



2015 CAPER

Prepared by:
Angélica Davis, Sr. Management Analyst
adavis@chulavistaca.gov

Contents

CR-05 - Goals and Outcomes 1

CR-15 - Resources and Investments 91.520(a) 6

CR-20 - Affordable Housing 91.520(b) 12

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) 14

CR-30 - Public Housing 91.220(h); 91.320(j) 16

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)..... 17

CR-40 - Monitoring 91.220 and 91.230..... 21

CR-45 - CDBG 91.520(c) 23

CR-50 - HOME 91.520(d)..... 24

CR-60 - ESG 91.520(g) (ESG Recipients only) 26

CR-65 - Persons Assisted 28

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes..... 31

CR-75 – Expenditures 32

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a) *This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

The Consolidated Plan is designed to help local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four federal Community Planning and Development (CPD) formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME) and the Emergency Solutions Grant (ESG) program. In the CAPER, grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.

The following overarching goals adopted in the Consolidated Plan guided Chula Vista in assigning annual community priorities:

A. Housing Priorities:

1. Production of Affordable Housing:

- New Construction of Rental Housing
- Acquisition/Rehabilitation for Rental Opportunities

2. Affordable Housing Programs:

- First Time Homebuyer Program
- Tenant-based Rental Assistance Program

B. Community Development Priorities:

1. Public Services:

- Special Needs/Disabled Services
- Youth Services
- Elderly/Senior Services
- Homeless Services

2. Infrastructure Improvements:

- ADA Improvements
- New Streets/Sidewalks
- Section 108 Loan Payments

3. Public Facility Improvements:

- Park and Recreation Facility Improvements

- Neighborhood Facilities
- Fire Stations (Improvements/Equipment)

The IDIS generated table below is a comparison between the 5-Year Goals, annual outcomes and cumulative outcomes. Note, when the Consolidated Plan was developed some goals were under/over estimated or have been added since adoption. Specifically, the following:

- Goal: Provide Community and Supportive Services (Public Services): Strategic Plan expected amount indicated is 2,000. This amount to be increased to 8,500
- Goal: Community Facilities and Infrastructure (Los/Moderate Income Housing Benefit): Strategic Plan expected amount is 2. This amount to be reduced to 0. Program Year expected amount indicated is 1. This amount to be reduced to 1.

For reference, the table below has been revised to accurately reflect the expenditures, expected beneficiaries for both the Strategic Plan as well as the Program Year, respectively.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide Community and Supportive Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$242,961 ESG: \$146,022	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	5681	66.84%	2000	5681	284%
			Homeless Person Overnight Shelter	Persons Assisted	0	38		0	38	
Provide Community Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$793,843	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	0	0.00%	6000	0	0%
			Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0%
			Other (Sec. 108 Payment)	Other	5	1	20.00%	1	1	100%
Provide decent, affordable housing	Affordable Housing	CDBG: \$115,833 HOME: \$1,050,150	Rental units constructed	Household Housing Unit	230	15	4.78%	46	15	50%
			Rental units rehabilitated	Household Housing Unit	2	1	50.00%	1	1	100%
			Homeowner Housing Rehabilitated	Household Housing Unit	50	2	4.00%	10	2	20%
			Direct Financial Assistance to Homebuyers	Households Assisted	20	1	5.00%	4	1	25%
			Other (TBRAssistance)	Other	20	6	30.00%	4	6	1.5%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2015 program year, measurable progress was made on the majority of the five-year goals established in the Five-Year Consolidated Plan, as outlined in the tables above. In some instances actual accomplishments exceeded the anticipated goals. This was especially true for activities that provided supportive services. Delays were encountered by some capital improvement projects, making it difficult to complete the activity and report total accomplishments by the close of the program year. In addition, a number of affordable housing projects are still underway and will report accomplishments in subsequent CAPERs.

The following reports were used in the development of the CAPER:

- Con Plan Goals and Accomplishments (IDIS)
- Summary of Activities (PR03)
- Drawdown Report by Voucher Number (PR07)
- Summary of Accomplishments Reports (PR23)
- Financial Summary (PR26)
- eCart ESG Emergency Shelter and Rapid Re-Housing Programs

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	4,716	23	101
Black or African American	416	0	33
Asian	177	0	0
American Indian or American Native	223	0	0
Native Hawaiian or Other Pacific Islander	27	0	2
Total	5,559	23	136
Hispanic	3,074	19	94
Not Hispanic	2,485	0	43

Narrative: The above table utilized data automatically populated through the EconPlanning Suite system; however, it did not accurately reflect all of the required racial and ethnicity IDIS categories as required in IDIS reporting. For the purposes of this reporting table, all racial categories which include a combination with "White" are grouped in with the first Race Category "White". Refer to Table 2-a for a complete and accurate racial and ethnic breakdown of the CDBG, HOME and ESG-assisted beneficiaries reported as part of the IDIS activity close-out process.

