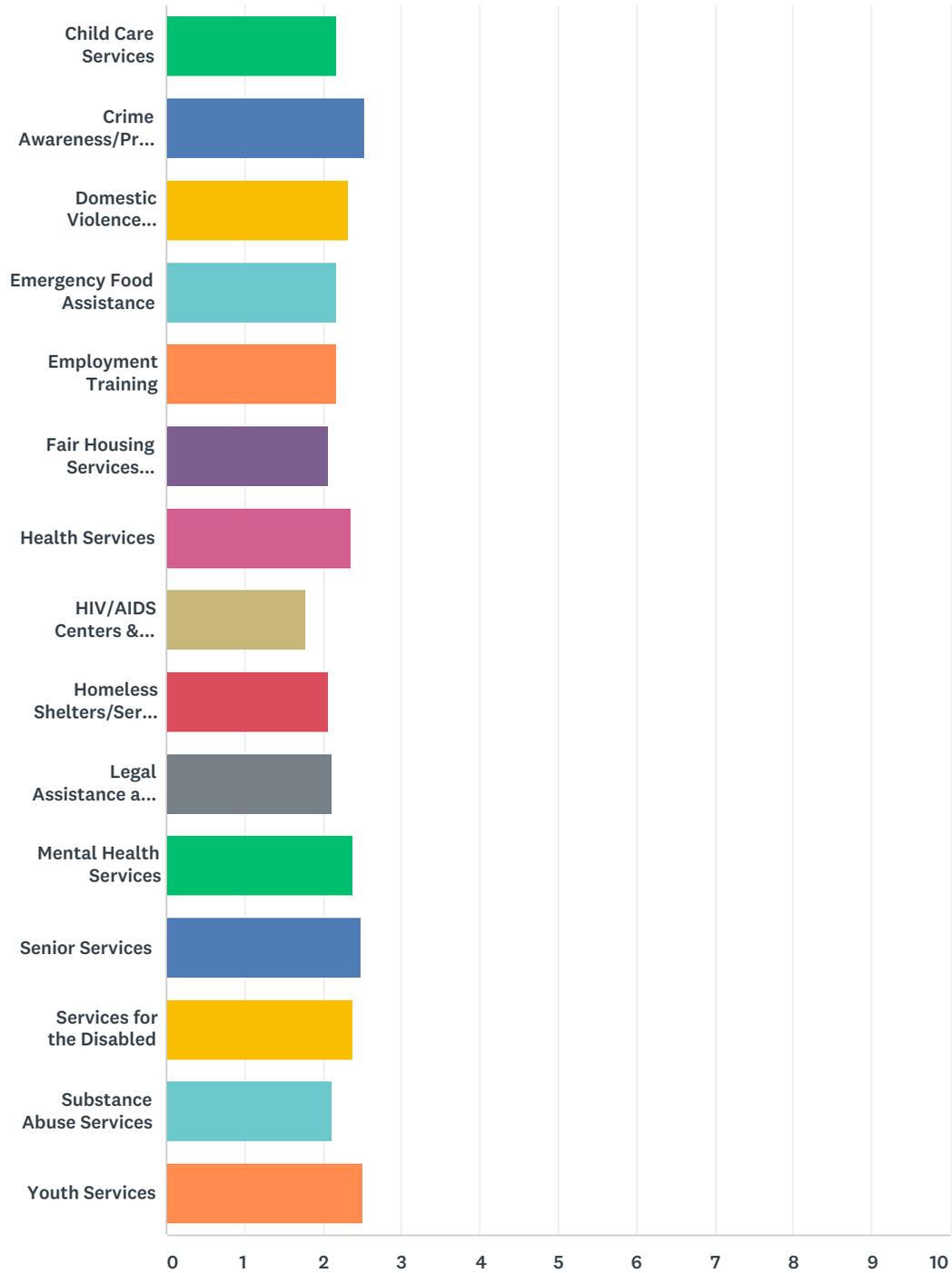
Answered: 108 Skipped: 0



	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Support public service programs for low income residents (i.e. youth and senior services, legal assistance, literacy training)	20.75% 22	33.02% 35	46.23% 49	106	2.25
Improve/provide public facilities and public infrastructure in low income neighborhoods	20.75% 22	41.51% 44	37.74% 40	106	2.17
Create affordable housing and preserve/maintain housing stock	9.52% 10	27.62% 29	62.86% 66	105	2.53
Promote economic development	9.43% 10	33.96% 36	56.60% 60	106	2.47

Q4 Please rate the need in the community for the following PUBLIC SERVICES.

Answered: 108 Skipped: 0



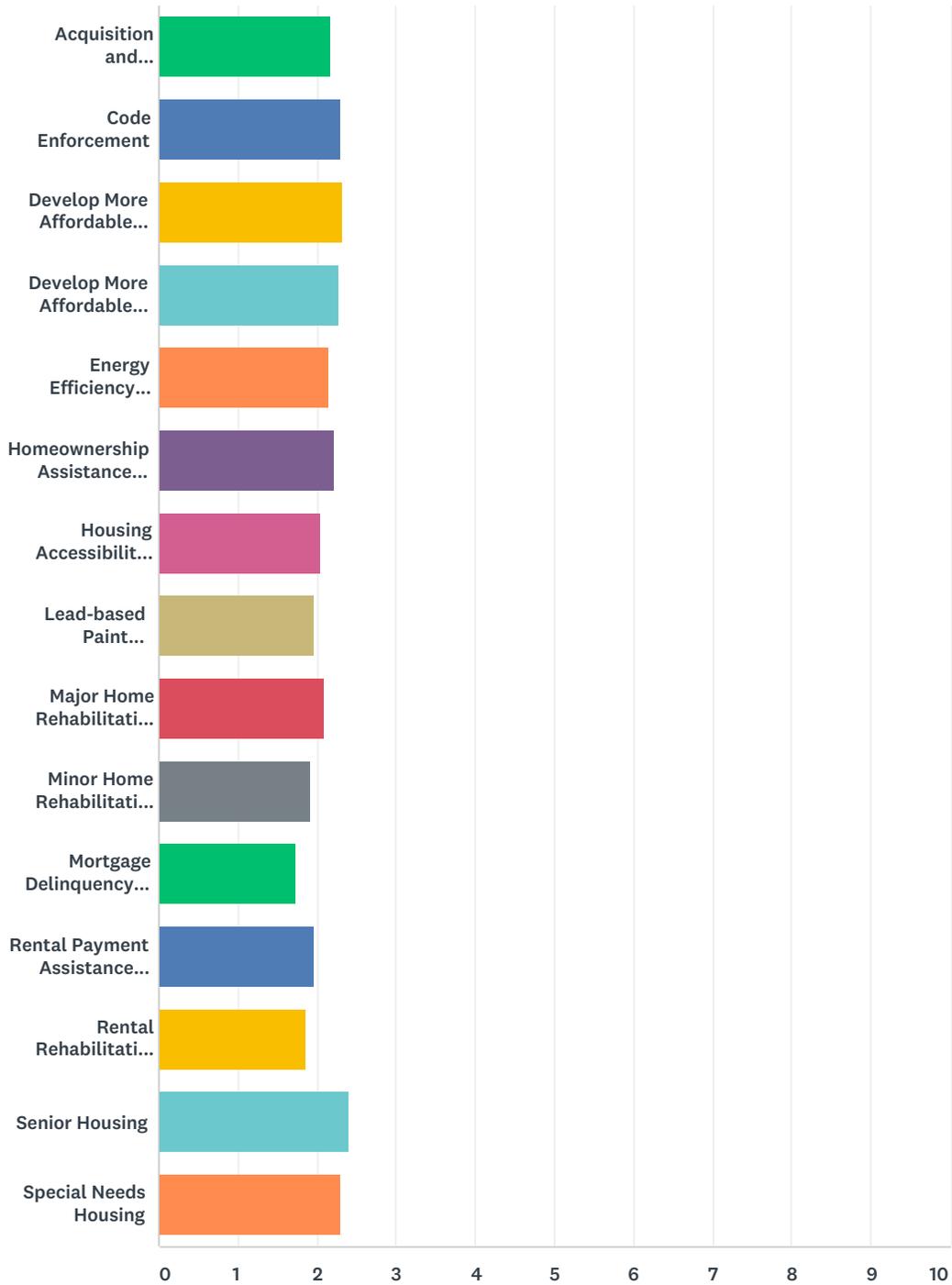
	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Child Care Services	21.15%	40.38%	38.46%	104	2.17
	22	42	40		

