



CITY OF CHULA VISTA

# ANNUAL ACTION PLAN FY 2024-2025

# Executive Summary

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

### 1. Introduction

Each year, the City of Chula Vista participates (as an entitlement jurisdiction) in the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG). These programs are administered by the US Department of Housing and Urban Development (HUD) and provide funding for a variety of different community development, housing, and public service activities. Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

1) Benefit people with low- and moderate-incomes; 2) Aid in the prevention or elimination of slums and blight; 3) Meet an urgent need (such as earthquake, flood, or hurricane relief).

According to HUD's Consolidated Plan Final Rule, the overall goal of community planning and development programs is to develop viable urban communities by providing decent housing (DH), a suitable living environment (SL), and expanding economic opportunities (EO) principally for low- and moderate-income persons. In addition to meeting one of the General Objective Categories above, HUD requires that project activities funded with entitlement funds also meet one of the following General Outcome Categories: Availability/Accessibility (1), Affordability (2), or Sustainability (3). Each activity funded will thus have a combination of the Objective and Outcome Category listed in the description (i.e. DH-2 would be Decent Housing that is Affordable), which allows for measuring accomplishments for each of the Consolidated Plan's five years.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

During development of the FY 2020-2024 Consolidated Plan, which forms the basis for establishing objectives and outcomes in the Strategic Plan and five subsequent Annual Action Plans required by HUD, the following Priority Needs, Program Activities, and related Objectives/Outcomes were established:

Priority 1: Affordable Housing (DH-2) [High Need]- Promote, preserve, and assist in the development of affordable housing for low- and moderate- income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents. The quantifiable five- year goal is to assist 500 households (100 households annually).

Priority 2: Infrastructure and Facilities (SL-1) [High Need]- Improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods. The quantifiable five- year goal is to improve 10 public facilities/infrastructure projects to benefit 5,000 low- and moderate-income residents in the eligible areas (2 projects/1,000 annually).

Priority 3: Public Services (SL-1) [High Need]- Provide and improve access to public services for low- and moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/ Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs. The quantifiable five- year goal is to serve 5,000 people (1,000 people annually).

Priority 4: Economic Development (EO-1) [High Need]- Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas. The quantifiable five- year goal is to assist 5 businesses (1 business annually) and create/retain 50 jobs (10 jobs annually).

Priority 5: Administration and Planning (SL-1) [High Need]- Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents. The quantifiable five- year goal is to assist 600 households (120 households annually).

Priority 6: Address Homelessness (SL-1) [High Need]- Provide for programs to address the needs of the homeless population. The quantifiable five- year goal is to assist 600 households (120 households annually).

Priority 7: Address the COVID 19 Coronavirus Pandemic (SL-1) [High Need]- Provide for programs needed to carry out actions that address identified needs pertaining to the COVID 19 Coronavirus Pandemic. The quantifiable five- year goal is to assist 1,600 households (320 households annually).

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's CDBG funded programs implemented over the last year have aided in solving neighborhood and community problems by provided a funding source for underserved needs. Specifically, the Capital Improvement Projects have given low-income neighborhoods an improved infrastructure system; public services have helped the City's elderly, youth, homeless, at-risk, victims of domestic violence, and other special needs groups; residents have benefitted from Fair Housing and Tenant/Landlord Counseling Services; residents have been provided affordable housing through construction of new housing units and down payment assistance; the housing stock has been sustained through rehabilitation of housing

units/lead-based paint testing and abatement, and code enforcement; and emergency shelter and supportive services have been provided to homeless persons/families and/or those at risk of becoming homeless. All of these projects and experiences have helped guide the City in choosing the goals and projects for the new Consolidated Plan Cycle. The City will continue the priorities and projects from the previous Consolidated Plan, as there are still unmet needs due to the limited amount of grant funds received each year. It is anticipated that funding received in the next five years will not be sufficient to complete the remaining infrastructure projects needed within the low- and moderate-income areas identified in the City's Capital Improvement Plan (CIP). Moreover, affordable housing, public services, fair housing and administration are still High priority needs in the community and will therefore receive continued funding. As economic development has somewhat more restrictive regulations attached to it, it will be included in the Consolidated Plan as a High priority need, but it may not be funded with CDBG funds during this cycle. Instead, the City will seek to fund economic development using leveraged resources and will consider CDBG funding should funds become available.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts in FY 2024-2025 were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. Further description of the consultation and citizen participation efforts can be found in the Appendix D.

#### **5. Summary of public comments**

No comments were received on the FY 2024-2025 Annual Action Plan.

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

No comments were received that were not accepted on the FY 2024-2025 Annual Action Plan.

#### **7. Summary**

During FY 2024-2025, the City of Chula Vista Will receive funds from HUD, which will be used as discussed in AP 35.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Agency Role	Name	Department/Agency
CDBG Administrator	CHULA VISTA	Department of Housing and Homeless Services
HOME Administrator	CHULA VISTA	Department of Housing and Homeless Services
ESG Administrator	CHULA VISTA	Department of Housing and Homeless Services

**Table 1 – Responsible Agencies**

**Narrative (optional)**

As shown in Table 1, the City of Chula Vista has established the Department of Housing and Homeless Services as the primary entity responsible for administering the City’s HUD federal grant programs (CDBG, HOME, ESG). This Department coordinates the planning process, works closely with agencies and nonprofit organizations on both planning and implementation, manages the CDBG, HOME and ESG programs and resources to assure that HUD requirements are met, evaluates project progress and reports on performance to the City Council and HUD. A wide range of local housing and services providers partner with the City to carry out activities identified in the Annual Action Plan and the Public Housing and Section 8 Housing Choice Voucher Program Contact are shown below:

**Consolidated Plan Public Contact Information**

City of Chula Vista Department of Housing and Homeless Services, 276 4th Avenue, Chula Vista California, 91910. (619) 692-5047

The primary contact for CDBG, HOME and ESG programs and the Consolidated Planning process is Mark Barnard, Management Analyst; (619) 409-1976; mbarnard@chulavistaca.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Chula Vista consulted with key City departments in the development of the FY 2024-2025 One-Year Action Plan including: Building; Planning; Code Enforcement; Community Services; and Public Works. Information was also collected from other public and quasi-public agencies, during the Consolidated Plan Process which included the Housing Authority and several local Public Service Agencies. Copies of the draft One-Year Action Plan were available during the 30-day public review of the One-Year Action Plan.

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

In preparing the FY 2024-2025 One-Year Action Plan, the City incorporated the information contained in the Consolidated Plan needs assessment. This included a wide range of service providers who were contacted to compile information on community needs. Agencies representing persons with HIV/AIDS, homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems were contacted. Specifically, consultation efforts included contacting the following agencies: A Continuum of Care (CoC) is an integrated system of care that guides and tracks homeless individuals and families through a comprehensive array of housing and services designed to prevent and end homelessness. A CoC must have community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. That plan should include action steps to end homelessness and prevent a return to homelessness. HUD identifies four necessary parts of a continuum: 1) Outreach, intake and assessment; 2) Emergency shelter; 3) Transitional housing with supportive services; and 4) Permanent & permanent supportive housing with services, if needed.

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

The City coordinates with the San Diego Regional Continuum of Care Council and other public and private organizations within the Continuum of Care to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As stated above, the City coordinates with the San Diego Regional Continuum of Care Council and other public and private organizations within the Continuum of Care that serve Chula Vista. Staff from various departments will continue to work together with the CoC to develop performance standards that provide a measure to evaluate each ESG subrecipients effectiveness, such as how well the service provider succeeded at the following: 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Subrecipient Agreements, and to the extent possible, will be tracked and measured in Homeless Management Information System (HMIS).

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	-CITY OF CHULA VISTA
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various departments were consulted to provide housing information, provide public services information, and general community and economic development information.
2	<b>Agency/Group/Organization</b>	-CSA SAN DIEGO COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Service - Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide fair housing information.



3	<b>Agency/Group/Organization</b>	CHULA VISTA COMMUNITY COLLABORATIVE FAMILY RESOURCE CENTER
	<b>Agency/Group/Organization Type</b>	Services - Children Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
4	<b>Agency/Group/Organization</b>	FAMILY HEALTH CENTERS OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
5	<b>Agency/Group/Organization</b>	-SAN DIEGO FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
6	<b>Agency/Group/Organization</b>	MAMA'S KITCHEN, INC
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
7	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services - Elderly Persons Services - Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to senior and disabled needs.
8	<b>Agency/Group/Organization</b>	SOUTH BAY COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Victims of Domestic Violence Services - Homeless Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
9	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN
	<b>Agency/Group/Organization Type</b>	Services - Children Services - Victims of Domestic Violence Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service needs.
10	<b>Agency/Group/Organization</b>	MCALISTER INSTITUTE
	<b>Agency/Group/Organization Type</b>	Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to public service and economic development needs.
11	<b>Agency/Group/Organization</b>	INTERFAITH SHELTER NETWORK OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to provide information pertaining to homeless needs.

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

During the preparation of this FY 2024-2025 Annual Action Plan, the City consulted with all agencies that could provide valuable input to the development of the Plan. The City further coordinated with each agency that applied for CDBG/HOME/ESG funds in an effort to determine need and develop annual goals and objectives relative to both of these City planning documents. Time and financial resources limit the ability to consult with all possible agencies serving residents, though a focused effort is made each year to expand on these efforts.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	County of San Diego	This agency was consulted for statistics pertaining to homelessness within the County and City.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

See Narratives above.

