



AGENDA REPORT
SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: September 17, 2013

Agenda Item 7A
Approvals:
City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

Department: Community Development Department
Prepared By: Denise Obrero, Housing Programs Planner

Subject: **ADOPTION OF THE 2013-17 CONSOLIDATED PLAN AND THE 2012-13 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

Fiscal Impact: The Consolidated Plan and CAPER Report will have a positive fiscal effect by allowing the City to continue utilizing Federal funds to meet Community housing, infrastructure and social services needs.

Summary: Staff recommends that City Council receive and file the CDBG Report. Each year the City of San Clemente submits an Annual Plan and CAPER for federal funding requirements. Last fiscal year the City received \$339,587; this year the City has been awarded \$341,371.

Background: This is a request for City Council to approve and adopt the following plans for receipt of Community Development Block Grants:

1. Consolidated Plan for 2013-2017
2. Consolidated Annual Performance Evaluation Report (CAPER)

Each year the Department of Housing and Urban Development (HUD) determines the amount of Community Development Block Grant (CDBG) funds the City is entitled to based upon population, income and housing needs. To continue receiving CDBG funds directly from HUD, the City Council must adopt the CAPER and submit the adopted report to HUD by September 30, 2013.

The CAPER requires a 15-day notice period to allow the public to submit comments in writing while the Consolidated Plan requires a 30-day notice period. Residents may also attend the Public Hearing on September 17, 2013 to voice their comments. A public hearing is required twice a year to receive Federal CDBG funds. The first hearing is for the adoption of the Annual Plan which is submitted in May for use of funds during the following fiscal year. The second hearing is held after the end of the fiscal year to review the CAPER and evaluate how the funds were spent; this City Council Public hearing fulfills this requirement.

Discussion: According to the City's Consolidated Plan, the priorities for CDBG funds fall into four categories: 1) public facilities and sidewalk improvements, 2) housing and commercial rehabilitation, 3) public services, and 4) administration.

1. Public Facilities

Last fiscal year's sidewalk improvement project is under construction and will be completed at the end of August. The North Calle Seville sidewalk provides downtown

and beach access to and from Avenida Del Mar and down to the Pier Bowl. The CDBG funded Avenida Palizada sidewalk improvements will now connect to Calle Seville and provide a safe walking pathway to the Community Center and City's Library. CDBG allocation for Calle Seville's sidewalk construction was \$100,000.

2. Housing and Commercial Rehabilitation Programs

The City has provided loans and grants for Home Rehabilitation since 1994 and Commercial Facade improvements for the last nine years. The CDBG Home Rehabilitation Program has made a positive impact on the City's housing stock. Last year, four apartment projects and two single family home rehabilitation projects were completed, with a total of \$75,000 in CDBG funding. The Multi-Family Rehabilitation Program requires the property owner to provide 50 percent of the funding for repairs in exchange for a four-year deferred forgivable loan. Single family home owners receive deferred payment loans, with re-payment due at the time the property is sold. Repaid loans are recycled into new rehabilitation loans.

During the FY 2012-13, there were ten Downtown Commercial Facade projects completed. The program continues to have a positive effect on the City's pedestrian oriented commercial districts and assists business owners. Grant applications are accepted year round and signage improvement projects are ongoing as long as funding is available. The City allocates \$25,000 total per year with an average of \$2,000 per signage grant. The Housing Program Planner is the project manager for these Downtown improvements.

3. Public Services

Last year, the Social Service Budget Committee recommended \$55,000 in CDBG funding for the following non-profit organizations:

- 1) Camino Health Center - \$18,000
- 2) Age Well Inc. Case Management Program - \$6,000
- 3) Laura's House- Domestic Violence Program - \$8,000
- 4) City Recreation - "Fun on the Run" mobile recreation \$20,000.
- 5) Orange County Human Relation's Parent Training - \$3,000

Other non-profit organizations are being recommended for funding through the General Fund - Social Service Fund; last year Council approved approximately \$68,000 from the City's General Fund, for grant funds. In summary, the City Council and Human Affairs Committee continue to survey the residents and address social services needs with over \$123,000 in City General fund and CDBG funds allocated on an annual basis.

4. Administration

CDBG Program Administration funds are allocated to fund costs of the Fair Housing Foundation and the Housing Programs Planner position. In addition to overseeing the social service grants, the Housing Programs Planner manages the affordable housing programs, commercial facade projects, prepares quarterly grant reports and request payment of funds from HUD. The Housing Programs Planner acts as a *Community Liaison* for underserved neighborhoods and local homeless non profits.

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CONSOLIDATED PLAN 2013-2017

In 2010, in order to include data from the Decennial Census the City Council adopted the Consolidated Plan Extension Report 2010-2012. An update of the Consolidated Plan is required every 5 years. The Consolidated Plan report is a strategic planning document for upcoming CDBG funding cycles. The attached report updates the projected statistics and projects which may be accomplished between 2013 and 2017. The City Council must adopt and approve the 2013 Consolidated Plan in order to receive CDBG funds.

ANNUAL CAPER

The CAPER submitted for City Council approval included the following programs.

Table 1 – CDBG FUNDED PROGRAMS, FY 2012-2013

C.D.B.G. PROGRAM	Grant Funds Allocated	Expected Number 2013-14	Actual Number 2012-13
Public Works Improvements: Sidewalk replacement program – Calle Seville Project (construction in progress)	\$100,000	1	1
Housing Rehabilitation: Housing rehabilitation assistance for owner-occupied and rental housing	\$75,000	5	6
Commercial Rehabilitation: Façade improvement grants (awnings, signage, lighting)	\$25,000	8	10
Public Services: Senior, youth, homeless programs (maximum of 15% of allocation)	\$55,000	<u>Persons Projected</u>	<u>Persons Served</u>
Camino Health Ctr –Medical care for uninsured	\$18,000	1625	1581
Age Well Inc. - Case Management	\$ 6,000	68	80
Laura’s House - Domestic Violence Shelter	\$ 8,000	280	275
City of San Clemente - Award winning Fun on the Run mobile recreation program	\$ 20,000	7000	6702
OC Human Relations – Skills for Success and Parent Leadership Program	\$ 3,000	100	98
CDBG Administration & Planning: Program oversight and coordination, including Fair Housing Counseling (maximum of 20% of total allocation)	\$69,500		
Fair Housing Foundation	\$ 4,000	140	123
TOTAL 2012-13 HUD Grant	\$324,500		
TOTAL 2012-13 Program Income utilized From home rehab. loan repayments	\$ 15,087		
TOTAL FUNDING	\$339,587		

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Recommended

Action: STAFF RECOMMENDS THAT the City Council take the following actions:

1. Approve and adopt the 2013-2017 Consolidated Plan Report to plan for use of Community Development Block Grant Funds.
2. Approve and adopt the 2012-13 Consolidated Annual Performance Evaluation Report (CAPER) for submittal to the Department of Housing and Urban Development.