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Crime Awareness/Prevention	4.72% 5	37.74% 40	57.55% 61	106	2.53
Domestic Violence Services	14.29% 15	39.05% 41	46.67% 49	105	2.32
Emergency Food Assistance	22.33% 23	37.86% 39	39.81% 41	103	2.17
Employment Training	20.19% 21	42.31% 44	37.50% 39	104	2.17
Fair Housing Services (discrimination complaints)	26.67% 28	40.00% 42	33.33% 35	105	2.07
Health Services	11.88% 12	39.60% 40	48.51% 49	101	2.37
HIV/AIDS Centers & Services	39.22% 40	43.14% 44	17.65% 18	102	1.78
Homeless Shelters/Services	28.16% 29	36.89% 38	34.95% 36	103	2.07
Legal Assistance and Advocacy(for tenant rights and homeownership, immigration, eviction)	24.76% 26	38.10% 40	37.14% 39	105	2.12
Mental Health Services	14.42% 15	32.69% 34	52.88% 55	104	2.38
Senior Services	6.67% 7	39.05% 41	54.29% 57	105	2.48
Services for the Disabled	9.43% 10	42.45% 45	48.11% 51	106	2.39
Substance Abuse Services	18.10% 19	51.43% 54	30.48% 32	105	2.12
Youth Services	7.77% 8	33.01% 34	59.22% 61	103	2.51

Q5 Please rate the need in the community for the following HOUSING-RELATED SERVICES.

Answered: 107 Skipped: 1



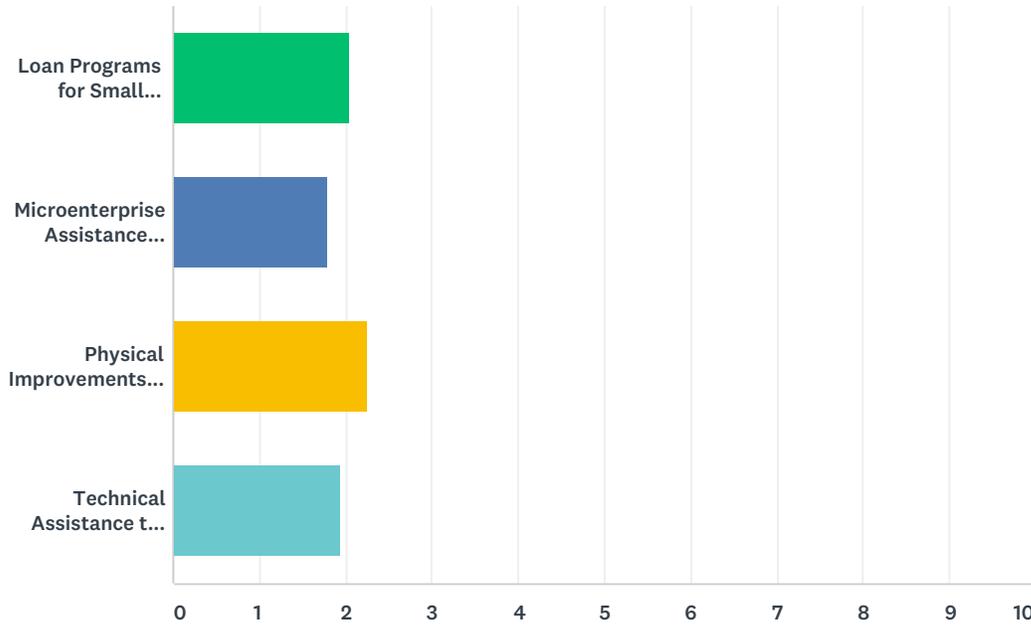
	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Acquisition and Rehabilitation of Existing Rental Housing	23.58%	34.91%	41.51%	106	2.18
	25	37	44		

Copy of 2018-2023 HUD Consolidated Plan Survey for the City of Daly City

Code Enforcement	14.85% 15	40.59% 41	44.55% 45	101	2.30
Develop More Affordable Ownership Housing	18.10% 19	31.43% 33	50.48% 53	105	2.32
Develop More Affordable Rental Housing	24.27% 25	23.30% 24	52.43% 54	103	2.28
Energy Efficiency Improvements	22.77% 23	38.61% 39	38.61% 39	101	2.16
Homeownership Assistance (e.g. down payment assistance, low interest loans)	22.12% 23	34.62% 36	43.27% 45	104	2.21
Housing Accessibility Modifications (e.g. ramps, grab bars)	24.04% 25	47.12% 49	28.85% 30	104	2.05
Lead-based Paint Screening/ Abatement	27.18% 28	48.54% 50	24.27% 25	103	1.97
Major Home Rehabilitation Assistance (e.g. structural, plumbing, etc.)	24.04% 25	42.31% 44	33.65% 35	104	2.10
Minor Home Rehabilitation Assistance (e.g. paint, doors, roof, windows, etc.)	34.91% 37	37.74% 40	27.36% 29	106	1.92
Mortgage Delinquency Counseling	39.81% 41	47.57% 49	12.62% 13	103	1.73
Rental Payment Assistance (e.g. monthly subsidies, security deposit)	33.98% 35	34.95% 36	31.07% 32	103	1.97
Rental Rehabilitation Assistance	37.25% 38	39.22% 40	23.53% 24	102	1.86
Senior Housing	9.52% 10	40.00% 42	50.48% 53	105	2.41
Special Needs Housing	18.27% 19	33.65% 35	48.08% 50	104	2.30

Q6 Please rate the need in the community for the following ECONOMIC DEVELOPMENT ACTIVITIES.