	CDBG	HOME	ESG
White	3712	23	101
Black or African American	416	0	34
Asian	177	0	0
American Indian or American Native	223	0	0
Native Hawaiian or Other Pacific Islander	27	0	2
American Indian or Alaska Native AND White	3	0	0
Asian AND White	7	0	0
Asian AND Black/African American	2	0	0
Black or African American AND White	14	0	0
American Indian/Alaskan Native AND Black/African	0	0	0
White AND American Indian/Alaskan Native	0	0	0
White/Black/African American/Asian	0	0	0
White/Black/African American/American Indian	0	0	0
Other	978	0	0
Total	5,559	23	137
Hispanic	3078	19	94
Not Hispanic	2481	4	43

Table 2a – Table of assistance to racial and ethnic populations by source of funds

For reference, the City utilized the following documents in preparing the Racial/Ethnicity Table.

- CDBG racial and ethnic data was collected through the IDIS completion screens as well as the PR03.
- HOME data was taken from the PR23.
- ESG data was collected through HMIS via eCart

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-Federal	\$2,236,942	1,457,955
HOME	Public-Federal	\$1,653,667	\$1,112,151
ESG	Public-Federal	\$184,848	162,947

Table 3 - Resources Made Available

Narrative

The table above outlines the resources made available and expenditures between July 1, 2015 and June 30, 2016. CDBG assistance is provided to low/moderate-income persons and low/moderate income census tracts.

Per IDIS report PR26 – CDBG Financial Summary Report (dated September 23, 2016):

- Low/Moderate benefit this reporting period: 88.37%
- Public Service Cap: 12.98%
- Planning and Administration Cap: 16.04%

Most activities undertaken utilize CDBG, HOME and ESG funds in efforts to reduce persons in poverty and improve the quality of life for Chula Vista residents; either directly or indirectly. Programs that directly influence the poverty level including, but not limited to; food services; services for at risk homeless youth; health services; and shelter services. Projects that indirectly affect poverty include those that upgrade the community and provide affordable housing. CDBG, HOME and ESG funds are often used as matching funds that also reduce the number of poverty level families.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A			

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG:

In preparation of the 2015/16 CAPER, the City conducted a complete analysis and reconciliation of the CDBG resources, including program income received and receipted to date. The reconciliation covered the period between program year 2009 through the current reporting program year (2015). The analysis revealed two issues. The first was an adjustment of \$221,855.55 that was not entered into the 2009 PR26; hence affecting the balance at the end of that reporting year (2009). The second issue was the variance between the program income collected and not reported. It was discovered that a total of \$63,977.98 of program income was not receipted into IDIS. To ensure that the City is reporting accurate resources and expenditures which reconcile with IDIS and the City's financial documents, staff corrected the PR26 reports submitted for 2009, 2010, 2011, 2012, 2013 and 2014. Moving forward, the amounts presented in the Financial Summary Reports are accurate and reconcile with the City's accounting system.

For program year 2015/16 the total unexpended funds at the end of the previous year (2014/15) was **\$333,264.11**, the entitlement amount was **\$1,769,214**. These amounts, together with program income of **\$134,463.50** provided the City a total of **\$2,236,941.61** in resources. The total amount of funds expended for 2015/16 was **\$1,457,954.78**. This included **\$758,242.62** for Section 108 repayments, **\$305,317.29** for planning/administration functions and **\$242,961.41** for public services. The remaining was utilized for other community enhancement and capital improvement projects. The remaining amount to be carried forward to the 2016/17 program year is **\$778,986.83**. No specific census tracts received a concentration of the CDBG funds. Refer to PR26 – Financial Summary Report for detailed CDBG expenditures.

HOME:

The City utilized A total of **\$982,150** of HOME funds (including **\$59,501** for administration costs) was utilized to support affordable housing activities including:

- Tenant-based Rental Assistance;
- First Time Homebuyer Program; and
- Production of affordable rental housing.

ESG:

During FY 2015/16, City of Chula Vista received **\$153,270** in ESG funding. In addition, prior year funds for administration and the Rapid ReHousing program were utilized. A total of **\$16,926** was expended on ESG program administration, **\$62,777** on the Casa Nueva Vida Shelter for short term transitional housing, **\$75,582** on Rapid-Rehousing Program and **\$7,663** on the Homeless Management Information System (HMIS). No program income was generated under the ESG Program. Total Expenditures for 2015/2016 were \$162,948.