## **AP-12 Participation – 91.105, 91.200(c)**

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

In the development of the FY 2020-2024 Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process that included a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach, community meetings, demographic and economic data review, and housing market analysis. The City's Citizen Participation Plan provides for a variety of efforts to broaden public participation in the development of the Consolidated Plan, Annual Action Plan, and various other aspects of the overall Program. Several opportunities for input were available, which are described in the Table below. The process implemented by the City impacted goal setting as it incorporated citizen input at various stages throughout the development of the plan. Specifically, the Community Development Needs Survey results were tabulated and weighted in order to assign a High, Medium, Low, or No Such Needs to the various activity categories. All comments were also reviewed by staff to ensure the needs assessment and strategic plan incorporated those comments as appropriate. At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	On January 19, 2024 the city published a Notice of Funding Availability (NOFA) for the FY 2024-2025 CDBG program in the newspaper. This notice was also posted on the City's website on February 1, 2024 and emailed to local and regional public-service providers; including providers that received CDBG funding during the current fiscal year. Applications to receive CDBG funding were accepted until March 1, 2024.	N/A No comments were received.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	The City held a public hearing for the allocation of federal funding on January 23, 2024.	N/A No comments were received.	There were no comments received that were not accepted.	
3	30-Day Public Review	Non-targeted/broad community	The City held a 30-day public review and comment period from April 3, 2024 through May 3, 2024	N/A No comments were received.	There were no comments received that were not accepted.	
4	Public Hearing	Non-targeted/broad community	The City held a public hearing for the approval of the Draft Action Plan on May 21, 2024.	N/A No comments were received.	There were no comments received that were not accepted.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

During FY 2024-2025, the City of Chula Vista (a CDBG, HOME, and ESG Entitlement jurisdiction) anticipates receiving \$2,353,427 in CDBG funds, \$788,010 in HOME funds, and \$204,011 in ESG funds from the US Department of Housing and Urban Development (HUD). These funds will be used to undertake activities to meet the priorities and corresponding goals of the Consolidated Plan (all of which were determined to be a High Priority needs level). Table 5 illustrates the City's expected resources, while Tables 6 and 7 provide further detail as related to the City's goals associated with the CDBG funding. Program income received from the repayment of rehabilitation loans (CDBG and HOME), First-Time Homebuyer loans, and residual receipt payments will be automatically re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the greatest extent possible. If additional program income funds are received that are not

automatically reprogrammed, specific projects will be identified during the mid-year re-allocation process or Annual Action Plan.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,353,427	0	0	2,353,427	0	CDBG funds will be used to create a suitable living environment, decent housing, and economic development opportunities for low- and moderate-income residents.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	788,010	0	0	788,010	0	HOME funds will be used to create affordable housing opportunities for low- and moderate-income residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	204,011	0	0	204,011	0	ESG funds will be used to address homelessness in the City.
Other	public - federal	Other	0	0	0	0	0	

**Table 5 - Expected Resources – Priority Table**

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

The City of Chula Vista has successfully leveraged funds from federal, state, local and private resources to complete several Capital Improvement Projects (CIP) and affordable housing developments in the City’s low- income communities. The most recent CIP project with leveraged funds is the Third Avenue Streetscape Project. The most recent affordable housing development with leveraged funds, Lofts on Landis, completed in January 2016. This development used LIHTC, private financing to construct 33 affordable units. In addition, the leveraged funding from private and non-federal public sources are as follows:

- Federal Resources: Continuum of Care (CoC) Program, HUD Veterans Affairs supportive Housing (HUD-VASH), Supportive Housing for the Elderly (Section 202), Supportive Housing for Persons with Disabilities (Section 811), Housing Opportunities for Persons with AIDS (HOPWA), Youthbuild, Federal Low-Income Housing Tax Credit Program
- State Resources: State Low-Income Housing Tax Credit Program, Building Equity and Growth in Neighborhoods Program (BEGIN), CalHome Program, Multifamily Housing Program (MHP), Housing Related Parks Grant, CalHFA Single and Multi-Family Program, Mental Health Service Act (MHSA)
- Funding Local Resources: Housing Authority of the County of San Diego, Southern California Home Financing Authority (SCHFA) Funding
- Private Resources: Federal Home Loan Bank Affordable Housing Program (AHP), Community Reinvestment Act Programs, United Way Funding, Private Contributions Matching Requirements HOME: HUD requires HOME recipients to match 25 percent of their HOME annual allocation.

In accordance with 24 CFR 92.222.ESG: The City must ensure that ESG funds are matched "dollar for dollar" in accordance with HUD regulations. Matching contributions may be obtained from any source, including Federal source other than ESG program, as well as state, local, and private sources. Additionally, under the ESG program, the recipient may require its subrecipients to make matching contributions consistent with this section to help meet the recipient's matching requirement.

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

There is relatively little availability of publicly owned land or property located within the jurisdiction that can be used to address the needs identified in the plan.

**Discussion**

See Narratives above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	City-Wide	Priority 1: Affordable Housing	HOME: \$788,010	Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	Capital Improvement Infrastructure and Facilities	2020	2024	Non-Housing Community Development	CDBG Low/Mod Area Census Tracts	Priority 2: Infrastructure and Facilities	CDBG: \$1,529,728	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11130 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2020	2024	Non-Homeless Special Needs	City-Wide	Priority 3: Public Services	CDBG: \$353,014	Public service activities other than Low/Moderate Income Housing Benefit: 2337 Persons Assisted
4	Economic Development	2020	2024	Non-Housing Community Development	City-Wide	Priority 4: Economic Development	CDBG: \$240,000	Businesses assisted: 10 Businesses Assisted
5	Administration and Planning/Fair Housing	2020	2024	Planning and Administration/Fair Housing	City-Wide	Priority 5: Administration and Planning	CDBG: \$470,685	Other: 20 Other
6	Address Homelessness	2020	2024	Homeless	City-Wide	Priority 6: Address Homelessness	ESG: \$204,011	Homelessness Prevention: 160 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	HOME funds will be used to promote, preserve, and assist in the development of affordable housing for low- and moderate- income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.
2	<b>Goal Name</b>	Capital Improvement Infrastructure and Facilities
	<b>Goal Description</b>	CDBG funds will be used to improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods.

<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	CDBG funds will be used to provide and improve access to public services for low- and moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs.
<b>4</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Funds will be leveraged to provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.
<b>5</b>	<b>Goal Name</b>	Administration and Planning/Fair Housing
	<b>Goal Description</b>	Funds will be used to provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.
<b>6</b>	<b>Goal Name</b>	Address Homelessness
	<b>Goal Description</b>	Funds will be used to provide for programs to address the needs of the homeless population.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City’s planned actions include grant administration; providing fair housing services; ensuring the quality of the housing stock through code enforcement and housing rehabilitation; installing new streetlights, ADA ramps, and park renovation; providing public services to seniors (including frail elderly), the disabled, and other non-homeless populations. Projects funded in FY 2024-2025 are listed below.

#### Projects

#	Project Name
1	CDBG Planning and Administration
2	CSA San Diego Fair Housing Services
3	CDBG PS - CV Elementary School District Family Resource Center
4	CDBG PS - Hotel/ Motel Voucher Program
5	CDBG PS - Norman Park Senior Center
6	CDBG PS - Therapeutic Recreation for Adults with Severe Disabilities
7	CDBG PS FHC Mobile Medical Unit
8	CDBG PS - FB Food 4 Kids Backpack Program
9	CDBG PS - Mama's Kitchen Home Delivered Meal Service
10	CDBG PS - McAlister Institute Work for Hope
11	CDBG PS -Meals on Wheels for Seniors
12	CDBG PS - SBCS Family Violence Support Services
13	CDBG PS - SBCS Homeless Services Program
14	CDBG PS -SBCS Food Program
15	CDBG PS - Voices For Children CASA Program
16	CDBG PS - Interfaith Rotational Shelter
17	CDBG CIPs and CD - 3rd Avenue
19	Upwards- BOOST (Business Operations & Optimization Tools)
20	CDBG CIPs and CD - Community Housing Improvement Program (CHIP)
21	CDBG CIPs and CD - Housing Services
22	CDBG CIPs and CD - Section 108
23	ESG 23 Activities
24	HOME 24 - Planning and Administration
25	HOME 24 - Tenant Based Rental Assistance
26	HOME SBCS - Tenant Based Rental Assistance

#	Project Name
27	HOME 24 - Production of Affordable Housing (CHDO)

**Table 7 - Project Information**

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

For FY 2024-2025, CDBG funds have been allocated to projects that contribute to achieving the priority needs and goals established by the 5-Year Strategic Plan. The projects are consistent with the citizen input received during the development of the Consolidated Plan. One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the elderly and frail elderly and persons belonging to protected classes that have been the victims of housing discrimination. The City also proactively seeks additional resources to better meet the underserved needs. The City has a detailed list of approved Capital Improvement Projects that demonstrate a general public need but, due to the loss of redevelopment, funding is scarce. Federal funds are used to serve the target community, meet the established goals for these funds, and to serve the greatest number of members of the community. The City will use its existing HOME Investment Partnership funds to provide First Time Homebuyer assistance, Acquisition and Rehabilitation of existing housing stock for affordable housing, preservation of affordable housing, and new construction of affordable housing. For public services, the City utilizes CDBG funds. CDBG regulations, limit the amount the City can spend on public services and is capped at 15% of the City’s annual entitlement. The City provides funding to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the Chula Vista. The use of the City of Chula Vista CDBG funds for public services enables non-profit organization and City Departments to leverage these funds with other funding sources for projects and activities that serve the greatest number of residents with the limited amount of funding.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Planning and Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Administration and Planning/Fair Housing
	<b>Needs Addressed</b>	Priority 5: Administration and Planning
	<b>Funding</b>	CDBG: \$405,685
	<b>Description</b>	Funds will be used to administer the City's Community Development Block Grant (CDBG) program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All residents will benefit from the administration of the CDBG program, approximately x of which are considered low- and moderate-income.
	<b>Location Description</b>	The CDBG Program is administered from City Hall located at 276 Fourth Ave. Chula Vista, CA 91910.
<b>Planned Activities</b>	Funds will be used for the staff costs associated with the management and administration of Chula Vista's CDBG program. This includes preparation of the required planning documents, regulatory compliance, contract oversight of the partnering agencies, environmental reviews, and fiscal management.	
2	<b>Project Name</b>	CSA San Diego Fair Housing Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Administration and Planning/Fair Housing
	<b>Needs Addressed</b>	Priority 5: Administration and Planning
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	The City will contract with CSA San Diego to provide fair housing discrimination complaint intake, enforcement, outreach, and education activities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The estimated number of families that will benefit from the proposed activity is 200 people.
	<b>Location Description</b>	Fair Housing Services are administered by CSA located at 327 Van Houten Ave, El Cajon, CA 92020.