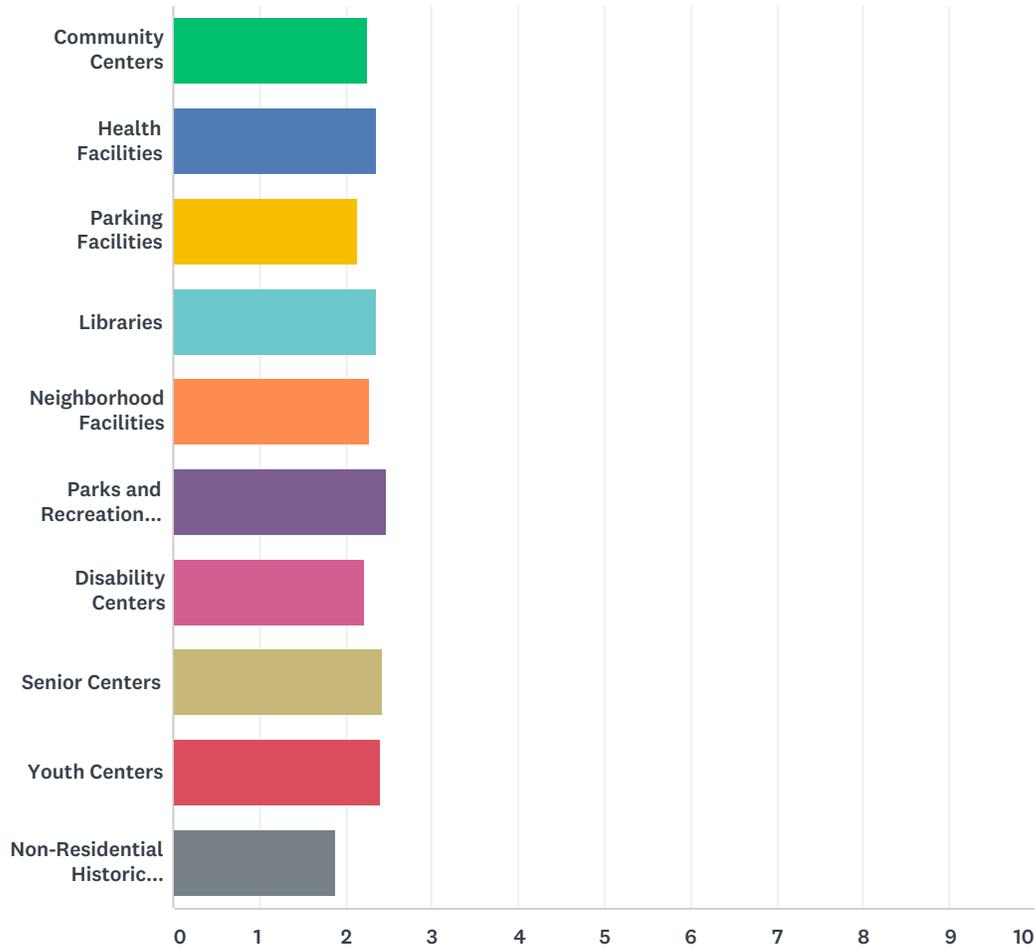
Answered: 105 Skipped: 3



	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Loan Programs for Small Businesses	25.00% 26	46.15% 48	28.85% 30	104	2.04
Microenterprise Assistance (counseling)	39.22% 40	42.16% 43	18.63% 19	102	1.79
Physical Improvements/Beautification to Commercial Areas	20.19% 21	33.65% 35	46.15% 48	104	2.26
Technical Assistance to New and Existing Businesses	30.77% 32	44.23% 46	25.00% 26	104	1.94

Q7 Please rate the need in the community for the following CAPITAL PROJECTS/FACILITIES.

Answered: 106 Skipped: 2



	LOW PRIORITY	MEDIUM PRIORITY	HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Community Centers	12.50% 13	49.04% 51	38.46% 40	104	2.26
Health Facilities	11.00% 11	41.00% 41	48.00% 48	100	2.37
Parking Facilities	26.47% 27	34.31% 35	39.22% 40	102	2.13
Libraries	13.73% 14	35.29% 36	50.98% 52	102	2.37
Neighborhood Facilities	12.75% 13	46.08% 47	41.18% 42	102	2.28
Parks and Recreation Facilities	5.77% 6	42.31% 44	51.92% 54	104	2.46
Disability Centers	17.82% 18	42.57% 43	39.60% 40	101	2.22

Copy of 2018-2023 HUD Consolidated Plan Survey for the City of Daly City

Senior Centers	11.65% 12	34.95% 36	53.40% 55	103	2.42
Youth Centers	10.00% 10	40.00% 40	50.00% 50	100	2.40
Non-Residential Historic Preservation	33.33% 34	44.12% 45	22.55% 23	102	1.89



You are invited!

What: Community Meeting

*Where: Gellert Park Clubhouse
50 Wembley Drive, Daly City*

*When: Wednesday, November 29, 2017
Meeting will start at 6:30pm.
Light refreshments at 6:15pm.*

Help us set priorities for the use of federal funds for housing and community development. The City is beginning its five year HUD Consolidated Plan process and requests your input. In addition to the community meeting, you may also fill out a survey at the libraries. The survey is also available online at:

http://www.dalycity.org/City_Hall/Departments/ECD/hcd/hcd_news.htm

Please call 650-991-8034 to RSVP for community meeting. RSVPs not required but helpful in planning. Thank you!



MEETING AND OUTREACH SUMMARY

Housing and Community Development Priorities

November 29th, 2017

Meeting

On November 29th, 2017, Daly City hosted a community meeting to receive feedback about key community development and housing priorities for the city. The meeting was held from 6:30-8:30 pm at the Serramonte Community Center. Twelve stakeholders participated. There was a discussion portion of the meeting as well as a mobile phone voting exercise.

Interviews

To compliment the meeting and to reach more stakeholders, Baird + Driskell conducted 19 interviews with Daly City residents on three separate days. The interviews were conducted at the Serramonte Main Library and Community Center, John Daly Branch Library and the War Memorial Community Center and Library during the weeks of November 20th and November 27th between 2:00 and 6:00 pm.

