

FEDERAL GRANTS CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT



2014/15

FIFTH YEAR



HOUSING DIVISION

Prepared by the Grant Administrators:

Angélica Davis, Project Coordinator

adavis@chulavistaca.gov

Jose Dorado, Project Coordinator

jdorado@chulavistaca.gov

The CAPER provides the public and the elected officials with financial, beneficiary and accomplishment data on the activities undertaken during the reporting period through use of its Community Development Block Grant, Home Investment Partnerships Act Program and the Emergency Solutions Grant Program funds.

TABLE OF CONTENTS

CAPER Executive Summary..... 1

General Questions..... 2

Performance Measurements..... 2

Housing Priorities and Accomplishments 4

Other Housing Accomplishments: 6

Homeless Services 6

Community Development Priorities and Accomplishments..... 8

Special Needs Services 9

General Public Services 9

State Programs 13

Local Programs 14

Managing the Process 16

Citizen Participation 17

Institutional Structure 18

Monitoring..... 18

Lead-based Paint 22

Housing Needs..... 23

Specific Housing Objectives..... 24

Public Housing Strategy..... 24

Barriers to Affordable Housing..... 24

Home Investment Partnerships Act (HOME)..... 26

Homeless Needs 27

Specific Homeless Prevention Elements..... 29

Emergency Solutions Grants (ESG) 30

Antipoverty Strategy 38

NON-HOMELESS SPECIAL NEEDS..... 38

Specific HOPWA Objectives..... 39

Other Narrative 39

Appendices:

Appendix A –IDIS Reports

- PR03 – CDBG Activity Summary for Grantee
- PR06 – CDBG Summary of Consolidated Plan Projects for Report Year)
- PR10 - CDBG Housing Activities
- PR23 – CDBG Summary of Accomplishments
- PR26 - CDBG Financial Summary
- PR22 – HOME Status of HOME Activities
- PR25 – HOME Status of CHDO Funds
- PR27 – HOME Summary of Grants
- PR33 – HOME Matching Liability

Appendix B –HUD Forms:

- Form HUD 40107 HOME Program Annual Performance Report
- Form HUD 40107-A HOME Match Report

Appendix C- HOME Performance Reports

Appendix D - ESG Supplement to the CAPER in e-snaps

Appendix E- Section 3 Reports

Appendix F – Public Notice/Proof of Publication

Fifth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that the City as a CDBG, HOME, and ESG grantee must respond to each year in order to be compliant with the Consolidated Planning Regulations.

CAPER Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the fifth year.

This Consolidated Annual Performance Report (CAPER), covering the period from July 1, 2014 to June 30, 2015 (FY 2014/15), represents the fifth and final year of the 2010-2015 City of Chula Vista Consolidated Plan period.

This annual performance report describes activities that were undertaken during FY 2014/15, using Federal funds granted to the City of Chula Vista by the Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs. For FY 2014/15 grant funds available included:

Entitlement Grant	Amount
Community Development Block Grant (CDBG) Entitlement	\$1,719,498
CDBG Program Income	\$75,341
Home Investment Partnerships Act (HOME)	\$631,125
Emergency Solutions Grant	\$141,899
Total Available	\$2,567,863

The HUD-funded activities covered in this report primarily benefited low-income and moderate income residents and lower-income communities within the jurisdiction, and addressed affordable housing, homeless, and non-housing community development needs.

The program objectives for the reporting period included:

1. Created suitable living environments;
2. Provided decent affordable housing; and
3. Created economic opportunities.

The outcomes produced during the reporting period included:

1. Availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low- and moderate-income people, including persons with disabilities;
2. New or improved affordability through creation or maintenance of affordable housing; and,
3. Sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low- and moderate-income persons or by removing slums or blighted areas.

General Questions

1. Assessment of the one-year goals and objectives:

a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Accomplishments for each of the activities undertaken during the reporting year are provided within this report in: 1) Project Performance Measurement Table (Page 3) and; 2) Accomplishment narratives for the activities within the corresponding Consolidated Plan Priorities.

b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective. Refer to PR03 for funds allocated and spent during program year.

The activity accomplishment narratives include the amount and source of CPD grant funds.

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

The city met all the goals as identified in the 2014/15 Annual Action Plan.

The following is a summary of the accomplishments, breakdown of CDP formula grant funds spent for each goal and activity made during the reporting period under each objective identified in the 2010-2015 Consolidated Plan. The City of Chula Vista also incorporated performance measurements into the CAPER.

Performance Measurements

The City of Chula Vista funded the projects listed in the Project Performance Measurement Table as a means to achieve the specific priorities and objectives established in the Consolidated Plan for 2010-2015 as well as the annual goals for FY 2014/15. These activities were intended and ultimately benefited primarily low-income and moderate-income residents within the City, and addressed affordable housing, homeless, and non-housing community development needs. These activities met three objectives and three outcomes, detailed below:

- **Objectives:** 1) create suitable living environments; 2) provide decent affordable housing; and, 3) create economic opportunities.
- **Outcomes:** 1) availability or improved accessibility of infrastructure, public facilities, housing, or shelter to low/moderate-income people, including persons with disabilities; 2) new or improved affordability through creation or maintenance of affordable housing; and 3) sustainability resulting from improved communities or neighborhoods, making them livable or viable by providing benefit to low/moderate-income persons, or by providing services that sustain communities or neighborhoods. The outcomes and objectives that were achieved are included with each of the planned activities (Table 1 below). The outcomes and objectives are identified using the numbering system which ties to the Community Planning and Development Performance Measurement System developed by HUD as follows:

Outcome/Objective Codes	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

2010-2015 Performance Measurement Matrix

I. Housing Priorities	Outcome/ Objective Code *	Source of Funds	Performance Measurement (Indicator)	Five Year Goal	2010 Accomp	2011 Accomp	2012 Accomp	2013 Accomp	2014 Goal	Total Towards 5-Year Goal
Affordable Housing Opportunities				150	0	150	4	1	55	210
Acquisition/Rehabilitataion	DH-1	CDBG/HOME	Number of Housing Units Created		0	7	4	1	0	12
The Landings II	DH-1	HOME	Number of Housing Units Created		0	143	0	0	0	143
Landis - Wakeland	DH-1	HOME	Number of Housing Units Created		0	0	0	0	33	33
Tenant Based Rental Assistance	DH-1	HOME	Number of Households Assisted		0	0	0	0	15	15
Maintenance and Preservation of Existing Housing Stock				50	15	2	1	0	38	56
Owner Occupied Rehabilitation Program (CHIP)	DH-1	CDBG			15	2	1	0	8	26
Urban Corp Green Streets	DH-1	HOME	Number of Housing Units Preserved		0	0	0	0	30	30
Homeownership Opportunities				50	6	9	2	3	5	25
DownPayment and Closing Cost Assistance	DH-2	HOME	Number of Households		6	9	2	3	5	25
II. Community Development Priorities	Outcome/ Objective Code *	Source of Funds	Performance Measurement (Indicator)	Five Year Goal	2010 Goal	2011 Accomp.	2012 Accomp	2013 Accomp	2014 Goal	Total Towards 5-Year Goal
Infrastructure Improvements				15,000	30,508	0	0	19,618	0	50,126
3rd Avenue Streetscape Project	SL-1	CDBG			0	0	0	19,618	0	19,618
Section 108 Loan Repayment (Year 3)	SL-1	CDBG	Number of Persons Benefitting from Improved Infrastructure		n/a	n/a	n/a	n/a	n/a	n/a
Sidewalk Annual Program (STL 295/320)	SL-1	CDBG			30,508	0	0	0	0	30,508
Community Facilities				50	276	1	24	0	0	301
ADA Curb Cut Program	SL-1	CDBG	Number of Public Facilities Improved		276	0	24	0	0	300
Lauderbach Security Project	SL-1	CDBG			0	1	0	0	0	1
Community Enhancement				50	0	40,843	0	0	0	40,843
Graffiti Removal Program	SL-1	CDBG	Number of households benefitting from remediated site		0	400	0	0	0	400
Graffiti Removal Program - Private	SL-1	CDBG	Number of People Benefitting from Improvement		0	40,443	0	0	0	40,443
Special Needs and Homeless Priorities (Public Services)				10,000	51,972	13,453	5,328	4,872	8,692	84,317
KidCare Express Medical Mobile Unit	SL-1	CDBG	Number YOUTH receiving improved services		1,889	1,162	1,880	1,731	1,100	7,762
WizKidz Program	SL-1	CDBG			36	0	0	0	0	36
Food 4 Kids Backpack Program	SL-1	CDBG			75	75	75	0	75	300
Meals on Wheels	SL-1	CDBG	Number ELDERLY receiving improved services		218	271	341	429	300	1,559
Adult Day Health Care Transportation	SL-1	CDBG			263	114	50	0	0	427
Norman Senior Center Services	SL-1	CDBG			400	919	840	733	400	3,292
Lutheran Social Services Project Hand	SL-1	CDBG			6,033	2,763	0	0	5,100	13,896
Project Homeless Connect	SL-1	CDBG			0	0	91	0	0	91
Services for High-Risk and Homeless Youth	SL-1	CDBG	Number HOMELESS receiving improved services		300	340	369	380	240	1,629
Casa Nueva Vida	SL-1	ESG			93	146	95	93	140	567
Hotel Voucher Program	SL-1	CDBG			238	0	0	0	0	238
Interfaith Shelter Network	SL-1	CDBG			30	28	35	36	30	159
LSS - Caring Neighbor	SL-1	CDBG			68	0	0	0	0	68
Food Program (formerly Thursdays Meal)	SL-1	CDBG	Number PEOPLE (GENERAL) receiving improved services		390	300	350	353	300	1,693
Assessment, Referral and Emergency Services	SL-1	CDBG			325	324	362	398	475	1,884
Family Violence Treatment	SL-1	CDBG			585	618	561	441	389	2,594
Sharp HealthCare Foundation	SL-1	CDBG			0	0	0	67	0	67
Center for Employment Opportunities	SL-1	CDBG	Number of SPECIAL NEEDS persons receiving improved services		0	0	0	10	28	38
Chula Vista Recreation Therapeutics	SL-1	CDBG			0	0	0	83	100	183
Chula Vista Homeless Prevention/Rapid ReHousing	SL-1	ESG			0	0	0	118	15	133
Chula Vista Veterans Rehabilitation Services	SL-1	CDBG			586	279	279	0	0	1,144
Graffiti Removal Program - Public Spaces	SL-1	CDBG	Number of Structures remediated		40,443	6,114	0	0	0	46,557
Other Objectives										
CDBG Program Administration	N/A	CDBG		N/A						
HOME Program Administration	N/A	HOME		N/A						
ESG Program Administration	N/A	ESG		N/A						
Fair Housing Counseling Services	N/A	CDBG	N/A - Administration Activity	N/A						
Housing Services	DH-1	CDBG		Linked to Other Housing Activities						
Regionl Task Force on the Homeless	N/A	CDBG		N/A						
Outcome/Objective Codes:	Availability /Accessibility	Affordability	Sustainability							
Decent Housing	DH-1	DH-2	DH-3							
Suitable Living Environment	SL-1	SL-2	SL-2							
Economic Opportunity	EO-1	EO-2	EO-3							

*Activities that contain a zero (0) under Accomplishment were not funded during the program year.