	<b>Planned Activities</b>	The City will contract with CSA San Diego to provide fair housing discrimination complaint intake, enforcement, outreach, and education activities.
<b>3</b>	<b>Project Name</b>	CDBG PS - CV Elementary School District Family Resource Center
	<b>Target Area</b>	CDBG Low/Mod Area Census Tracts
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Chula Vista Community Collaborative, through their five Family Resource Centers, on school campuses, will assist families with emergency food and/or grocery store gift cards, and assist with CalFresh applications, recertification and SR7 reports; provide clothing, uniforms, or ancillary services such as transportation assistance, diapers, blankets, and formula; and provide housing navigation or application assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program is administered by the CV Community Collaborative located at 540 G St, Chula Vista, CA 91910.
	<b>Planned Activities</b>	The Chula Vista Community Collaborative, through their five Family Resource Centers, on school campuses, will assist families with emergency food and/or grocery store gift cards, and assist with CalFresh applications, recertification and SR7 reports; provide clothing, uniforms, or ancillary services such as transportation assistance, diapers, blankets, and formula; and provide housing navigation or application assistance.
<b>4</b>	<b>Project Name</b>	CDBG PS - Hotel/ Motel Voucher Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$16,014

	<b>Description</b>	Project will provide individuals experiencing homelessness with hotel and motel vouchers.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 low- and moderate-income people will benefit who are experiencing homelessness.
	<b>Location Description</b>	This Program is administered by the City's Housing Division located at 276 Fourth Ave. Chula Vista, CA 91910.
	<b>Planned Activities</b>	This program offers a temporary solution to this problem by providing hotel/motel vouchers to homeless individuals and families. The participants must be willing to participate in case management with one of the City's service providers during the transitional phase into permanent, stable housing.
5	<b>Project Name</b>	CDBG PS - Norman Park Senior Center
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Grant funds will focus on the wellbeing of our elderly by providing a number of opportunities for fun, educational, health and fitness, socialization, skill building, and activities that will increase the quality of life for the elderly residents. The public services being offered to the elderly will include educational workshops, creative enrichment activities, free or low costs fitness classes, social and brain enriching activities, support groups, and civic engagement through volunteerism.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The estimated number of families that will benefit from the proposed activity is 300 elderly people.
	<b>Location Description</b>	Services are available citywide, and the program is administered by the Parks and Recreation Department located at 270 F Street Chula Vista, CA 91910.

	<b>Planned Activities</b>	Program will improve health and well-being of our elderly by providing them with a number of opportunities for fun, educational, health and fitness, social, skill building, recreational programs, and activities that will increase the quality of life for the elderly residents in Chula Vista.
<b>6</b>	<b>Project Name</b>	CDBG PS - Therapeutic Recreation for Adults with Severe Disabilities
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	CDBG funds will be used for the direct service delivery of recreational programs, camps, classes and special events to presumed benefit adults ages 18+ with severe disabilities. These Therapeutic Recreation programs will be held at City recreation and aquatic facilities throughout the City of Chula Vista. The program sites will operate year-round to accommodate all levels and interests of adults with severe disabilities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 disabled people will benefit.
	<b>Location Description</b>	Services are available citywide, and the program is administered by the Parks and Recreation Department located at 270 F Street Chula Vista, CA 91910.
<b>Planned Activities</b>	The Therapeutic Recreation programs provide individuals ages five to adult with developmental and/or physical disabilities specifically designed recreational classes and programs they typically would not have access to due to their disability.	
<b>7</b>	<b>Project Name</b>	CDBG - PS FHC Mobile Medical Unit
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$30,000

	<b>Description</b>	The Mobile Medical Unit (MMU) is a licensed medical clinic that provides high-quality primary healthcare to persons with low and moderate income, including homeless individuals and families in San Diego's most impoverished neighborhoods. In order to reach our most underserved communities, the MMUs are stationed near various social service agencies, substance abuse rehabilitation facilities, public housing complexes, elementary schools, community centers, and homeless shelters. By bringing healthcare services to convenient neighborhood sites, the MMU program eliminates significant barriers for patients who lack transportation, are uninsured, have mental health issues, or do not have another medical site in their immediate area. The MMUs provide well-checkups, preventative care, immunizations, illness management, health screenings to other services, and insurance assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 125 low- and moderate-income people will benefit.
	<b>Location Description</b>	Services are available citywide, and the program is administered by Family Health Centers of San Diego located at 823 Gateway Center Way, San Diego, CA 92102.
	<b>Planned Activities</b>	MMUs are stationed near various social service agencies, substance abuse rehabilitation facilities, public housing complexes, elementary schools, community centers, and homeless shelters. By bringing healthcare services to convenient neighborhood sites, the MMU program eliminates significant barriers for patients who lack transportation, are uninsured, have mental health issues, or do not have another medical site in their immediate area. The MMUs provide well-checkups, preventative care, immunizations, illness management, health screenings to other services, and insurance assistance.
<b>8</b>	<b>Project Name</b>	CDBG PS - FB Food 4 Kids Backpack Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$15,000



	<b>Description</b>	The Food 4 Kids Backpack Program provides food to elementary school children who receive free/reduced-price school meals during the week but risk hunger during the weekends when school meals are unavailable.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 75 low- and moderate-income youth will benefit.
	<b>Location Description</b>	Services are available citywide, and the program is administered by the San Diego Food Bank located at 9850 Distribution Ave, San Diego, CA 92121.
	<b>Planned Activities</b>	The Food 4 Kids Backpack Program provides food to elementary school children who receive free/reduced-price school meals during the week but risk hunger during the weekends when school meals are unavailable.
9	<b>Project Name</b>	CDBG PS - Mama's Kitchen Home Delivered Meal Service
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The Home-Delivered Meal Service prepares and delivers three medically tailored meals per day (plus healthy snacks), for every day of the year, to Chula Vista residents (and their dependent children) who are vulnerable to malnutrition due to HIV, cancer, diabetes, congestive heart failure, and kidney disease. In addition to receiving medically tailored nutrition at no cost, our clients receive between one and four nutritional counseling sessions with our registered dietitians.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program is administered by Mama's Kitchen located at 3960 Home Ave, San Diego, CA 92105.

	<b>Planned Activities</b>	The Home-Delivered Meal Service prepares and delivers three medically tailored meals per day (plus healthy snacks), for every day of the year, to Chula Vista residents (and their dependent children) who are vulnerable to malnutrition due to HIV, cancer, diabetes, congestive heart failure, and kidney disease. In addition to receiving medically tailored nutrition at no cost, our clients receive between one and four nutritional counseling sessions with our registered dietitians.
<b>10</b>	<b>Project Name</b>	CDBG PS - McAlister Institute Work for Hope
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The Work for Hope (WFH) program operates as a partnership between McAlister Institute and Chula Vista Police Department's (CVPD) Homeless Outreach Team (HOT) and Chula Vista Public Works Department (CVPWD). The program design leverages existing resources and fills gaps in self-sufficiency, as it facilitates long-term recovery by offering homeless individuals in Chula Vista a means for gaining paid work experience and an overall sense of dignity and pride. Its collaborative service delivery works as follows: CVPD HOT works with McAlister's Homeless Outreach Workers (HOWs) to identify and engage individuals who are homeless.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program operates as a partnership between McAlister Institute and Chula Vista Police Department's (CVPD) Homeless Outreach Team (HOT) and Chula Vista Public Works Department (CVPWD) located at 1180 3rd Ave Ste C3, Chula Vista, CA 91911, 315 4th Ave, Chula Vista, CA 91910, and 1800 Maxwell Rd, Chula Vista, CA 91911 respectively.

	<b>Planned Activities</b>	The Work for Hope (WFH) program operates as a partnership between McAlister Institute and Chula Vista Police Department's (CVPD) Homeless Outreach Team (HOT) and Chula Vista Public Works Department (CVPWD). The program design leverages existing resources and fills gaps in self-sufficiency, as it facilitates long-term recovery by offering homeless individuals in Chula Vista a means for gaining paid work experience and an overall sense of dignity and pride. Its collaborative service delivery works as follows: CVPD HOT works with McAlister's Homeless Outreach Workers (HOWs) to identify and engage individuals who are homeless.
<b>11</b>	<b>Project Name</b>	CDBG PS - Meals on Wheels for Seniors
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	This project is for Meals on Wheels San Diego County (MOWSDC) to serve unduplicated seniors in the City of Chula Vista with up to two nutritious meals a day accompanied by safety checks and daily in-home social visits, including care navigator support and follow-up care. MOWSDC provides personally delivered meals to seniors in San Diego County daily on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 104 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program is administered by Meals on Wheels located at 270 F St, Chula Vista, CA 91910.
	<b>Planned Activities</b>	This project is for MOWSDC to serve unduplicated seniors in the City of Chula Vista with up to two nutritious meals a day accompanied by safety checks and daily in-home social visits, including care navigator support and follow-up care. MOWSDC provides personally delivered meals to seniors in San Diego County daily on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays.
	<b>Project Name</b>	CDBG PS - SBCS Family Violence Support Services

<b>12</b>	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The Family Violence Treatment Program includes the following services and activities: Therapeutic counseling and crisis intervention services to adult and children victims of family violence which include the following activities: Domestic Violence Response Team (DVRT) for emergency responses, 24 hr. hotline assistance for domestic violence (DV) victims, and 24 hr. access to emergency shelter; Strengths-based Assessments and Safety Planning for DV victims and their children; Individual counseling and group/family counseling; Unique therapeutic pre-school, Mi Escuelita, for child victims of family violence; and On-going case management and support for victims. All clients also have access to any of SBCS's other programs including emergency and transitional housing, financial self-sufficiency services, and/or job development.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 389 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program is administered by South Bay Community Services located at 192 Landis Ave, Chula Vista, CA 91910.
<b>Planned Activities</b>	The Family Violence Treatment Program includes the following services and activities: Therapeutic counseling and crisis intervention services to adult and children victims of family violence which include the following activities: DVRT for emergency responses, 24 hr. hotline assistance for DV victims, and 24 hr. access to emergency shelter; Strengths-based Assessments and Safety Planning for DV victims and their children; Individual counseling and group/family counseling; Unique therapeutic pre-school, Mi Escuelita, for child victims of family violence; and On-going case management and support for victims. All clients also have access to any of SBCSA's other programs including emergency and transitional housing, financial self-sufficiency services, and/or job development.	
<b>Project Name</b>	CDBG PS - SBCS Homeless Services Program	

