

2020-2024
COMMUNITY DEVELOPMENT BLOCK
GRANT CONSOLIDATED PLAN



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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Vista (“City”) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD. This document is the City’s ConPlan for 2020-2024.

The ConPlan is a five-year planning document that identifies needs within low-to moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD’s mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. ConPlans make jurisdictions eligible for the following funding programs:

- Community Development Block Grants (CDBG) – CDBG is a flexible federal funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting people experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

As a small city, Vista directly receives only CDBG funding, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of Vista, Carlsbad, Encinitas, La Mesa, San Marcos, and Santee.) This ConPlan covers CDBG and non-federal housing and community development resources. The City’s anticipated total allotment for the Consolidated Plan period is \$5,000,000.

HUD’s Office of Community Planning and Development maintains that following approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity. The City established the following priorities for the 2020-2024 ConPlan period to achieve HUD’s vision:

- **Priority 1:** Increase and preserve affordable housing opportunities for low-and-moderate income households.
- **Priority 2:** Prevent and reduce homelessness.

- **Priority 3:** Improve public infrastructure and facilities to promote safe and vibrant communities.
- **Priority 4:** Foster poverty reduction through economic and community development, including for residents with special needs. .

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Undoubtedly, housing is the highest priority among Vista’s LMI population. Nearly half of all households experience at least one housing problem, defined as incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent. Of these problems, cost burden is by far the most prevalent housing problem. But housing affordability is not affected by the cost of housing alone. Household income is another integral factor. The median income in Vista is over \$20,000 lower than San Diego County’s median income of \$86,300. Other themes emerging from the Needs Assessment are needs within homelessness, infrastructure, and transportation.

3. Evaluation of past performance

The City has successfully implemented housing, community development, and economic development activities in the previous ConPlan cycle, reaching thousands of low- and moderate-income individuals. The City and its partners have made a significant impact on LMI neighborhoods and individuals in Vista and will continue to do so. The following accomplishments were reached by the end of the 2015-2019 ConPlan period:

- Provided emergency shelter to 82 Vista residents
- Assisted 154 Vista youth in developing skills and preventing crime and delinquency
- Provided support services to 263 Vista seniors
- Provided health services to 3,288 Vista residents
- Assisted 245 Vista residents with emergency assistance and supplies
- Connected 215 homeless Vista residents to services
- Provided fair housing services to 209 Vista residents
- Paved 1,600 feet of sidewalk in lower income neighborhoods where sidewalks previously did not exist

Full program outcomes are reported on an annual basis through Consolidated Annual Performance Evaluation Reports (CAPERs). These reports are brought before City Council each year during a ConPlan cycle. All CAPERs are posted on the City’s website for public access.

4. Summary of citizen participation process and consultation process

The City’s community participation process was informed by the Citizens Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held two community meetings, conducted a survey, and consulted with various organizational stakeholders.

Community members were also able to weigh in on the ConPlan during a public comment period held from March 24 to April 24, 2020, at meeting of the CDBG Citizen’s Advisory Committee on March 4, 2020, and at the City Council on March 24 and April 24.

5. Summary of public comments

Qualitative feedback on community needs was collected through community meetings, stakeholder consultations, a public comment period, and at formal public hearings. These comments provided insight into community needs and informed the goals of the ConPlan. Top priority needs were identified as housing, homelessness, infrastructure, and transportation. Four formal public comments were received at meetings of City Council on December 10, 2019, and March 24, 2020. The first meeting was used to present preliminary findings and proposed ConPlan priorities to City Council, and the second meeting was used to review the final ConPlan draft. The City Council formally adopted the City’s ConPlan at their meeting on April 28, 2020. This third City Council meeting followed a 30-day public comment period that took place March 24 to April 24, 2020.

Three comments were received at public hearings and during the public comment period. All public comments are included in Appendix A.

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

The City accepted all comments.

7. Summary

The City’s ConPlan sets forth the housing and community development strategies and objectives for the five-year period of 2020-2024 and satisfies the statutory requirements for receiving CDBG funds. More than merely meeting requirements, however, the City is committed to providing every opportunity for residents and stakeholders in Vista to participate in the ConPlan process and expanding opportunities for its LMI populations to thrive. This ConPlan and the associated community engagement process are indicative of the City’s commitment to resident engagement.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table PR-05.1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	VISTA	City Manager Department / Housing Division

Narrative

The City's Housing Division is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Action Plans, and the CDBG program. The County of San Diego is the lead agency for HOME Investment Partnership funding, which the City utilizes as a member of the County's HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as Community Development, Public Works, and Recreation & Community Services.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

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

The City of Vista has a long history of communicating and collaborating with other governmental and non-governmental agencies to address housing, health, and other related issues. The City participates in the HOME Consortium, Alliance for Regional Solutions (North County San Diego), and Mortgage Credit Certificate programs. The County of San Diego administers the Section 8 program for the City of Vista and many of the other jurisdictions in the county. The City currently has affordable housing agreements with two different affordable housing developers (Wakeland and Community HousingWorks) and relationships with several others. Staff works closely with the County of San Diego Health and Human Services Administration as well as not-for profit health and mental health providers, including Vista Community Clinic and Palomar Family Counseling. Other non-governmental agencies the City works closely with include, but are not limited to: Operation HOPE, Alpha Project, North County Lifeline, Interfaith Community Services, Boys & Girls Club of Vista, TERI Inc., and The Angel's Depot. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served.

As of 2018, entitlement jurisdictions must account for narrowing the digital divide and increasing resilience to natural hazards. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities.

A growing hazard in California in the era of climate change is more intense and more frequent wildfires. In response, the County's Chief Administrative Officer established a Resilience Review Working Group to develop recommendations to reduce wildfire risk and strengthen community resilience. As for increasing resilience to natural hazards more generally, the City relies on the County's Office of Emergency Services, with which it consulted during the development of the ConPlan, to coordinate preparation for and responses to disasters.