Background

Each year, the City of Daly City receives a federal grant of Community Development Block Grant (CDBG) and HOME funds from the Department of Housing and Urban Development (HUD). The CDBG funds are to be used to meet community development and housing needs that primarily benefit low income residents, and the HOME funds are to be used to expand the supply of decent, safe and affordable housing for lower income households. An Action Plan is prepared annually, and a Five Year Consolidated Plan is prepared every five years. Additionally, because there may be new state housing money available for Daly City in the future, the City wanted to conduct a more robust survey of resident housing priorities.

HUD requires a community participation process in the allocation of these funds. The November 29th meeting, as well as the interviews and an online survey (summarized elsewhere), are done to satisfy this requirement. Other activities that also provide opportunities for stakeholder input include a public hearing in December and another in April. Staff will also consult with other agencies, organizations and community service providers such as the County's Department of Housing and the Continuum of Care. Findings gathered from all of these outreach efforts will 1) inform the Five Year Consolidated Plan that will guide how CDBG and HOME funds will be allocated, and 2) guide future decisions about housing spending assuming additional resources become available.

Favorite things about Daly City

People were asked about their favorite things in Daly City. The results from interviews and the meeting were combined. The top themes were diversity, community, location and weather, as displayed below.



Notes: Word size corresponds to how many participant used a word as their favorite thing in Daly City. For example, diversity and weather were used by five different participants.

Major Challenges for Low/Moderate Income People

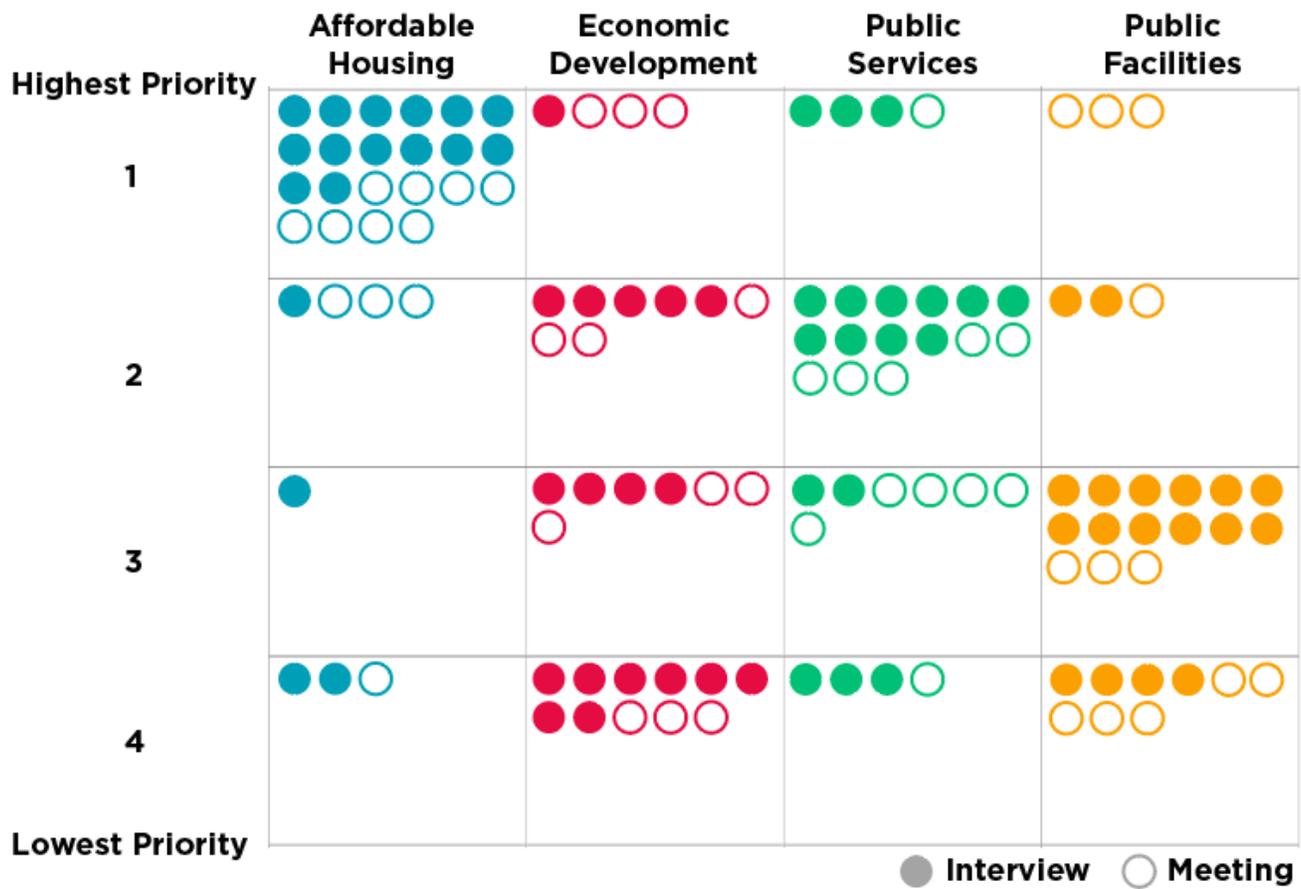
Generally, both at the interviews and the community meeting, people felt the top concern for the community is affordable housing. For example, eight of ten people interviewed at the Serramonte Library volunteered housing (e.g. rents, buying a house, evictions, etc.) as the biggest concern. There was a similar result at the community meeting with affordable housing and evictions being the top concern. One participant described it as, “You have to hustle...one wrong move and you are out of a job (and will lose your home).”

Community Development Priorities

Residents were asked to prioritize their community development concerns. At the community meeting, affordable housing was generally the highest priority for residents, followed by economic development and public services. Public facilities polled lower, mostly because people felt there were more essential core needs (food, clothing, housing, etc.) that are not currently being met.

Interviews reflected similar results, with affordable housing as the top priority. Interviewees ranked public services as the second most important priority, followed by economic development and public facilities.

The chart below illustrates the rankings each category received. For example, 22 people ranked affordable housing as the highest priority (number 1), 14 of whom were interviewees and eight of whom were at the meeting.



The following chart shows the weighted average for each category for the interviews, the meeting and the combined results. The lower the number, the higher the priority for the person.

	Affordable Housing	Economic Development	Public Services	Public Facilities
Interview Rank	1.5	3.1	2.3	3.1
Meeting Rank	1.5	2.5	2.5	2.8
Overall Rank	1.5	2.9	2.4	3.0

Housing Priorities

Participants were asked to rank various housing priorities. Both meeting and interview participants ranked affordable homeownership as the top priority. At the meeting, participants were given 100 points to spend on the housing priority of their choice. After affordable rental development, affordable ownership was the next priority for meeting participants, followed by rehabilitation of housing and senior/special needs housing. The results below show what percent of points meeting participants spent on various topics.