Attachments: Consolidated Plan Report 2013-2017

Notification: Camino Health Center, Laura's House, Orange County Human Relations and Age Well Inc., City Recreation Services.

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City of San Clemente Consolidated Plan



Submitted to the
Department of
Housing and Urban Development

September 2013

City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672

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EXECUTIVE SUMMARY

San Clemente's Consolidated Plan

As a recipient of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD), the City of San Clemente is required to prepare and submit a Consolidated Plan at least every five years. The Consolidated Plan is a multifaceted document designed to encompass a collaborative process whereby San Clemente stakeholders help establish the priority housing and community needs that may be eligible for CDBG funding. Originally, the City was planning to prepare a 5 year Consolidated Plan for FY 2010-2014. Given the 2010 Census was being undertaken and new data compiled over the next couple years, cities were given the option to extend the Consolidated Plan for an additional two years. As a result the City completed a report which summarized community development accomplishments from FY 2010-2012. Therefore, the City of San Clemente's five year Consolidated Plan report will cover the fiscal years 2013 to 2017.



STRATEGIC PLAN

A critical component of the Consolidated Plan is the Strategic Plan. The Strategic Plan delineates the process the City utilized to prioritize housing and community needs and identifies goals, objectives and activities to address these needs over a four-year period. This strategy calls for the City to work with residents and local nonprofit organizations to analyze residents' needs and to develop a plan for improvements and services. Additionally, the City will provide nonprofits with grants and other facility resources that can be used to assist San Clemente residents in need.

In order to complete the Consolidated Plan for another 5 years, an analysis of the past 2 years accomplishments is needed. Table 1 shows the City's Rental and Owner Occupied housing goals which include new construction and rehabilitation projects. The rental housing accomplishments did meet the goals because two new housing developments were approved over the past 2 years. One new affordable senior apartment complex (76 units) was approved in 2009 and started construction in 2012. A workforce housing project (19 units) was approved in 2011 and secured permit approvals in 2013; construction is anticipated to begin in the Spring of 2014. The Home Rehabilitation Program exceeded its goals by rehabilitating 45 units of housing. The Commercial Façade Program exceeded its goals by providing 17 grants for new signs and awnings in the downtown target area.

Other measurements representing social program goals and accomplishments supported with CDBG funds, include: the Age Well Inc. senior case management program, Camino Health Center, emergency housing program at Laura's House, Homeless Prevention by Family Assistance Ministries, and the City's Mobile Recreation Program, Fun on the Run. The City did meet the public infrastructure goals and accomplishments by utilizing CDBG funds on an annual basis installing new Downtown sidewalks and disabled access ramps in the target neighborhood. The

sidewalks were installed to connect the CDBG-R Grant sidewalks along Avenida Palizada to a main Downtown thoroughfare along Ola Vista street.

CONSOLIDATED PLAN OVERVIEW

As an "Entitlement Community," the City of San Clemente is eligible to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). In order to receive these funds, the City is required to prepare and submit a Consolidated Plan every three to five years.¹ The federal grant received by San Clemente that requires the preparation of the Consolidated Plan is the Community Development Block Grant (CDBG).

According to HUD, "the Consolidated Plan is designed to be a collaborative process whereby the community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level."²

Per HUD regulations, the Consolidated Plan must include the following components:

- An assessment of housing and community (i.e. non-housing) development needs
- An analysis of the current housing market
- Strategies to establish and address priority needs, and identification of local, state and other federal resources available to meet priority needs
- An action plan with specific five-year goals to address priority needs

¹ Consolidated Plan program regulations are found in the Code of Federal Regulations [24 CFR 91]. It is up to each entitlement community to determine the time frame of its Consolidated Plan.

² "Guidelines For Preparing A Consolidated Plan Submission For Local Jurisdictions," U.S. Department of Housing and Urban Development, Office of Community Planning and Development, December 10, 2004.

LEAD ENTITY FOR CONSOLIDATED PLAN DEVELOPMENT

The City of San Clemente's Community Development Department, Housing Division has been designated as the lead agency for coordination and preparation of the 2013-2017 Consolidated Plan. In an effort to maximize valuable resources, the Consolidated Plan has been developed to ensure its implementation supports the City's vision for community development. This vision is summed up by the following mission statement - *"maintain a safe, healthy atmosphere in which to live, work and play; guiding development to ensure responsible growth while preserving and enhancing our village character, unique environment and natural amenities; providing for the City's long-term stability through promotion of economic vitality and diversity, resulting in a balance community committed to protecting what is valued today while meeting tomorrow's needs."* This Consolidated Plan has also been prepared in effort to support HUD's community planning and development goals that are to:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

The City's Citizen Participation Plan served as the basis to facilitate the citizen-input process for the Consolidated Plan. Actions taken by the City to obtain citizen participation included: community workshops for Sidewalk Project Planning in February 2010, January 2011 and February 2012, presentations to the City's Human Affairs Committee, San Clemente Homeless Task Force Meetings (Summer 2012 to present), resident focus group sessions organized by Orange County Human Relations staff in the CDBG target neighborhoods in 2010, 2011 and 2012, public notices and a public hearing. The Citizen Participation Plan will continue to act as a guide for the next four years to ensure the residents of San Clemente are involved in the preparation of the Consolidated Plan, subsequent annual updates, plan amendments, and the evaluation of annual performance.

CITIZEN PARTICIPATION

Encouragement of Citizen Participation

To the greatest extent feasible, the City of San Clemente's Citizen Participation process emphasizes the involvement of Low- and Moderate-income residents (as defined by HUD) and/or entities that represent or serve the community's lower income population. Additionally, as required by federal regulations, efforts will also be taken to encourage the participation of the City's racial/ethnic minorities, non-English speaking individuals, individuals with disabilities, and recipients of federal housing rental assistance.

The following elements of the City's Citizen Participation Plan have been devised to ensure San Clemente resident are provided ample opportunities to become involved and represented in the Consolidated Plan planning process.