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

The City supports the Alliance for Regional Solutions (ARS), North County's homelessness collaborative network, which works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC). Coordinated activities include the annual Point-in-Time Count (PIT) and services and shelters for those experiencing or at risk of homelessness. During the 2019 PIT a total of 296 individuals were experiencing homelessness in the City of Vista, with 174 who were sheltered and

122 who were unsheltered. Of those sheltered, 31 resided in emergency shelter and 143 resided in transitional housing. Table PR-10.1 provides demographics on the unsheltered homeless population identified during the PIT:

Table PR-10.1: Point-in-Time Count Numbers

Homeless Profile	Percent of Unsheltered Homeless	Total Homeless Persons
Chronically Homeless	17 percent	20
Veteran	8 percent	9
Female	18 percent	20
Families	11 percent	12
Youth	4 percent	5

Source: 2019 RTFH PIT

ARS staff also provided input on the most pressing needs as it pertains to homelessness. Additionally, its Bridge to Housing committee, comprised of service providers and stakeholders, provided feedback and informed the development of the ConPlan.

The City itself has developed and adopted a [Strategic Plan to Address Homelessness](#), which contains five key strategies:

- System Coordination
- Prevent homelessness
- Improve quality of life
- Governmental and Legislative Advocacy
- Reduce homelessness

Implementing these strategies and achieving the goals of the Strategic Plan to Address Homelessness is contingent upon close coordination with RTFH, ARS, and other agencies and organizations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Vista does not administer ESG funds; however, City staff did consult with RTFH and ARS in developing this ConPlan.

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

Table PR-10.2: Participating Agencies, Groups, and Organizations

Organization	Agency/Group/Organization	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
2-1-1 San Diego	Community Information Exchange (CIE)	Housing Need Assessment, Market Analysis	Provided localized data to inform the ConPlan.
Alliance for Regional Solutions	Regional organization, Homelessness collaborative	Housing Needs Assessment	Interviewed staff, as well as solicited input from their Bridge to Housing committee.
County of San Diego: Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Other government - County	Housing Needs Assessment, Market Analysis	Consulted with various agencies at the county government to inform development of ConPlan.
Legal Aid Society of San Diego	Service – Fair Housing	Housing Needs Assessment, Market Analysis	Interviewed staff about fair housing needs in San Diego North County.
Vista Community Clinic	Services - Health	Housing Needs Assessment	Staff attended community meetings, at which they provided input on the community’s needs.

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

No single agency or organization was purposely excluded from providing input on the Consolidated Plan.

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

Table PR-10.3: Other local/regional/federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Diego	The City supports the Alliance for Regional Solutions (ARS), North County's homelessness collaborative network, which works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC).
2013-2021 Housing Element	City of Vista	The Housing Element is the State-recognized strategy for addressing the City's housing needs. This ConPlan aligns with the goals of the Housing Element.
2018-2020 City Council Goals	City of Vista	This ConPlan aligns with the City Council's goals for improving Vista.
Strategic Plan to Address Homelessness	City of Vista	The City's Strategic Plan to Address Homelessness aligns with the goals of this ConPlan.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City will work with other North County CDBG entitlement jurisdictions in the County of San Diego to address common needs. In addition, the City works with the County of San Diego and other HOME Consortium members to provide for the community's housing and community development needs. Moreover, the County of San Diego manages the Section 8 rental assistance voucher program for the City and many of its neighboring jurisdictions, so coordinating and communicating with the County government is essential.

The State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing, and the Homeless Emergency Aid Program (HEAP) provided additional funding to Continuums of Care throughout the State. It is important that the City coordinate with local partners and stakeholders to best leverage potential new funding and resources.

Narrative

See above.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

City staff conducted extensive outreach efforts ahead of the community events related to the ConPlan. Fourteen government and nonprofit agencies were notified of the opportunities to inform the ConPlan's development. These groups included Vista Unified School District, Universidad Popular, and California State University San Marcos, amongst others. Staff shared information on the citizen participation process at the ARS membership meeting, as well as with the City Manager's Office. Staff also hung flyers in locations throughout the City notifying the public of the ConPlan development process.

During the ConPlan development, the City held two community workshops at the Morris B. Vance Community Room. Spanish interpretation was provided at both meetings. At the first meeting on September 16, 2019, seventy-six (76) community members provided feedback on what they believed to be Vista's most pressing community needs. At the second meeting on September 26, ninety-one (91) people attended. A total of 167 people participated in the two forums, a substantial increase in participation from the previous ConPlan cycle.

The format of these meetings included two parts. First, a slideshow was presented that familiarized attendees with the ConPlan and HUD entitlement programs. The presentation also provided a demographic and economic overview of the City. Second, attendees provided feedback on what they believed to be the greatest needs of the community. The City collected feedback in two ways: a 'dot voting' exercise, in which residents placed dot stickers on a pre-populated poster to indicate their top community needs; and facilitated small group discussions at which comments on community needs were recorded on worksheets.

An online survey addressing the ConPlan and community needs served as an additional method to collect community feedback. The survey was offered in both English and Spanish. There were 548 total responses to the survey, with 12 completed in Spanish, marking a 306 percent increase in responses from the previous ConPlan. Most questions received between 450 and 480 responses. A copy of the survey is included in Appendix BB -- Survey.

Community feedback informed the goals contained in this ConPlan, which were presented to City Council on December 10, 2019.

An email announcing the Public Hearing and 30-day public comment period, which took place from March 24, 2020 through April 24, 2020, was also sent to community-based organizations, service clubs, and other interested groups. A public notice was printed in the San Diego Union Tribune newspaper fourteen days prior to the public hearing at City Council on March 24 to review the draft ConPlan and open a 30-day public comment period. The meeting agenda and draft Consolidated Plan were available on the City website, at the City Clerk's Office, and at the Vista Library. A second public notice was printed in the San Diego Union Tribune newspaper on April 14 prior to the City Council meeting on April 28 at which the Consolidated Plan was approved.

Table PR-15.1: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Survey	Non-targeted/broad community	548 total responses	Infrastructure was the area of need of highest priority to respondents. Streets improvement specifically were of most concern. Housing and homelessness were also top priorities.	All comments were accepted.	
Newspaper Ad	Non-targeted/broad community	Published on Friday, September 6, 2019 as notification of public meetings.	Not applicable.	Not applicable.	
Public Meeting	Non-targeted/broad community	167 attendees	Affordable housing and homelessness were by far the highest concern. Infrastructure also emerged as a high priority among attendees.	All comments were accepted.	URL closed – survey in Appendix B -- Survey
Consultations	Key stakeholders	See Table PR-10.2.	Interviewees provided input on community needs and challenges in North County San Diego.	All comments were accepted.	