The interviewees were asked to rank various housing priorities on a scale of 1 to 7. After affordable rental development, they ranked rental assistance as the next priority. This was followed by affordable ownership development and senior/special needs housing. The weighted rankings are shown below. Please note that not all interviewees ranked each item, some only ranked their top priorities. (Lower numbers correspond to higher priorities.)

	Affordable Rentals	Affordable Ownership	Rehabilitation	Senior/Special needs	Rental assistance	Down payment assistance	Homeless prevention
Interview Ranking	2.00	3.00	4.38	3.00	2.69	4.17	3.30

Other Priorities

During the open discussion portion of the meeting, one participant raised the concern of loss of long term businesses. He felt the established, local serving business helped make the community special, and wished more could be done to help them.

Appendix

Below are the notes recorded during the meeting.

WELCOME

- △ Need to move out of county b/c resources
- △ Eviction
- △ Homeless / RV
- △ ↓ Jobs needed to access housing
- △ Knowledge of resources
 - ↳ Publicity and language
 - ↳ Location of services

Housing Priorities

- △ Rental is easiest way to have a roof
 - ↳ stable housing
- △ New const lasts many years
- △ Rental housing ⇒ the community we want to live in. people not stressed or renters are desperate
↳ housing instability affects many areas of life
- △ Ownership
 - ↳ missing middle
 - ↳ too costly
- △ Rehab - Seniors. things grow over time
- △ Helping at risk families people who have to move

- △ TIC
- △ Storage for near homeless

- △ Affordable housing
 - ↳ need to live here

- △ Econ opp really important

"You have to hustle... one ~~mis~~ wrong move and you are out of a job"

- △ Not everyone can apply (e.g. moderate income)

- △ Renters are vulnerable
 - ↳ short time ~~per~~ period to fill out paperwork

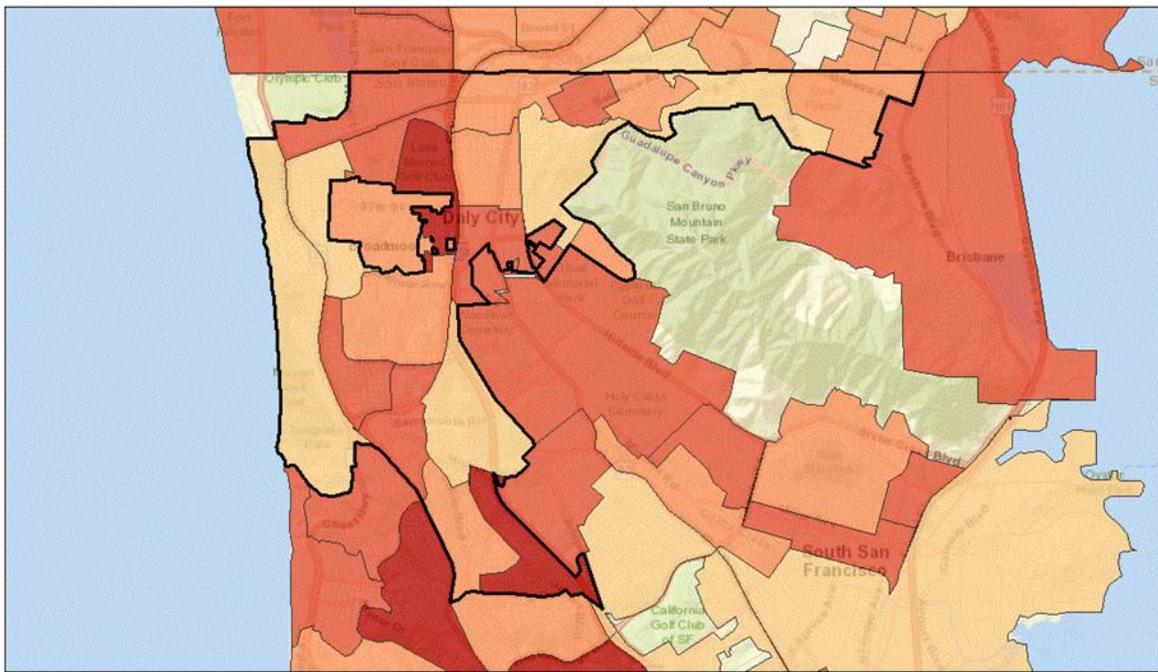
- △ Feeling more like downtown,
 - ↳ crime

- △ Gentrification

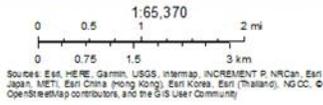
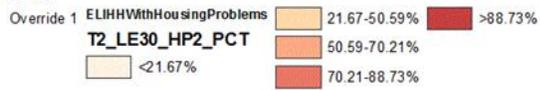
- △ Affordable commercial space
 - ↳ tied to econ devel

} tied together

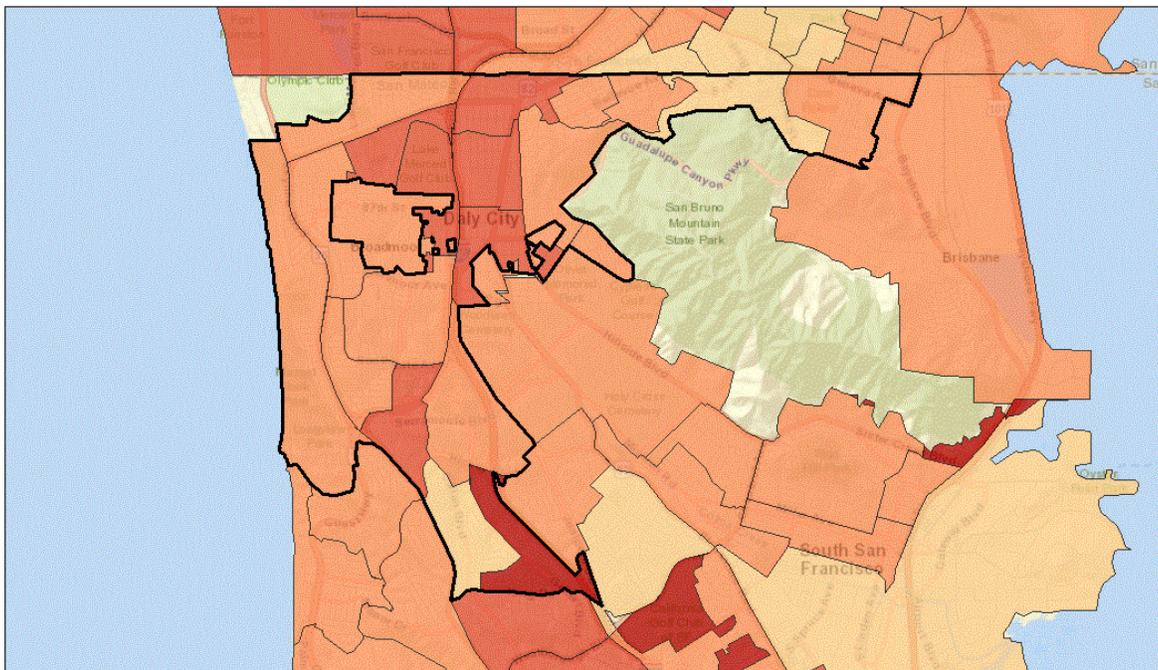
Map 2: % of ELI Households With Any of 4 Severe Housing Problems -