- Citizen participation is open to any person wishing to attend any of the meetings, hearings, and/or workshops sponsored by the City regarding HUD-CPD programs.
- Public hearings will be held before the City Council to obtain public comments at various stages of Consolidated Plan preparation and adoption. Public input will be recorded by the City as required by federal regulations during the September 17, 2013 City Council Meeting.
- From time to time, the City's Human Affairs Committee will serve as an additional means for residents and stakeholders to provide input in the Consolidated Plan process. Specifically, the Human Affairs Committee will hear and provide input on the housing, homeless and social service needs of the City.
- An ad hoc committee composed of the Mayor (or his/her City Council representative), Human Affairs Committee representation and program staff, will develop annual Public Service grant funding recommendations.

- As appropriate and/or needed, additional citizen participation will be encouraged via the San Clemente Collaborative's Leadership, SC Homeless Task Force, SCC Neighborhood Committee and community-wide public meetings or forums. Award winners, The Las Palmas Resident Leadership advocacy group, will also be encouraged to present their input over the course of the next five years.

The City will work in partnership with the Orange County Housing Authority (OCHA) to ensure participants in their rental assistance program are afforded opportunities to participate in the Consolidated Plan process. Additionally, the City will work with OCHA to build consistency and mutual support for the goals outlined in the Authority's five-year Agency Plan and the City's Consolidated Plan. The Housing Programs Planner attends regular meetings of the Cities Advisory Committee sponsored by OCHA in Santa Ana, California.

Pursuant to HUD regulations, San Clemente residents and stakeholders will be given no less than 30 days to submit written comments during the development of the Citizen Participation Plan prior to the submission of the Plan to HUD. The Citizen Participation Plan, and any amendments, will be available for public review at following locations:

- Main Library
- Office of the City Clerk
- Community Development Department
- City's website

These locations are accessible to persons with physical disabilities; however, if a physical disability would limit an individual's ability to review the plan at one of the locations listed above, upon request, the City will make a reasonable effort to make the plan (and/or amendments) available in an appropriate format.

CITIZEN PARTICIPATION IN DEVELOPMENT OF THE CONSOLIDATED PLAN

Before the Consolidated Plan is adopted by the City Council and submitted to HUD, Community Development Department staff will make the draft four-year plan available to residents, public agencies, and other interested parties for review and comment. The City will publish its proposed Consolidated Plan (and annual updates) so that all affected residents will have sufficient opportunity to review and comment on the plan. A summary describing the contents and purpose of the Consolidated Plan will be published in one or more newspapers of general circulation. At a minimum, information that will be provided in a public notice will include the amount of CDBG grant funds the City expects to receive (including program income), a range of activities to be undertaken, and the anticipated number of Low- and Moderate-income persons to benefit from funded activities. If applicable, information will also include the steps the City will take to eliminate the need for the displacement of residents and/or businesses. If displacement will occur due to any planned actions, the City will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (and implementing regulations in 49 CFR part 24).

During the development of the 2013-2017 Consolidated Plan there will be at least one public hearing to obtain comments from persons affected by the use of HUD-CPD funds and other interested parties. Additionally, as required by program regulations, there will be a 30-day public comment period prior to the submission of the Consolidated Plan to HUD starting on August 15 through September 15, 2013. The City will consider all comments received from residents, public agencies and other interested parties as it prepares the final Consolidated Plan (and annual updates). A summary of public comments will be included with the final submission. The summary of public comments will include a synopsis of the City's response to written public comments, and an explanation of public comments not accepted including the reasons why these comments were not accepted.

HOUSING & HOMELESS NEEDS

HUD regulations require the City to utilize a specific data source to estimate the number of households that are experiencing some type of "housing problem."³ HUD's data estimates there are 4,190 owner households and 3,927 renter households experiencing a "housing problem." Households experiencing a housing problem are defined by HUD as having annual incomes at or below 80% of area median income, pay more than 30% of monthly income for housing and utilities, and live in overcrowded or substandard housing.

Based on consultation with regional service providers and the Sheriff's Department, it is estimated that there are 100 to 180 active homeless individuals in San Clemente. These individuals require a variety of support and housing services including targeted supportive services, emergency shelter, transitional housing, and access to permanent housing. These services are provided by Orange County's continuum of care system, which is partially sustained by City of San Clemente resources. iHOPEoc, Inc. is a collaboration of volunteers from many walks of life. These individuals have come together to form a nonprofit organization with the intent and goals of meeting various needs of the "at risk and underserved" in the communities of South Orange County. Organized in December 2008 by concerned members of various faith communities, the name iHOPE implies their vision: Interfaith Homeless Outreach Project for Empowerment. In 2011, the iHOPE Homeless Day Resource Center opened its doors in San Clemente to provide homeless and at risk homeless clients with social services. During the past two years, they have served approximately 1,064 total homeless clients and an average of 33 clients on a daily basis. During the winter months, iHOPE Resource Center serves between 49 to 51 clients on a daily basis. iHOPE has taken the

³ Data source is HUD's 2010 Comprehensive Affordability Housing Strategy (CHAS), a special tabulation of 2010 Census data.

initiative to research future Cold Weather Shelter coordination efforts in partnership with other faith based organizations, hospitals and local service providers.

According to the County of Orange Housing and Community Services Department's biannual Point-in-Time survey, conducted in January 2011, there were approximately 6,939 homeless persons county-wide. Among the unsheltered homeless it was reported that approximately 63 percent were chronically homeless, 47 percent were chronic substance abusers, 34 percent were severely mentally ill, 20 percent were veterans, eight percent were victims of domestic violence, and one percent were living with HIV/AIDS. These proportions were similar, but with slightly lower percentages for those who were sheltered. Based on the findings from the 2011 Orange County homeless Census and Survey, a total of 6939 homeless individuals were estimated in Orange County; this represents a 17% decrease (or a decrease of 1,394 individuals) from 8333 homeless individuals estimated in 2009. The gap between rental costs and median family income has been one of the largest contributing factors to the number of individual and families homeless in Orange County.⁴

The County's 2009 Homeless Census and Survey, conducted by Applied Survey Research, reported the frequency of responses reported by city lived in prior to becoming homeless. While these statistics do not represent a completely accurate number of homeless within each jurisdiction, they do indicate that the majority of respondents were from Costa Mesa (11 percent/64 homeless people) followed by San Clemente (2.5 percent/14 homeless people).⁵ In addition, San Clemente currently has 70 emergency beds in shelters serving the homeless.