FY 2014/15 Housing Achievements

The table below evaluates the progress being made by the City of Chula Vista in meeting its specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income and owner households assisted during the reporting period (July 1, 2014-June 30, 2015) and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments during the program year with proposed goals and efforts to address "worst-case needs," and progress in meeting the needs of persons with disabilities.

Housing Achievements by Income Level	Renter				Total Renter	Owner			*Total Housing
	Elderly	Small Family	Large Family	Disabled		Existing Owner	1 st Time Home-buyer	Total Owner	
1. Extremely Low Income (0-30% of MFI)	0	0	0	5	5	0	0	0	5
2. Very Low Income (31-50% of MFI)	8	0	0	0	8	0	0	0	8
3. Low Income (51-80% MFI)	1	0	0	0	1	0	1	1	2
4. Above Low Income (Over 80% MFI)	0	0	0	0	0	0	0	0	0
5. Total Low Income (Lines 1+2+3)	0	0	0	0	0	0	0	0	0
6. Total-All Incomes (Lines 1+2+3+4)	9	0	0	5	14	0	1	1	15

Housing Priorities and Accomplishments

Three Housing Funding Priorities were identified under the 2010-2015 Consolidated Plan and are summarized below along with their corresponding accomplishments for the reporting year:

Priority 1:

Affordable rental housing opportunities for low and moderate income persons (30 housing units per year/ 150 within the Consolidated Plan period).

In FY 2014/15 CDBG funding was provided to the following housing programs:

Accomplishment 1: Rental Housing for Special Needs. In 2014/15 the City purchased and rehabilitated one unit for the purpose of providing affordable rental opportunities. The unit is currently leased to very low income resident. Beneficiary data has been entered into IDIS for this unit. A total of **\$118,164** was spent during the reporting year.

Accomplishment 2: Housing Services. The Housing Division negotiated a housing development project with Wakeland Housing and Development for the production of a mixed-use affordable housing project entitled Lofts on Landis in 2013. A combination of HOME and NSP funds were used to fund the project. The Housing Division continues to project manage the construction of the project. A total of **\$25,400** in CDBG funds was expended during 2014/15. Beneficiary data will be provided during the 2015/2016 reporting period, once the units have been leased in the Fall of 2015.

Accomplishment 3: Lofts on Landis. On March 20, 2014, Wakeland Housing Development Corporation, broke ground on the Lofts on Landis Project. The project consists of construction of 33 affordable housing units targeted to residents earning 30-60% of the area median income (6 one-bedrooms, 15 two-bedrooms, and 12-three bedrooms). In addition, the project will include a street level leasing office, community building/center, one level of subterranean and podium parking (97 spaces total), and three levels of residential buildings. The project will also provide the Family Health Centers of San Diego with 1,276 square feet of office space and parking spaces for their staff and clients from the Family Health Center Facility, located across the street. The project should be completed by December 2015 to meet the HUD and Tax Credit deadlines. The total estimated cost of the project is \$26Million. A portion is funded through HOME (\$1.5Million) and NSP (\$500,000).

Accomplishment 4: Millenia-Affordable Housing. On April 21, 2015, City Council approved financial assistance to support Chelsea Investment Corporation's (Developer) affordable housing project located in the Millenia project are in Eastern Chula Vista. The project consists of new construction of 87 affordable housing units targeted to residents earning 30% to 60% of the area median income. A portion of the project is funded through HOME in an amount not to exceed \$800,000. The developer will be seeking Tax Credits and Bond Financing in December 2015 and is expected to close escrow and start construction in March 2016.

Priority 2:

Maintenance and Preservation of existing housing stock. Provide assistance to low income homeowners with aging units (10 households annually)

Accomplishment 1: City of Chula Vista Community Housing Improvement Program (CHIP). During the reporting period, the City's Housing Division partnered with the City's Code Enforcement Unit to identify units in need of health and safety related issues as well as potential energy efficiency upgrades. During 2014/15, a total of 9 households were assisted with forgivable loans to complete health/safety and energy efficiency upgrades to their homes. A total of **\$114,989** in CDBG funds was utilized during the reporting year.

Priority 3:

Homeownership Opportunities. Provide opportunities to Low and Moderate Income Households to become homeowners (10 households annually)

Accomplishment 1: City of Chula Vista First Time Homebuyer Assistance Program. During FY 2014/15, the City continued its partnership with Community HousingWorks (CHW) in its efforts to provide Chula Vista residents with homebuyer assistance using HOME funds. Since February of 2009, CHW began offering HUD certified HomeBuyer Classes in the City of Chula Vista. In 2014/2015 one household utilized City HOME funds to purchase their first home at a funding level of \$70,000. The City also received a \$1,000,000 grant

from the State of California's CalHome program. The First Time Homebuyer is being updated in order to leverage both HUD funds and State funds to assist additional homebuyers.

Accomplishment 2: CSA of San Diego County –Fair Housing. City of Chula Vista contracted with CSA to assist the City in meeting its responsibility to affirmatively further fair housing. As stated in the San Diego Regional Analysis of Impediments to Fair Housing, tenant/landlord dispute resolution was included in the fair housing service provider contract to ensure clients were screened for all possible impediments to fair housing choice. Expenditures in FY 2014/15 totaled \$35,000.00 (**\$32,000** in CDBG funds and \$2,000 of City Housing Funds). City of Chula Vista staff also assisted persons who faced fair housing discrimination and tenant landlord issues as well as conduct testing. Refer to page eleven for additional fair housing activities completed during 2014/15.

Accomplishment 3: The San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) was completed in March 2015. The City continues to develop a work plan to address the Impediment identified in the Plan. Some of the identified impediments are also required actions that need to be completed as part of the 2013-2020 Housing Element. The City is an active member of the San Diego Regional Fair Housing Alliance and continues to participate in efforts to affirmatively further fair housing locally and regionally.

Other Housing Accomplishments:

- **HOME/CDBG/NSP Funds**

In 2012, the City of Chula Vista partnered with a contractor to leverage NSP and HOME funds with a goal of acquiring 6 properties for the purpose of providing affordable rental opportunities to low income households. A total of \$750,000 of HOME funds and \$750,000 of NSP grant funds were committed to purchase up to 6 units. During the 2014/2015, the City used the remaining funds of **\$147,596** to purchase and rehabilitate the last unit purchased as well as property management operation costs.

Homeless Services

<p>Priority: Continue to support programs offering transitional housing opportunities for homeless families and individuals</p>
--

Below is a summary of the accomplishments for homeless services during the reporting year:

Accomplishment 1: South Bay Community Services Casa Nueva Vida. During FY 2014/15, ESG funds were allocated to South Bay Community Services in Chula Vista for a total of **\$68,277** for shelter operations and services. All contracts were executed by July 1, 2014 and funds were fully expended in accordance with ESG critical deadlines cited at 24 CFR 576.35. The Casa Nueva Vida program served **87** homeless persons with short-term housing as well as self-sufficiency services to enable them to transition into a long term stable permanent housing environment.

Accomplishment 2: South Bay Community Services – South Bay Food Program: The South Bay Food Program was awarded **\$10,000** to operate Thursday's Meal (weekly hot meals), Feeding America's Metro Mobile Pantry program which has expanded to a second Chula Vista location, Emergency Food Assistance

Program and SBCS's in-house Emergency Food Program for homeless and needy Chula Vista residents/families in need of food services and support. During the reporting year, a total of **293** (unduplicated) persons were served.

Accomplishment 3: Interfaith Shelter Network – Rotational Shelter: was awarded \$10,350 to operate eight south bay congregations provide nighttime shelter to case managed homeless guests for two weeks each, providing nightly meals, showers, and other services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay. CDBG expenditures in FY 2014/15 totaled **\$10,350** and resulted in **37** unduplicated persons served.

Accomplishment 4: Regional Task Force on the Homeless: This program fulfilled the HUD mandated requirement of operating and maintaining the Homeless Management Information System (ServicePoint) on behalf of the City, which allowed service agencies to track homeless client information through a central database making reporting to HUD more efficient. ESG Subrecipients were required to enter client data into ServicePoint. In addition, the RTFH also provided information and referral services to homeless service agencies, individuals and local governments. In January of 2015, the RTFH completed the Point In Time Count, which estimates the number of homeless people, both on the street and in shelters throughout the San Diego Region, including Chula Vista. This information enables us to plan our continued services for homeless persons. (Visit <http://www.rtfhsd.org/publications.html> for a copy).