Leveraging: Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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.

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

Federal Programs

- Section 8 Rental Assistance Program
- Supportive Housing Program (SHP)
- Mortgage Credit Certificate (MCC) Program
- The Federal Housing Administration-FHA

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)
- Mental Health Services Act (MHSA)
- Cal-HOME Program
- The California Housing Finance Agency (CalHFA)
- State of California Multi-family Housing Program (MHP)
- State of California Emergency Housing Assistance Program (EHAP)
- State of California Housing-Related Parks Program (HRP)

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
- Private Resources/Financing Programs (Conventional Lending Industry)
- Local Initiatives Support Corporation (LISC)
- Federal Home Loan Bank Community Investment Fund

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	21,013,123
2. Match contributed during current Federal fiscal year	56,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	21,069,123
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	21,069,123

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
First Time Homebuyer Program	06/15/2016	56,000	0	0	0	0	0	56,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	193,681	113,681	0	80,000

Table 7 – Program Income

No contracts awarded during reporting period.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	11,023,075	0	0	0	0	11,023,075
Number	1	0	0	0	0	1
Sub-Contracts						
Number	16	0	1	0	0	15
Dollar Amount	5,347,949	0	69,400	0	0	5,278,549
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	2	2	0			
Dollar Amount	534,500	534,500	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. None						
Parcels Acquired		0			0	
Businesses Displaced		0			0	
Nonprofit Organizations Displaced		0			0	
Households Temporarily Relocated, not Displaced		0			0	
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	3
Number of Non-Homeless households to be provided affordable housing units	10	11
Number of Special-Needs households to be provided affordable housing units	0	3
Total	119	17

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	6
Number of households supported through The Production of New Units	46	16
Number of households supported through Rehab of Existing Units	11	2
Number of households supported through Acquisition of Existing Units	5	1
Total	108	25

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the first year of the 2015-2019 Consolidated Plan, the City made great strides in meeting its goals. The Rental Assistance goal of 10 was met and exceeded the proposed number. The completion of the Lofts on Landis housing development project produced 33 units (11-HOME units). Additionally, the City entered into an affordable housing development project to produce an additional 84 units to be completed by 2016/2017. The number of units rehabilitated was 2, not meeting the 10 proposed. However, the recent redesign and revamp of the Community Housing Improvement Program will better serve the population and will result in an increase of participants. No new units were acquired during the 2015/2016 program year due to market conditions and availability of stock.

Discuss how these outcomes will impact future annual action plans.

This CAPER marks the first of a five-year Consolidated Plan. As the housing market condition changes, so will the City's capacity to meet and exceed the goals proposed.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2	10
Low-income	0	14
Moderate-income	0	1
Total	2	25

Table 13 – Number of Persons Served

Narrative Information

The use of combined federal grant funds (CDBG, HOME and ESG) on affordable housing projects and programs assisted a total of 23 people. Of this amount 40% were extremely low-income, 56% were low-income, and 4% were moderate.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City utilizes its Emergency Solution Grant to 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 Regional Continuum of Care 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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. Additionally, the City utilizes a portion of its CDBG funds to provide assistance to a seasonal rotational shelter program. A total of 38 persons were assisted through this program.

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

Foster Care: The County of San Diego's Foster Care System discharge planning protocol includes Health plans (if not already covered by Medi-Cal); Legal document portfolio (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.

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

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.

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

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.

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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

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

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

Actions taken to provide assistance to troubled PHAs

This does not apply to the City of Chula Vista.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City Housing Division continued to collaboratively work with City staff to implement and revise as necessary existing housing ordinances and policies currently in place through the General Plan. These housing policies aim to expand affordable housing opportunities and strategies for extremely low, very low, low, and moderate-income households, and provide additional services and homeless assistance in Chula Vista. The Housing Division coordinates and prepares the Housing Element, with comprehensive housing policies, goals and programs. The Housing Element includes an analysis of existing and projected housing needs; an analysis of potential governmental constraints, residential land inventory, housing policies, programs and quantified objectives to address housing needs.

The City will be amending an ordinance addressing emergency shelters, single room occupancy dwellings (“SROs”), transitional and supportive housing and employee housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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 2015/16, Chula Vista expended **\$242,961.41** in public services, maintaining the expenditure level at **12.98%** (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 2015/16 CDBG application period.