Newspaper Ad	Non-targeted/broad community	Newspaper ad published announcing the public hearing on December 10.	Not applicable	Not applicable	
Public Hearing	Non-targeted/broad community	No comments received.	No comments received.	All comments were accepted.	
CDBG Citizen Advisory Committee Meeting	Non-targeted/broad community	Attended by CDBG Citizen's Advisory Committee.	Committee members in support of plan.	All comments were accepted.	
Newspaper Ad	Non-targeted/broad community	Newspaper ad published on March 7, 2020 in the San Diego Union Tribune announcing the availability of the draft 2020-2021 Annual Action Plan for a 30-day public review and comment period to include a public hearing before the City Council on March 24, 2020.	No comments received	All comments were accepted.	
Public Comment Period	Non-targeted/broad community	No comments received.	Comments received at Public Hearing during this period are noted below. Received no additional comments.	All comments were accepted.	
Public Hearing	Non-targeted/broad community	No physical attendance due to CoVid-19. Public Hearing was held semi-virtually. Comments were read aloud by the City Clerk.	Majority in support of plan priorities. One opposition of public service provider selection process.	All comments were accepted.	
Public Meeting	Non-targeted/broad community	No physical attendance due to CoVid-19. Public Meeting was held virtually.	TBD	All comments were accepted.	

		Comments were read aloud by the City Clerk.			
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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special tabulations created through the Census' American Community Survey (ACS) that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. This Needs Assessment predominantly uses data drawn from ACS's most recent data set (2012-2016). The information contained in this section informs the preparation of City of Vista's housing and community development priorities and both five- and one- year investment strategies.

The following data include basic information about households by income as well as the number of renters and homeowners who experience various types of housing distress at various income levels. The anemic growth of personal and household income in recent years coupled with the byproducts of the Great Recession are driving increased levels of housing distress, often illustrated by heightened levels of cost burden – that is, households that pay more than 30 percent of their income on housing costs (rent or mortgage plus utilities).

The following outlines income categories used in this report:

- Area median income (AMI):
 - Extremely Low-income: 0-30 percent AMI
 - Very Low-income: 30-50 percent AMI
 - Low-income: 50-80 percent AMI
 - Moderate-income: 80-120 percent AMI
 - Median income: 100 percent AMI
- HUD adjusted median family incomes (HAMFI):
 - Extremely low-income: 0-30 percent HAMFI
 - Very low-income: 30-50 percent HAMFI
 - Low-income: 50-80 percent HAMFI
 - Middle-income: 80-100 percent HAMFI
 - Upper income 100 percent HAMFI and above

Note: AMI and HAMFI are functionally the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which guides eligibility for many of its programs including Housing Choice Vouchers (i.e. Section 8). AMI is an industry term used more generally, but often refers to income limits for income-restricted affordable housing. The use of each term is noted throughout the ConPlan. The current income limits as used in this ConPlan (2019) are listed in Table NA-05.1:

Table NA-05.1: San Diego County Income Limits, 2019

Area	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
Median Income: \$86,300	Extremely Low	22,250	25,700	28,900	32,100	34,700	37,250	39,850	43,430
	Very Low	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650
	Low	59,950	68,500	77,050	85,600	92,450	99,300	106,150	113,000
	Median	60,400	69,050	77,650	86,300	93,200	100,100	107,000	113,900
	Moderate	72,500	82,850	93,200	103,550	111,850	120,100	128,400	136,700

Source: US Department of Housing and Community Development, 2019

Housing Needs

According to ACS data, there are a total of 30,630 households in Vista, of which 48 percent are owner households and 52 percent are renter households. However, these figures vary according to income category.

Table NA-05.2: Household Income Distribution

Income Distribution Overview	Owner	Renter	Total	Owners	Renters
Household Income <= 30% HAMFI	1,730	3,325	5,055	12%	21%
Household Income >30% to <=50% HAMFI	1,595	4,165	5,760	11%	26%
Household Income >50% to <=80% HAMFI	2,670	3,820	6,490	18%	24%
Household Income >80% to <=100% HAMFI	1,580	1,840	3,420	11%	11%
Household Income >100% HAMFI	7,030	2,880	9,910	48%	18%
Total	14,605	16,030	30,635	48%	52%

Source: ACS 2012-2016

Table NA-05.2 shows that 71 percent of renter households are lower income (up to 80 percent AMI), but only 41 percent of owners are lower income. Overall, 56 percent of all households earn lower incomes. The total number of lower income households has increased by 55 percent since the last Consolidated Plan (or, about 6,040 additional lower income households than in 2015).

Both owners and renters experience housing problems, but at differing rates. As described by HUD, the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table NA-05.3 indicates that 50 percent of all households have one of the four defined housing problems, but within the two tenure categories, renters have a higher rate of housing problems than owners (60 percent versus 38 percent, respectively).

Table NA-05.3: Housing Problems

Housing Problems Overview 1	Owner	Renter	Total	Owners	Renters
Household has at least 1 of 4 Housing Problems	5,485	9,685	15,170	38%	60%
Household has none of 4 Housing Problems	8,500	5,170	13,670	58%	32%
Cost burden not available - no other problems	615	1,170	1,785		
Total	14,600	16,025	30,625		

Source: ACS 2012-2016

There are four severe housing problems, which are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. Table NA-05.4 indicates that 26 percent of all households have one of the four defined severe housing problems; again, renters have a higher rate of severe housing problems than owners (33 percent versus 18 percent, respectively).

Table NA-05.4: Severe Housing Problems

Severe Housing Problems Overview 2	Owner	Renter	Total	Owners	Renters
Household has at least 1 of 4 Severe Housing Problems	2,700	5,315	8,015	18%	33%
Household has none of 4 Severe Housing Problems	11,290	9,540	20,830	77%	60%
Cost burden not available – no other problems	615	1,170	1,785		
Total	14,605	16,025	30,630		

Source: ACS 2012-2016

Table NA-05.5 breaks down the various levels of cost burden experienced by owner and renter households. Overall, it shows that 44 percent of all households have some amount of cost burden. However, cost burden is a greater problem for renter households: 53 percent of renter households have a cost burden, while 35 percent of owner households have a cost burden.