Accomplishment 5: South Bay Homeless Advocacy Coalition

City of Chula Vista Development Services Housing Division staff facilitates discussions on issues surrounding the homeless in the South Bay Region as a member of the South Bay Homeless Advocacy Coalition in coordination with local service providers and the Chula Vista Police Department. Meetings are held every second Monday of month at the Chula Vista Police Department Community Room and are open to the public.

The Coalition recognizes the vital role that faith-based organizations and social service agencies play in providing assistance to the homeless. There are over 200 faith-based organizations in the South Bay region alone. In an attempt to combine the efforts and avoid duplication of services, the Coalition designed the Homeless Providers Forum, an annual event to bring social service agencies and faith-based organizations together to share and leverage valuable resources.

Accomplishment 6: Project Homeless Connect

The South Bay Homeless Advocacy Coalition and the City of Chula Vista continue to facilitate the Project Homeless Connect in the South San Diego region. The one-day event created a one-stop shop for homeless individuals and families to access valuable resources such as social service benefits, medical attention, showers, haircuts, flu shots and spiritual guidance. Hygiene packs, socks, t-shirts, undergarments and sweatshirts and food was provided for them to take. A total of **100** persons were assisted with one or more of the services provided. The services were a result of over 100 volunteers from the community, including local government agencies, social service agencies and resident volunteers.

Additionally, the Coalition developed the Resource Pocket Guide, which contains a list of all services available including medical food services and shelter.

Accomplishment 7: Rapid ReHousing Program

Homeless Prevention and Rapid Re-Housing Services: Through the Emergency Solutions Grant (ESG) the City provides case management and rental assistance for those who are at risk of becoming homeless or can be rapidly re-housed after experiencing homelessness. Program requires participants to be self-sufficient after receiving rental assistance. During 2014/2015 the City screened and provided assistance to **27** persons utilizing **\$104,241** of ESG funds.

Community Development Priorities and Accomplishments

Three Community Development Priorities were identified under the 2010-2015 Consolidated Plan and are summarized below along with their corresponding accomplishments for the reporting year:

Priority 1: Infrastructure Improvements in low and moderate income neighborhoods including street and sidewalk improvements in low income areas, flood prevention, and drainage improvements.

Accomplishment 1: Section 108 Castle Park Area Improvements. A scheduled loan payment of **\$756,174** was issued for a \$9.5million Section 108 Loan for infrastructure improvements in the Castle Park Area. This area consists of 4 census tracts including 13102, 13203, 13302, 13303 which are predominantly low-income residents. A total of **11** streets were completed. Improvements included new streets, sidewalks, curbs/gutters and lighting.

Priority 2: Community Enhancement- Facilities serving youth, park, recreational, and neighborhood facilities, facilities serving other special needs, health and child care, facilities, and graffiti removal.

The City prepared a Substantial Amendment to re-allocate \$218,500 of CDBG funds from a canceled project toward two Public Facility projects.

Accomplishment 1: Fire Equipment for Fire Station 1 and 5: A total of **\$68,500** was allocated to the purchase of 28 sets of personal protective equipment (Turnouts) for firefighters assigned to Fire Station 1.

Accomplishment 2: Fire Apparatus Outfit for Fire Station 1: A total of **\$150,000** was utilized for the purchase of fire equipment. The department purchased a new Pierce Fire Engine to replace an engine that had reached its serviceable life per the NFPA as a frontline Fire Engine. The equipment purchased was to outfit the new engine.

A review of the service area determined that Fire Station 1 and 5 primarily services low and moderate income census tracts where at least 51% of the residents are low and moderate income. These fire stations served as the backbone of the Chula Vista Fire Department and continue to be the two busiest Fire Stations in the City.

Special Needs Services

Accomplishment 1: Chula Vista Recreation Department- Therapeutic Recreation Program and Classes: CDBG funds were used for direct service delivery to community members who have a developmental or physical disability, including children, teens and adults. The program offered scheduled and supervised activities designed to be educational, healthy, and recreational based. Activities are designed to build social skills, self-esteem, independence, activities of daily living, and sportsmanship. A total of **\$20,094** was expended in CDBG funds and resulted in **127** persons served.

General Public Services

Accomplishment 1: Chula Vista Community Collaborative-Family Resource Center and Emergency Services. The purpose of the CDBG funded program is to provide Chula Vista Community residents with advocacy services, referral services, and support services to increase a family's ability to lead productive and self-sufficient lives. The Chula Vista Community Collaborative assessed families requesting services from the Beacon Family Resource Center and connected families to needed services, through referrals, advocacy, and follow up. Additionally, families were provided with basic and essential items such as food and clothing. CDBG expenditures in FY 2014/15 totaled **\$39,312** and resulted in **327** unduplicated persons served.

Accomplishment 2: South Bay Community Svcs. Family Violence Treatment Program. Provided therapeutic, counseling and crisis services to adult and child victims and perpetrators of family violence, through strengths-based assessments; treatment planning; age-appropriate group and individual counseling for children; victim support groups; crisis intervention; and SAFE Paths program for Chula Vista children and members of their families who were dealing with issues pertaining to interfamilial child sexual molestation. CDBG expenditures in FY 2014/15 totaled **\$34,000** and resulted in **338** unduplicated persons served.

Accomplishment 3: Family Health Centers of S.D. KidCare Express III Medical Unit. Provide primary healthcare services to low income, medically underserved children and families in Chula Vista and work in partnership with the Chula Vista Elementary School District, local social service agencies and public housing facilities to provide services to the most vulnerable families. By removing financial and transportation barriers, KidCare Mobile Medical Unit ensured that Chula Vista families got the healthcare they needed, when they needed it. CDBG expenditures in FY 2014/15 totaled **\$13,600** and resulted in **2,868** unduplicated persons served.

Accomplishment 4: South Bay Community Services for High-Risk and Emergency Services. Provided area youth with the services, support and opportunities they needed to lead healthy and productive lives. SBCS, along with subcontractors provided services to area at-risk youth before, during and after school, designed to increase healthy protective behaviors and decreased risk factors that lead to law enforcement or social service involvement. Expenditures in CDBG expenditures in FY 2014/15 totaled **\$34,550** and resulted in **256** unduplicated persons served.

Accomplishment 5: Meals on Wheels. Program provided daily delivery of up to two meals a day seven days a week, 365 days a year to Chula Vista seniors. CDBG Expenditures totaled **\$12,000** and resulted in **365** Elderly persons served.

Accomplishment 6: Chula Vista Recreation Department- Norman Park Senior Center Program: CDBG funds were used to maintain extended hours of operation to the public at Norman Park Senior Center. Programs include free ESG classes, conversational Spanish, blood pressure clinics, fitness classes, information/referral services and "are you okay" phone calls made to the mobility impaired aging community and more. A total of **\$29,993** in CDBG funds resulted in **354** seniors benefitting from the services.

Accomplishment 7: Jacobs and Cushman San Diego Food Bank Food 4 Kids Backpack Program was awarded **\$15,000** and provided **75** children with a backpack of child-friendly food to ensure they had enough food to eat over the weekend. Information on a variety of social services and outreach and assistance with CalFresh were provided to families of backpack students. In addition, once a month a family pack of food was provided.

Accomplishment 8: Lutheran Social Services Project Hand was awarded **\$12,200** to provide food to **5,790** homeless and very low income persons in Chula Vista.

Note: The City funded other Public Services which are not describe above; however, are in the corresponding service type category such as "Homeless Needs".

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City continues to provide a high level of customer service to its Subrecipients and to Chula Vista residents accessing programs funded by the Department of Housing and Urban Development. The City grant administrators monitor projects to ensure federal funds are being spent on a timeline basis and meet the regulatory requirements.

3. Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice.**
- b. Identify actions taken to overcome effects of impediments identified.**

The 2010-2015 Regional Analysis of Impediments to Fair Housing Choice (AI) identified seven region-wide impediments to fair housing choice and specific public policy impediments within each jurisdiction. The region-wide impediments relate to the following:

- 1) Insufficient fair housing education and outreach;
- 2) Personal credit history and financial management factors;
- 3) Lack of housing choice and discrimination toward persons with disabilities;
- 4) Lack of widespread testing for lead-based paint hazards;
- 5) Lack of collaboration by local fair housing agencies;
- 6) Differences in fair housing reporting formats among jurisdictions and lack of quantifiable goals and accomplishments; and
- 7) Variable fair housing services within the City of Chula Vista, including regular audits and tenant/landlord dispute resolution services.

Chapter 8 of the AI also lists various public policies, zoning provisions, and development regulations in each jurisdiction that may affect the range of housing choices. City of Chula Vista public policies viewed as potential impediments to fair housing choice include:

- 1) Land use designations with either very low or no minimum density requirements;
- 2) Zoning that does not expressly permit transitional housing or emergency shelters; and
- 3) Lack of established zoning or planning procedures to accommodate housing for persons with disabilities.

The following are some of the strategies recommended in the 2010-2015 AI report to Impediments over the five-year period:

- 1) Improved and targeted fair housing education and outreach;
- 2) Counseling on maintaining good credit and financial management;
- 3) Expansion of a variety of housing sizes and types to accommodate persons with disabilities and seniors;
- 4) Regional pooling of funds for development of lists of Americans with Disabilities Act compliant apartments;
- 5) Required lead-based paint testing for homebuyer and residential rehabilitation programs;
- 6) Increased collaboration among fair housing providers;
- 7) Uniformity of fair housing reporting;
- 8) Regionally consistent fair housing services, including tenant/landlord dispute resolution; and
- 9) Regional fair housing audits. The AI report also recommends that all San Diego County jurisdictions consider amending their policies and regulations to address the various potential impediments identified in the report. It is suggested that this could be done as part of each jurisdiction's General Plan Housing Element update. The AI report was forwarded to the City's Planning and Building Department review and consideration.

Many of the region-wide strategies were addressed in FY 2013/14 as part of the CDBG Fair Housing Administrator contract for affirmative fair housing services. Recommendations for collaboration among City of Chula Vista entitlement jurisdictions and expanded regional fair housing activities were implemented by actions of the Fair Housing Resource Board (FHRB). In July 2014, the official name of FHRB was changed to the San Diego Fair Housing Alliance.