National estimates for homelessness indicate that approximately one percent of the US population is homeless each year.⁶ Applying this methodology to the 2012 population

⁴ Orange County Ten-Year Plan to End Homelessness

⁵ <http://www.appliedsurveyresearch.org/projects/2009homeless/reports/2009OrangeHomelessReport.pdf>

⁶ http://www.nationalhomeless.org/factsheets/How_Many.html

estimates for the City it would result in the following number of homeless people: 683 in San Clemente. Yet, it should be noted that estimating the number of actual homeless has many flaws due to the nature of their situation and the accuracy of such data is questionable. Police Department estimates from each of the cities are much lower.

To prepare the Consolidated Plan, the City has also assessed the special housing and service needs of the City's elderly, frail elderly, disabled, substance addicted, individuals with HIV/AIDS, assisted-housing residents, and large families. Based on HUD data, it is estimated that approximately 1,350 San Clemente senior households are in need of housing assistance. It is also estimated that 708 disabled households need housing assistance, as do 1,500 individuals with mental illness and substance addiction. Based on consultation with the Orange County Health Care Agency, it is reported that 65 San Clemente residents are living with AIDS. Since the City of San Clemente does not operate a public housing authority, the City works closely with the Orange County Housing Authority (OCHA). OCHA reports that 129 San Clemente households are presently receiving Housing Choice Voucher-rental assistance, with many hundreds on the waitlist. Finally, the vouchers were provided to 35 families, 29 disabled, and 65 elderly for a total of 129 in San Clemente.

Nationwide trends and regional statistics show that the elderly population will increase by twice as fast as the total population. Senior housing, senior social services and community planning are at the forefront of decision makers and policy advocates radars. In 2011 the San Clemente Senior Center managed by Age Well Inc. opened its doors in a newly constructed building located in the heart of the City's Downtown area. In December 2012, the San Clemente Senior Apartments celebrated a ground breaking ceremony for the newly constructed 76-unit development located along North El Camino Real.

Housing Market Analysis

San Clemente's Housing Market analysis includes the next five year update in 2013 with the addition of the 2010 census data through 2012. For the most recent housing market analysis refer to the City's certified 2011 Housing Element.

A. PUBLIC & ASSISTED HOUSING

The Orange County Housing Authority (OCHA) does not operate or maintain public housing units; however, to comply with HUD Consolidated Plan regulations, the following items regarding OCHA's assisted housing program and other publicly assisted affordable housing activity, is provided.

NUMBER OF ASSISTED HOUSING UNITS AND CONDITION OF UNITS

As of December 2012, OCHA was providing Housing Choice Voucher (i.e., Section 8 rental assistance) to 129 San Clemente households. Prior to allowing a qualified tenant to move into a housing unit, OCHA staff initiates a Housing Quality Standard (HQS) inspection. HQS is HUD's minimum housing unit condition standard. If a unit does not meet all minimum HQS conditions, the property owner is provided an opportunity to make corrections. When all HQS conditions are met, a program participant is allowed to move into the unit. At a minimum, each unit under Section 8 contract is inspected annually to ensure HQS conditions are still being met. As with the initial inspection, a property owner and tenant are given an opportunity to correct HQS deficiencies in order for rental assistance to continue.

B. HOMELESS INVENTORY

The needs of San Clemente's homeless and special need populations have been discussed at length in the 2006-2009 Consolidated Plan. As reported in the Consolidated Plan there is an estimated 100 to 180 active homeless in San Clemente.

San Clemente recognizes its responsibility to assist the homeless in its jurisdiction thus it continues efforts to identify efficient and effective means to distribute limited resources to address homeless needs. The City currently has 70 shelter beds in three shelters; Gilchrist House, Laura's House and Henderson House. The City has designated homelessness prevention, emergency and transitional housing as high priorities for addressing homelessness. Additionally, the City's Housing Program provides funds to nonprofit developers to build new, permanent affordable housing for households earning an average of 50% of area median income - these units offer permanent affordable housing opportunities to households graduating from homeless shelters/programs. During the 2013-14 Program Year, the City will undertake the following homeless housing/service activities in conjunction with local non-profit organizations:

- **Homelessness Prevention** - A key component of a Continuum of Care strategy is to prevent individuals and families from falling into homelessness. This is often accomplished by providing emergency rental assistance, food, counseling and support services. Several nonprofit service providers located in the region will be available to assist San Clemente's homeless at-risk population; however, the City will not be funding any of these agencies during 2013-14 timeframe with CDBG funds. The City's General Fund will provide a grant of \$26,000 to Family Assistance Ministries for homeless prevention. The City will also allocate CDBG and General Fund resources to support case management and referral services for lower income households. While not directly focused on the types of homelessness prevention activities listed above, these services will assist households that are vulnerable to homelessness.
- **Emergency Shelters** - In FY 2013-14 the City will provide an \$8,000 grant to one emergency shelter provider via the CDBG program, Laura's House for shelter and counseling programs. These funds will help offset the costs of providing emergency shelter and essential support services for San Clemente's homeless. It is estimated

that 275 homeless individuals will receive services from Laura's House during Fiscal Year 2012-13.

- **Transitional Housing** - The critical link between homelessness and self-sufficiency is provided by transitional housing programs. In this setting, homeless individuals and families are provided free or low-cost housing that is enriched with support services aimed at building self-reliance skills. Transitional housing programs require participants to save a portion of their earnings so they will have adequate resources to move into permanent housing upon their successful graduation from transitional housing. CDBG funds are not allocated to transitional housing, however, the City's General fund will provide a \$5,000 grant for transitional housing services to Henderson House (26 shelter beds for single adults). The City's Redevelopment Agency provided \$800,000 for acquisition and rehabilitation of Family Assistance Ministries transitional shelter, Gilchrist House in 2009. FAM also received HUD grant monies to purchase this property and provide case management services. Gilchrist House provides 24 transitional shelter beds for women and their children under eleven years old.



STRATEGIC PLAN

The Strategic Plan portion of the Consolidated Plan is being carried over from the 2010 Consolidated Plan. The Strategic Plan is intended to provide a specific course of action that marshals human, community, physical, environmental and economic resources to respond to community needs. HUD requires that the Strategic Plan outline the general priorities for allocating financial resources within the jurisdiction and among priority community needs.

A. HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

Relative priority ranking designations have been used to indicate if certain activities will be funded with CDBG as a means to address needs. The following relative priority ranking system has been used:

- **High Priority:** Activities to address high priority needs will be funded by the City during the four-year Consolidate Plan period.
- **Medium Priority:** If funds are available, activities to address medium priority needs may be funded during a four-year period.
- **Low Priority:** The City does not anticipate directly funding activities of low priority needs during a four-year period.
- **No Such Need:** The City finds there is no need or that this need is already substantially addressed.

