



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-974

Agenda Date: 9/17/2025

Agenda #: 16.

DATE: September 17, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Housing and Neighborhood Services Department

**TITLE: 2024-25 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT
PARTNERSHIP FUNDS**

RECOMMENDATION

Staff recommends that the City Council approve the 2024-25 Consolidated Annual Performance & Evaluation Report (CAPER) and direct staff to submit the CAPER to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND AND ANALYSIS

As a designated HUD entitlement community, the City of Oceanside receives Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds, collectively known as “HUD funds” to meet identified housing and community development needs of the City’s low/moderate-income residents. HUD requires entitlement communities receiving these funds to annually review and publicly report on the expenditure of its HUD funds in carrying out activities described in its Annual Action Plan (AAP) towards those goals outlined within the City’s Five-Year (2020-2024) Consolidated Plan (the “Con-Plan”). This report of expenditures and performance, the CAPER, has been prepared for the Program Year (PY) covering July 1, 2024 through June 30, 2025 and is included in the attached Exhibit A for review and approval. The CAPER is required to be submitted to HUD within 90 days of the close of the program year (September 28, 2025).

The 2024-25 CAPER reports on the expenditures of HUD funds and completed projects for the program year utilizing the HUD CAPER standard template and data from HUD’s online reporting system, known as IDIS. This CAPER covers the final year of the Con-Plan. For PY 2024-25, the City followed its allocation strategy by funding public services, public facilities, housing activities, homeless prevention activities, and fair housing services to address unmet community needs.

The CAPER demonstrates that the City adhered to the required HUD regulations governing the grant funds. Specifically, the City expended the grant funds within the prescribed timeframe; funded projects meeting a HUD National Objective; and maintained the administration and public service expenditures within the mandated maximum spending limitations.

Summary of Accomplishments

National Objective - Decent Housing

- **Affordable Housing** - Through the Residential Rehabilitation Loan Program and Mobilehome Grant program, 13 households were assisted; with an additional 12 to 14 in progress and scheduled for completion in Spring 2026. This program serves lower-income residents who do not have the financial means to maintain or improve their homes. By providing financial assistance for essential health & safety repairs and renovations, it ensures that families can continue to live in safe and habitable conditions. Moreover, the program contributes to the preservation of the City's housing stock, preventing the physical decline of neighborhoods and helping to maintain neighborhood property values.
- **Fair Housing CSA** San Diego County (CSA) assisted 144 households with fair housing/tenant landlord inquiries. CSA provides direct walk-in services at the Chavez Resource Center and the Libby Lake Community Center. In addition, CSA held various webinars for the community and participated at community events to provide fair housing information and resources regarding landlord/tenant rights and tenant protections to increase public awareness. CSA also provided training of Housing and Neighborhood Housing staff.
- **Homelessness** - In an effort to provide temporary assistance to residents and families at high risk of homelessness, the City re-allocated HOME funds to assist with short term rental assistance. The Tenant-Based Rental Assistance (TBRA) program provides rental assistance for up to twelve months to income eligible households. In addition, the TBRA program is leveraged with case management services to assist these families in dealing with short term barriers to maintaining their housing. TBRA II assisted 25 TBRA households. No families were evicted during their TBRA participation.

National Objective - Suitable Living Environment

- **Public Facilities** - Last year, CDBG dollars funded various capital improvement projects. Several of these projects were carried forward from the prior fiscal year and were finalized in Fall 2024. These projects include the Libby Lake Park Project Improvements and the Cesar Chavez Park Playground. The Crown Heights Building Structural Renovation and the ADA Non-Profit/Safe Parking Lot Improvement are not complete and will be finalized in the months ahead.
- **Public Services** - Four youth programs provided services for children and youth from low- and moderate-income families to develop positive personal skills, encourage academic achievement, and reduce the risk of juvenile delinquency. The youth programs are operated in the Crown Heights, Eastside, and Libby Lake neighborhoods. Combined, these youth programs assisted 231 youth. The City's Community Resource Centers located in the Crown Heights and Eastside neighborhoods assisted 575 residents with access to vital information, programming for children and youth, and supportive services by various nonprofit social service and health organizations, and direct assistance by Resource Center staff.

In addition to youth programs, funding was allocated for senior programming. The Senior Nutrition program provided congregate dining meals at the Country Club Senior Center and delivered meals to homebound seniors, serving a total of 566 seniors. The Club 55 Senior Fitness Program addressed the health and wellness needs of 51 seniors.

Community Participation and Public Outreach Efforts

Engaging residents and community members in defining and understanding the current housing and community development needs while prioritizing resources to address these needs is a key component of the development of the Con-Plan and CAPER. The City is required by HUD to allow the community the availability to comment on the CAPER. A Public Notice was published in the San Diego Union-Tribune announcing a 15-day public comment period beginning on September 1, 2025, inviting the public to comment on the CAPER. The draft CAPER was made available for public review at the offices of the Housing and Neighborhood Services Department and its website, the Oceanside Public Library, and Community Resource Centers in the Crown Heights, Eastside, Libby Lake, and John Landes neighborhoods. To date, no comments have been received through the public comment period, ending September 17, 2025.

This Public Hearing is an avenue for the community to engage in the evaluation of the uses of HUD funds. Prior to its submittal to HUD, the draft CAPER will be supplemented with any comments from members of the public and City Council that are expressed during this public meeting.

FISCAL IMPACT

Does not apply.

COMMISSION OR COMMITTEE REPORT

The Housing Commission and the Community Relations Commission recommended City Council approval of the CAPER at their regularly scheduled meeting on August 26, 2025 and on September 2, 2025, respectively.

CITY ATTORNEY'S ANALYSIS

The City Council is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing. After conducting the public hearing, the Council shall approve, modify or disapprove the CAPER. The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Cecilia Barandiaran, Management Analyst
Reviewed by: Leilani Hines, Housing & Neighborhood Services Director
Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. PY 2024-25 CAPER