Specifically, in Fiscal Year 2014/15 the City of Chula Vista entered into a contract extension with CSA of San Diego County to provide Fair Housing Services with the primary goal to Affirmatively Further Fair Housing in accordance with the Fair Housing Act (42 U.S.C. 3601-20), as well as §570.601(a), which sets forth the City's responsibility to affirmatively further fair housing in the City of Chula Vista.

CSA provided fair housing and tenant-landlord dispute services which included: advocacy, outreach and education; technical training opportunities for housing staff and providers; maintenance of fair housing discrimination investigations; intake and enforcement processes; collaborations and/or linkages with other entities which further strengthen fair housing activities in the City of Chula Vista. Increased awareness of Fair Housing Laws for tenants, managers, owners and the community at large. Responded to Chula Vista residents who alleged discriminatory treatment in housing.

During 2014/15, CSA had **179** unduplicated clients from the City of Chula Vista who received one-on-one counseling. CSA has held seven Fair Housing workshops and provided resources at six public event fairs.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The City is continuing in its effort to remove obstacles to meeting under-served needs throughout the community. Chula Vista has made a commitment to budget CDBG funds at the maximum allowable for public service activities to offer citizens much needed programs and services in the area of literacy, job training, youth activities, senior services, disabled services, violence prevention, and meals for the homeless and health care assistance for low-income families.

Proposals for community improvements and public services are received from community-based organizations, and City departments, and the highest priority proposals are recommended for inclusion in the Annual Funding Plan.

For FY 2014/15, Chula Vista expended **\$241,750** in public services, maintaining the expenditure level at **12.76%** (below the allowable 15%).

The main obstacle to meeting all the identified community needs is the significant reduction in grant funding which has been approximately 25% since 2010. The City received over \$500,000 of requests for public improvements and public services for CDBG projects during the 2014/15 CDBG application period.

Affordable rental housing needs were primarily addressed by Developers seeking City funding to support the creation of affordable housing.

5. Leveraging Resources

a. Identify progress in obtaining "other" public and private resources to address needs.

City staff, in its funding applications, emphasizes to applicants the need to leverage federal funds. These efforts have been fruitful and projects funded under CDBG, HOME, and ESG have substantially exceeded accomplishments that could be achieved from federal funds alone. Although there is no official match requirement in the CDBG program, in most cases, other funds, such as private funds received through donors or fund raising activities, commercial loans, Gas Tax funds, non-federal funds, are used to supplement and defray project costs.

b. How Federal resources from HUD leveraged other public and private resources.

The following funding sources leverage the HUD Community Planning and Development (CPD) funds:

Federal Programs

- **Section 8 Rental Assistance Program** (Section 8 Housing Choice Voucher Program): The Section 8 Housing Choice Voucher Program provides almost \$85 million annually in tenant-based rental assistance for very low-income households residing in privately owned rental units. Program participants typically pay between 30 to 40 percent of their monthly-adjusted incomes for rent and utilities. The Housing Authority of the County of San Diego (HACSD) administers the program in the City of Chula Vista and issues the assistance payments directly to the landlords on behalf of the assisted households.

- **Supportive Housing Program (SHP):** SHP provides grants to improve the quality of existing shelters and transitional housing, and increases the availability of transitional housing facilities for the homeless. SHP is the primary program supporting transitional housing for the homeless. The County's, (that includes Chula Vista service providers) 2014 Continuum of Care (CA601) SHP grant totaled approximately **\$16,170,164** for the San Diego Region.
- **Mortgage Credit Certificate (MCC) Program:** The City of Chula Vista participates in MCC Program that is administered by the State of California's California Housing Finance Agency (Cal-HFA). The MCC program provides home purchase assistance to low- and moderate-income first-time homebuyers with income at or below 115% of the State Median Income. Homebuyers receive a federal income tax credit equal to 20% of the annual interest on their mortgage loan. Previously, the MCC program was administered by the County of San Diego using AHA Housing. Data for this fiscal year will be reported in fiscal year 2015/2016.
- **The Federal Housing Administration-FHA:** The FHA provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single-family, multi-family, and manufactured homes. FHA mortgage insurance protects lenders against loss if the homeowner defaults on their mortgage loan. Loans must meet certain requirements established by FHA to qualify for insurance. This program allows homebuyers to purchase a home with a down payment as low as 3.5% of the purchase price and most of your closing costs and fees can be included in the loan.

State Programs

California Department of Housing and Community Development (State HCD): State HCD administers a number of programs that provide funds that can be combined with other federal and local funds.

- **Low-Income Housing Tax Credits (LIHTC):** Federal and State tax credits are used by developers of multi-family housing in return for reserving a portion of the development for moderate-, low-, and very low-income households at affordable rents. These Federal and State tax credits are allocated by the State based on a priority scoring system. Over the years, several non-profit organizations, assisted with City Program funds, have received LIHTC funds. City will continue to encourage organizations to apply for and utilize these funds consistent with the 2005-2010 City of Chula Vista Consolidated Plan.
- **Mental Health Services Act (MHSA):** The passage of Proposition 63 (MHSA) in November 2004, provides the first opportunity in many years for the State Department of Mental Health to provide increased funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of prevention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system. It is anticipated that the MHSA housing funding will be leveraged with the City of Chula Vista's housing programs.
- **Cal-HOME Program:** This State releases a Notice of Funding Availability each year through a competitive application process that provides funds for mortgage assistance to low-income first-

time homebuyers. These funds are to be used to supplement HOME funds and are disbursed in conjunction with the City's Homebuyer Assistance Program. In 2014 the City of Chula Vista was awarded \$1,000,000 in Cal-Home Mortgage Assistance grant which will be used to leverage its CPD funds.

- **The California Housing Finance Agency (CalHFA):** CalHFA supports the needs of renters and first-time homebuyers by providing financing and programs that create safe, decent and affordable housing opportunities for individuals within specified income ranges. Established in 1975, CalHFA was chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds. The bonds are repaid by revenues generated through mortgage loans, and not taxpayer dollars.
- **State of California Multi-family Housing Program (MHP):** This program provides permanent financing for affordable multi-family housing development, in the form of low-interest loans to developers for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. City of Chula Vista's Landings I affordable housing project received MHP funding. The City will continue to encourage Developers to submit grant applications to leverage its CPD funds.
- **State of California Emergency Housing Assistance Program (EHAP):** This program funds emergency shelters, transitional housing, and services for homeless individuals and families. EHAP funds operating costs and support services through grants. Capital development funding is structured as forgivable loans.
- **State of California Housing-Related Parks Program (HRP):** This program provides incentives and rewards to local governments for building affordable housing by providing grant money for the creation, development, or rehabilitation of park and recreation facilities. On June 26, 2015, the City was notified of a grant award of \$775,925 with a grant agreement expected in September 2015.

Local Programs

Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Although the Redevelopment Agency of the City of Chula Vista (Agency) has been dissolved, all Housing Projects were transferred to the Housing Authority acting as the Successor Housing Agency. Any residual receipt payments and loan payoffs using Low and Moderate Income Housing funds will be used for additional affordable housing projects.

- **City Density Bonus Programs:** In December of 2012, the City updated Title 19 of the Chula Vista Municipal Code by the addition of Chapter 19.90 to establish requirements for the reservation and affordability of housing units for very low, lower and moderate income households and senior citizens in residential projects under a city-wide affordable housing incentive program. For example, the City's density bonus program is administered by the City of Chula Vista's Development Services Housing Division (DSD-HD) which oversees the occupancy requirements as they relate to eligible income and rent requirements for units developed under these programs. In conformance with State Density Bonus Law, these programs establish provisions by which densities may exceed those

set by the City General Plan or further described in a specific plan if the developer reserves some or all of the proposed units for low-income families, seniors, and households with disabled persons, for various periods of time.

- **Private Resources/Financing Programs** (Conventional Lending Industry): Banks have participated in providing conventional loans for development of affordable rental units. The banking industry is also active in providing first-time homebuyer assistance in conjunction with State and federal programs.
- **Local Initiatives Support Corporation (LISC):** LISC helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones. By providing capital, technical expertise, training and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.
- **Federal Home Loan Bank Community Investment Fund:** Grants and loans are made through the Federal Home Loan Bank System, with more than 200 member savings and loan associations. Loans are made through member banks to sponsors of affordable housing and other community revitalization and development activities.

c. How matching requirements were satisfied.

- **HOME Match:** Please refer to Appendix B, HOME Match Report, HUD Form 40107-A. Note: The City has excess match from prior years due in part to the development of “like” HOME projects including several inclusionary housing developments and Redevelopment Housing Projects.
- **ESG Match:** The City’s ESG grant for FY 2014/15 was \$141,899. Two contracts were awarded during the fiscal year 2014/2015. An Emergency Shelter Contract was award for **\$68,277** and a Rapid Re-Housing and Homeless Prevention contract of **\$62,980**. An additional \$67,285 in roll over funds were also made available for the program. Both contracts were awarded to South Bay Community Services (SBCS). The total expenditures for the reporting year were **\$172,518**. A review of the final year-end report, indicates both projects exceeded the \$1 for \$1 match requirements of the program. A total of \$230,943 in matching funds was provided as indicated below:

Source of Match	Amount of Match
Private – Telecare Corporation	\$101,797
Other/Donations	\$50,000
Other/Local	\$79,146
Total Match	\$230,943

- **CDBG Match:** CDBG grant funds do not require matching funds. However, funding priority is given to applications which include funds that are leveraged. By these means, the City is ensuring that the programs/projects funded would maintain sustainability without the use of CDBG funds; hence continue providing the services.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Monitoring for the City of Chula Vista is directed toward programmatic, financial and regulatory performance. The primary objects are to ensure that all sub-recipients:

- Comply with pertinent regulations governing their administrative, financial, programmatic operations;
- Achieve their performance objectives within schedule and budget; and,
- Access capabilities and/or any potential needs for training or technical assistance in these areas.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. As such, the City of Chula Vista monitors and evaluates its sub-recipients, CHDO's, and CBDO's as part of the pre-award assessment. Evaluation of the nature of the activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and the possibility of potential conflicts of interest are within the pre-award assessment.

