

COUNCIL RESOLUTION NO. 2017-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING (1) THE FISCAL YEAR 2014/2015 AND 2015/2016 AMENDMENTS TO THE HUD ANNUAL ACTIONS PLANS TO PROGRAM \$698,898 OF HOME INVESTMENT PARTNERSHIP ACT FUNDS; (2) APPROPRIATING HOME INVESTMENT PARTNERSHIP ACT FUNDS IN THE AMOUNT OF \$698,898 TO TWO ELIGIBLE PROJECTS; (3) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE AGREEMENTS FOR THE MANAGEMENT AND IMPLEMENTATION OF ELIGIBLE PROJECTS WITH EACH SUB-RECIPIENT/CONTRACTOR; AND, (4) AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL RELATED DOCUMENTS AND AMENDMENTS NECESSARY TO OBTAIN THE HUD FUNDS

WHEREAS, as a U.S. Department of Housing and Urban Development (HUD) entitlement community, the City of Chula Vista receives grant funds under the Home Investment Partnerships Program (HOME); and

WHEREAS, Staff has prepared a Substantial Amendment (Attachment A) to the Fiscal Year 2014/2015 and 2015-2016 Annual Action Plan (“Substantial Amendment”) using the goals set forth in the 2015-2020 Consolidated Plan (“Consolidated Plan”) and per HUD Rules and Regulations; and

WHEREAS, the City will program Fiscal Year 2014/2015 & 2015/2016 HOME entitlement of \$698,898 to two eligible projects; and

WHEREAS, the eligible projects include \$300,000 in HOME funds for a Tenant Based Rental Assistance Program (TBRA) and \$398,898 for a Community Development Housing Organization (CHDO); and

WHEREAS, two Request for Proposals will be completed to select an eligible CHDO and a non-profit Sub-recipient.

WHEREAS, the City followed its Citizen Participation Plan and the public was provided with the opportunity to comment the Annual Action Plan Amendments from May 5 2017 to June 5, 2017; and

WHEREAS, staff has determined that the proposed activities are eligible for HOME funds; and

WHEREAS, in the event that HUD withdraws the City’s HOME funding, the City is not obligated to compensate the Sub-recipients/Contractors for program expenditures.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chula Vista as follows:

1. That it approves the Amendments to the Fiscal Year 2014/2015 and 2015/2016 Fiscal Year HUD Annual Action Plans (“Substantial Amendment”) for the Home Investment Partnership Act (HOME) Program.
2. That it authorizes the Appropriation of \$698,898 of HOME Funds to two eligible projects to include \$300,000 in HOME funds for a Tenant Based Rental Assistance Program (TBRA) and \$398,898 for a Community Development Housing Organization (CHDO).
3. That is authorizes the City Manager or his designee to execute any and all agreements and necessary amendments for the management and implementation of the eligible projects with each Sub-recipient/Contractor to implement projects using FY 2014/2015 & 2015/2016 funds that are identified in the Substantial Amendment, and it further authorizes the City Manager or his designee to make such minor modifications as may be approved or required by the City Attorney to ensure the City meets HUD’s requirements, including timeliness requirements.
4. That it authorizes the City Manager to execute any and all related documents necessary to obtain the HUD grants.

Presented by:

Approved as to form by:

Kelly Broughton, FASLA
Development Services Director

Glen R. Googins
City Attorney

ATTACHMENT A

Annual Action Plan Substantial Amendment

The following projects are proposed to be funded that were not previously identified in the 2014-2015 and 2015/2016 HUD approved Annual Actions Plans:

Tenant Based Rental Assistance Program (TBRA) \$300,000

TBRA provides an initial 12 months of rental assistance funds to qualified clients who can meet mutually agreed upon goals to become self-sufficient. Clients will be required to access mainstream resources and have access to a case manager who will assist them to develop a self-sufficiency plan, to navigate the program to successful use their voucher and meet, as needed. Clients would pay 30% of their income towards rent with assistance capped at the HUD published Fair Market Rate limits. Each client would be encouraged to select a unit that is affordable for the long term and a unit size that matches their household per the program guidelines. Those clients who successfully meet the goals of the program may be eligible for a one-time extension based upon the availability of program funds.

Target groups for the TBRA are the following:

- Displaced Households: Including households that are displaced from their primary residence as a result of City or Agency action (code enforcement, expiring covenants, and other city actions that are no fault of the tenant). This requires a referral from the Chula Vista Housing Division.
- Special Needs Households:
 - Including those who are homeless. These clients may need to participate in case management services from the County or another provider.

· At risk of becoming homeless. The criteria to be used is similar to Homeless Prevention assistance and are at imminent risk of homelessness due to a job loss.

· TBRA Program Administrator will work closely with local homeless service providers when identifying clients. Service providers include the City's Homeless Outreach Team, the Chula Vista Community Collaborative, South Bay Community Services, and the County of San Diego PERT clinician and other providers identified by the Administrator.

Community Housing Development Organizations (CHDO) \$398,898

A portion of HOME program funds must be reserved for specific activities to be undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). These funds are specifically targeting eligible projects to be completed by a CHDO. A qualified CHDO is a private non-profit, community-based service organization that has internal staff with demonstrated capacity to develop affordable housing for the community it serves.

The City must commit a minimum of 15 percent of the 2014-2015 and 2015-2016 funds to an eligible organization prior to July 31, 2017. In order to meet this requirement, \$398,898 is available to eligible CHDOs who can commit these funds by the commitment deadline.