HUD Objectives for Community Development Block Grant Funds are:

- Provide a Suitable Living Environment - An activity designed to benefit the community, families, or individuals by addressing living environment issues.
- Provide Decent Affordable Housing - A wide range of housing opportunity activities designed to meet individual family or community housing needs.
- Create Economic Opportunities - An activity that creates or expands job opportunities.

HUD Outcomes:

- Availability/ Accessibility - Activity makes basic services, infrastructure, housing or shelter available to Low- and Moderate-Income persons. Example: providing clean water where none existed before.
- Affordability - Makes an activity more affordable for Low- and Moderate-Income persons. Example: providing low interest loans to Low- and Moderate-Income homebuyers.
- Sustainability - Activity uses resources in a targeted area to help make that area more viable. Example: a downtown improvement project in a Low- and Moderate-Income community.

B. STRATEGY TO ADDRESS PRIORITY HOUSING NEEDS

CONSOLIDATED PLAN GOAL #1:

OWNER-OCCUPIED HOUSING PRIORITY NEEDS

CITY PRIORITY NEED: There is a need to improve and maintain owner-occupied housing for San Clemente Low- and Moderate-Income households.

PRIORITY NEED RATING: High

CITY OF SAN CLEMENTE STRATEGIC GOALS: Improve and/or preserve the quality or condition of housing owned and occupied by Low-/ Moderate-Income households. (Funds may also be used for the preservation of a historically significant property if property owner is CDBG-eligible.)

ACTIVITY/PROGRAM OBJECTIVE #: 1Hsng.a Owner-Occupied Housing Rehabilitation	1. Loans up to \$20,000 to rehab a primary residence to eliminate conditions detrimental to health/safety and deferred maintenance. 2. Grants up to \$3,000 for limited to health and safety/code violation improvements.
INPUT	Federal: CDBG State: Local: Private: Homeowner funds
4-YEAR OUTPUT *	Assist 8 owners rehab their primary residence based on the following income/special need categories:

	Income Categories Extremely Low-Income: 6 units	Special Need Categories Frail Elderly: 2 units
HUD OBJECTIVE		
▪ Decent Affordable Housing	A housing opportunity designed to meet individual family or community housing needs.	
▪ Suitable Living Environment	Activity designed to benefit the community, families, or individuals by addressing living environment issues.	
HUD OUTCOME		
▪ Affordability	Housing is more affordable for Low- and Moderate-Income persons.	
▪ Sustainability	Resources used in a targeted area to help make the area more viable.	
4-YEAR OUTCOME	Eliminate significant health/safety code deficiency in all units assisted with rehab program funds.	

* "Special Need Categories" is only a characteristic of assisted units, not additional assisted units.

CONSOLIDATED PLAN GOAL #2

RENTER-OCCUPIED HOUSING NEEDS

CITY PRIORITY NEED: There is a need to expand and maintain affordable renter-occupied housing opportunities for San Clemente's lower income households.

PRIORITY NEED RATING: High

CITY OF SAN CLEMENTE STRATEGIC GOALS:

1. Create new affordable rental housing opportunities.
2. Preserve the existing supply of rental housing.

ACTIVITY/PROGRAM OBJECTIVE #: 2Hsng.a Renter-Occupied Housing Rehabilitation	Loans up to \$20,000 per building to eliminate conditions detrimental to health/safety and deferred maintenance. (Funds may also be used for the preservation of historically significant properties if property is CDBG-eligible.)	
INPUT	Federal: CDBG State:	Local: Private: Private party matching and leveraging funds
4-YEAR OUTPUT	Assist with the rehabilitation of 15 rental housing units (maximum of 5 properties) occupied by lower income households Income Categories Low-Income: 15 Units	
		Special Need Categories N.A.
HUD OBJECTIVE	<ul style="list-style-type: none"> ▪ Decent Affordable Housing: A housing opportunity designed to meet individual family or community housing needs. ▪ Suitable Living Environment: Activity designed to benefit the community, families, or individuals by addressing living environment issues. 	
HUD OUTCOME	<ul style="list-style-type: none"> ▪ Affordability: Housing is more affordable for Low- and Moderate-Income persons. ▪ Sustainability: Resources used in a targeted area to help make the area more viable. 	
4-YEAR OUTCOME	Eliminate at least two significant health/safety deficiency in renter-occupied housing units.	

RENTER-OCCUPIED HOUSING NEEDS CONTINUED

ACTIVITY/PROGRAM OBJECTIVE #: 2Hsng.b Rental Housing New Construction	Construction of new rental housing units for lower income households at affordable rents for a specific number of years.							
INPUT	Federal: State: Tax Credits	Local: Private: Private party matching and leveraging funds						
4-YEAR OUTPUT *	Assist and/or sponsor the construction of 91 new rental housing units for the following income/special need categories: <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Income Categories</td> <td style="width: 40%;">Special Need Categories</td> </tr> <tr> <td>Extremely Low-Income Households: 5 units</td> <td>Senior: 76 units</td> </tr> <tr> <td>Very Low-Income Households: 10 units</td> <td></td> </tr> </table>		Income Categories	Special Need Categories	Extremely Low-Income Households: 5 units	Senior: 76 units	Very Low-Income Households: 10 units	
Income Categories	Special Need Categories							
Extremely Low-Income Households: 5 units	Senior: 76 units							
Very Low-Income Households: 10 units								
HUD OBJECTIVE <ul style="list-style-type: none"> ▪ Decent Affordable Housing ▪ Suitable Living Environment 	A housing opportunity designed to meet individual family or community housing needs. Activity designed to benefit the community, families, or individuals by addressing living environment issues.							
HUD OUTCOME <ul style="list-style-type: none"> ▪ Affordability ▪ Sustainability 	Housing is more affordable for Low- and Moderate-Income persons. Resources used in a targeted area to help make the area more viable.							
4-YEAR OUTCOME	Increase the City's supply of affordable rental housing by 30%.							

* "Income Categories" will total "2-Year Outputs." "Special Need Categories" is only a characteristic of assisted units, not additional assisted units.

A 76 unit Senior Housing project was approved in 2009. The City/RDA owned a site and approved a 19 unit workforce (one bedroom) housing project downtown in 2010.