After awards have been made Quarterly Progress reports are required of each sub-recipient, which must be current prior to approval of any request for reimbursement of expenditures. In addition to the Quarterly Progress reports, annual monitoring is conducted to ensure compliance with federal regulations. Agreements made with sub-recipients encourage uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided throughout the year, in addition to the City's annual Subrecipient training for new applicants.

During FY 2014/2015, the City CDBG Program met the CDBG expenditure standard by the deadline of April 30, 2015. The City's balance of unexpended funds was below the cap requirement of 1.5.

During FY 2014/15, the City HOME Program met the commitment deadline by committing \$250,000 of HOME funds to the Tenant-based Rental Assistance Program. The City also met and exceeded its expenditure requirements by the deadline. Please see attached HUD Performance Report in Exhibit B.

During FY 2014/2015, the ESG Program also met HUD requirements for commitment and expenditure of funds. ESG recipients are required to obligate all ESG amounts within 180 days of the date of the grant award made by HUD, and must expend all of the grant amounts within 24 months of the date of the grant award. All contracts were awarded by October, 2014.

CDBG housing and community development projects implemented during FY 2014/15 addressed the needs and objectives set out in the 2010-2015 Consolidated Plan. CDBG funds were distributed between activities supporting: community development, housing development, residential rehabilitation, public services, and administration. Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate-income persons during FY 2014/15. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

Citizen Participation

1. Provide a summary of citizen comments.

A Notice was published in the Star News and El Latino on **September 11, 2015** to announce the availability of the FY 2014/2015 City of Chula Vista Consolidated Annual Performance and Evaluation Reports (CAPER) for public review and allow a 15-day period (September 11, 2015 through September 26, 2015) to receive comments. The CAPER, including IDIS Activity and Financial Reports and this Narrative Report, was available for citizen review. No public comments were received during the comment period. The performance reports will also be made available to City Council and to community residents during the Fall 2015 Public Hearing to start off the 2016/2017 CPD Program Application Period. At this City Council Public Hearing, the public will once again be provided with an opportunity to review and discuss FY 2014/15 accomplishments.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

CDBG:

Funds Available	
2014/2015 Entitlement	\$1,719,498
Program Income	\$ 75,341
Total Available	\$1,794,839

The total amount of funds expended for 2014/15 was **\$1,703,999**. This included \$756,174 for Section 108 repayments, **\$347,390** for planning/administration functions (including HMIS) and **\$241,750** for public services. The remaining was utilized for other community enhancement and capital improvement projects. No specific census tracts received a concentration of the CDBG funds. Refer to Appendix "A" (IDIS Reports – PR26).

HOME:

HUD allocated \$631,125 in HOME funds to the City for FY 2014/15. A total of \$63,113 in HOME Administration funds was utilized to manage the program. An additional \$285,314 of prior year HOME funds was utilized to support affordable housing activities including:

- o First Time Homebuyer Program
- o Acquisition Rehab Rental Project

ESG:

During FY 2014/15, City of Chula Vista received \$141,899 in ESG funding. In addition, prior year funds for administration and the Rapid ReHousing program were utilized. A total of \$15,627 was expended on ESG program administration and \$68,277.74 was expended on the Casa Nueva Vida Shelter for short term transitional housing operations and essential services. \$104,241 was expended on a Homeless Prevention and Rapid-Rehousing Program. No program income was generated under the ESG Program. Total Expenditures for 2014/2015 were \$188,145.74.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Institutional Structures: There were no changes in the institutional structure as described in the five-year Consolidated Plan. Intergovernmental Cooperation: The structures identified in the five-year Consolidated Plan continue to act as coordinating organizations for strengthening cooperation among the various affordable housing development agencies. The City continues to be a leader in the region in affordable housing.

The City of Chula Vista participates in intergovernmental activities that include the Regional Task Force on the Homeless, Regional Continuum of Care Council, San Diego Association of Governments, Plan to End Chronic Homelessness, South Bay Homeless Advocacy Coalition, Mortgage Credit Certificate Program, San Diego Regional Alliance for Fair Housing, Regional Assessment of Impediments to Fair Housing Choice, and coordination of the interagency CDBG/HOME Coordinators.

Internally, the City developed an Administrative Manual for the Federal Grant Programs which is utilized to further define the roles and responsibilities of staff involved in the daily administration of the grant programs.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

To ensure compliance with HUD program requirements, the City holds annual mandatory training sessions for new non-profit Subrecipients that implement funded activities. The training provides information related to project implementation, procurement and contracting, applicable regulations, and financial management. Project managers are made aware of local, State, and federal regulations that apply to these programs and are provided with a copy of HUD's training materials including Playing by the Rules. In addition, City grant administrators provide ongoing technical assistance to subrecipients of all entitlement programs throughout the year. All contracts funded by CDBG, HOME, and ESG specify monitoring, inspecting, and reporting requirements. Monitoring requirements vary by funding source.

Each year, the City monitors a select number of projects that are identified based on high-risk and special circumstances.

During FY 2014/15, affordable rental projects were monitored by reviewing Semi-Annual Progress Reports that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and property maintenance documents. In addition, staff conducts onsite file reviews and unit inspections to ensure compliance with the local housing codes as well as HUD's Housing Quality Standards.

Community development and public facility and infrastructure improvements were monitored by review of claims and supporting documentation, on-site file review, and an occasional onsite visit of the project.

Homeless programs were monitored by review of claims and supporting documentation, onsite file review, and unit inspections to ensure compliance with the local housing codes as well as HUD's Housing Quality Standards.

Home repair loan program and homebuyer assistance programs were monitored through certification. The process of certification includes database queries, mailing certification notices to all outstanding loans, and verifying owner occupancy.

2. Describe the results of your monitoring including any improvements.

During FY 2014/15, City staff monitored various CDBG, HOME, and ESG Subrecipient/Contractor projects. The monitored projects were funded through the following programs, in whole or in part:

CDBG and ESG: All subrecipients were monitored on site in fiscal year 2014/2015. The City's practice is to monitor CDBG Subrecipients at least annually via desk audit and every other year with an on-site visit that covers two fiscal years (previous and current). In fiscal year 2014/2015, quarterly reports were performed prior to paying final claim. The City contracts with AmeriNational for servicing our rehabilitation loans that includes providing pay off notices, insurance requirements, and occupancy requirements. The City contracted with B. Adair Consulting to conduct the CDBG Subrecipient monitoring for years 2013/2014 and 2014/2015. Due to increased scrutiny of the expenditure of HUD grant funds, the City met and reiterated to all Subrecipients the requirements to have complete and updated Policies and Procedures particularly for those organizations which have undergone reorganizations and changes in staff.

HOME: The City contracts with Compliance Services to monitor its HOME affordable housing units using an online data reporting software. City of Chula Vista staff conducted onsite monitoring, residual receipt analysis, and review of the semi-annual reporting submitted by the Developers. City reviews all reports received and provides feedback to its contractors and Developers. The monitored HOME rental units were generally found to be in compliance with their regulatory agreements. The monitored HOME assisted homebuyer participants were also sent their annual owner occupancy certifications. As a result of the monitoring, one homeowner file was subject to an audit that required the repayment of the HOME Investment. No other major problems have been noted. The City continues to monitor owner occupancy for its loan portfolio using computer matching records, including County Tax Collector records.

Technical Assistance was provided to each subrecipient, contractor, or affordable housing developer and were provided with resources to better manage their projects. A property manager training was scheduled for September 2015 to discuss best practices that may affect the day to day operations of the projects.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

Over the years, the entitlement programs have helped to solve various neighborhood and community problems. The CDBG Program has funded various community development projects to focus funds in geographic areas with concentrations of lower-income people and where there are deficiencies in public improvements and facilities.

Because each community has a unique set of conditions and priorities, recommendations for funding are based on each community's needs. In addition, physical revitalization improves the quality of life for residents in the targeted communities. In addition, over the years, the City NOFA process has funded several projects that further the development of affordable housing. Such projects included acquisition, rehabilitation, and new construction of housing partially financed with loans under the HOME Program. The City's NOFA projects have made visible improvements to various communities in the City's jurisdiction as well as surrounding areas.

All affordable housing projects are highly encouraged to enroll in the City's successful Crime Free Prevention Program.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Progress is steady in meeting the priority needs and objectives outlined in the five-year Consolidated Plan. Please refer to the activities described previously in the Performance Measurement Section (page 1) and under Housing Objectives and Community Development Objectives for detailed information on activity status.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

1. Decent Housing

The City identified housing as a high priority under its 2010-2015 Consolidated Plan. Each year, the City ensures that grant funds are allocated for this purpose. By funding activities such as rehabilitation loans, residents are offered the opportunity to make health and safety related improvements and improve their quality of life. Historically, the City has offered approximately 10-15 rehabilitation loans annually. Households are also provided financial assistance to purchase their first home through the City's First Time Homebuyer Program. Recently, the City has also implemented an Acquisition/Rehabilitation for Rental program. Homes are purchased and upgraded for the purpose of providing affordable rental opportunities to very low income households.

2. Suitable Living Environment:

Progress is being made in meeting the priority needs and objectives outlined in the five-year Consolidated Plan. Providing a suitable living environment is the sole purpose of the grant funds. The City acknowledges the importance of providing our special needs residents with safe and adequate ramps. During the 2012 Program Year, the City continued its efforts in providing pedestrian ramps in compliance with the American Disability Act. In 2006 the City received a \$9.5million Section 108 Loan for use in the Castle Park Area. The purpose of the loan was to provide residents of the Castle Park Area with new streets, sidewalks, curbs and gutters. A total of 9 streets were improved by new streets, sidewalks, curbs, gutters and new lighting. Improving the quality of life for the Castle Park residents.