Table NA-05.5: Housing Cost Burden

Housing Cost Burden Overview 3	Owner	Renter	Total	Owners	Renters
Cost Burden <=30%	8,945	6,300	15,245	61%	39%
Cost Burden >30% to <=50%	2,820	5,130	7,950	19%	32%
Cost Burden >50%	2,230	3,400	5,630	15%	21%
Cost Burden not available	615	1,195	1,810		
Total	14,610	16,025	30,635		

Source: ACS 2012-2016

The next series of tables provides data on housing problems, by tenure and income category.

Table NA-05.6: Housing Problems by Income Level, All Households

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	2,850	420	1,785	5,055	19%	56%
Household Income >30% to <=50% HAMFI	4,890	870	0	5,760	32%	85%
Household Income >50% to <=80% HAMFI	4,195	2,295	0	6,490	28%	65%
Household Income >80% to <=100% HAMFI	1,585	1,830	0	3,415	10%	46%
Household Income >100% HAMFI	1,655	8,255	0	9,910	11%	17%
Total	15,175	13,670	1,785	30,630		

Source: ACS 2012-2016

Table NA-05.7: Housing Problems, Renters

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	1,930	225	1,170	3,325	20%	58%
Household Income >30% to <=50% HAMFI	3,905	260	0	4,165	40%	94%
Household Income >50% to <=80% HAMFI	2,650	1,170	0	3,820	27%	69%
Household Income >80% to <=100% HAMFI	735	1,105	0	1,840	8%	40%
Household Income >100% HAMFI	465	2,415	0	2,880	5%	16%
Total	9,685	5,175	1,170	16,030		

Source: ACS 2012-2016

Table NA-05.8: Housing Problems, Owners

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total	Of Households w/ Housing Problems	Of Income Category
Household Income <= 30% HAMFI	920	195	615	1,730	17%	53%
Household Income >30% to <=50% HAMFI	985	610	0	1,595	18%	62%
Household Income >50% to <=80% HAMFI	1,545	1,125	0	2,670	28%	58%
Household Income >80% to <=100% HAMFI	850	725	0	1,575	15%	54%
Household Income >100% HAMFI	1,190	5,840	0	7,030	22%	17%
Total	5,490	8,495	615	14,600		

Source: ACS 2012-2016

Together, the three Housing Problems tables show the total number of households with housing problems by income level, as well as disaggregated data for renter and owner households. Overall, 79 percent of lower-income households (earning less than 80 percent of AMI) have at least one of the four housing problems, and generally, the lower the income category, the more likely a household experiences housing problems. For example, 85 percent of very low-income households have at least one of four problems, whereas only 17 percent of those earning over the median income do. When these data are disaggregated, it is clear that renter households experience housing problems far more than owners do. About 88 percent of lower-income renter households have one of four problems, while only 63 percent of lower income owners do. Regardless of tenure, however, the majority of lower-income households experience one of the four housing problems.

The three Cost Burden tables compare one of these housing problems – cost burden – by tenure and income category.

Table NA-05.9: Cost Burden by Income Level, All Households

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	2,725	2,220	4,945	20%	39%	55%	45%
Household Income >30% to <=50% HAMFI	4,580	2,225	6,805	34%	40%	67%	33%
Household Income >50% to <=80% HAMFI	3,740	785	4,525	28%	14%	83%	17%
Household Income >80% to <=100% HAMFI	1,305	275	1,580	10%	5%	83%	17%
Household Income >100% HAMFI	1,225	125	1,350	9%	2%	91%	9%
Total	13,575	5,630	19,205				

Source: ACS 2012-2016

Table NA-05.10: Cost Burden by Income Level, Renters

Income by Cost Burden (Renters Only)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	1,850	1,615	3,465	22%	48%	53%	47%
Household Income >30% to <=50% HAMFI	3,665	1,605	5,270	43%	47%	70%	30%
Household Income >50% to <=80% HAMFI	2,270	135	2,405	27%	4%	94%	5%
Household Income >80% to <=100% HAMFI	550	35	585	6%	1%	94%	6%
Household Income >100% HAMFI	195	10	205	2%	0%	95%	5%
Total	8,530	3,400	11,930				

Source: ACS 2012-2016

Table NA-05.11: Cost Burden by Income Level, Owners

Income by Cost Burden (Owners Only)	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/Cost Burden >30%	Of Households w/Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
Household Income <= 30% HAMFI	875	605	1,480	17%	27%	59%	41%
Household Income >30% to <=50% HAMFI	920	620	1,540	18%	28%	60%	40%
Household Income >50% to <=80% HAMFI	1,470	650	2,120	29%	29%	69%	31%
Household Income >80% to <=100% HAMFI	755	240	995	15%	11%	76%	24%
Household Income >100% HAMFI	1,030	115	1,145	20%	5%	90%	10%
Total	5,050	2,230	7,280				