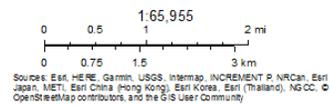
March 7, 2018



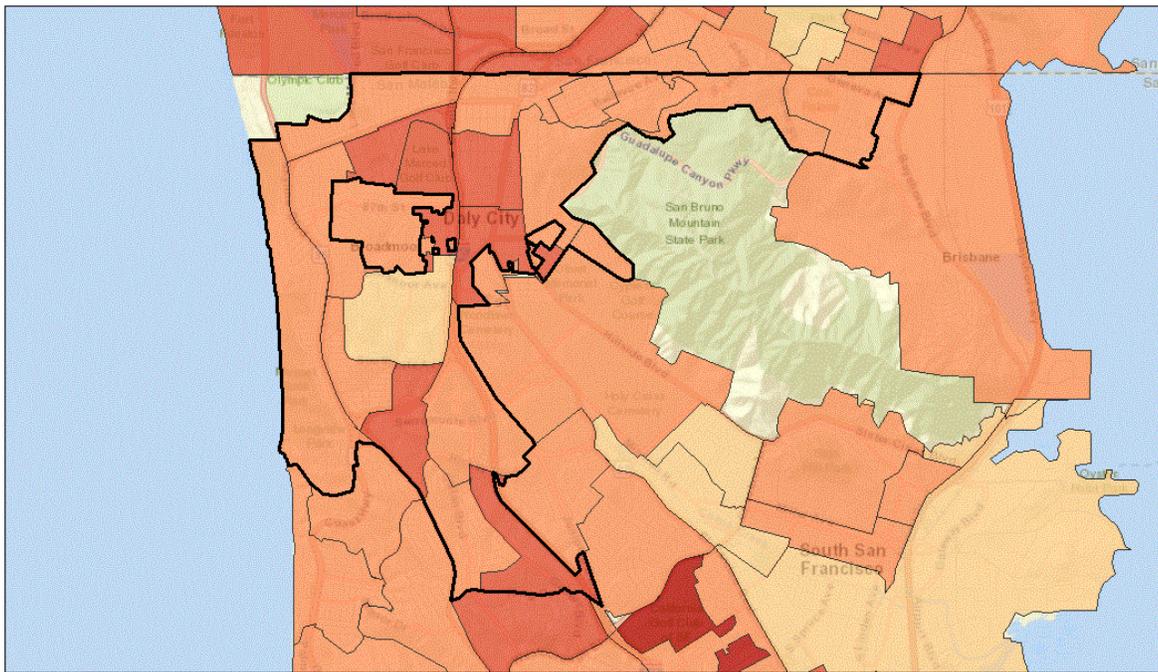
Map 3: % of LI Households With Any of 4 Severe Housing Problems -



March 7, 2018



Map 4: % of MI Households With Any of 4 Severe Housing Problems -



March 7, 2018

Override 1 **MHHWithHousingProblems** **T2_LE80_HP2_PCT**

Light Yellow	13-31.65%	Dark Red	>76.29%
Orange	31.65-49.34%		
Light Orange	<13%		
Dark Orange	49.34-76.29%		

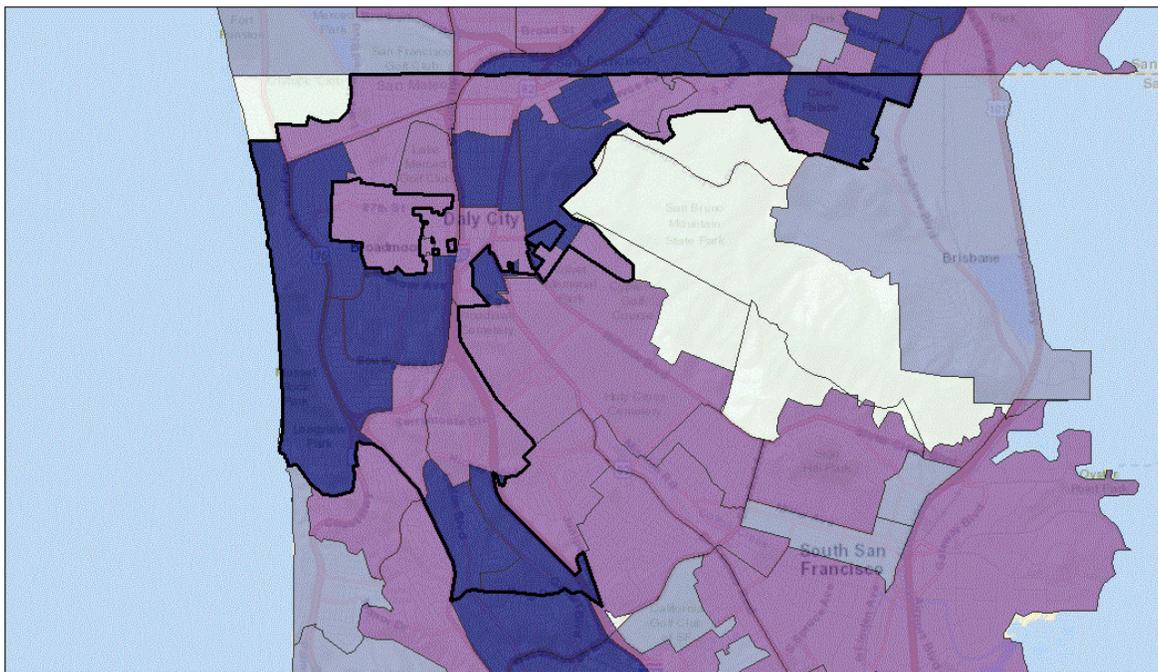
1:65,955

0 0.5 1 2 mi

0 0.75 1.5 3 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Map 5: Asian alone (not Hispanic) -