CONSOLIDATED PLAN GOAL # 3

Homeless Priority Needs

CITY PRIORITY NEED: There is a need for services that prevent homelessness and also supportive housing alternatives for those individuals and households that have become homeless.

PRIORITY NEED RATING: High

- CITY OF SAN CLEMENTE STRATEGIC GOALS:**
1. Prevent individuals and families from becoming homeless.
 2. Provide short-term shelter and services for individuals and families in immediate need of shelter.
 3. Provide housing for individuals and families that require supportive services and interim housing opportunities while they obtain life-skills to gain self-reliance.
 4. Provide supportive services for homeless individuals to address special needs and/or to help achieve self-sufficiency.

ACTIVITY/PROGRAM OBJECTIVE #: 3Hmls.a HOMELESSNESS PREVENTION	PROVIDE GRANT FUNDS TO NON-PROFIT ORGANIZATIONS TO PREVENT HOMELESSNESS AND PROVIDE SHORT TERM HOUSING.
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ACTIVITY/PROGRAM Emergency Shelter	Short-term shelter for homeless individuals and families
INPUTS	Federal: CDBG Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUTS	Provide emergency shelter and supportive services to 6,040 households (a household is one adult or family, this does not count children)
4-YEAR OUTCOME	50% of individuals/households that are provided emergency shelter will transition to interim housing (i.e., transitional housing)

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CONSOLIDATED PLAN GOAL # 3 - Homeless Priority Needs continued

ACTIVITY/PROGRAM OBJECTIVE #: 3Hmls.b Transitional Housing	Interim housing for homeless individuals and families.	
INPUTS	Federal: CDBG Private: Program fees, private donations, service provider funds	Local: General Fund
4-YEAR OUTPUT	Provide transitional housing and support services to 400 individuals.	
4-YEAR OUTCOME	10% of homeless individuals participating in transitional housing program will be placed in permanent housing.	

ACTIVITY/PROGRAM Supportive Services	An array of services for homeless individuals and families focused on stabilizing respective living situations and linking the homeless with appropriate housing and additional services.	
INPUT	Federal: CDBG, Homeless Assistance Grant (Super NOFA) Private: Program fees, private donations, service provider funds	Local: General Fund
4-YEAR OUTPUT	Support services for homeless individuals and families with children will be blended with the provision of shelter therefore no stand alone output.	
4-YEAR OUTCOME	100% of individuals/families receiving supportive services will be linked to one or more additional services and/or appropriate housing.	

CONSOLIDATED PLAN GOAL # 4
Special Needs Priority Needs

CITY PRIORITY NEED: There is a need for housing and services for San Clemente residents who are not homeless, but have special housing and supportive services needs. These individuals include the elderly, frail elderly, and disabled.

PRIORITY NEED RATING: High

- CITY OF SAN CLEMENTE STRATEGIC GOALS:**
1. Provide quality services and affordable housing opportunities for seniors.
 2. Provide quality services and affordable housing opportunities for frail elderly.
 3. Provide quality services and affordable housing opportunities for individuals with disabilities.

ACTIVITY/PROGRAM	
Supportive Housing for Seniors	See Owner/Renter Priority Housing Needs Strategy.
4-YEAR OUTCOME	See Owner/Renter Priority Housing Needs Strategy.

ACTIVITY/PROGRAM	Various public services for San Clemente senior citizens including transportation, home delivery of meals, recreation and health care programs.
INPUT	Federal: CDBG Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUTS	Provide direct services to 250 elderly individuals.
4-YEAR OUTCOME	100% of elderly individuals assisted with City funds will be provided with appropriate referral services and will be linked to one or more additional services to improve quality of life.

CONSOLIDATED PLAN GOAL # 4 - Special Needs Priority Needs continued

ACTIVITY/PROGRAM Frail Elderly Services	Various public services for frail elderly including, transportation, home delivery of meals, recreation and health care programs.
INPUT	Federal: CDBG Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUT	Provide direct services to 250 frail elderly individuals
4-YEAR OUTCOME	100% of frail elderly individuals assisted with City funds will be provided with appropriate referral services and will be linked to one or more additional services to improve quality of life.

ACTIVITY/PROGRAM Supportive Housing for Persons with Disabilities	See Owner/Renter Priority Housing Needs Strategy.
4-YEAR OUTPUT	See Owner/Renter Priority Needs Strategy
4-YEAR OUTCOME	See Owner/Renter Priority Housing Needs Strategy.

ACTIVITY/PROGRAM Disabled Services	Services for San Clemente residents with disabilities including (but not limited to) referrals, recreation and health care programs.
INPUT	Federal: CDBG Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUTS	Provide direct services to 100 individuals with disabilities
4-YEAR OUTCOME	100% of disabled individuals assisted with City funds will be provided with appropriate referral services and will be linked to one or more additional services to improve quality of life.

CONSOLIDATED PLAN GOAL # 5 - Community Priority Needs

Public Infrastructure and Facilities

CITY PRIORITY NEED: There is a need to improve the City's public infrastructure and facilities, especially in CDBG-eligible areas.

PRIORITY NEED RATING: High

CITY OF SAN CLEMENTE STRATEGIC GOALS:

1. Reconstruction of neighborhood streets and alleys
2. Improve youth, senior and/or community facilities
3. Improve/expand park and recreation facilities
4. Preserve non-housing historic resources

ACTIVITY/PROGRAM OBJECTIVE #: 5PI&F.a Public Infrastructure Improvements	Construction/rehabilitation of public infrastructure integral to neighborhoods in the City's CDBG target area
INPUT	Federal: CDBG Local: General Fund Private: Property owner/developer fees, User fees
4-YEAR OUTPUT	4 sidewalk reconstruction/rehabilitation projects. ADA improvement project (Note: others ADA improvements may be part undertaken as part of sidewalk projects)
4-YEAR OUTCOME	Improve the viability of Low/ and Moderate-Income neighborhoods by eliminating one or more substandard or deteriorated infrastructure components.

ACTIVITY/PROGRAM Public Facility Improvements:	Construction/rehabilitation of public facility improvements that serve the City's CDBG target area, Low- and Moderate-Income persons, or preserve eligible historic resources.
INPUT	Federal: CDBG Local: General Fund State: Park Bonds Private: User fees, property owner/developer fees
4-YEAR OUTPUT	1. Expansion and/or renovation of 1 park and recreation facility (Max Berg Plaza Park)
4-YEAR OUTCOME	1. Improve the viability of Low/ and Moderate-Income neighborhoods by eliminating one or more substandard or deteriorated public facilities. 2. Extend the useful life of historic significant buildings by at least 10 years.