<b>13</b>	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The Homeless Services Program combines outreach, assessment and housing placement through emergency shelter, hotel/motel vouchers during inclement weather, transitional housing, and rapid rehousing/tenant-based rental assistance. Through the expansion of these services, SBCS will be able to outreach, screen and assess more individuals/families, leading to greater rate of placement, and less time spent on the streets.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 83 homeless people will benefit.
	<b>Location Description</b>	This program is administered by South Bay Community Services located at 192 Landis Ave, Chula Vista, CA 91910.
<b>Planned Activities</b>	The Homeless Services Program combines outreach, assessment and housing placement through emergency shelter, hotel/motel vouchers during inclement weather, transitional housing, and rapid rehousing/tenant-based rental assistance. Through the expansion of these services, SBCS will be able to outreach, screen and assess more individuals/families, leading to greater rate of placement, and less time spent on the streets.	
<b>14</b>	<b>Project Name</b>	CDBG PS -SBCS Food Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$11,000

	<b>Description</b>	The South Bay Food Program is the largest in Chula Vista, and currently coordinates a number of food distribution efforts: Food for Families, provides over 10,000 pounds of food/household items to homeless and low-income individuals and families each month. Staff and volunteers break down pallets of food and create 30-40 pound packages which include dry food, fresh produce, and non-food items like cleaning supplies, diapers and other household items.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 304 low- and moderate-income people will benefit.
	<b>Location Description</b>	This program is administered by South Bay Community Services located at 192 Landis Ave, Chula Vista, CA 91910.
	<b>Planned Activities</b>	The South Bay Food Program is the largest in Chula Vista, and currently coordinates a number of food distribution efforts: Food for Families, provides over 10,000 pounds of food/household items to homeless and low-income individuals and families each month. Staff and volunteers break down pallets of food and create 30-40 pound packages which include dry food, fresh produce, and non-food items like cleaning supplies, diapers and other household items.
15	<b>Project Name</b>	CDBG PS - Voices For Children CASA Program
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The mission of Voices for Children (VFC) CASA program is to transform the lives of foster children by providing them with Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and in the community. Specifically, funds will be used for advocacy services, case assessment, and monitoring.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 277 low- and moderate-income youth will benefit.
	<b>Location Description</b>	This program is administered by Voices for Children located at 2851 Meadow Lark Dr, San Diego, CA 92123.
	<b>Planned Activities</b>	The mission of Voices for Children (VFC) CASA program is to transform the lives of foster children by providing them with Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and in the community. Specifically, funds will be used for advocacy services, case assessment, and monitoring.
<b>16</b>	<b>Project Name</b>	CDBG PS - Interfaith Rotational Shelter
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Priority 3: Public Services
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	The project will provide seasonal, night-time emergency shelter to homeless low-to-moderate income families and individuals and services to assist moving individuals and families towards transitional or permanent housing. Shelter guests are referred to agency staff or sub-contracted social service agencies for intake, screening, and on-going case management.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 homeless persons will benefit.
	<b>Location Description</b>	This program is administered by Interfaith Rotational Shelter located at 3530 Camino Del Rio N Ste 301, San Diego, CA 92108.

	<b>Planned Activities</b>	The City will contract with Interfaith Network Rotational Shelter who will provide seasonal, night-time emergency shelter to homeless low-to-moderate income families and individuals and services to assist moving individuals and families towards transitional or permanent housing. Shelter guests are referred to agency staff or sub-contracted social service agencies for intake, screening, and on-going case management.
<b>17</b>	<b>Project Name</b>	CDBG CIPs and CD - 3rd Avenue
	<b>Target Area</b>	CDBG Low/Mod Area Census Tracts
	<b>Goals Supported</b>	Capital Improvement Infrastructure and Facilities
	<b>Needs Addressed</b>	Priority 2: Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$410,000
	<b>Description</b>	The 3rd Avenue project is for Sidewalk gap improvements along Third Avenue West/South Orange Ave. to Anita St., East/South Anita St. to Zenith Street. The project will include installation of missing curb, gutter and sidewalk in various locations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,440 low- and moderate-income people will benefit who are living in the targeted Census Tract 132.04 Block Groups 1 and 3. There are also 472 disabled people living in this Census Tract who will benefit.
	<b>Location Description</b>	This program is administered by the Public Works Department located at 1800 Maxwell Rd, Chula Vista, CA 91911.
<b>Planned Activities</b>	The 3rd Avenue project is for Sidewalk gap improvements along Third Avenue West/South Orange Ave. to Anita St., East/South Anita St. to Zenith Street. The project will include installation of missing curb, gutter and sidewalk in various locations.	
<b>18</b>	<b>Project Name</b>	Upwards- BOOST (Business Operations & Optimization Tools)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Priority 4: Economic Development
	<b>Funding</b>	CDBG: \$240,000



	<b>Description</b>	The BOOST Program assists small in-home daycares, offering personalized coaching and technical tools for sustainable growth. Targeting facilities with under 5 staff for children 0-13, the program focuses on professional guidance, operational efficiency, and digital tooling over 12 months. The goal is to enhance economic opportunities for childcare entrepreneurs through essential skills and tools, covering marketing, enrollment, billing, and more, thus supporting LMI families and promoting job stability.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 low- and moderate-income households will benefit.
	<b>Location Description</b>	This program is administered by Upwards located at
	<b>Planned Activities</b>	he BOOST Program assists small in-home daycares, offering personalized coaching and technical tools for sustainable growth. Targeting facilities with under 5 staff for children 0-13, the program focuses on professional guidance, operational efficiency, and digital tooling over 12 months. The goal is to enhance economic opportunities for childcare entrepreneurs through essential skills and tools, covering marketing, enrollment, billing, and more, thus supporting LMI families and promoting job stability.
19	<b>Project Name</b>	CDBG CIPs and CD - Community Housing Improvement Program (CHIP)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing
	<b>Funding</b>	CDBG: \$122,277
	<b>Description</b>	The City of Chula Vista's Housing Division (CHIP Program) provides home improvement forgivable 0% deferred loans of up to \$10,000 to income qualified mobile homeowners (trailers not eligible) in qualifying mobile home parks in Chula Vista for health and safety related repairs.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 low- and moderate-income households will benefit.
	<b>Location Description</b>	This program is administered by the Housing Division located at City Hall 276 4th Ave. Chula Vista, CA 91910.
	<b>Planned Activities</b>	The City of Chula Vista’s Housing Division (CHIP Program) provides home improvement forgivable 0% deferred loans of up to \$10,000 to income qualified mobile homeowners (trailers not eligible) in qualifying mobile home parks in Chula Vista for health and safety related repairs.
<b>20</b>	<b>Project Name</b>	CDBG CIPs and CD - Housing Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing Administration and Planning/Fair Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing Priority 5: Administration and Planning
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Funds will be used for administrative costs of the CHIP program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 low- and moderate-income households will benefit.
	<b>Location Description</b>	This program is administered by the Housing Division located at City Hall 276 4th Ave. Chula Vista, CA 91910.
	<b>Planned Activities</b>	The City of Chula Vista’s Housing Division (CHIP Program) provides home improvement forgivable 0% deferred loans of up to \$10,000 to income qualified mobile homeowners (trailers not eligible) in qualifying mobile home parks in Chula Vista for health and safety related repairs.
<b>21</b>	<b>Project Name</b>	CDBG CIPs and CD - Section 108
	<b>Target Area</b>	CDBG Low/Mod Area Census Tracts
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Priority 4: Economic Development

	<b>Funding</b>	CDBG: \$682,450
	<b>Description</b>	Funding will be used for the debt service payment on the 2008 Section 108 loan.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	This program is administered by the Housing Division located at City Hall 276 4th Ave., Chula Vista, CA 91910.
	<b>Planned Activities</b>	Funding will be used for the debt service payment on the 2008 Section 108 loan.
<b>22</b>	<b>Project Name</b>	ESG 23 Activities
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Address Homelessness
	<b>Needs Addressed</b>	Priority 6: Address Homelessness
	<b>Funding</b>	ESG: \$204,011
	<b>Description</b>	Activities under this project will be ESG funded and will be used to provide services to homeless/at-risk of homeless persons. The allowable caps were considered when allocating funds to eligible activities. Activity allocations will be as follows: Administration \$15,301. Shelter Casa Nueva Vida \$70,000. Homeless Prevention \$118,710
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 160 homeless persons will benefit.
	<b>Location Description</b>	This program is administered by the Housing Division located at City Hall 276 4th Ave., Chula Vista, CA 91910.

	<b>Planned Activities</b>	Activities under this project will be ESG funded and will be used to provide services to homeless/at-risk of homeless persons. The allowable caps were considered when allocating funds to eligible activities. Activity allocations will be as follows: Administration \$15,143. Shelter Casa Nueva Vida \$70,000. Homeless Prevention \$116,765
<b>23</b>	<b>Project Name</b>	HOME 24 - Planning and Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing Administration and Planning/Fair Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing Priority 5: Administration and Planning
	<b>Funding</b>	HOME: \$78,801
	<b>Description</b>	Funding will be used in the planning and administration of the HOME program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	This program is administered by the Housing Division located at City Hall 276 4th Ave., Chula Vista, CA 91910.
<b>Planned Activities</b>	Funding will be used in the planning and administration of the HOME program.	
<b>24</b>	<b>Project Name</b>	HOME 24 - Tenant Based Rental Assistance
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing
	<b>Funding</b>	HOME: \$191,008
	<b>Description</b>	Funding will be used to assist income-eligible households with rental assistance.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 households will be assisted.
	<b>Location Description</b>	This Program is administered by the City's Housing Division located at 276 Fourth Ave. Chula Vista, CA 91910.
	<b>Planned Activities</b>	Funding will be used to assist income-eligible households with rental assistance.
<b>25</b>	<b>Project Name</b>	HOME SBCS - Tenant Based Rental Assistance
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing
	<b>Funding</b>	HOME: \$400,000
	<b>Description</b>	Funding will be used to assist income-eligible households with rental assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 45 people will be assisted.
	<b>Location Description</b>	This program is administered by South Bay Community Services located at 192 Landis Ave, Chula Vista, CA 91910.
	<b>Planned Activities</b>	Funding will be used to assist income-eligible households with rental assistance.
<b>26</b>	<b>Project Name</b>	HOME 24 - Production of Affordable Housing (CHDO)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Priority 1: Affordable Housing
	<b>Funding</b>	HOME: \$118,202
	<b>Description</b>	Funds for the production of affordable housing units.
	<b>Target Date</b>	6/30/2025

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 households will be assisted.
<b>Location Description</b>	This Program is administered by the City's Housing Division located at 276 Fourth Ave. Chula Vista, CA 91910.
<b>Planned Activities</b>	Funds for the production of affordable housing units.

