

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

### **FISCAL YEAR 2007 ACCOMPLISHMENTS**

**Conducts a comprehensive “Rebuild City Heights” program as a Community Based Development Organization 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 40 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 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 including installation of PV solar electric generation to one property and installation of tot lot. Operating 6 computer study labs at apartment home developments. Provided computer upgrades at one center. Other improvements include sidewalk installations, exterior door replacement, gas line replacement, and apartment renovations. Continued implementation of comprehensive retaining wall remediation plan.**

**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 to the City of San Diego Redevelopment Agency. Submitted request for Executive Negotiating Agreement and Owner Participating Agreement. Conducted Site Disposition Analysis for CHCDC owned portion. CHCDC is pursuing other property development initiatives.**

**Participated as team member of Boulevard Marketplace Mixed Use Pilot Village proposal to City Redevelopment Agency.**

**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 award to this department from San Diego Housing Federation for Outstanding Achievement in Affordable Housing and Community Development for 2007.

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 and one on one assistance with job preparation and job placement to community residents. 202 residents participated in workshops; an additional 180 received personal assistance 64 residents placed in jobs (total placements since 1997 equal over 1,864 residents).

CHCDC partnered 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. Active community resident members of CTC used the “Window to the World” family computing center for internet access and after school study. Limited training in computer application was offered to residents through June 2007.

Programs offered in conjunction with the “Resident Self Sufficiency (RSS) program operated for benefit of 749 households of CHCDC and affiliated partnership properties, include financial literacy workshops ( 6 seminars with 53 participants), Earned Income Tax (info provided to 202 households) and energy cost saving programs enrollments (120 new families provided CARE enrollment information), a Food Pantry and Living Essentials Cooperation (over 80 families enrolled, approximately 45 consistently participating), operation of computer study centers at six housing locations (an average of 106 residents participating per week over FY 07). Conduct Resident Self Sufficiency (RSS Program) to serve all 749 tenant households of CHCDC and affiliated / partnership properties. RSS program has five elements.

- 1. Referrals to CHANGE program and financial literacy**
- 2. Computer Study Centers**
- 3. Food & Living Essentials Cooperation**
- 4. Residents and Youth Councils organized around issues and improvement projects**
- 5. Support to property operations includes seasonal newsletter to all resident households**

**Total of six computer study rooms operated at apartment home complexes (average daily use is over 79 residents). Continued “Earn to Learn” web based learning modules project, in collaboration with San Diego Futures Foundation, for Hollywood Palms youth.**

**Continued education and promotion of CenterLine Rapid Transit System and stations and express routes to provide access to regional job centers. Provided testimony to Regional Transportation Plan (RTP) update and Regional Goods Movement Action Plan. Participated in review of project study review (PSR) by transit and transportation agencies for I-15 Mid City “CenterLine” Bus Rapid Transit (BRT) System and Stations.**

**Partnered with Metropolitan Transit System (MTS) to add local bus routes to City Heights Business Goods and Services Directory centerfold community map to encourage residents and visitors to work, shop and play in City Heights.**

**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).**

**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 (2007-2008 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 10 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.**

**CHCDC was chosen by San Diego Local Support Initiatives Corporation (LISC) to receive support for the ‘Neighborhood First’ pilot project. This collaborative effort of community residents, local non profits and other stakeholders seeks to create resident driven, action oriented quality of life plans in Colina Park neighborhood of City Heights.**

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

**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. Completed pedestrian safety installations around Marshall Elementary in the Chollas Creek neighborhood.**

**Traffic calming SR2S improvement to Mary Lanyon Fay Elementary School completed per funding obtained from School District and Redevelopment Agency. Continued assessments and planning assistance and cooperation with City of San Diego engineers and residents for additional SR2S and traffic calming installations.**

**Awarded State of California Transportation Department Environmental Justice Grant on “City Heights Walks to School”**

**Conducted major neighborhood and property improvement event with Kiwanis Regional Club with 147 volunteer teens, mentors, residents and CHCDC participants completing over 9 cleanup and improvement projects.**

**Provided fiscal sponsorship, technical assistance and overall coordination for 15<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 65,000 attendees, 83 vendors (87% from San Diego area) including: 26 Healthcare groups conducting health screenings and job fair with 27 employers visited by over 3,500 job seekers. Conducted information forum and booth on Centerline Rapid Transit System.**

**Community and Neighborhood Improvement 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, adopt budget, and reviews property improvement plan priorities. Determined to expand RAB membership to all partnership property tenant households for FY08.**

**Conducted voter registration and education; foster and support resident and youth councils at CHCDC and affiliated properties.**

**Engaged 150 residents in walking audit around Herbert Ibarra school to identify safe route to school mapping deficits.**

**Coordinated local effort to design and complete mosaic tile mural with 5 classes at Ibarra elementary school to serve as enhanced entrance way and graffiti deterrent.**

**Conducted neighborhood cleanup event with resident participation and supported 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.

Convened National Walk to School Day planning and coordinated funding for additional safety T shirts with Blue Cross sponsorship and preparation for community-wide fall event with 8 schools.

Conducted Insight Project to train staff and community leaders and engage in collaborative projects. Coordinated and facilitated testimony on Mobility matters at City of San Diego and SANDAG. Convened Insight Forum on Mid-City Mobility. Attendees outlined action properties in four areas (Centerline Bus Rapid System/ Transit efficiency and affordability; walkability; bicycling.

Created CENTERLINE.com web site to keep community updated and informed about transit, mobility and pedestrian safety initiative and actions in Mid City

CHCDC received honor of an award to this department from Non-Profit Management Solutions for Innovation in community organizing.

## **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 07. Implemented change in management with addition of Associate Director and Controller positions. 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.

Selected to continue in Local Initiatives Support Corporation (LISC) HUD IV Capacity Building program and proposed Neighborhoods First Project to enhance work with residents and other organizations to create resident driven quality of life action plan in target neighborhood in City Heights.

Completed FY 06 Financial Statements Audit with oversight by Independent Audit Committee.

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

The Organizational Effectiveness Goals and Objectives are conducted through the Resources Department which includes "HomeBase" support (corporate and office operations), financial Accomplishments, Page 5 of 6

**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.**

**Restructured committee responsibilities evaluated for next fiscal year include separate Resources and Communications Committee.**

**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.**

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