Source: ACS 2012-2016

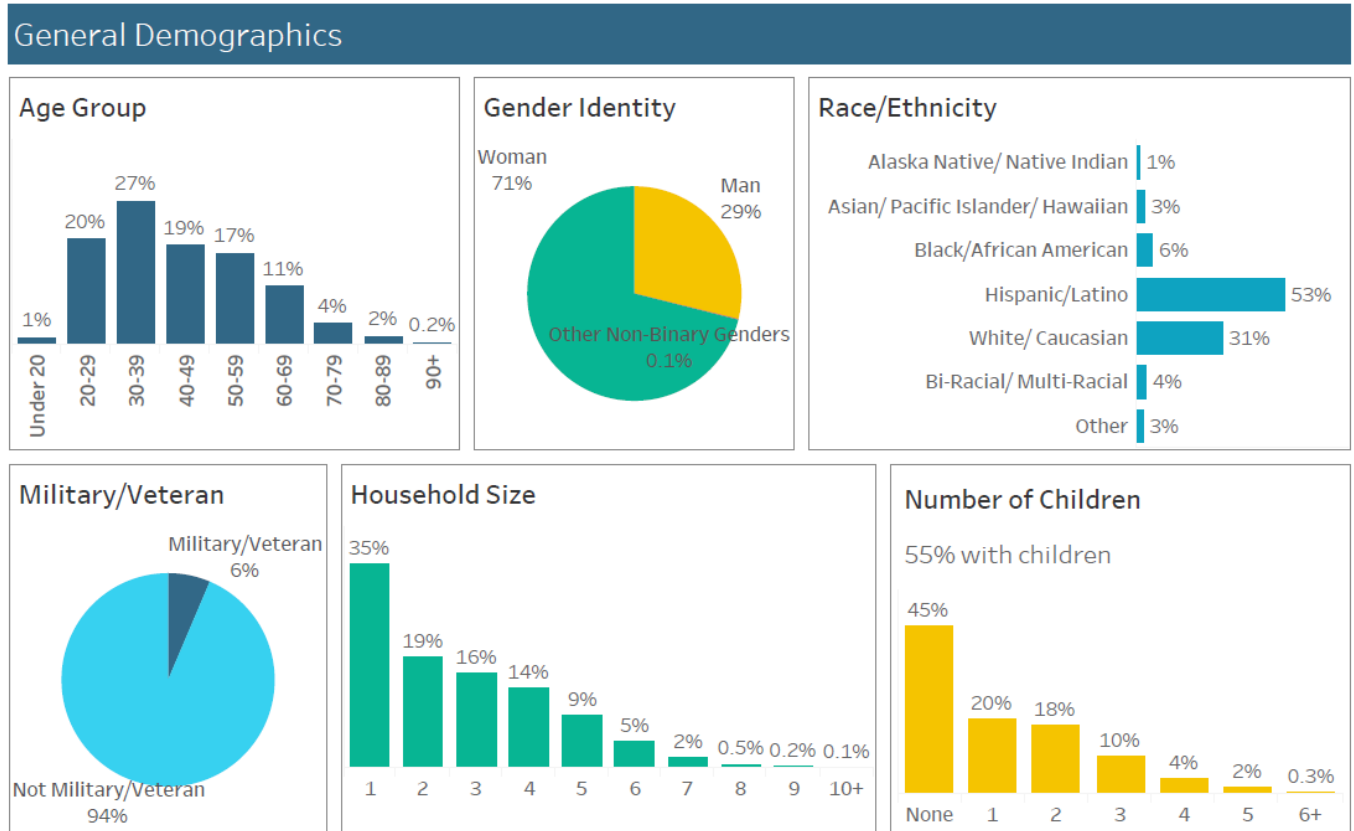
The three Cost Burden tables show the total number of households with either a cost burden above 30 percent of income or above 50 percent of income (severe cost burden) by income level. According Table NA-05.9, of households with a housing cost burden, 81 percent are in the lower income category (below 80 percent AMI). Of the 5,630 households with a severe cost burden, 93 percent are lower income. Within each lower income category, there are similarly high rates of cost burden: for example, 67 percent of very low-income households (31-50 percent AMI) have a cost burden above 30 percent.

Further, of those renters with a cost burden of 30 percent or more, lower income households represent 91 percent of the total. In contrast, of all owners with a cost burden of more than 30 percent, only 65 percent are lower income. The fact that higher income owners may also have cost burdens can be explained by several factors, such as homeowner seniors living on fixed incomes.

2-1-1 Data

2-1-1 San Diego has collected a series of data points from clients accessing services during the 2018 calendar year. A total of 2,754 unduplicated clients accessed services that resulted in more than 8,850 referrals to providers. General demographic information of 2-1-1 clients in Vista can be shown in the following graphic.

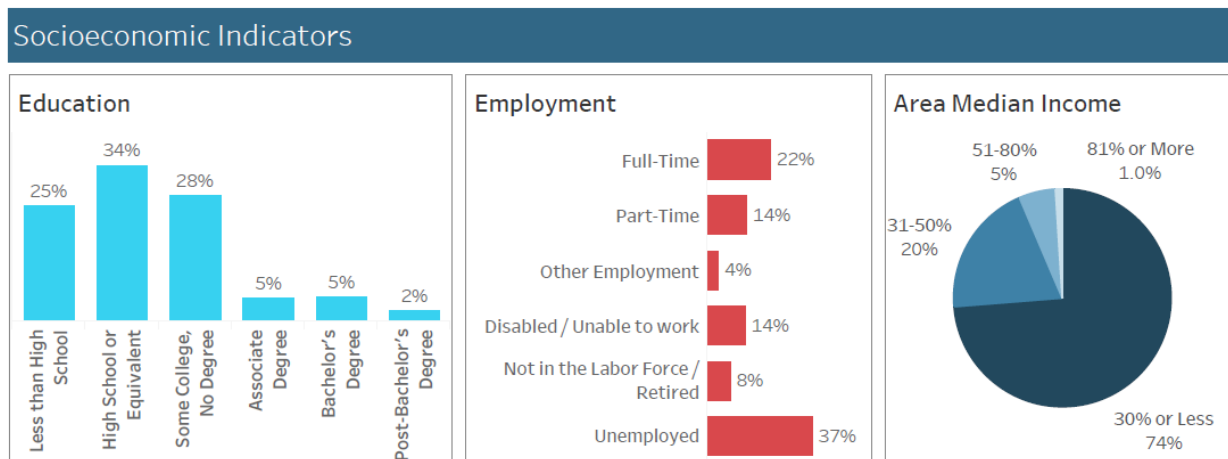
Figure NA-05.1: Demographics



Source: 2-1-1 San Diego, 2018

The largest age group contacting 2-1-1 were persons aged 30-39; clients were disproportionately female, and the majority callers were people with no children. In addition, callers were disproportionately persons of color: while White/Caucasian persons represent 64 percent of Vista’s total population, only 31 percent of callers were in that category. Further, Black/African American residents make up 3 percent of the overall population but comprised 6 percent of inquiries. Similarly, persons who identify as Hispanic or Latino make up 48 percent of the population but represented 53 percent of callers.