3. Expanded Economic Opportunities

Providing economic opportunities is vital in our City. Although the City did not undertake any economic development activities with its grant funds, it did utilizing other funding sources such as General Fund funds.

The City of Chula Vista's Economic Development Department focuses on facilitating retail, commercial and industrial prosperity for today's businesses. Chula Vista realizes that a strong local economy creates quality work options for its residents and generates revenues for vital public infrastructure and services needed for a high quality of life. The focus compliments major long range projects like the Bayfront Master Plan, University Research Center, and planned community development that are an integral contribution to the City's economic sustainability.

During 2014/15 ED developed a work plan which focuses on accomplishing three primary objectives; business support, project development and regional collaboration. The overall focus is to leverage city staff, the community and the region to get the word out on why Chula Vista is the place for companies to locate their business. The goal is to be consistent in performance, offer exceptional customer service, be competitive in costs and continue to be innovative in the approach to sustainability and becoming a smart city. The Work Plan may be accessed at <http://www.chulavistaca.gov/businesses/work-plan-2015-2016>.

a. Indicate any activities falling behind schedule.

Progress is steady in meeting a majority of the priority needs and objectives outlined in the five-year Consolidated Plan. City staff continually meets with Subreceptients and City Departments to ensure slower moving projects are completed timely and do not affect the City expenditure requirements (i.e. 1.5 April 30th test).

b. Describe how activities and strategies made an impact on identified needs.

Housing development projects, homeownership assistance programs, infrastructure improvements, and construction and improvement of neighborhood facilities have improved the lives of residents in the targeted communities and have created a better living environment in areas that are predominately low-income. One of the mechanisms utilized to address the needs identified by the community was to revise the funding methodology for CDBG public service dollars. By establishing a 3-Tier system, the City was able to give priority to those activities providing the most benefit to the neediest of the community.

c. Identify indicators that would best describe the results.

The HUD indicators that would best describe the results of the City's entitlement-funded activities include the number of persons assisted, amount of money leveraged, number of affordable units, years of affordability, number of households previously living in subsidized housing and number of beds created. The City tracks these indicators in HUD's Integrated Disbursement and Information System (IDIS), as well as other HUD-defined indicators, by activity. In addition, the Department of Housing and Urban Development's websites provides program progress reports on the City's HOME program are available at the following website: <https://www.hudexchange.info/manage-a-program/home-performance-snapshot-and-pj-rankings-reports/>

The City is currently ranked in the top quartile (23 out of 94) PJs within the State of California and ranks in the 72nd percentile in its group and 72nd percentile overall (e.g., a percentile rank of 72 means that the performance exceeds that of 72% of PJs). Please see Appendix C for a copy of the report.

d. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Over the past several years, housing prices in the City of Chula Vista have decreased, while incomes remain relatively stable. In addition, the main obstacle to meeting all the identified community needs, including housing, is lack of funding. Limited funds are available through the entitlement programs and annual allocations continue to shrink. Needs are far greater than available resources. Tight underwriting standards by financial institutions, continues to provide challenges for our first time homebuyers and affordable housing developers.

e. Identify whether major goals are on target and discuss reasons for those that are not on target.

Major goals identified in the five-year plan are on target. CDBG, ESG, and HOME funds are approved by the Chula Vista City Council prior to the start of each program year in order to expedite expenditures and keep program goals on target.

f. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

No major adjustments have been implemented as a result of our experiences during the reporting period. The City of Chula Vista continually monitors its progress and makes minor adjustments as necessary to keep the projects moving and to keep expenditures on target.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The City of Chula Vista has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The County of San Diego's lead-based paint hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education. The overall lead poisoning program is administered through the County of San Diego, Department of Health Services (DHS).

The City also has in place a loan/grant program to assist homeowners alleviate lead-based paint hazards through the Community Housing Improvement Program (CHIP); however, the City utilizes Low and Moderate Income Housing Funds for this purpose.

As part of the City's First-time Homebuyers Program, Tenant Based Rental Assistance Program, and Residential Rehabilitation Program, lead-based paint hazard evaluation and remediation is incorporated into these programs as follows:

Owners are provided with information regarding: 1) Sources of LBP, 2) Hazards and Symptoms, 3) Blood Lead Level Screening, 4) Precautions, 5) Maintenance and Treatment of LBP Hazards, 6) Tenant and Homebuyer responsibilities prior to rehabilitation loan/grant approval, the homeowner read and sign a copy of information received. In addition, the City's Building and Safety Department checks for signs of LBP when inspecting for code violations and physical condition of the properties being assisted, and abatement should occur based on federal guidelines pertaining to the amount of assistance given.

The City is interested in applying for the next round of Lead Hazard Protection grant funds that are available. The Environmental Health Coalition is supportive of the City's interest in obtaining grant funds.

Housing Needs

Describe Actions taken during the last year to foster and maintain affordable housing.

The following actions were taken during FY 2014/2015 to foster and maintain affordable housing:

- Utilized the City's Affordable Housing Agreement for all new housing developments occurring in Chula Vista which stipulates that 10 percent of the total dwelling units in a new development (with few exceptions) must be set-aside for low and moderate income households in accordance with the City's Guidelines to the Balanced Communities Policy, adopted in 1981 by City Council and amended in September 2012. This inclusionary housing requirement is strongly supported by the City Council and has made it possible for affordable units to be co-mingled with market-rate units in all areas of the City. During the reporting period, no units were added to the City of Chula Vista's affordable housing portfolio using this program. One new project received a reservation of HOME funds for the construction of an eighty-seven (87) unit affordable housing project. This project is expected to receive a HOME Commitment by March 2015 once all the other funding sources have been secured to complete the project.
- Continued the Community Housing Improvement Program (CHIP). The purpose of this program is to assist low income households rehabilitate their existing home. Both single-family and mobile homes are eligible to receive assistance. A Substantial Amendment was approved by City Council on February 3, 2015 to add an additional \$231,500 to the CHIP program.
- Continued the City's Acquisition/Rehabilitation/Rental program using HOME funds leveraged with Neighborhood Stabilization Program funds.

- Continued the City’s First Time Homebuyer Program.

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.**

Please refer to the General Section under the Housing Section.

Public Housing Strategy

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.**

The City of Chula Vista consulted 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

Barriers to Affordable Housing

- 1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

The most evident market constraints on the provision of adequate and affordable housing are land costs, construction costs, and access to financing. The City and individual cities have little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market

constraints. Major governmental constraints to affordable housing development include land use policies governed by the General Plan; zoning and development codes and development and planning fees imposed by the City; and growth management policies. Periodic community and sub regional plan updates are now part of the City planning process and these incorporate Housing Element data, regional shared goals, and vacant land survey information into the review process. The City's General Plan Vision 2020 was adopted on December 15, 2005 (GP 2020) and is a key document that expresses the City's vision, and is a key document that guides and underlies decisions made about the City's future.

The Housing Element is part of the comprehensive general plan update, GP 2020, for the entire City. The City's ability to provide land that meets its housing needs is dependent upon GP 2020 land use designations. This element was written to provide long-range policy direction consistent with the GP 2020 planning horizon, combined with short-term implementing programs for the current, five-year housing element cycle. Because the provision of adequate housing sites is dependent upon the GP 2020 Land Use Element, a key Housing Element program is developing zoning consistent with its land use designations.

City fees are determined by the cost to the City for processing permits. These permit processing fees are a full-cost recovery system with the intention that the developer (rather than the City) bears the cost of processing required applications. The costs of these permits are often passed on to the consumer in the form of higher housing prices. However, the City has taken steps to reduce the costs of processing residential building permits.

The 2013-2020 Housing Element for the City of Chula Vista contains an inventory of vacant residential sites. The Element shows that there are adequate residential sites designated at appropriate densities to accommodate the City's share of the regional housing need. Policy 1 of the Housing Element avows the City's commitment to facilitate affordable housing development by continuing to identify adequate sites with appropriate zoning, development standards, and adequate public infrastructure and services.

Policy 11 of the 2013-2020 Housing Element for the City of Chula Vista affirms pro-active implementation of the County's density bonus programs in order to facilitate the development.

Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments.

Although the City has made substantial efforts in recent years to reduce time and costs required for processing permits, the consideration and resolution of complex issues involved in some developments can be costly.

The City of Chula Vista will continue to collaborate with non-profit organizations in the development of affordable housing. In order to achieve this objective, City of Chula Vista Housing Element policies have been recommended to make financial resources available to non-profit entities. The City of Chula Vista Housing Element contains policies to guide the development of affordable housing and housing for all segments of the population. The "City of Chula Vista Housing Element 2013-2020" can be obtained from the City of Chula Vista Development Services-Housing Division 276 Fourth Avenue Chula Vista, CA 91910.

Home Investment Partnerships Act (HOME)

1. Assessment of Relationship of HOME Funds to Goals and Objectives

- a. **Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**

Please refer to the activities described in the Performance Measurement for Open Projects during Program Year Table 1

2. HOME Match Report

- a. **Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**

Please refer to Appendix B.

3. HOME MBE and WBE Report

- a. **Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**

Please refer to Appendix B for Minority Business Enterprises and Women's business Enterprises reporting.

4. Assessments

- a. **Detail results of on-site inspections of rental housing.**
- b. **Describe the HOME jurisdiction's affirmative marketing actions.**
- c. **Describe outreach to minority and women owned businesses.**

On-site inspections of rental housing: During FY 2014/15, affordable rental projects were monitored by review of Semi-Annual Affordable Housing Reports (SAAH) that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions, and property maintenance documents that are submitted to the department annually. In addition, Consultants and Staff conducted on-site file reviews and unit inspections to ensure compliance with the Housing Quality Standards and Local City Code requirements.

During FY 2014/15, the City of Chula Vista conducted on-site monitoring of affordable housing projects that were scheduled during the year and all projects in accordance with HOME, CDBG, and ESG regulations. Of the projects monitored in FY 2014/15, no major problems have been noted. Technical assistance was made available to developers to clarify HUD's Hold Harmless Policy and changes in HOME rents and utility allowances.

