

## **City Heights Community Development Corporation (CHCDC)**

### **FISCAL YEAR 2006 ACCOMPLISHMENTS**

**Implements a comprehensive Rebuild City Heights program to implement the following key goals to achieve the CHCDC mission to “*enhance the quality of life in City Heights by working with our community to create quality affordable housing and livable neighborhoods, foster economic self-sufficiency and stimulate investment.*”**

#### **1. Increase the Availability and Quality of Affordable Housing.**

**CHCDC is a federally designated Community Housing Development Organization (CHDO). CHCDC owns and operates 134 quality affordable rental units at 11 neighborhood locations.**

**CHCDC is managing general partner in three partnerships: 1. Bridgeport Properties, LP which provides affordable rental housing to 401 families at 39 primarily Mid-City San Diego locations; 2. San Diego/Fox Hollow, LP provided renovation and new construction of 94 unit Hollywood Palms Home Apartments featuring community building, solar hot water heating for all units and four laundries; 3. Metro Villas Housing Partners, LP which developed and operates 120 units of affordable rental units featuring community building, study center, two laundries and two tot lots and solar hot water heating as part of a mixed residential and commercial office and retail project with shared parking to serve new Metro Career Center adjacent to City Heights Transit Plaza on SR 15 and University Avenue.**

**Completed property improvement projects including health and safety improvements and installation of recreational and energy saving equipment on properties. Energy improvements included solar hot water heating installations to 2 properties, energy efficient windows to 4 properties, and on-demand water circulating pumps at 3 properties. Recreational improvements included installation of tot lot. Operating 6 computer study labs at apartment home developments. Provided computer upgrades to 2 centers. Other improvements include new fencing, sidewalk installations, security doors and windows, upgrades to electrical systems, rehabilitation of decks and balconies. Comprehensive retaining wall remediation plan completed and first phase completed.**

**CHCDC proposed a one block development of mixed residential and neighborhood serving commercial “Model Neighborhood Project” of approximately 150 units rental housing and for sale town homes in conjunction with Model School Development Agency master plan in City Heights. Pursuing variation of this development through a request for Exclusive Negotiating Agreement (ENA) with the City of San Diego Redevelopment Agency. CHCDC is pursuing other property development initiatives.**

**CHCDC provided maintenance services to total of 749 apartment units through Maintain City Heights NICE (Neighborhood Improvement Cooperation Enterprise) which provides services and “On the Job Training” for maintenance. CHCDC provides property management services to all owned properties (134 units at 11 locations) and to 94 unit Hollywood Palms and subcontracts for other services in partnerships.**

CHCDC received honor of two awards to this department from San Diego Housing Federation for Outstanding Achievement in Affordable Housing and Community Development for 2006: “SDG&E Energy Efficiency Award” and “Resident Manager of the Year”. CHCDC Energy Efficiency improvements recognized in statewide publicity campaign for Flex Your Power for 20% reduction in energy and annual savings of estimated 30,000 kwhs per year.

Enterprise centers including Maintain City Heights NICE, property management and limited partnership management are consolidated with property operations, assets and development as Property Assets and Operations Department. Property Assets and Operations Committee is chaired by Board member.

## **2. Help Families and Businesses Earn, Save and Invest More Money.**

CHCDC has conducted the City Heights Action for Neighbors to Get Employed (CHANGE) program since 1997. A component of this program is “City Heights Gets to Work and Save” that includes workshops (15 total) for job preparation and job placement of residents. 176 residents participated in workshops; 52 residents placed in jobs (total placements since 1997 equal over 1,800 residents). Other programs offered in conjunction with the “Resident Self Sufficiency (RSS) program operated for benefit of 750 households of CHCDC and affiliated partnership properties, include financial literacy workshops ( 2 seminars with 33 participants), Earned Income Tax (info provided to 113 households) and energy cost saving programs enrollments ( 190 families provided CARE enrollment information), a Food Pantry and Living Essentials Cooperation ( over 80 families enrolled, approximately 18 consistently participating), operation of computer study centers at six housing locations (an average of 106 residents participating per week over FY 06).