CONSOLIDATED PLAN GOAL #5

COMMUNITY PRIORITY NEEDS: Public Services

CITY PRIORITY NEED: **Public Services** – Through an extensive network of community- and faith-based organizations, address the social needs of San Clemente residents. Services provide range from senior meals to after-school education and recreation. (NOTE: the service needs of homeless and persons with special needs, e.g., seniors, persons with disabilities, have been outlined previously in the Strategic Plan.)

PRIORITY NEED RATING: High

- CITY OF SAN CLEMENTE STRATEGIC GOALS:**
1. Provide quality social services for youth and children
 2. Provide quality social services for Low- and Moderate-Income persons

ACTIVITY/PROGRAM OBJECTIVE #: 5PS.a Youth Services	Provide a variety of quality social services to San Clemente’s children and youth including educational support, recreation, self-esteem/reliance, and cultural arts.
INPUT	Federal: CDBG State: Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUT	Provide direct services to 4500 Low- and Moderate-Income children and youth e.g. mobile recreation, health education services, tutoring.
HUD OBJECTIVE	
<ul style="list-style-type: none"> ▪ Suitable Living Environment 	An activity designed to benefit the community, families, or individuals by addressing living environment issues
HUD OUTCOME	
<ul style="list-style-type: none"> ▪ Availability/Accessibility ▪ Affordability 	Activity makes basics services, infrastructure, housing or shelter available to Low- and Moderate-Income persons. Services are more affordable for Low- and Moderate-Income persons.
4-YEAR OUTCOME	<ol style="list-style-type: none"> 1. Increase participation of youth over a 2 year period by 25% per year. 2. Ensure 75% of youth participating in assisted-activities are linked to age-/issue-appropriate services.

COMMUNITY PRIORITY NEEDS CONTINUED

ACTIVITY/PROGRAM OBJECTIVE #: 5PS.b Low- and Moderate-Income Services	Provide quality services for Low- and Moderate-Income individuals in order to improve their quality of life.
INPUT	Federal: CDBG State: Local: General Fund Private: Program fees, private donations, service provider funds
4-YEAR OUTPUT	Provide a variety of direct services to 4,000 Low- and Moderate-Income individuals (e.g., health care, resource referrals)
HUD OBJECTIVE	
<ul style="list-style-type: none"> ▪ Suitable Living Environment 	Activity designed to benefit the community, families, or individuals by addressing living environment issues
HUD OUTCOME	
<ul style="list-style-type: none"> ▪ Availability/ Accessibility ▪ Affordability 	Activity makes basics services, infrastructure, housing or shelter available to Low- and Moderate-Income persons. Services are more affordable for Low- and Moderate-Income persons.
4-YEAR OUTCOME	75% of program participants will be linked to additional services to enhance health, safety or general welfare.

CONSOLIDATED PLAN GOAL #5

COMMUNITY PRIORITY NEEDS: Administration and Planning

CITY PRIORITY NEED: It is imperative that the City maintains adequate administrative systems to ensure proper use of public funds.

PRIORITY NEED RATING: High

- CITY OF SAN CLEMENTE STRATEGIC GOALS:**
1. Ensure appropriate oversight and coordination of CDBG funds.
 2. Ensure San Clemente residents have adequate access to fair housing counseling and enforcement services, and that impediments to fair housing choices are identified and addressed.

ACTIVITY/PROGRAM OBJECTIVE #: 5A&P.a	Ensure effective and efficient administration of CDBG grant funds	
Program Administration		
INPUT	Federal: CDBG State:	Local: General Fund Private:
4-YEAR OUTPUT	Provide 4 years of program administration	
HUD OBJECTIVE		
▪ Suitable Living Environment	An activity designed to benefit the community, families, or individuals by addressing living environment issues.	
HUD OUTCOME		
▪ Sustainability	Resources used in a targeted area to help make the area more viable.	
4-YEAR OUTCOME	Maintain program administration at a level that will ensure no HUD findings.	

COMMUNITY PRIORITY NEEDS CONTINUED

<p>ACTIVITY/PROGRAM OBJECTIVE #: 5A&P.b Fair Housing Services</p>	<p>1. Fair housing education, counseling and enforcement through contracts with community-based service providers 2. Identify and eliminate regional factors that act as impediments to fair housing choices</p>
<p>INPUT</p>	<p>Federal: CDBG State: Local: General Fund Private: Program fees, service provider funds, private donations</p>
<p>4-YEAR OUTPUT</p>	<p>1. Provide fair housing counseling, education and enforcement services to 500 San Clemente households 2. Annually assess actions to eliminate impediments to fair housing</p>
<p>HUD OBJECTIVE</p> <ul style="list-style-type: none"> ▪ Suitable Living Environment ▪ Decent Affordable Housing 	<p>An activity designed to benefit the community, families, or individuals by addressing living environment issues. A wide range of housing opportunity activities designed to meet individual family or community housing needs.</p>
<p>HUD OUTCOME</p> <ul style="list-style-type: none"> ▪ Availability/ Accessibility ▪ Sustainability 	<p>Activity makes basics services, infrastructure, housing or shelter available to Low- and Moderate-Income persons. Resources used in a targeted area to help make the area more viable.</p>
<p>4-YEAR OUTCOME</p>	<p>90% of all fair housing referrals are responded to and/or investigated within four weeks from the date of initial contact.</p>

OBSTACLE TO MEETING PRIORITY HOUSING NEEDS

The following factors have been identified as potential obstacles to accomplishing priority housing goals during the next four years:

- **Funding** - Persistent reductions in federal funding has posed challenges, limiting the amount of funding that is available to support housing activities and also to maintain adequate program staffing levels.
- **Financing** - The elimination of the Redevelopment Agency has greatly impacted the ability for City's to build and fund affordable housing. The State Multi Family Housing program has run out of funds, as well as the State housing bonds. There is a need for a permanent source of financing for affordable housing projects that approved projects can be built.
- **Cost of Housing** - As discussed in the Housing Market Analysis, the cost of housing in Orange County is one of the highest in the nation. High housing costs reduce the effectiveness and impact of housing activities such as homeownership and rental acquisition/rehabilitation.
- **Land Use** - While San Clemente already has several mixed-use units as part of its housing stock, as the City approaches built out, City Planners will need to evaluate other mixed use housing opportunities. During the General Plan public input process over the past three years, residents and stakeholders would like the City to establish active, pedestrian-oriented districts which enhance the quality of life (see 1.0 Land Use General Plan attachment). The Plan permits the development of mixed-use projects in the City's key activity centers (downtown, the Pier Bowl, North Beach, and the Rancho San Clemente Town Center.) Such non-traditional development patterns always seem to raise questions regarding appropriateness by neighboring owners.