March 7, 2018

Override 1 **AsianAlone** **B03002EST6_PCT**

Light Purple	11.99-27.12%	Dark Blue	>52.24%
Medium Purple	27.12-52.24%		
Lightest Purple	<3.41%		

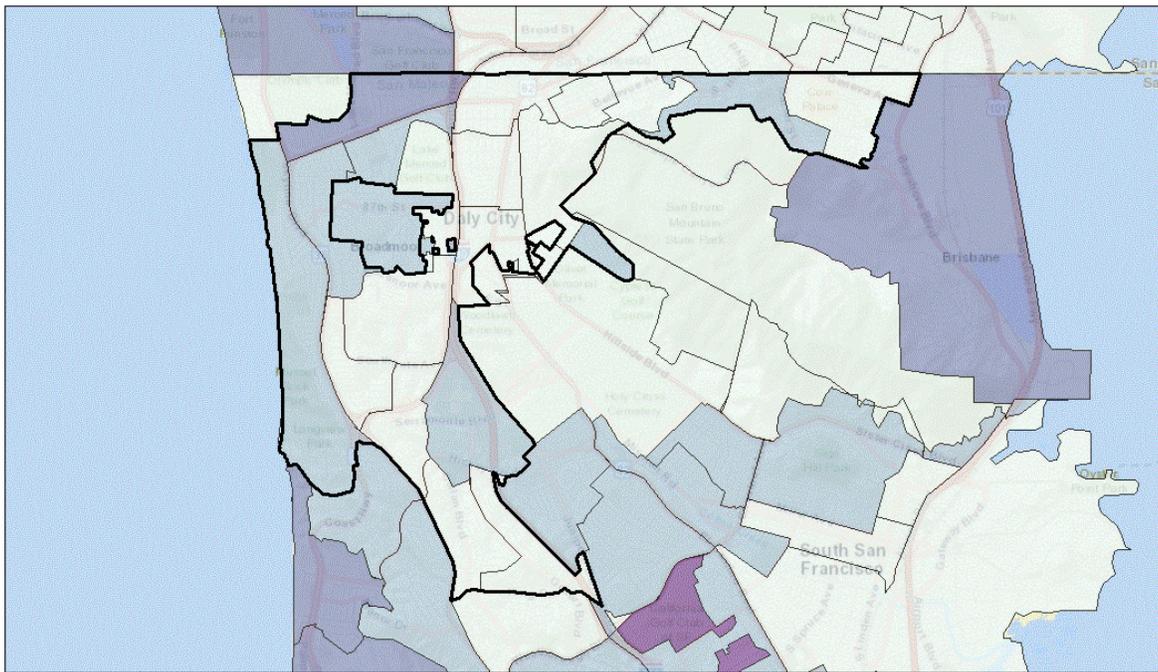
1:65,955

0 0.5 1 2 mi

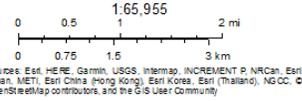
0 0.75 1.5 3 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

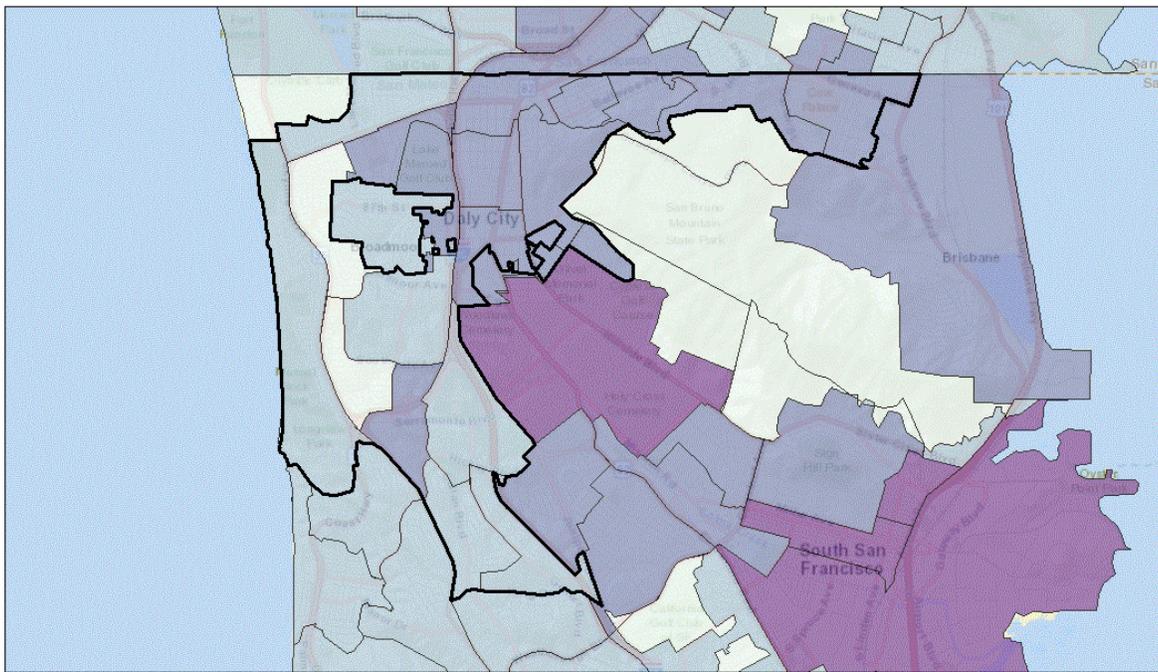
Map 6: White alone (not Hispanic) -



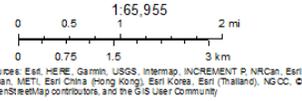
March 7, 2018



Map 7: Persons of Hispanic Origin -



March 7, 2018



APPENDIX E

San Mateo County Homeless System Inventory

The table summarizes the main homeless system components, providers and programs in San Mateo County