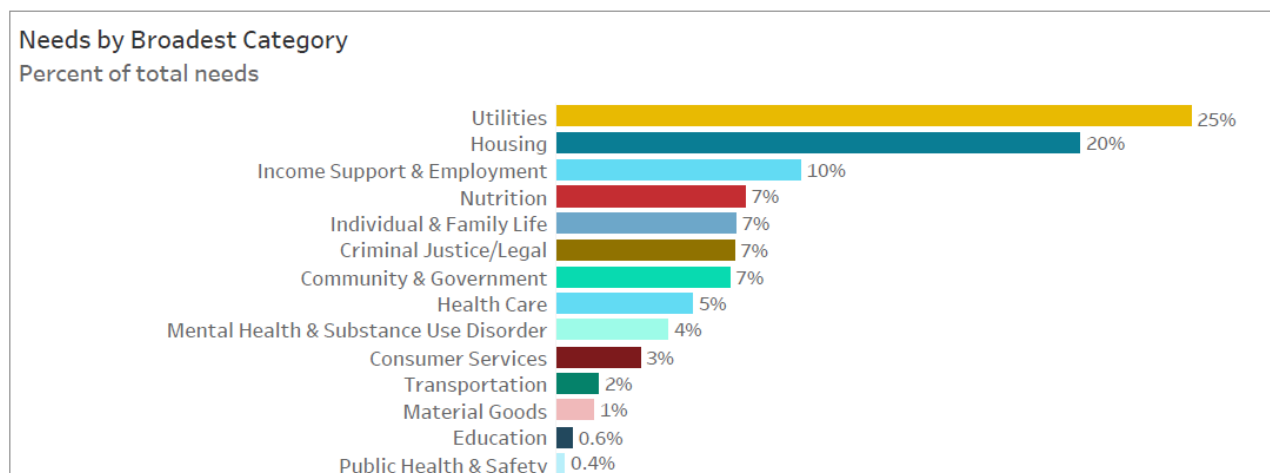
Figure NA-05.2: Socioeconomic Indicators



Source: 2-1-1 San Diego, 2018

The figure above shows that most callers had a high school diploma or less, and 37 percent reported being unemployed, with an additional 14 percent unable to work. In contrast, the State Employment Development Department estimates the local unemployment rate to be about 4 percent overall in Vista. More than 70 percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

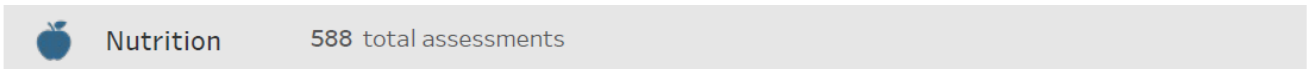
Figure NA-05.3: Reason for Referral



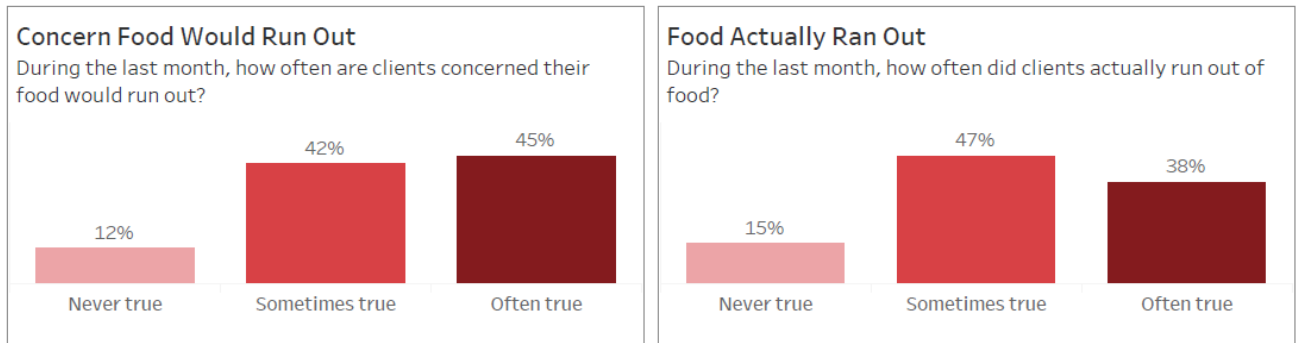
Source: 2-1-1 San Diego, 2018

Of the total 13,618 reported needs, the top two were housing-related, totaling 45 percent of reported needs. Following this category, income support and employment was the next highest need. Food insecurity is also a concern, with 588 clients assessed to need some form of nutritional support:

Figure NA-05.4: Nutrition Referrals



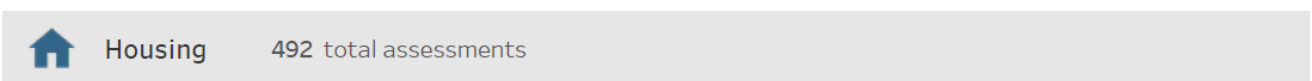
77% of clients with a nutrition need had to meet other basic needs before they could pay for nutrition needs



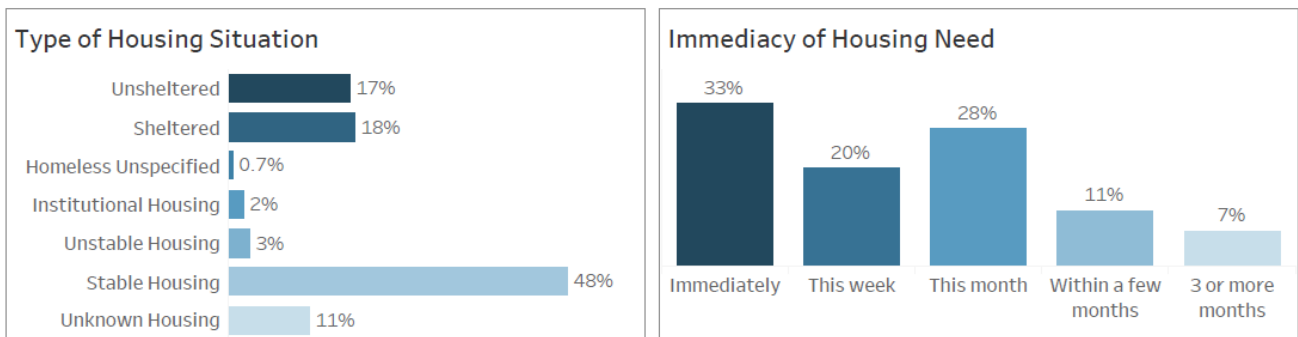
Source: 2-1-1 San Diego, 2018

Of the 588 nutrition assessments, 45 percent indicated they were often concerned food would run out, and 38 percent said they often actually ran out of food. In total, 77 percent of clients with a nutritional need did not have the funds necessary to purchase food.