## **AP-50 Geographic Distribution – 91.220(f)**

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

Assistance will be primarily directed to low- and moderate-income persons or households citywide, though all public facility and infrastructure improvement project funds will be directed to the low- and moderate-income residential neighborhoods of the City.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	35
CDBG Low/Mod Area Census Tracts	65

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Geographic distribution of funding is based on the nature of the activity to be funded. The City intends to fund activities in areas most directly impacted by the needs of low- and moderate-income residents and those with other special needs. Approximately 15 percent of the City's CDBG allocation will be provided for public service activities, which are provided to low- and moderate-income residents throughout the community. An additional 20 percent will be allocated to Administration and Planning and a fair housing provider. The remaining 65 percent, and any unexpended funds from the prior year will be designated for Public Facilities and Infrastructure Projects administered by the Public Works Department which take place in the primarily residential low- and moderate-income areas. As previously stated, the assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment. Only eligible activities that received a High priority level in the Consolidated Plan, will be funded.

### **Discussion**

See narratives above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As stated, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new partnerships in the upcoming year. During FY 2024-2025, the City will address affordable housing needs as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	120
Special-Needs	60
Total	180

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	100
Rehab of Existing Units	10
Acquisition of Existing Units	10
Total	180

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During FY 2024-2025, the City will invest CDBG, HOME, and ESG funds in the preservation of affordable housing units.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Chula Vista does not operate a public housing agency. The Housing Authority of the County of San Diego (HACSD) serves as the City’s public housing agency for the four Public Housing projects located in the City of Chula Vista.

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

The City of Chula Vista consults with the Housing Authority of the County of San Diego concerning consideration of the local public housing agency (PHA) needs and planned program activities. The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 121 units. They are all managed by Terrantino Property Management and were recently upgraded to meet ADA and Section 504 compliance. These public housing units include:

- Dorothy Street Manor- 22 low-income family units
- Melrose Manor- 24 low-income family units
- Town Centre Manor- 59 low-income senior/disabled units
- L Street Manor- 16 low-income family units

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

The City encourages public housing residents to participate in policy, procedure and program implementation and development through its Housing Advisory Committee (HAC). The HAC is an appointed Board representing Chula Vista residents including public housing and elderly residents. The HAC serves as an organized spokesperson to participate and provide feedback on housing issues and housing development projects. Public housing residents are encouraged to participate in homeownership programs.

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

N/A- The PHA is not designated as troubled.

### **Discussion**

See Narratives above.

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

### **Introduction**

As noted, one of the Con Plan goals calls for "assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services." Actions undertaken to achieve this goal include the allocation of ESG and CDBG funds totaling to assist homeless households via the Interfaith Rotational Shelter, Casa Nueva Vida Transitional Shelter, the Hotel/Motel Voucher Program, the Tenant-based Rental Assistance Program and the new Homeless Bridge Shelter.

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

- **Goal 1: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Action: In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the Regional Task Force on Homelessness (RTFH) and its Coordinated Entry System (CES) which has become an umbrella for local efforts. The RTFH built a regional system for coordinated assessment. The RTFH received guidance from HUD Technical Assistance and established the CES, a region-wide system to assess and place homeless individuals and families in housing, which ensures compliance with the HEARTH Act. CES uses a coordinated assessment tool to determine a homeless person's level and type of need and match the person to an appropriate housing resource. The City partners with McAlister Institute to work alongside our Homeless Outreach Team (HOT). The team is equipped with a PERT clinician, a social worker from the Health and Human Services Agency and other social service organizations to conduct routine outreach efforts throughout the city, particularly along encampments.

- **Goal 2: Addressing the emergency shelter and transitional housing needs of homeless persons.**

Action: The City is committed to increasing resources to help homeless persons. While many efforts are focused on the United States Interagency Council on Homelessness (USICH) Housing First Model, which aims to help homeless individuals and families quickly and easily access and sustain permanent housing, emergency and transitional housing programs are also receiving benefit from these resources too. The new Bridge Shelter serves approximately 60 persons daily in providing for not only a safe, and stable shelter environment, but direct connection to housing navigation staff at the shelter. The staffs main focus is to rapidly rehouse shelter residents into permanent housing or other long-term housing option. This process is dependant the homeless person's vulnerability assessment, and CES housing resource match opportunities. Shelter residents work with Housing Navigators in a stable environment, while also having access to a multitude of resources, for assistance with documentation, meeting medical and

mental health needs, benefit eligibility, etc.

- **Goal 3: Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Action: The City subcontracts with local providers to assist families and individuals in short-term housing programs to move to permanent housing via the Rapid Re-Housing intervention. The goals of the program are to help clients to move quickly from homelessness to stably housed. This program provides households with security and utility deposits, and short or medium-term rental assistance. Clients receive case management targeted to housing stability.

- **Goal 4: Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Action: The City utilizes its Tenant Based Rental Assistance Program which aims to assist low-income individuals and families who are at risk of becoming homeless.

## **Discussion**

See Narratives above.

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

### **Introduction:**

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and price points allow residents of all ages and income levels the opportunity to find adequate housing that meets their needs and financial capabilities; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply especially those that relate to regional, national, and international economy. However, they do have control over several policies, which are examined in the City's Housing Element.

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

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing that meets their needs and ability to pay; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply especially those that relate to regional, national, and international economy. However, they do have control over several policies, which are examined in the City's Housing Element.

### **Discussion:**

See Narratives above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

HUD requires that cities receiving block grant funds take actions to affirmatively further fair housing choice. Fair housing choice is achieved by ensuring that persons are not denied housing opportunity because of their race, ethnic origin, religion, disability, or familial status (family with children). Cities report on the progress of affirmatively furthering fair housing choice by completing an Analysis of Impediments (AI). The AI is a review of the nature and extent of impediments to fair housing choice in the San Diego County and the City of Chula Vista. The last two AIs have been produced in collaboration with the San Diego Regional Alliance for Fair Housing (SDRAFH), formerly known as the Fair Housing Resources Board (FHRB). The SDRAFH is a dedicated group of professionals who work together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, local jurisdictions, enforcement agencies and housing providers. This group leverages the region's CDBG funds to produce the AI for the region. The SDRAFH completed an Analysis of Impediments to Fair Housing Choice (AI) for the period of 2020 through 2025. The City of Chula Vista is an active member of the San Diego Regional Alliance for Fair Housing and serves as the member of the Steering Committee. The City of Chula Vista affirmatively furthers fair housing by contracting for the provision of fair housing services and conducting fair housing testing to detect any fair housing violations. The services include education and outreach to residents and housing providers, assistance with submitting fair housing complaints to HUD, legal services, and tenant/landlord mediation.

### **Action Plan #1: Addressing obstacles to meeting underserved needs**

The primary obstacle in meeting the underserved needs is the continued lack of available funding for community development and housing activities, including public services and other programs. Given the federal budget and drastic state budget cuts, local jurisdictions like Chula Vista and the County of San Diego, are being forced to cut social service programs. In Southern California, the continued high cost of living, housing costs for both rental and ownership, and the reduction of funds all combine to create a major obstacle in providing affordable housing that is truly affordable. The City is eager to work more closely with social service providers in order to combine efforts to ensure that the available federal-funds are being used in the most effective way possible. The Chula Vista Community Collaborate continues to hold its City quarterly social service provider meetings in Chula Vista to facilitate networking for solutions to the underserved needs.

### **Action Plan #2: Fostering and maintaining affordable housing**

The City has two programs to foster and maintain affordable housing; the Balanced Communities Policy and the affordable housing inspection program. The Balanced Communities Policy fosters the development of affordable housing in that it requires all developers of new for-sale housing units to either provide 10% of those units at affordable prices, or pay a housing in-lieu fee to the City. The Developers also have the option of building affordable rental housing. The City's inspection program

insures that the City's 2,000+ units of affordable rental housing are maintained in a clean and safe condition and that the incomes of those families living in the different sections of the City have been verified as meeting the limits required by the funding source that help build the units.

### **Action Plan #3: Reducing lead-based paint hazards**

The City will continue to inform residents applying for loans or grants through its First-Time Homebuyer Program and Rehabilitation program about the hazards of lead-based paint. Code Enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an on-going investigation. CDBG, HOME, and ESG programs require compliance with all of HUD's regulations concerning lead-based paint. All housing programs operated by the City are in compliance with HUD's most recent standards regarding lead-based paint. Specifically for the following:

- The City's First-Time Homebuyer Program, lead abatement disclosure is the responsibility of the seller, and the City will not participate in any homebuyer assistance if the seller refuses to abate known lead hazards. Each homebuyer is required to obtain an independent third-party inspection report.
- The City's Homeowner Rehabilitation Loan Program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single-family homes constructed before 1978. If a home was found to have lead-based paint, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. City building inspectors are alerted to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards.
- The City of Chula Vista will work closely, if needed, with the County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency. The CLPPP provides outreach and education programs and case management services for San Diego County residents, including Chula Vista residents. City's Acquisition Rehabilitation Program and Homeowner Rehabilitation Loan Program guidelines describe the level of abatement that is needed if lead hazards are present.
- Lead Based Paint Requirements Affordable Housing Developers Each Developer of Affordable rental housing must ensure that all housing constructed, redeveloped, rehabilitated, or acquired with HOME and or CDBG funds must comply with applicable provisions of Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations at 24 CFR part 35, subparts A, B, J, K, M and R upon completion of the development.