CHCDC is partner in a Community Technology Network offering training and additional computer use access at a designated Community Technology Center (CTC) co-located with the CHCDC Economic Opportunity Center. 4,827 active resident members of CTC reported as using the “Window to the World” family computing center. 120 Hoover High School students enrolled in computer training. Average of 160 public users and 360 SDSU students use the center each month. 45 were trained in computer use. CHCDC distributed 3 refurbished and 6 new computers to interns and participating residents.

Opened two new --for total of six --computer study rooms operated at apartment home complexes (average daily use is over 60 residents). Developed a Pilot Computer Study Camp with San Diego Futures Foundation support during which 15 children accessed on-line modules to build computer skills and a variety of educational tutoring programs. This program is being replicated for regional use.

Continued education and promotion of CenterLine Rapid Transit System and stations. Participated in advisory committee on City Heights Transit Plaza signage, utilities and opening. Coordinated acceleration of funding on “TransNet Early Action Program, Regional Transportation Implementation Plan” and assisted in project study review by transit and transportation agencies for I-15 Mid City “CenterLine” Bus Rapid Transit (BRT) System and Stations. Coordinated community input for comprehensive route revisions to the Metropolitan Transit System routes in Mid City San Diego resulting in retention of two commuter transit express routes.

Continued to identify initiatives to collaborate with the Metro Career Center, a federally designated One Stop for the Workforce Investment Act (WIA) implementation by the San Diego Workforce Partnership (SDWP). Career Corner, co-sponsored by SDWP, was an outreach by over 25 employers at the 2006 Annual City Heights International Village Celebration which attracted over 55,000 people from the region.

Successfully completed Community and Faith Based Organizations, San Diego Workforce Partnership grant to provide “Building Bridges to CHANGE” job preparation, training and placement program to job seekers with language and cultural barriers. Final results: 43 area residents WIA enrolled and 36 placed in livable wage jobs.

CHCDC conducts a “Community Hire” project as a part of a “Buy and Hire City Heights” initiative to promote use of local vendors, contractors and employment of residents in redevelopment projects. “Buy and Hire” includes publication of 5,000 copies of updated City Heights Business Goods and Services Directory (2006-2007 edition) which highlighted transit routes to employment centers in collaboration with Metropolitan Transit Services. Two individuals hired into CHCDC Maintain City Heights enterprise.

Business technical assistance and employer incentives led to creation of 13 new jobs.

Economic Development Programs are consolidated with Community Development programs as Community and Economic Development Department. The Community and Economic Development Committee is chaired by a Board member.

### **3. Improve Neighborhood Residential and Commercial Areas.**

Created one new neighborhood improvement assessment in the Teralta West neighborhood designed to provide safety improvements and assess feasibility for implementation of alley closure and diversion project for pedestrian promenade/plaza at SDSU Dede Alpert Center for Community Engagement.

Conducted comprehensive assessment and Safe Route to School Plan in conjunction with Intermodal Transportation planning and provided support for City of San Diego grant application for SR2S improvements for Teralta and Corridor neighborhood elementary schools and one middle school.

Provided neighborhood improvement plan and implemented a variety of improvements in Colina Park/Estrella area around two new elementary schools including extensive installation of “Safe Route to School (SR2S)” crosswalks and signage in the Colina Park neighborhood around Herbert Ibarra Elementary School. Identified locations and facilitated implementation of 27 enhanced yellow crosswalks and bright new “walks to school” signage. Conducted summer workshops with children and parents with professional artist to create and dedicate an 80 foot long signature, multi panel.ceramic mural for installation at the entry wall to Herbert Ibarra Elementary School. Completed pedestrian safety assessment around Marshall Elementary in the Chollas Creek neighborhood.

Coordinated cooperative funding from School District and Redevelopment Agency for traffic calming and SR2S improvement to Mary Lanyon Fay elementary school (under construction). Continued assessments and planning assistance and cooperation with City of San Diego engineers and residents for additional SR2S and traffic calming installations.