Figure NA-05.5: Housing Referrals




214 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



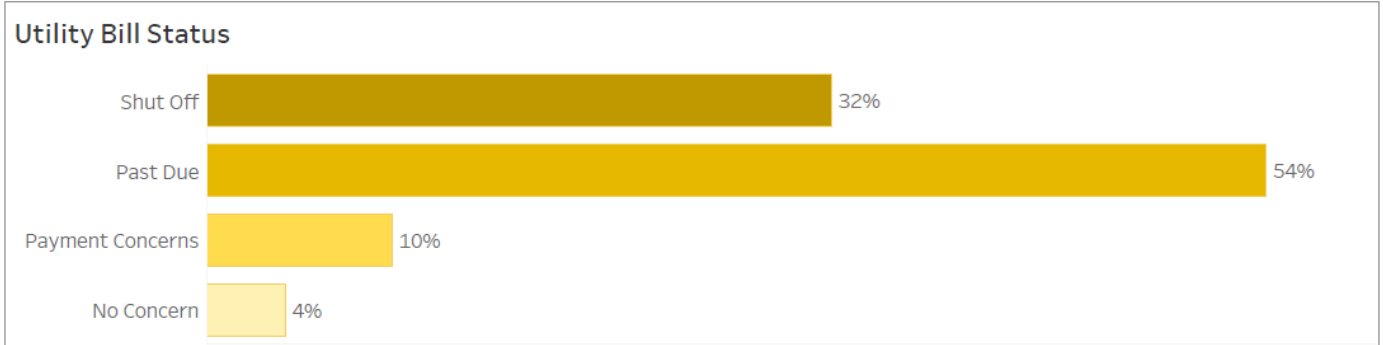
Source: 2-1-1 San Diego, 2018

Figure NA-05.5 shows that 214 clients reported themselves as homeless (about 35 percent of persons assessed); 81 percent of the clients assessed indicated an immediate need for housing within the month.

Figure NA-05.6: Utility Referrals

 Utilities 607 total assessments

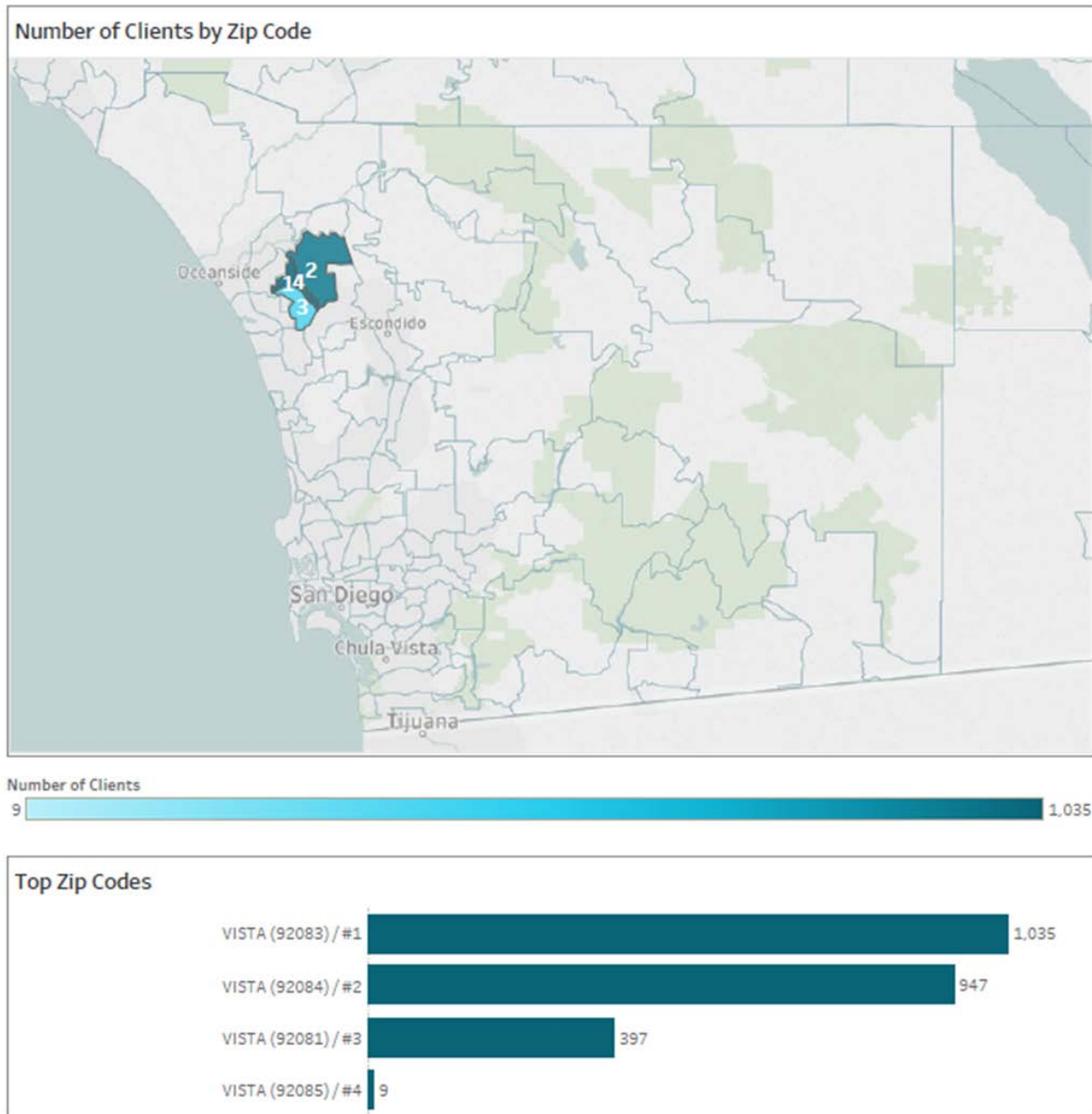
68% of clients with a utility need had a utility bill over 25% of their income



Source: 2-1-1 San Diego

Of those 607 clients with utility needs assessments, 32 percent reported having their utilities shut off, and 68 percent noted their utility bill represented more than 25 percent of their income. In total, 54 percent said their bill was past due.