Affirmative Fair Housing Marketing Program: Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to available housing without regard to race, color, national origin, sex, religion, familial status, or disability. To do this, the City has contracted with South Bay Community Services to serve as its Fair Housing Program

Administrator. South Bay Community Services has is also a Fair Housing Program Administrator for the County of San Diego Housing Authority Public Housing and Section 8 program participants.

Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. CSA of San Diego County administers and monitors all City fair housing efforts, including the City's Affirmative Fair Housing Marketing Program. This program requires that all housing developers prepare a marketing plan. CSA of San Diego County counsels owners on items needed to be included in the plans and reviews and approves the plans.

Minority/Women's Business Outreach: The City of Chula Vista has a minority outreach program for projects funded by the entitlement programs within its jurisdiction that ensures the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women. Certain procedures are in place during contracting and project implementation to assure that minority business enterprises and women business enterprises are used when possible in the procurement of property and services. These include encouragement of contracting with minority and women's businesses written into all bid packages and published notices soliciting contractors for work on HUD-funded community development projects, as well as statements in the Notices of Funding Availability for affordable housing development. In addition, informational materials are distributed at the Subrecipient Training Workshops held each year for non-profit organizations.

The City of Chula Vista also includes Section 3 provisions of the Housing and Community Development Act of 1968 in both its NOFAs to all housing sponsors and in any contracts using CDBG or HOME funds. Subrecipient training workshops also cover the requirements of Section 3 for those receiving federal funds.

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

For the last few years, the City has allocated Community Development Block Grant (CDBG) funds to South Bay Community Services (SBCS) for youth and family support services and housing services. Located in Chula Vista, SBCS offers assistance to persons who are "near homeless" through coordination of available services and financial resources and counseling in such matters as financial management and family support.

For FY 2014/15 Chula Vista continued to support services geared toward the addressing the needs of the homeless population including:

- **The South Bay Food Program** was awarded \$10,000 to operate Thursday's Meal (weekly hot meals), Feeding America's Metro Mobile Pantry program which has expanded to a second Chula Vista location, Emergency Food Assistance Program and SBCS's in-house Emergency Food Program for homeless and needy Chula Vista residents/families in need of food services and support. During the reporting year, a total of 293 (unduplicated) persons were served.

- **South Bay Community Services-Casa Nueva Vida I** was awarded \$68,277 through the Emergency Solutions Grant program (formerly known as Emergency Shelter Grant), to support the operation of the Casa Nueva Vida which provides services in Chula Vista. These services aim at homeless families, most of them victims of domestic violence. They aim to develop a comprehensive strength-based family assessment, after which together they develop a treatment plan so the clients can work to re-establish self-sufficiency and end their homelessness. Funds are used for operating and essential costs including child care and bus vouchers.
- South Bay Community Services sub-contracted with **the Regional Task Force on the Homeless** to help support homeless research, distribution of homeless information, and homeless referral services. The RTFH operates a unique (HUD mandated) Homeless Management Information Systems that allows services agencies to track homeless client information through a central database.
- **Interfaith Shelter Network** was awarded \$10,350 to operate eight south bay congregations provide nighttime shelter to case managed homeless guests for two weeks each, providing nightly meals, showers, and other services. Local case management agencies screen and monitor shelter guests during their maximum 8-week stay. CDBG expenditures in FY 2014/15 totaled \$10,350 and resulted in 37 unduplicated persons served.
- **South Bay Project Homeless Connect:** The one-day event created a one-stop shop for homeless individuals and families to access valuable resources such as social service benefits, medical attention, showers, haircuts, flu shots and spiritual guidance. Hygiene packs, socks, t-shirts, undergarments and sweatshirts and food was provided for them to take. Approximately 100 persons were assisted with one or more of the services provided. The services were a result of over 100 volunteers from the community, including local government agencies, social service agencies and resident volunteers.
- **Rapid Re-Housing:** Through the Emergency Solutions Grant (ESG) the City provides case management and rental assistance for those who are at risk of becoming homeless or can be rapidly re-housed after experiencing homelessness. Program requires participants to be self-sufficient after receiving rental assistance. During 2014/2015 the City screened and provided assistance to **27** persons utilizing \$104,241 of ESG funds.

2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*

The actions to help homeless persons make the transition to permanent housing and independent living including having clients access various resources including:

- Accessing viable employment opportunities that are central to the prevention of homelessness available South Bay Career Center.
- Local agencies, government resources, and higher education institutions coordinate job training and employment placement services, including services for the general homeless, veterans, youth, and disabled citizen. Southwestern Community College, Housing Authority of the County of San Diego,

Regional Occupational Program, and Work Force Partnership all provide services to emergency shelter and transitional housing clients.

- Participation in the San Diego County’s Regional Continuum of Care Council which maintains coordination and collaborative efforts within the region, to improve communication and provide updated and accurate information on services and resources available for at-risk families and individuals. Liaisons to a variety of community forums assist in coordinating the efforts of the RCCC with other local efforts. The RCCC advises local providers of available resources, and continues to engage in efforts to preserve affordable housing units in the community.
- Participation in the South Bay Homeless Advocacy Coalition
- Assisting with Certifications of Consistency for Super NOFA Applications.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

In coordination with the Regional Continuum of Care Council (RCCC), the following federal resources were obtained from the Homeless Super NOFA 2013: Renewal of the following SHP projects that serve Chula Vista residents: Casa de Trancision \$95,896, FOCUS (partially funds Chula Vista project \$294,538), and Trolley Trestle Transitional Housing Program \$95,722. Total SHP Super Nofa funding for projects that serve Chula Vista is approximately \$486,156. A complete list of Project for CoC CA-601 can be accessed at the following weblink:

https://www.hudexchange.info/resource/reportmanagement/published/CoC_AwardComp_CoC_CA-601-2014_CA_2014.pdf

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Viable employment opportunities are central to the prevention of homelessness. Local agencies, government resources, and higher education institutions coordinate job training and employment placement services, including services for the general homeless, veterans, youth, and disabled citizens. Many entities provide employment-related training and job search assistance. Geographically dispersed one-stop career centers offer free training and job placement. Many agencies provide job assistance to homeless participants through coordinated case management. In addition, the County continues to promote a “Work First” model, which links individuals to appropriate resources for securing employment and foster career building.

Housing Authorities in the region play a pivotal role in assisting individuals with housing challenges by providing rental assistance, first-time homebuyer programs, and housing rehab programs. Additionally, each authority administers HUD monies related to Shelter Plus Care and Section 8, and links individuals to various programs and resources related to housing obtainment. Numerous pamphlets and information are published and distributed to individuals and to agencies that serve the homeless as another effort to assist in the prevention of homelessness by providing reliable consistent resources for securing housing opportunities.

The Regional Task Force on the Homeless serves as a clearinghouse for information on homeless resources. This source is also used to maintain and disseminate an updated annual user-friendly manual that describes, in detail, facilities and services for homeless persons throughout San Diego County. Several organizations provide rental and mortgage assistance for families experiencing a financial emergency that could jeopardize their housing stability.

Providers in San Diego County's Regional Continuum of Care Council maintain coordination and collaborative efforts within the region, to improve communication and provide updated and accurate information on services and resources available for at-risk families and individuals. Liaisons to a variety of community forums assist in coordinating the efforts of the RCCC with other local efforts. The RCCC advises local providers of available resources, and continues to engage in efforts to preserve affordable housing units in the community.

Emergency Solutions Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

ESG grants support a segment of the Continuum of Care activities including transitional housing, and essential services. Programs target includes victims of domestic violence. During the reporting year, outreach efforts of agencies participating in the San Diego RCCC consisted of identifying and engaging chronic homeless persons and families at risk who have not been able to access emergency shelters, emergency housing, and services. Efforts also included targeting those who resist such assistance, which can be identified as both proactive and responsive activities. The RCCC's ongoing outreach plan coordinates efforts focusing on all regions of the County, as well as very specific identified areas where homeless individuals might be residing.

Emergency shelter beds within the County Continuum include 476 seasonal and overflow emergency shelter beds. Of these, the majority serves persons with disabilities and other subpopulations. Coordination activities throughout the Continuum of Care help to ensure a smooth transition from emergency to transitional housing.

During this reporting period, transitional housing helped provide 160 year round beds to an array of subpopulations within the City of Chula Vista.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

- a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**

Please refer to the activities described in the Performance Measurement for Open Projects During Program Year Table 1. In addition, refer to Appendix “D”, ESG Supplement to the CAPER for complete accomplishment reporting on ESG activities.

Please note that the Homeless Needs Table identifies numbers from all Continuum of Care activities, which includes ESG activities and the CDBG-funded the South Bay Food Program and Interfaith Shelter Network.

The goal of the ESG program is to fund services that address various causes of homelessness, including lack of supportive services, insufficient income, and lack of affordable housing. During this reporting period, the goal was to serve an estimated 90 persons; a goal which was met. In conjunction with providing transitional housing, ESG funds also leverage support services for special needs clients. Along with essential services, goals included provision of case management, childcare, and bus vouchers. During FY 2014/15 \$68,277 in ESG funds were allocated to provide essential services, and to support operations for the Casa Nueva Vida Short-Term Shelter program and \$104,241 for ESG funded Homeless Prevention and Rapid Rehousing Program (\$62,980 using FY 2014/2015 funds and \$42,533 using roll over funds).

In order to achieve the ESG goals, outreach to all populations is critical. Outreach to special needs populations includes street outreach and canvassing, testing and counseling services, and walk-in services at several locations for homeless persons experiencing substance abuse problems.

Street canvassing activities facilitated by local community-based agencies target persistently chronic homeless individuals. Annual Stand Down events bring together hundreds of homeless individuals and service providers to facilitate legal help, advocacy, referrals, and other opportunities to forward information on available emergency services.