Conducted major neighborhood and property improvement event with Kiwanis Regional Club with 190 volunteer teens, mentors, residents and CHCDC participants completing over 10 cleanup and improvement projects.

Provided fiscal sponsorship, technical assistant and overall coordination for 14<sup>th</sup> Annual City Heights International Village Celebration (one day street fair featuring entertainment, food, arts and crafts from around the world). Components included: Career Corner, Health Fair and Civic Involvement and community organization information booths. Resulted in 55,000 attendees, 132 vendors (87% from San Diego area) including: 24 Healthcare groups conducting health screenings and job fair with 27 employers visited by over 3,500 job seekers. Conducted sample survey on community improvement issues at festival.

Efforts in SR2S planning and project implementation and policy result in nomination for first annual Golden Footprint Award from Walk San Diego (award provided in Fall 2006).

Community and Neighborhood Development programs are consolidated with Economic Development programs as Community and Economic Development Department. The Community and Economic Development Committee is chaired by a Board member.

#### **4. Increase Resident and Community Member Involvement in Community Improvement Efforts.**

Continued support of Resident Advisory Board (RAB) comprised of tenant representatives of CHCDC properties with 5 member Steering Committee. RAB elects officers, adopts budget, and reviews property improvement plan priorities. Conducted voter registration and education; foster and support Resident and youth councils at CHCDC and affiliated properties. Conducted 3 neighborhood cleanup events with resident participation and supported 3 additional efforts in City Council District 7 and Castle neighborhood. Conduct of recruitment for public membership, board and program and project committees. Outreach and communications to neighborhood associations, Area Planning Committee and Project Area Committee.

Youth Councils conduct field trips and fundraising at annual event and other venues.

Assisted at City Council District Three hosted Safety Summit through outreach, equipment and translation for over 60 attendees. Engaged residents in "Metro Miles" project to patrol through regular walkabouts in Teralta Neighborhood Park.

Convened National Walk to School Day planning and coordinated funding for safety T shirts with Blue Cross sponsorship and preparation for community-wide Fall event with 2 schools.

**5. Increase organizational effectiveness and promote community partnerships.**

Organized department work plans and budgets through Goals, Objectives and Outcomes approach incorporated in Strategic Plan to focus on implementation of strategic planning goals, quantify results and evaluate effectiveness in FY 06. Expanded staff, board and resident training opportunities. Continued upgrades for computer network system and equipment.

Provided fiscal agent services to two local area neighborhood associations.

Created positions for Development and Communications Manager to effect comprehensive resources development and marketing program.

Selected to continue in Local Initiatives Support Corporation (LISC) HUD IV Capacity Building program and proposed Insight Project to enhance work with residents and other organizations.

Completed FY 05 Financial Statements Audit with oversight by Independent Audit Committee.

Computer conferencing and webcasts hosted in Community Technology Center. Partnerships and collaboration continued and expanded with San Diego Futures Foundation, San Diego Workforce Partnership, La Maestra Community Clinic, International Rescue Committee (IRC), nine area schools and Scripps/Childrens Clinic.

Public membership added 21 public members for FY 06 annual meeting. Initiated extensive Annual Appeal engaging staff and Board members in solicitation referrals. Additional resident member recruited to Board of Directors.

326 community volunteers participated in neighborhood improvement projects.

Program activities and outcomes are enhanced by core funding and capacity building funding provided through City of San Diego CDBG and LISC HUD IV programs and contributions from private sources.

The Organizational Effectiveness Goals and Objectives are conducted through the Resources and Financial Management Department which includes "HomeBase" support (corporate and office operations), financial services and accounting, resource development and human resources administration. Committees include the Executive/Personnel Committee Chaired by Board President and Nominating Committee, chaired by Board member. Resources and Finance Committee is Chaired by Treasurer.

Reports on activities and other projects and programs of CHCDC and partners are included on [www.cityheightscdc.org](http://www.cityheightscdc.org) web site. See also [www.centerlinetransit.com](http://www.centerlinetransit.com) for information about Centerline Rapid Transit System and stations.