PROVIDER	PROGRAM	POPULATON
OUTREACH PROGRAMS		
HSA/LifeMoves	Homeless Outreach Team	Chronically homeless people
Behavioral Health and Recover Services (BHRS)	PATH Team	Unsheltered homeless people with mental illness
EMERGENCY SHELTER & MOTEL VOUCHERS		
CORA	Emergency Shelter	DV Survivors
Home and Hope	Rotating Shelter	Families
HSA	CalWORKs Vouchers	Families
LifeMoves	Motel Voucher Program	Families
Mental Health Association	Spring Street Shelter	Single Adults
Project WeHOPE	WeHOPE Shelter	Single Adults
StarVista	Your House South	Youth
EMERGENCY SHELTER AND SHORT-TERM TRANSITIONAL		
CORA	Casa de Sor Juana Ines	DV Survivors
LifeMoves	Family Crossroads	Families
LifeMoves	Redwood Family House	Families
LifeMoves	Haven Family House	Families
Mental Health Association	Spring Street Transitional	Single Adults
StarVista	Daybreak	Youth
RAPID RE-HOUSING		
CORA	Short-term Housing Assistance	DV Survivors
LifeMoves	Rapid Re-Housing (ESG)	Single Adults & Families
LifeMoves	SAFE Rapid Re-Housing (CoC)	Families
LifeMoves	Rapid Re-Housing (CoC)	Families
LifeMoves	Supportive Services for Veteran Families	Veterans
PERMANENT SUPPORTIVE HOUSING		
CORA	Provider-Based Assistance	DV Survivors
Housing Authority	Shelter Plus Care (vouchers)	Single Adults & Families
Housing Authority	VASH (VA Supportive Housing Vouchers)	Veterans
Housing Authority	Housing Readiness Program (vouchers)	Single Adults & Families
Mental Health Association	Cedar Street	Single Adults
Mental Health Association	Belmont Apartments	Single Adults
Mid-Pen Housing	2000 Delaware	Single Adults & Families
MidPen Housing	636 El Camino	Single Adults & Families
Telecare	Master Leasing Program	Single Adults
PREVENTION AND GENERAL SAFETY NET SERVICES		
Core Service Agencies	Core Service Agency Network	Single Adults & Families
St. Vincent de Paul	Homeless Help Desk	Single Adults & Families

APPENDIX F

CDBG FY18-19 Funding Table

FY18-19 CDBG allocation

	FY18-19
General Administration	223,546
Section 108 Loan Payments (P&I)	354,165
Residential Rehab	400,000
Project Sentinel/Fair Housing	7,500
Project Read	20,000
Peninsula Family Service	22,000
Legal Aid/Homesavers	12,000
LifeMoves/Emergency and Transitional Housing	16,000
Human Investment Project/Homesharing (HIP)	12,000
Daly City Youth Health Center/Youth Vocational Support	6,000
John's Closet	5,000
Rebuilding Together/Safe at Home	10,000
CID/Housing Accessibility Modification (HAM) Program	10,000
DC Partnership/Connect Residents to Services	-
Rotocare/Daly City Free Medical Clinic	-
Renaissance Entrepreneurship Center	-
TOTAL	1,098,211

APPENDIX G

Daly City AFH Goals

[from San Mateo County

Regional Assessment of Fair Housing]

FAIR HOUSING PLAN - Daly City

FAIR HOUSING GOAL	CONTRIBUTING FACTORS TO BE ADDRESSED BY GOAL	FAIR HOUSING ISSUES/IMPEDIMENTS	RESPONSIBLE PARTY	METRICS AND MILESTONES	TIMEFRAME FOR ACHIEVEMENT
Goal No. 1. Add more ownership housing with affordability restrictions to the supply of housing.	Historic lack of credit; high housing prices; lack of ability to influence seller	Disproportionate housing needs; Gap in homeownership rate for African American and Hispanic households; Risk of losing ownership advantage for African American and Hispanic households as city gentrifies. Although Daly City has the smallest gap, there is a risk that the gap will increase if affordable ownership opportunities are not sustained	DCHCD (Daly City Housing & Community Development Division)	1. Enter into affordable housing agreements, per the City's Affordable Housing Ordinance, to require market rate developments of ownership housing to set aside and deed restrict up to 20% of the units for households at 120% AMI. 2. Develop up to 8 units with Habitat for Humanity affordable to households at 80% AMI.	1. 1-5 years; 2. 1-3 years
Goal No. 2. Add more rental housing with affordability restrictions to the supply of housing.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; High rates of denial of housing for African American and Hispanic households	DCHCD	Provide at least \$2 million in City affordable housing funds to develop 50 rental units affordable to lower income households.	5 years
Goal No. 3. Preserve homeownership access. Daly City offers more equity in ownership across races than any other city.	Historic lack of credit; high housing prices; lack of ability to influence seller	Disproportionate housing needs: Risk of losing ownership advantage for African American and Hispanic households as city gentrifies	DCHCD	Downpayment assistance, silent second loans.	1-3 years
Goal No. 4. Fund rehabilitation and accessibility improvements for low income homeowners (< 80% AMI).	Lack of accessible housing; Housing built in period where split level, stairs, and small hallways were common	Disproportionate housing needs: 41% of residents with a household member with a disability need accessibility improvements	DCHCD	Rehab and provide accessibility improvements annually to 15 low income homeowners.	Annually during the next Consolidated Plan period; 75 households total
Goal No.5. Adopt zoning policies that incentivize lot mergers to facilitate residential developments.	Lack of flexibility in zoning code	Disproportionate housing needs	DC Planning	Lot merger incentive allowance incorporated into Zoning Ordinance	Completed by 2021
Goal No. 6 . Develop rental acquisition program.	Loss of affordable rentals; Lack of affordable housing supply; Displacement of low income residents due to rent increases; Conversion of existing naturally occurring affordable rentals to investment properties	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households	DCHCD	Working with public and private sector partners, explore creation of a loan fund for rental property acquisition. Time the fund to take advantage of the properties owned by small, "mom and pop" landlords, who are aging.	Determination of feasibility completed in 2019
Goal No. 7 (regional). Explore a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the HCV program and those willing to offer naturally occurring affordable rental housing.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	HACSM and San Mateo DOH and Daly City	Complete analysis and determine program feasibility	2018
Goal No.8 (regional). Continue efforts to educate community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps.	Lack of support for housing; suburban scale communities resistant to added density; frustration with recent growth implications	Lack of support for affordable housing	DCHCD, San Mateo County, Home for All	Participation in regional workshops and conferences to address barriers to affordable housing.	Annually
Goal No. 9. Maintain funding and support for outreach services for homeowners and renters at risk of being displaced and/or facing fair housing challenges.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Limited housing for families	DCHCD	Provide legal assistance annually to low income homeowners facing eviction. Provide fair housing counseling to 10 persons annually.	1-5 years

FAIR HOUSING PLAN - Daly City (Continued)

FAIR HOUSING GOAL	CONTRIBUTING FACTORS TO BE ADDRESSED BY GOAL	FAIR HOUSING ISSUES/IMPEDIMENTS	RESPONSIBLE PARTY	METRICS AND MILESTONES	TIMEFRAME FOR ACHIEVEMENT
Goal No. 10 (regional). Strengthen utilization of Section 8 program. Explore a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the HCV program.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of Daly City staff	Collaborate with County Housing Authority and other local jurisdiction staff to review current practices and potential options. Complete analysis and determine program feasibility .	Ongoing
Goal No. 11. Consider implementation of fair housing audit program	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: displacement of residents	City of Daly City staff	Collaborate with other jurisdictions and evaluate costs and benefits of a fair housing audit program	Submit findings to City Council by September 2018.