3. Matching Resources

a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

The City’s ESG grant for 2014/15 was \$141,899. The expenditures for 2014/2015 including prior year funds and administration costs were \$188,146. The amount of matching funds are \$165,145 from South Bay Community Services and \$101,797 from Telecare Corporation for Case Management and Mental Health Services. The match provided far exceeded the required minimum amount (100%).

4. State Method of Distribution

a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Not Applicable.

5. Activity and Beneficiary Data

a. Completion of attached Emergency Solutions Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

The ESG program did not experience any problems in collecting, reporting, and evaluating the reliability of beneficiary data. ESG Program staff continuously monitors contractor performance through the monthly claims process, through quarterly reports, and by conducting periodic site visits.

b. Homeless Discharge Coordination

6. Homeless Discharge Coordination

- a. **As part of the developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**

- b. **Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort. Efforts to develop comprehensive policies and plans for discharge from public systems of care are being pursued strategically. Progress for the following public systems includes:**

Foster Care

The County of San Diego's Foster Care System discharge planning protocol is in development and includes the following information and/or steps:

- Written information about the youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court;
- Anticipated termination date of court jurisdiction;
- Health plans (if not already covered by Medi-Cal);
- Legal document portfolio that includes: Social Security Card, Certified Birth Certificate, Driver's License and/or DMV identification card, copies of parent(s) death certificate(s), and proof of citizenship/residence status;
- Housing plans including referral to transitional housing or assistance in securing other housing;
- Employment or other financial support plans; and,
- Educational/vocational plans including financial aid, where appropriate.

Health Care

The County of San Diego Health and Human Services Agency contracted with the Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in six regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration.

In addition, the San Diego County Health and Human Services Agency's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services, in collaboration with private entities and the City of San Diego, organized in 2006 to improve the structural approach for prevention and response to the to the health care needs of homeless persons.

Mental Health

The mental health care system in San Diego County has formalized plans and protocol for low income and no income individuals. At the present time, homeless persons are eligible for a series of services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and the Network of Care Program.

Services include:

- Health Insurance Counseling and Advocacy Program (HICAP)
- NeedyMeds Program; and
- Mobile Units that provide access to care in remote locations.

The Network of Care Program offers specific information for homeless persons. The Center reduces barriers to care by providing information in seven languages. Resources are updated through the United Way 2-1-1 San Diego social service line to ensure regular updates.

Funding from the State of California Mental Health Services Act has enabled the County of San Diego to implement the approved plan and protocol for housing and services of homeless mentally ill persons, frequent users of emergency health care and persons with mental health issues exiting correctional facilities.

Corrections

Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego (SD) County Sheriff's Department. Services are summarized in the SD County Sheriff's Health & Mental Health Services Discharge Plan – form J266.

The SD County Sheriff's Department has designated staff positions as homeless liaisons, mental health specialists, and an American with Disabilities Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody.

The Mental health Psychiatric Security units of the jail (licensed by the State Department of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release. Please note that this section addresses local jails and not state or federal prisons.

Community Development

- 1. Assessment of Relationship of CDBG Funds to Goals and Objectives**
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

As indicated in Table I, Performance Measurement Table, the City met the goals and objectives identified in the 2014/15 Annual Action and is on target to meet the goals and objectives of the 2010-2015 Consolidated Plan. This is the case for Housing Needs as well as Community Development Needs. Please refer to IDIS Report PR03 for detailed beneficiary data which includes types of households served and specific income and race/ethnicity data.

Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate income persons during FY 2014/15. No projects were qualified using slum and blight. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

The CDBG Program objectives have not changed during the last year.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

The City of Chula Vista pursued all resources that were indicated that it would pursue in the Consolidated Plan. The City of Chula Vista provided requested certifications of consistency with HUD programs, in a fair and impartial manner, for which the City indicated it would support applications by other entities. In addition, the City did not hinder Consolidated Plan implementation by action or willful inaction. All efforts were made to operate an effective and efficient program.

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.**
b. Indicate how did not comply with overall benefit certification.

All CDBG funds were expended on projects that met at least one of the three CDBG National Objectives. Based on the Financial Summary Report, 100% of the CDBG expenditures, excluding planning and administration, were used for activities that benefited low- and moderate-income persons during FY 2014/15. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**

The City, at a minimum, takes the following steps to minimize direct and indirect displacement of persons from their homes:

1. Stage rehabilitation of apartment units, where possible, to allow tenants to remain in the building/complex during and after rehabilitation, working with empty units first;
2. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation;
3. Arrange for acceptable replacement units;
4. Arrange for appropriate advisory services at the levels described in 49 CFR part 24, including advanced written notice of the date and approximate duration of temporary relocation; location of a suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; and the terms and conditions under which a tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project. In addition, agencies must offer all residential displaced persons transportation to temporary replacement housing; and
5. Adopt an appeals process for those persons who disagree with the determination concerning whether they qualify as a displaced person, or the amount of relocation assistance for which they may be eligible, including the opportunity to file a written appeal of that determination with the City. A low-income person who is dissatisfied with the City's determination of his or her appeal may submit a written request for review of that determination to the HUD field office.

b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

All replacement housing will be provided within three years after commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion, the County will make public, a Notice of Availability that references a project description available at the City's Development Services-Housing Division (DSD-HD), and submit to RH the following information in writing:

1. Description of proposed assisted project;
2. Address, number of bedrooms, and map of location of lower-income housing that will be lost as result of the project;
3. Time schedule for start and completion of demolition or conversion;
4. To the extent known, address, number of bedrooms, and map of location of replacement housing that has been or will be provided;
5. Source of funding and time schedule for provision of replacement housing;
6. Basis for concluding replacement housing will remain lower-income housing for at least 10 years from date of initial occupancy; and,
7. Information demonstrating that any proposed replacement of housing units, that are different in size from those units lost, is appropriate and consistent with housing needs and priorities identified in the approved Consolidated Plan. To the extent that the specific location of the replacement housing and other data are not available at the time of submission, the City staff will identify the general location of such housing on a map and complete the disclosure and submission as soon as data are available.

- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

Appropriate advisory services, including reasonable advanced written notice of (i) the date and approximate duration of the temporary relocation; (ii) the address of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; (iii) the terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project; and (iv) the provisions in the Notice of Non-displacement in which persons who are not to be displaced must be provided a notice explaining the reasonable terms and conditions under which they may lease and occupy the property upon the completion of the acquisition or rehabilitation. This notice is to be provided as soon as possible. In addition, agencies must offer all residential displaced persons transportation to temporary replacement housing. A relocation plan is prepared to conduct relocation activities.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

In FY 2014/15 No Economic Development (ED) Activities were undertaken with HUD funds in response to a request from HUD. However, the City of Chula Vista used non-HUD funds to support ED activities including small business services and overseeing the City’s Enterprise Zone.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

All activities that were deemed eligible to meet this national objective are validated through data collection to ensure that at least 51% of the beneficiaries are low or moderate income; or ADA improvement projects, therefore the nature of the project provides validation using Census Data.

- 8. Program income received**
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**
 - b. Detail the amount repaid on each float-funded activity.**
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**
 - d. Detail the amount of income received from the sale of property by parcel.**

8a. Community Housing improvement Program repayments **\$945** and Section 108 Loan Assessment District Repayments of totaled **\$54,274**.

8b. Not applicable

8c. Not applicable

8d. Not applicable. The City of Chula Vista did not sell any CDBG-funded properties owned by the City during the reporting period.

- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:**
- a. The activity name and number as shown in IDIS;**
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**
 - c. The amount returned to line-of-credit or program account; and**
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

No CDBG reimbursements were made this reporting period for previous reporting period expenditures which were disallowed.

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.**
- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.**
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.**
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

10a. Not applicable. There are no float-funded activities.

10b. Outstanding CDBG-funded loans include housing rehabilitation loans are \$344,794. Terms of deferred loans vary by project and funding amount. There are \$259,735.02 in outstanding HOME Rehabilitation Loans.

10c. Please refer to the response under 10b. above.

10d. Not applicable. No CDBG loans have gone into default during FY 2014/15. No balances were forgiven or written off during the reporting period.

10e. Not applicable. No properties owned by the City or its subrecipients and funded by CDBG are currently available for sale.

11. Lump sum agreements

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

Not applicable.

- 12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**
- a. Identify the type of program and number of projects/units completed for each program.**
 - b. Provide the total CDBG funds involved in the program.**
 - c. Detail other public and private funds involved in the project.**

The Community Housing Improvement Program was funded in 2011. Since then, a total of 9 households have been assisted. In FY 14/15 **\$114,988** in CDBG funds were expended (including loans and program administration costs). The CHIP program does not currently require a match of other public or private funds. Program participants may utilize other private funding to leverage the CDBG funds; however, additional funding sources are not tracked by the City.

In addition, please refer Table I, Performance Measurement table.

- 13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies**
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.**

The City of Chula Vista does not have a Neighborhood Revitalization Area approved by the Department of Housing Development.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

The City is continuously exploring options to expand economic and employment opportunities for low to moderate income residents in order to help alleviate poverty. In addition, the City supports a range of programs that to address poverty including:

- Technical assistance to develop the job training and skills
- Social Services such as legal assistance, child care, health care, transportation, housing, education, and services for the elderly and disabled who are on fixed incomes.
- Programs that serve the people who are homeless and/or are at-risk of homelessness

NON-HOMELESS SPECIAL NEEDS

Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook and HOME TBRA activities described in the General Section under the Housing section.

Specific HOPWA Objectives

Not applicable: The largest city in the San Diego area receives the HOPWA formula allocation to serve the needs of persons living with HIV/AIDS and their families. City of San Diego is the entitlement jurisdiction for the Housing Opportunities for Persons with AIDS (HOPWA) program, and by agreement contracts with the County of San Diego to administer the HOPWA program for the entire San Diego Region. Relevant information pertaining to the HOPWA Program can be viewed in the City of San Diego's FY 2014/2015 Consolidated Annual Performance Report.

Other Narrative

Include any CAPER information that was not covered by narratives in any other section.
Not applicable.