### **Action Plan #4: Reducing the number of poverty-level families**

As previously stated, the City's anti-poverty strategy of providing safe, affordable housing will assist in

reducing the number of poverty level families in Chula Vista. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, Low Income Housing Tax Credit (LIHTC) funding requires affordable housing developments provide programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. These affordable housing developments assist families in moving up the economic ladder by providing the tools that add in their success. LIHTC continues to be the most important source for leveraging the City's HOME, and CDBG funds for affordable housing development projects. The City is also researching using CDBG funds for economic development during this Consolidated Plan period and will continue to seek funding opportunities including HUD's Economic Development Partnerships.

### **Action Plan #5: Developing institutional structure**

The City of Chula Vista is a member of one key organization which relies heavily on public and private coordination in the region to address the needs of the low-income community members. The Chula Vista Community Collaborative (CVCC) is collaboration among partners and stakeholders in Chula Vista which include: Residents and Parents; Schools and School District Staff; Social Service/Non-profit Agencies; Local Government; Faith-based Community; Health Professionals; and, Business Owners. Together, CVCC works to develop coordinated strategies and systems that protect the health, safety, and wellness of its residents, as well as share information and resources that strengthen families and communities. Regular meetings are held with the goal of obtaining and sharing information about services, resources, employment and training opportunities, as well as any events accessible to the Chula Vista community. The meetings are a useful venue to network and efficiently coordinate activities with partnering agencies.

Although the City of Chula Vista administers the CDBG, ESG, and HOME programs, the City does engage in contracts with outside agencies for the delivery of services to the public, other than the required fair housing services and funding requests received from City Departments. Non-profits apply for public service funds, capital improvement, and creation of affordable housing. The City monitors the affordable housing programs for all properties in its portfolio including those owned by private parties, under a deed restriction between the City and the respective party. The City has developed a strong relationship with both affordable and for-profit housing developers in not only the creation of affordable units but the ongoing maintenance of the developments as well.

### **Action Plan #6: Enhancing coordination between public and private housing and social service agencies**

Non-profit social service agencies continue to play an important role in serving the needs of low-and moderate-income residents in Chula Vista. There is a 15 percent cap on the amount of public service funds to be used from its CDBG Allocation. The City surveyed social service providers who serve Chula Vista during the needs assessment process and will continue to attend the Chula Vista Community

Collaborative meetings to foster networking among the providers.

**Discussion:**

In the implementation of the FY 2024-2025 Annual Action Plan, the City will invest CDBG, HOME, ESG funds, and other resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The City will continue to coordinate the housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.



# Program Specific Requirements

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

### Introduction:

The City of Chula Vista, as an entitlement jurisdiction, receives Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) from the U.S Department of Housing and Urban Development (HUD). Described below are the Program Specific Requirements for each of these programs. In the implementation of programs and activities under the FY 2024-2025 Annual Action Plan, the City will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program. Eligible applicants for CDBG and ESG assistance include subrecipients who may carry out programs to benefit program beneficiaries on behalf of the City. Applications from interested subrecipients may be solicited by the City directly or via published Notices of Funds Availability at the discretion of the City. Eligible beneficiaries for CDBG or HOME funded Housing Rehabilitation or First-Time Homebuyer Programs include households earning less than 80 percent of AMI. Eligible participants are those who have not previously owned a home for the City's First-Time Homebuyer Program and those who reside in a single-family owner-occupied housing unit for the City's Housing Rehabilitation Program. Awarded funds will be awarded on a first come first serve basis to eliminate favoritism. A client waiting list will be established in the event of limited funds for any specific program. The City's HOME programs will be advertised via flyers, notification on the City's website, cold calls, and if necessary, publication in a newspaper of general circulation. The City will also conduct program Workshops as necessary to solicit prospective applicants. Program guidelines and applications for all programs may be obtained in person at the City's Housing Division located at City Hall or on the City's website. Prospective subrecipients, beneficiaries and developers may obtain more information on the City website.

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

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

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

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5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

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

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

Other forms of investment being used by the City is the match provided for HOME-funded housing activities. The City is required to provide a 25 percent match for HOME funds used for rental assistance, housing rehabilitation, and acquisition and rehabilitation of housing. Some examples include, land value (donated), on and off-site improvements, waiver of local and state taxes or fees, low-interest loans below market, inclusionary housing obligations. Most commonly, the City's match funds are generally generated through housing developer contributions, prior Low/Moderate Income Set-Aside funds from the State, and individual first-time homebuyer private funds. Specific match dollar amounts are reported to HUD in the CAPER through its submittal of the HUD forms 40107-A HOME Match Log. The City will be releasing a Notice Funding Availability to all Certified Community Housing Developer Organizations to leverage with the available HOME funds. The City of Chula Vista does not use HOME funds in any other manner than described in 24 CFR Part 92.205.

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

Recapture Requirements: If the housing does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, the City of Chula Vista ("City") may recapture the entire amount of HOME assistance from the homebuyer, subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the property, and there are no net proceeds, or the net proceeds are insufficient to repay the HOME funds due, the City can only recapture what is available from net proceeds. The net proceeds are calculated as the sales price minus superior loan repayments (other than HOME funds) and any closing costs. The

property will no longer be subject to the affordability requirements after the City has recaptured the HOME funds in accordance with the 24 CFR 92.254(5)(ii). For more specific details, refer to the Chula Vista homebuyer program recapture option which is processed in accordance with the requirements of 24 CFR 92.254 of the HOME Regulations.

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

See discussion above.

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

The following are conditions under which the City's HOME's program will allow a refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds: (a) Residential rehabilitation shall be the primary eligible activity for refinance consideration. The required minimum ratio between rehabilitation and refinancing is 1.05. (b) Management practices shall be reviewed to demonstrate that disinvestments in the property have not occurred, that the long-term needs of the project can be met, and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated. (c) New investment shall be made to maintain current affordable units or to create additional affordable units. (d) The Program statutory minimum period of affordability shall be those imposed in accordance with 24 CFR 92.252 of the HOME Regulations. The City typically imposes an a HUD affordable period of 20 years. However, other funding sources may require an extended period of affordability and program compliance period of 55 years. (e) The investment of HOME funds shall be within the geographic area of the City. However, HOME funds could be used outside the geographic area of the City if it can be demonstrated that there is a regional benefit to residents of the City on a case by case basis. (f) HOME funds cannot be used to refinance multi-family loans made or insured by any federal program, including the CDBG Program.

- V. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City does not require a preference for persons with special needs or disabilities for HOME TBRA activities.

- VI. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will

narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City does not require a preference for persons with a specific category of individuals with disabilities for HOME TBRA activities.

- VII. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City does not define any preference or limitation for rental housing projects.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

- Include written standards for providing ESG assistance (may include as attachment)

Refer to written standards attached.

- If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Diego City and County Continuum of Care (hereinafter referred to as the “CoC”) includes all of the geography within the County of San Diego, including the City of Chula Vista. The City of Chula Vista is required to consult with the CoC on funding priorities using ESG funds. The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care Program (hereinafter referred to as “CoC Program”) of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) with specific responsibilities. Section 578.5 of the HEARTH Interim Rule published in July 2012 (Interim Rule), defines a Continuum of Care (CoC) as “the group organized to carry out the responsibilities required under this part and that is composed of representatives of organizations, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons to the extent these groups are represented within the geographic and are available to participate.” Relevant organizations in the San Diego CoC Region established the Regional Continuum of Care Council (RCCC) in 1998, which has served as the CoC coordinating body acknowledged by HUD. Planning and operations of the San Diego CoC have historically been facilitated through the RCCC, an unincorporated association as defined under Section 18035 of the California Corporations

Code. As a result, the general operations of the CoC have been guided through the By Laws, structure, and action of the RCCC.

- Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Chula Vista releases a funding of Notice Availability inviting all non-profit organizations who serve eligible ESG clients to submit a proposal. The process below is included in The City's Federal Grants Administrative Manual attached.

- If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable. The City has met the homeless participation requirement.

- Describe performance standards for evaluating ESG.

The ESG entitlement areas and the RCCC have established the following cross-jurisdictional strategies for use of the ESG funds in ways that that set performance standards for each subrecipient:

- Further the accomplishment of actions identified in the Consolidated Plan of each jurisdiction.
- Foster greater access to permanent housing, especially helping people access housing that is affordable at 30% area median income.
- Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
- Coordinate across jurisdictions for development of standardized eligibility and assessment standards and by convening semiannual regional planning meetings.
- Support federal and local goals for priority populations, including but not limited to veterans, persons with disabilities, families, and others.
- Allow for variations in ESG entitlement programs that respond to the needs and resources of the individual jurisdictions.
- Comply with eligibility and verification requirements and locally established standards (HMIS, housing status, habitability standards, homeless definitions, etc.).
- Allows each program to take responsibility for program administration including compliance with public notice requirements and timely reporting.
- Encourages all subrecipients to participate in collaborative assessment, coordinated entry, data management, and reporting systems established by the RCCC in accordance with HEARTH regulations.
- Supports timely and accurate data collection and reporting through contractual obligations with subrecipients, and through establishing common standards for vendor relationships with the HMIS Lead.

See Narratives above.



## Attachments

HOME-ARP

**Appendix D**  
HOME-ARP Allocation Plan





# HOME-ARP ALLOCATION PLAN

City of Chula Vista

Housing and Homeless Services  
Director Stacey Kurz

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## Executive Summary

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds are administered through HUD's HOME Investment Partnerships Program (HOME). As an entitlement jurisdiction for a fiscal year 2021 HOME program allocation, the City of Chula Vista is also eligible to receive a HOME-ARP grant allocation for the fiscal year 2021 program year. Using the same HOME Program allocation formula HUD has determined that the City of Chula Vista will be receiving an allocation of \$3,139,777.