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

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Development Services Director provides supportive direction and guidance to the Housing Division in effectively implementing the City's Consolidated Plan mission and goals. The Executive Director is responsible for developing and maintaining strong supportive relationships with elected officials at all levels of government. It is the Executive Director's responsibility to maintain fiscal integrity, to develop strategic partnerships with housing advocates, private and nonprofit organizations, business and community groups and residents, and to exercise visionary and innovative leadership to ensure that the City maintains a leading and proactive position in responding to external environmental factors that impact the future of the organization and its ability to successfully address Chula Vista's housing and community development needs. Chula Vista's City Council is comprised of the Mayor and four councilmembers. The Development Services Department - Housing Division is responsible for all operations, as well as legal, fiscal and personnel management. The Administrative Support Departments include: City Clerk, City Attorney, and Finance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Annually, the City of Chula Vista prepares the One-Year Action Plan (Action Plan). The Action Plan serves as an update to the 2015-2019 Five-Year Consolidated Plan. To enhance coordination between the public, private housing, health, and social service agencies during the Action Plan development process, the Housing Division coordinated with a variety of local nonprofit organizations, school districts and the county of San Diego and maintains relationships with various organizations, and local, state and federal agencies including but not limited to, the County Departments of Health and Human Services (HHSA), California's State Department of Housing and Community Development and the State's Housing Finance Agency, and HUD.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Chula Vista is an active member of the San Diego Regional Alliance for Fair Housing (SDRAF). The City of Chula Vista affirmatively furthers fair housing by contracting for the provision of fair housing services and conducting fair housing testing to detect any fair housing violations. The services include education and outreach to residents and housing providers, assistance with submitting fair housing complaints to HUD, legal services, and tenant/landlord mediation. The City has also entered into a contract for non-complaint based testing to determine if housing providers are engaging in discriminatory practices in violation of federal and state fair housing laws.

The following impediments were identified as part of the 2015 Regional Analysis of Impediments to Fair Housing Choice.

- Recent Changes to Density Bonus Law: The City of Chula Vista is required to amend its zoning ordinance(s) to reflect SB 1818 requirements of Density Bonus law that are effective January 1, 2015 (AB 2222) regarding replacement requirements and extended affordability covenant to 55 years.
- Residential Care Facilities: The zoning ordinance of Chula Vista does not contain provisions for larger residential care facilities. As with the Density Bonus Law, the zoning ordinance affecting RCF's will be amended in 2017.
- Emergency Shelters: the City of Chula Vista does not have adequate provisions for emergency shelters in its zoning ordinances.
- Transitional and Supportive Housing: Chula Vista does not have zoning ordinances that permit transitional and supportive housing consistent with the requirements of SB 2.

The City will continue to participate in the regional San Diego Regional Alliance for Fair Housing (SD RAFFH) and continue address the impediments addressed. In addition to the following:

- Provide content updates for the San Diego Regional Alliance for Fair Housing website;
- Conduct non-complaint based testing to determine if housing providers are engaging in discriminatory practices in violation of federal and state fair housing laws;
- Provide assistance to tenants in completing and submitting HUD fair housing complaint forms
- Sponsor public awareness and education programs, including Fair Housing Month in April;
- Distribution of fair housing material in English and Spanish at City offices and community resource centers;
- Educate landlords and property managers through training workshops;

- Distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities, the community resource centers located in low-income neighborhoods, and at The City's mobilehome parks that are covered by The City's Rent Review ordinance; and
- Promote fair housing choice on The City's website.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Federal entitlement funded activities are monitored or technical assistance is provided, on a consistent basis to ensure the activities are being managed appropriately and effectively. Monitoring visits and/or desk audits assist in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the subrecipient agreement. It also ensures that the required records are maintained to demonstrate compliance with applicable regulations. Chula Vista's Housing Division regularly monitors HOME-assisted properties to confirm that residents qualify for HOME designated units and borrowers comply with regulatory requirements as outlined in property agreements. Please refer to the HOME section of this report for further detailed information regarding HOME monitoring. Housing staff provides ongoing technical assistance, monitors subrecipients and makes site visits on a regular basis to ensure program compliance with HUD regulations. Staff monitors CDBG and ESG contracts monthly for compliance, financial management systems, timeliness and programmatic activity. Staff is committed to providing accurate unduplicated demographic information in IDIS to comply with HUD's reporting requirements. Client demographics are also entered into HMIS for ESG participants. In 2015 Housing staff monitored the ESG-funded emergency shelter and rapid re-housing (RRH) programs. The monitoring resulted in no findings.

CDBG Timeliness Requirement

On April 30th of each year, HUD requires that the City have no more than 1.5 times its entitlement grant allocation in its account.

During FY 2015/2016, 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, 2015.