OTHER NARRATIVES

EXISTING PUBLIC DOCUMENTS

In addition to using the survey and group participation tools described above, City staff also took into consideration key documents with information containing policies and programs that support the strategies and activities of the 2013 Consolidated Plan. These documents included the following:

- **Certified Housing Element** - A State required document that outlines the City's housing needs and strategies.
- **City of San Clemente Capital Improvement Plan (FY 2012)** - This is a multi-year document that outlines prioritized anticipated expenditure of funds to improve San Clemente's public infrastructure and facilities.
- **Prior Year Funding and Performance Reports** - Prior year performance reports provided valuable information regarding planned performance and expenditure trends.

COMMENT PERIODS AND PUBLIC HEARINGS

- On August 15, 2013, a notice was published in *Sun Post News* announcing the availability of the five year draft Consolidated Plan for a 30-day public comment period, and the required public hearing. The comment period commenced on August 15, 2013, and ends September 15, 2013 (see *Exhibit 1* for copy of notice, page 38).
- The San Clemente City Council held a public hearing on September 17, 2013 to receive additional comments on the draft Consolidated Plan.

FUTURE NEEDS

COMMUNITY RESOURCE CENTER (CRCSC)

In 2010 the Community Resource Center San Clemente (CRCSC) opened a one stop center to provide a variety of social services on site at the San Clemente Presbyterian Church in downtown San Clemente. Located at 119 N. Avenida de la Estrella in the basement of the Church, the CRCSC addresses ways to meet the need for a centralized community resource center in San Clemente. Based on local knowledge and historical reference, the San Clemente Collaborative Advisory surveyed the community and then proposed a list of prospective services to be offered at the resource center.

Family Resources & Services:

- Children's, teen/adolescent , men's, women's, and senior's health
- Mental health, including depression, bipolar, and autism
- Wellness, including exercise, weight loss, and nutrition, sports
- Disease support including cardiac, cancer, diabetes
- Health fairs including blood drives, flu and other vaccination shots, CPR, screenings
- Health and social service benefits counseling
- Homeless and low income family case management
- Housing resource referrals

In spite of the number of varied organizations which independently serve the San Clemente community, the consensus of the political, faith based, citizen and business leadership is that there is still a need for one body of leadership and one central facility through which family and individual services can be sought and disbursed. The partnership between the San Clemente Presbyterian Church and the San Clemente

Collaborative provides direct and referred services, educational, informational and therapeutic resources to the entire community.

There are a number of North County service agencies and non-profits who are looking to partner up with the CRCSC. In 2011 the San Clemente Legal Clinic was started at the CRCSC by the Public Law Center. In 2012, Western Youth Services non-profit started to provide Mental Health assessment and service referrals to San Clemente individuals and their families at the CRCSC. In the near future there may be a need for CDBG funds to support a permanent resource center.

HOMELESS DAY RESOURCE CENTER (iHOPE)

Organized in 2008 by concerned members of various faith communities, the Interfaith Homeless Outreach Project for Empowerment (iHOPE) organization was created in order to meet the growing homeless population's needs in South Orange County. In January 2011, the iHOPE Homeless Day Resource Center opened its doors in San Clemente to provide homeless and at risk homeless clients with case management, referrals, and various services. Computer access to search for jobs or housing is provided on site as well as washers/dryers and a mobile shower van. In May 2013 the iHOPE Thrift Store was opened to assist in additional funding their Day Resource Center and outreach efforts as competition for grants continues to increase. During the past year and a half, they have served approximately 1,064 total homeless clients and an average of 33 clients on a daily basis. In the near future there may be a need to establish a local emergency shelter as well as a nearby iHOPE Homeless Day Resource Center.

**EXHIBIT 1 -
PUBLIC NOTIFICATION**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ON THE PROPOSED SUBMISSION OF THE 2013-2017 CONSOLIDATED PLAN AND 2012-13 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT COMMENCEMENT OF THE THIRTY (30) DAY COMMENT PERIOD 8/15/13 – 9/15/13

Community Development Block Grant Application (CDBG) the 4 year Consolidated Plan 2013-2017 and the Consolidated Annual Performance Evaluation Report for 2012-13.

The City of San Clemente has been recognized by the Department of Housing and Community Development as an Entitlement City qualified to receive grant funds for improvements to the Community Development Target Areas. In order to receive funds the City of San Clemente must prepare a Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER).

These plans are prepared in compliance with federal regulation [24 CFR 91]. The draft Consolidated Plan delineates the City's priority housing and community development needs and identifies strategies to address these needs. The CAPER summarizes last year's program accomplishments funded under the U.S. Dept. of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) Program.

The Public Hearing, preparation of the draft Consolidated Plan and the draft Consolidated Annual Performance Evaluation Report, and 30 day public comment period meet the statutory requirements for planning and application for federal funds under the CDBG Program.

The 30 day Public Comment Period for the draft 2013-2017 Consolidated Plan and the 2012-13 Consolidated Annual Performance Evaluation Report will commence on August 15, 2013 and will end on September 15, 2013. These draft plans shall be available for public inspection during regular business hours at City Hall, 100 Avenida Presidio, the Community Development Department at 910 Calle Negocio, the San Clemente Library at 242 Avenida Del Mar in San Clemente, or on the City's web site at <https://www.san-clemente.org>. Written comments on the plan may be submitted to Denise Obrero, Housing Programs Planner at 910 Calle Negocio, San Clemente, 92673, or obrero@san-clemente.org on or before September 15, 2013.

Notice is hereby given that an initial environmental assessment for the above item was processed and completed in accordance with the California Environmental Quality Act (CEQA).

Staff determined that the above item is categorically exempt in accordance with CEQA, Article 19, Section 15301.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of San Clemente at, or prior to, the Public Hearing.

NOTICE IS FURTHER GIVEN that said Public Hearing will be held at the meeting of the City Council on September 17, 2013 at 6:00 p.m. in City Hall Council Chambers, 100 Avenida Presidio, San Clemente, California. All interested persons are invited to attend said hearings or by written communication to the City Council to express their opinion for or against the request.

JOANNE BAADE
City Clerk and Ex-Officio
Clerk of the Council

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