Grants funds must be used to benefit individuals who are eligible according to the U.S. Department of Housing and Urban Development (HUD) HOME-ARP guidelines. HUD has established four qualifying populations that the use of these funds must primarily benefit:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability.

Along with these qualifying populations HUD also determined four eligible activities:

- Production or Preservation of Affordable Housing;
- Tenant-Based Rental Assistance (TBRA);
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling;
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

HOME-ARP funding is a subset of the general HOME Investment Partnership program which aims to expand housing options for low-income households. The HOME program is the federal government's largest grant designated to create new affordable housing units. The City receives approximately \$900,000 in HOME funding annually, which is primarily allocated towards Tenant-Based Rental Assistance (TBRA).

The use of HOME-ARP funds is critical for Chula Vista at a time when the need for affordable housing and housing assistance is greater than ever. The City currently has an annual population growth of 12.5 percent, outpacing San Diego County's total growth rate of 7.8 percent. Overall, Chula Vista's population is expected to increase by 40 percent by 2050. This rapid growth brings added pressure to existing housing challenges and homelessness within the City. Low- and moderate-income households are disproportionately impacted by this pressure, compared to those earning higher income; thus, there is a high need for housing assistance targeted at the 19,085 households earning at or below 80 percent of AMI experiencing housing problems. In addition, special needs groups like victims of domestic violence, disabled individuals, and those at risk of homelessness are more affected by these problems, as they tend to need supportive services in addition to affordable housing.

As of 2020 16,770 low- and moderate-income renter households in Chula Vista were experiencing overpayment for rent, in excess of 30% of their household incomes. 10,230 of these households experience a cost burden of more than 50% of household income. Overall, 48% of low- and moderate-income households in the City are defined as cost-burdened. These numbers translate to a significant number of households who are at-risk of homelessness within the City of Chula Vista.

Families with incomes below the poverty level, typically those households with extremely-low and very-low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations to prevent homelessness. The 2020 Census estimated 9.6 percent of the residents in Chula Vista as living in poverty. In comparison, the County of San Diego had 10.3 percent. Individuals with a disability in Chula Vista experience poverty at 16.7 percent. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Victims of domestic violence are often severely impacted by these problems as well, as their incomes may drastically change if they must leave their job for safety and lose a partner, whom they may be sharing expenses with. According to the 2020 Point In Time Count for the County of San Diego, it is estimated that nearly 1,080 homeless adults were a victim of domestic violence at some point in the past, and an estimated 600 adult domestic violence victims were unsheltered on the night of the count. Shelters contracted through the City using HUD funds currently house around 389 victims of domestic violence, but the housing needs for this population are also expected to increase drastically.

The City surveyed and consulted with multiple community partners and members of the public to shape goals and objectives for HOME-ARP funding. Overall, this effort has influenced the City to prioritize production and preservation of affordable housing units. This is largely based on the perceived needs explained through outreach efforts and the City's own gaps in existing funding opportunities and services.

Based on the information above, the City’s priority housing need for qualifying populations is the development and preservation of affordable housing units. This includes housing units included in permanent supportive housing with wraparound services. The City of Chula Vista will use the \$3,139,777 HOME-ARP allocation specifically for the development of permanent supportive housing units.

## Consultation

### Consultation Process

The City of Chula Vista consulted with relevant agencies and stakeholders that serve each of the qualifying populations within the jurisdiction and surrounding areas. These organizations include homeless service providers; domestic violence survivor service providers; substance use treatment providers; the local Continuum of Care; a local homelessness taskforce; veteran’s service providers; a public housing agency; and an organization that addresses fair housing, civil rights, and the needs of persons with disabilities. Providers were chosen based on services provided as well as ensuring there was a representative organization for each of the qualifying populations to be served, as shown in Table 1.

There were two surveys developed and distributed to solicit feedback on spending priorities for HOME-ARP funds, one at the beginning of 2022 and another in the later part of the year. The surveys were issued to the public as well as the above-mentioned providers through the San Diego Regional Taskforce on Homelessness. Additionally, a public presentation was given at the November 30, 2022 meeting of the San Diego Regional Taskforce on Homelessness meeting.

### Consultation Participation and Feedback

**Table 1 - Organizations consulted and feedback provided**

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	QP Served	Feedback
<b>Interfaith Shelter Network of San Diego</b>	Homeless Service Provider	Survey and public meeting	QP #1	Permanent supportive housing is needed
<b>SBCS Corporation</b>	DV Service Provider	Survey and public meeting	QP #2, #3 and #4	Permanent supportive housing is needed with wrap around services

<b>Alpha Project</b>	Homeless Service Provider	Survey and public meeting	QP #1	Permanent supportive housing is needed
<b>McAllister Institute</b>	Substance Use Service Provider	Survey and public meeting	QP #1	Permanent supportive housing is needed
<b>San Diego Regional Taskforce on Homelessness</b>	CoC	Survey and public meeting	QP #1	Permanent supportive housing is needed
<b>South Bay Homeless Alliance</b>	Homelessness Taskforce	Survey and public meeting	QP # 1 and #4	Permanent supportive housing is needed
<b>Veterans Village of San Diego</b>	Veteran’s Group	Weekly meetings and coordinated outreach	Veterans	Growing need for additional sheltering for homeless veterans..
<b>San Diego Housing Commission</b>	Public Housing Agency	Survey	QP #1, #2, and #4	The City’s goals of producing more affordable housing aligns with their regional approach to solving displacement and preventing homelessness.
<b>CSA San Diego</b>	Fair Housing Organization	Survey	QP #4	Permanent supportive housing is needed.

## Summary of feedback received from consultation

Nearly every consulted agency and service provider indicated a high need for supportive services and affordable housing. There is an abundance of need in the region for permanent supportive housing that combines the services that individuals need as well as housing that is affordable at individual income levels. The current housing shortage combined with a lack of available case management puts our vulnerable populations at risk even more than they already are.

## Public Participation

***The section below describes the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

- ***Date(s) of public notice: 02/04/2022 and 11/11/2022***
- ***Public comment period: start date - 11/25/2022 end date - 12/25/2022***

- ***Date(s) of public hearing: 2/15/2022 & 2/14/2023***

### Public participation process description

Information on HOME-ARP funds and their upcoming availability to the City of Chula Vista was made known to the public through a public participation process that follows the City's Citizen Participation Plan. Additionally, public notices for comment and hearings were made available once at the beginning of 2022 and again later in the same year.

A 20-question survey was developed to solicit public feedback on eligible uses and spending priorities of the allocated HOME-ARP funds. This survey was made available through the City of Chula Vista social media on November 3, 2022, and shared with relevant stakeholders as well, as mentioned in the consultation summary.

The official public comment period began with a publication in the Star News on November 25, 2022, and will end on December 25, 2022. The cost allocation plan will also be included in the Staff report for a public hearing to be held on February, 14<sup>th</sup>, 2023 therefore any feedback received after the respective Council meeting will be incorporated into the cost allocation plan, as applicable.

### Efforts to broaden public participation

The City's decisions to fund projects that directly benefit the residents of Chula Vista can only be accomplished through a thorough and transparent citizen participation process. Consistent with the Citizen Participation Plan, the City of Chula Vista continues to increase presence and promotion efforts on social media and in local news agencies. The City's intention is that this increased engagement through social media platforms will increase resident and stakeholder participation in the City's efforts to provide informed funding decisions. The goal with this approach is to use as many means as possible to solicit public and partner-agency input on the decision-making processes with these funding opportunities.

### Summary of comments and recommendations received

Overall, comments and survey results largely favored development of affordable housing and permanent supportive services for individuals experiencing homelessness. Survey respondents requested additional resources for permanent supportive housing and favored non-congregate housing options. Chula Vista residents recognize the growing need of affordable housing leveraged with supportive services that can assist the most vulnerable populations in our City and ultimately benefit the City as a whole. All Chula Vista residents are affected by the poor or inadequate living conditions that many of our low-income residents are experiencing, and the development of affordable housing can provide a dignified solution.

## Summary of comments or recommendations not accepted

The City of Chula Vista did not reject any public comments or recommendations.

## Needs Assessment and Gaps Analysis

### Needs Assessment

There is a growing need for affordable housing and supportive services in the City of Chula Vista. As the City’s population grows over the next two decades, existing housing challenges are expected to increase. This includes an increase in the number of homeless households and households at risk of becoming homeless. Detailed below are inventories on the City’s current housing needs and a gap analysis.

In August of 2021 the City conducted its own count of unsheltered persons. The August 18th, 2021, count totaled 792 persons meeting the definitions of homeless. Of these 792 individuals, 453 were sheltered and 339 were unsheltered. The unsheltered population of Chula Vista included 239 males, 89 females and 11 individuals of other or unknown gender. 50% of all homeless individuals had been homeless for 3 years or more and 55% percent of these individuals were experiencing homelessness for their first time. These are not being used for the gap analysis below, we are instead using the Federal Point in Time Count data, which is lower than our local count.

**Table 2: Homeless Needs Inventory and Gap Analysis**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
<b>Emergency Shelter</b>	0	0	95	0	0								
<b>Transitional Housing</b>	0	0	121	0	0								
<b>Permanent Supportive Housing</b>	0	0	0	0	0								
<b>Other Permanent Housing</b>	0	0	0	0	0								
<b>Sheltered Homeless</b>						81	5	17	0				



<b>Unsheltered Homeless</b>						6	200	0	0				
<b>Current Gap</b>										0	0	93	0

**Data Sources:** 1. 2022 Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

**Table 3: Housing Needs Inventory and Gap Analysis**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	# of Units	# of Households	# of Households
<b>Total Rental Units</b>	34,883		
<b>Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)</b>	0		
<b>Rental Units Affordable to HH at 50% AMI (Other Populations)</b>	2,179		
<b>0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)</b>		9,200	
<b>30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)</b>		9,170	
<b>Current Gaps</b>			18,370

**Data Sources:** 1. 2021 American Community Survey Estimates (ACS); 2. 2015-2019 Comprehensive Housing Affordability Strategy (CHAS); 3. Chula Vista Housing Element 2021-2029

## Qualifying populations size and demographic information

### **Homeless as defined in 24 CFR 91.5**

As of the 2022 Point in Time Count, there were 309 homeless individuals staying in both sheltered and unsheltered conditions.