CDBG housing and community development projects implemented during the reporting year addressed the needs and objectives set out in the 2015-2019 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 2015/16. The CDBG regulations require that at least 70% of annual expenditures benefit lower-income people.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A Notice was published in English and in Spanish the Star News and El Latino on **September 2, 2016** to announce the availability of the FY 2015/2016 City of Chula Vista Consolidated Annual Performance and Evaluation Reports (CAPER) for public review and allow a 15-day period (September 2, 2016 through September 24, 2016) 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 2016 Public Hearing to start off the 2017/2018 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 2015/16 accomplishments. The public notices are attached for reference.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not changed the objectives of its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, , and planning and administration activities. There is a continuous need for CDBG funds to fulfill objectives in all the above categories hence no changes are recommended based on Chula Vista’s experiences. The City and County pursued all potential resources as indicated in the Consolidated Plan by working with developers, non-profits and other governmental agencies to leverage a variety of funds for the construction and rehabilitation of affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, and community development activities directed toward revitalizing neighborhoods. Future potential improvements to Chula Vista’s activities may include program administration and record keeping. Chula Vista has a very strong knowledge of project implementation from a policy standpoint, and has excellent resources for navigating tax credit markets and financially structuring large multifamily projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
--	----

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City contracts with Compliance Services to monitor its 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.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Chula Vista makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, and gender identity. Chula Vista markets its housing project/programs to area lenders, who are trained to offer the program to all income-eligible buyers. Staff also works with a professional housing counseling agencies to offer homebuyer education and counseling to prospective homebuyers. Counseling services include outreach in different languages, and education on fair housing law. For all multi-family rental projects, Chula Vista strictly enforces affirmative marketing and Equal Housing Opportunity practices. Each City-funded project is required to report the status of their affirmative marketing practices. Compliance measures include but are not limited to advertising in both general circulation and minority newspapers, and displaying the Equal Housing Opportunity logo in a prominent location that is visible to both ingress and egress to the property. To ensure outreach efforts to minority (MBE) and women-owned business enterprises (WBE), Chula Vista includes MBE/WBEs in bid packages, and advertises in minority newspapers.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

No program income was utilized in affordable housing projects and/or programs.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The following actions were taken during FY 2015/2016 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, 11 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 additional affordable rental housing units.
- 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 participate in the program. Two homeowners received assistance to complete health/safety and energy efficiency upgrades.
- 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.
- Provided six households with tenant-based rental assistance.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps* For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	CHULA VISTA
Organizational DUNS Number	078726551
EIN/TIN Number	956000690
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	San Diego CoC

ESG Contact Name

Prefix	Mr.
First Name	Jose
Middle Name	
Last Name	Dorado
Suffix	
Title	Senior Management Analyst

ESG Contact Address

Street Address 1	276 Fourth Avenue
Street Address 2	Building C
City	Chula Vista
State	California
ZIP Code	91910
Phone Number	619-476-5375
Extension	
Fax Number	
Email Address	jdorado@chulavistaca.gov

ESG Secondary Contact

Prefix	Mrs.
First Name	Angelica
Last Name	Davis
Suffix	
Title	Senior Management Analyst
Phone Number	619-691-5036
Extension	
Email Address	adavis@chulavistaca.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2015
Program Year End Date	06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: SOUTH BAY COMMUNITY SERVICES

City: Chula Vista

State: CA

Zip Code: 91910, 3711

DUNS Number: 113407779

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 141775

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	17
Children	20
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	32
Children	67
Don't Know/Refused/Other	0
Missing Information	0
Total	99

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	49
Children	87
Don't Know/Refused/Other	0
Missing Information	0
Total	136

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	54
Female	82
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	136

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	84
18-24	26
25 and over	26
Don't Know/Refused/Other	0
Missing Information	0
Total	136

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	1
Victims of Domestic Violence	0	0	17	90
Elderly	0	0	0	1
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	8	3
Chronic Substance Abuse	0	0	4	0
Other Disability	0	0	8	4
Total (Unduplicated if possible)	0	0	37	99

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	7,865	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	5,018	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	12,883	0	0

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	54,650	62,083	54,018
Expenditures for Housing Relocation & Stabilization Services - Services	15,056	17,063	17,981
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	69,706	79,146	71,999

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	0	0	0
Operations	68,277	68,277	50,127
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	68,277	68,277	50,127

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	0	5,000	7,663
Administration	11,191	15,627	16,926
Street Outreach	0	0	0

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015
476,822	162,057	168,050	146,715

Table 27 - Total ESG Funds Expended**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	82,591	79,146	79,664
Private Funds	39,000	36,000	35,000
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	121,591	115,146	114,664

Table 28 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
828,223	283,648	283,196	261,379

Table 29 - Total Amount of Funds Expended on ESG Activities