### **At Risk of Homelessness as defined in 24 CFR 91.5**

As of 2020, there were 12,015 households in the City making less than 30% AMI. Of these, 9,755 households, or 81%, had a housing problem such as a cost burden greater than 30%, more than one person per room, or lacking facilities like plumbing or a kitchen.

### **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice**

1,257 residents of Chula Vista contacted SBCS Corporation in fiscal year 2022 for specific housing needs. SBCS is Chula Vista's primary resource for victims of domestic violence and partner in providing services to other low-income populations. SBCS currently operates two domestic violence shelters within the City.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The City serves many households who have previously been qualified as homeless and who are currently housed due to temporary financial assistance or services. This includes 29 individuals currently receiving Tenant-Based Rental Assistance.

According to the City's 2020-2025 Consolidated Plan there were 110 veterans currently receiving Housing Vouchers, with 14 being elderly and 33 being disabled.

### Current resources available

The City of Chula Vista currently employs a hotel/motel voucher program for individuals in need of a transitional living solution as they move into a permanent housing unit. Additionally, there is an active HOME-funded tenant-based rental assistance (TBRA) program available for low-income households which helps provide a temporary hand-up for 12-24 months as households achieve self-sufficiency. There are also 20 permanent supportive units at the Casa Anita project with more units currently being planned for production within the next few years. The City also continues to monitor and keep the existing affordability covenants for 2,179 units across the City, with more affordability restricted units in development. In addition to each of these efforts, the City of Chula Vista is also in the process of constructing a non-congregate 60-bed bridge shelter for homeless individuals that are working towards a permanent housing solution. The shelter will contain wrap-around services for each program participant as well as key infrastructure to serve as a navigation center to provide key resources.

### Unmet housing and service needs of qualifying population.

***Homeless as defined in 24 CFR 91.5***

Chula Vista leverages several resources for individuals living in homelessness, however there are still many unmet housing and service needs, paired with a growing homeless population. As an entitlement jurisdiction, the City receives approximately \$400,000 in Emergency Solutions Grant (ESG) funding each year. ESG funds in Chula Vista are primarily used for homeless prevention, homeless shelter operations, and shelter rehabilitation projects. The City also

utilizes its Community Development Block Grant (CDBG) allocation for similar purposes including homeless services and a hotel/motel voucher program. Despite the use of these funds for homeless services and shelters, there are still major gaps in the availability of permanent supportive housing and affordable units for this population. As many as 93 additional shelter beds are needed to house homeless individuals. This gap is expected to rise as the homeless population in Chula Vista increases over the next five years.

***At Risk of Homelessness as defined in 24 CFR 91.5***

There are not enough affordable units throughout the City to assist individuals and families at risk of homelessness. Approximately 14,885 households experience a housing cost burden greater than 50% of their household income. Currently, the City maintains covenants restricting the affordability of around 3,110 rental units in the city. With an increasing population and increased costs for renter and homeowners, this number is not expected to be sufficient for the number of households in Chula Vista in need of more affordable housing. As many as 12,261 affordable units may be needed to serve this population.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Domestic Violence (DV) is one of the top crimes in the City of Chula Vista. It is the number two type of police call for service. Each year, there are more than 3,700 incidents, with about 1,200 of those incidents resulting in actual crimes. Assuming each of the crime calls referenced is an unduplicated household, it is likely that approximately 1,200 households in Chula Vista may need to relocate, possibly with minor children and may require temporary housing assistance. According to the City's last Consolidated Annual Performance Evaluation Report (CAPER), the South Bay Community Services Family Violence Program assisted 513 victims of domestic violence, which indicates that many victims may not seeking help and/or there may be a barrier to obtaining legal help.

While the City partners with SBCS Corporation on the operation of two domestic violence shelters, there is a need for more transitional housing and permanent supportive shelter options for this population.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

The number of households in this category is currently growing in Chula Vista. Households previously qualified as "homeless" may be currently housed through the following options:

- Chula Vista Seven - a project consisting of seven scattered housing units designated for extremely low-income households [0 – 30% of area median income (“AMI”)], which are now occupied by previously homeless families, who are finding their way back to self-sufficiency.
- Hotel/Motel Voucher Program - Understanding the critical need of emergency shelter beds, an alternative was created with voucher program funding, providing up to 28 days of a safe space for our Homeless Outreach Team and clients to work together towards stabilization.
- Tenant-Based Rental Assistance Program - For those requiring longer term housing assistance, HOME funds were earmarked to provide up to twenty-four months of rental assistance.

## Gaps within the current shelter, housing inventory, and service delivery system

### **Additional Characteristics Refining the definition of “Other Populations”:**

The City’s Consolidated Plan does not provide additional characteristics associated with instability and an increased risk of homelessness, therefore there are no additional characteristics refining the definition of the fourth “other” qualifying populations.

## Priority needs for qualifying populations

Based on feedback from community partners and the public, the City has determined that in addition to affordable housing the greatest needs for all four qualifying populations are more wrap around services such as mental health care, housing navigation, and drug rehabilitation options, among others.

## Need and Gap Determination Process

The City determined the need for mental health care, housing navigation, and drug rehabilitation services through HMIS data and individual interviews with homeless individuals who are clients of the City’s Homeless Outreach Team. The City also receives input and feedback from our various nonprofit and social service partners.

## HOME-ARP Activities

## Method(s) that will be used for soliciting applications

The City will issue a standard request for proposals (RFP) to solicit bids from qualified developers who want to construct affordable housing or complete affordable housing conversions in Chula Vista. The City will also release RFPs for qualified service providers once the units have been constructed or converted. The RFPs will be published in the City’s public bid software, PlanetBids. The City’s Finance Department’s Procurement team will facilitate a contractor selection process that will include a panel of subject experts who will each rank submitted bids on qualification and costs. Qualified bidders will then be interviewed to determine which bidder is preferred for project development.

### Administration of eligible activities

The City of Chula Vista will oversee the administration of the permanent supportive housing project by a qualified contractor. Oversight will include monitoring compliance with program regulations for tenant selection and affordability restrictions as well as the availability of supportive services.

### HOME-ARP funds administered by a subrecipient or contractor

The City of Chula Vista’s HOME-ARP allocation will not be administered through a subrecipient.

**Table 4: Use of HOME-ARP Funding**

	Funding Amount	Percent of the Grant	Statutory Limit
<b>Supportive Services</b>			
<b>Acquisition and Development of Non-Congregate Shelters</b>			
<b>Tenant Based Rental Assistance (TBRA)</b>			
<b>Development of Affordable Rental Housing</b>	\$ 2,668,810.45	<b>85%</b>	
<b>Non-Profit Operating</b>			
<b>Non-Profit Capacity Building</b>			
<b>Administration and Planning</b>	\$ 470,966.55	15 %	15%
<b>Total HOME ARP Allocation</b>	\$ 3,139,777	<b>100%</b>	

### HOME-ARP funds distribution

The City’s gap analysis clearly demonstrates a need for affordable housing units and permanent supportive services for those experiencing or at risk of homelessness. Based on this demonstrated need, all funds will assist with the development of permanent supportive beds and affordable housing units. The City’s needs assessment indicates that of the eligible HOME-ARP activities production and preservation of affordable housing is the most important. The City can leverage various other funding sources, such as ESG and CDBG, for supportive services

and Tenant-Based Rental Assistance. Therefore, the City's intention is to use its full HOME-ARP allocation for production of affordable housing.

## Plan rationale

The City's planned use of HOME-ARP funds is based on data and consultation feedback that strongly point to a need to address the lack of permanent supportive units and services in the City. This is coupled with the large number of persons currently living in homelessness or at risk of homelessness in the City, which is expected to rise as the population of the City increases over the coming two decades. These factors indicate that the greatest need is for production of more affordable housing units. To assist the City with this goal, it was decided that HOME-ARP funds entirely be allocated to development or conversion of affordable housing units.

## HOME-ARP Production Housing Goals

***Number of affordable rental housing units for qualifying populations that Chula Vista expects to produce or support with its HOME-ARP allocation:***

With HOME-ARP funding we would expect to obligate the development of approximately 18 units. With similar funding and leveraging opportunities recent developments have yielded approximately 90 affordable units.

***Affordable rental housing production goal that the Chula Vista hopes to achieve and how the production goal will address the City's priority needs:***

In the City's 2021-2029 Housing Element, Chula Vista established its affordable housing goals according to the Regional Housing Needs Assessment (RHNA). Of the 11,105 housing units the City needs to produce by 2029, 2,750 units are to be set aside for very-low-income households and 1,777 units need to be set aside for low-income households.

There are many projects and initiatives planned or currently underway in the City to help accomplish these goals, however there is a major need for gap financing when it comes to development and production of affordable housing. Units produced or converted with the use of HOME-ARP funds would directly contribute to this goal.

## Preferences

The City of Chula Vista will intentionally not establish preferences as there is already a high need for low-barrier services for each of the qualifying populations. The City intends for units and associated wrap-around services developed with these funds to strictly be available to households currently experiencing homelessness, those at risk of homelessness, households fleeing domestic violence, and other qualifying populations. HOME-ARP funding will be used to

provide gap-financing to facilitate the development of affordable units within affordable housing projects that also utilize other funding sources.

### Referral Methods

The City of Chula Vista will work with the eventual on-site management and service provider to establish an internal chronological waiting list. The use of a waiting list better suits the needs of the community and ensures that applicants are served on a first-come first-served basis instead of receiving referrals from a third-party agency.

### Limitations

The City of Chula Vista will not be limiting the assistance provided under the development of permanent supportive housing to any one qualifying population. The services provided through this project will be made available to all applicants that fall under the eligible qualifying populations for HOME-ARP funding. The need in the Chula Vista community is too great to prevent a subpopulation from accessing resources they may desperately need.

### HOME-ARP Refinancing Guidelines

The City of Chula Vista does not intend to use HOME-ARP funds to refinance existing debt.