Figure NA-05.7: Referrals by Zip Code



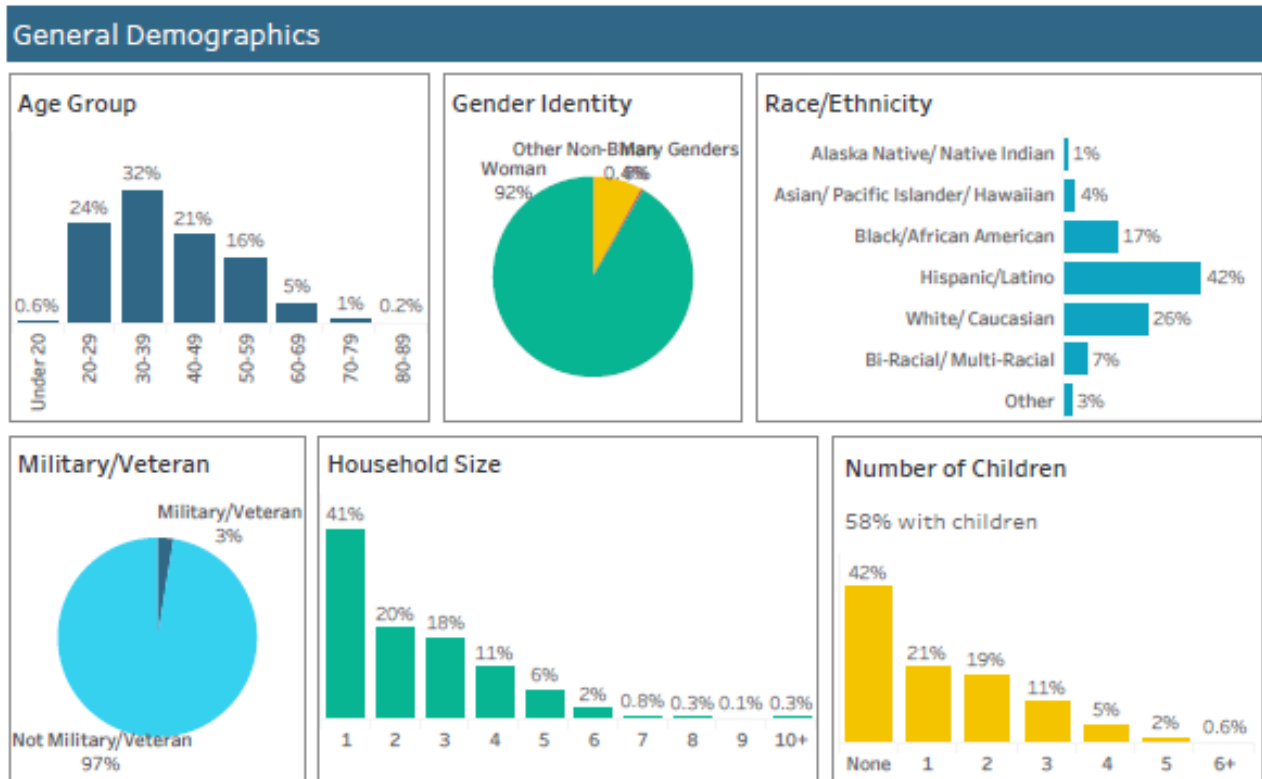
Source: 2-1-1 San Diego, 2018

Figure NA-05.7 shows the zip codes of the clients accessing 2-1-1 in Vista.

2-1-1 Data: Domestic Violence

The following statistics from 2-1-1 San Diego (2018) highlight the circumstances facing people – overwhelmingly women – who seek help because of domestic violence concerns. Although data are not available by individual jurisdiction, this County-wide portrait of clients helps frame the discussion on the needs of survivors of domestic violence.

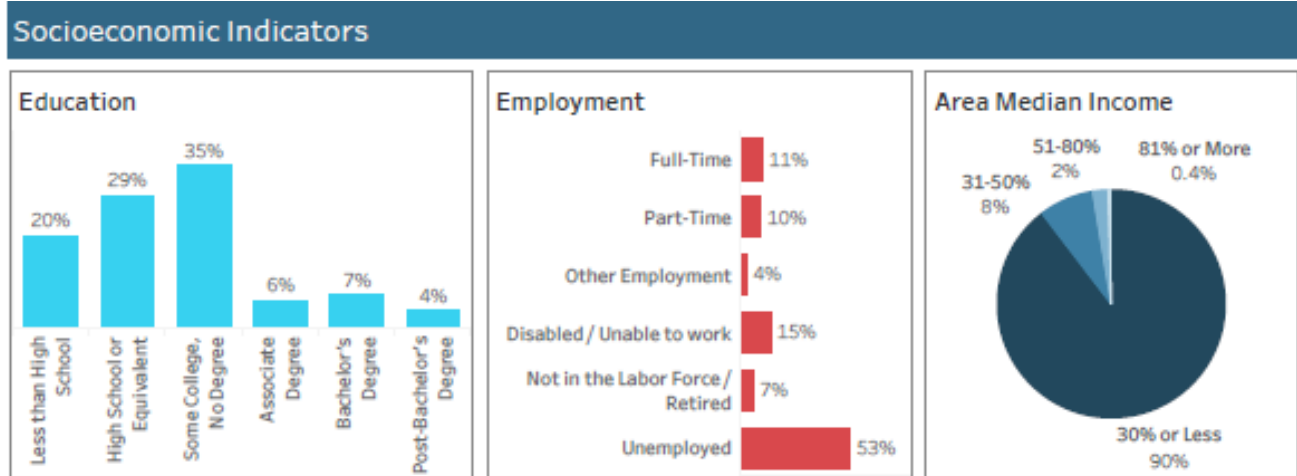
Figure NA-05.8: Domestic Violence Referrals – Demographics



Source: 2-1-1 San Diego, 2019

Thirty-two percent of the 1,681 clients who contacted 2-1-1 for help were between the ages of 30 and 39, and 58 percent had children. Although Whites make up 64 percent of the population County-wide, only 26 percent of callers were White. In addition, while Black/African Americans constitute just over 5 percent of the population, they represent 17 percent of clients. Lastly, persons who identify as Hispanic represent 32 percent of the total population, but 42 percent of clients.

Figure NA-05.9: Domestic Violence Referrals – Socioeconomic Indicators



Source: 2-1-1 San Diego, 2018

Figure NA-05.9 shows that a slight majority of clients have at least some college education, but 53 percent reported being unemployed, and another 15 percent said they were unable to work. The fact that 90 percent of clients reported extremely low incomes illustrates the economic difficulties facing domestic violence survivors.

Figure NA-05.10: Domestic Violence Referrals – Client Needs

Source: 2-1-1 San Diego, 2018

The 1,681 clients had an average of 2.5 needs within the following broad categories: housing (61 percent), mental health and substance abuse disorder (26 percent) and criminal justice/legal assistance (12 percent).

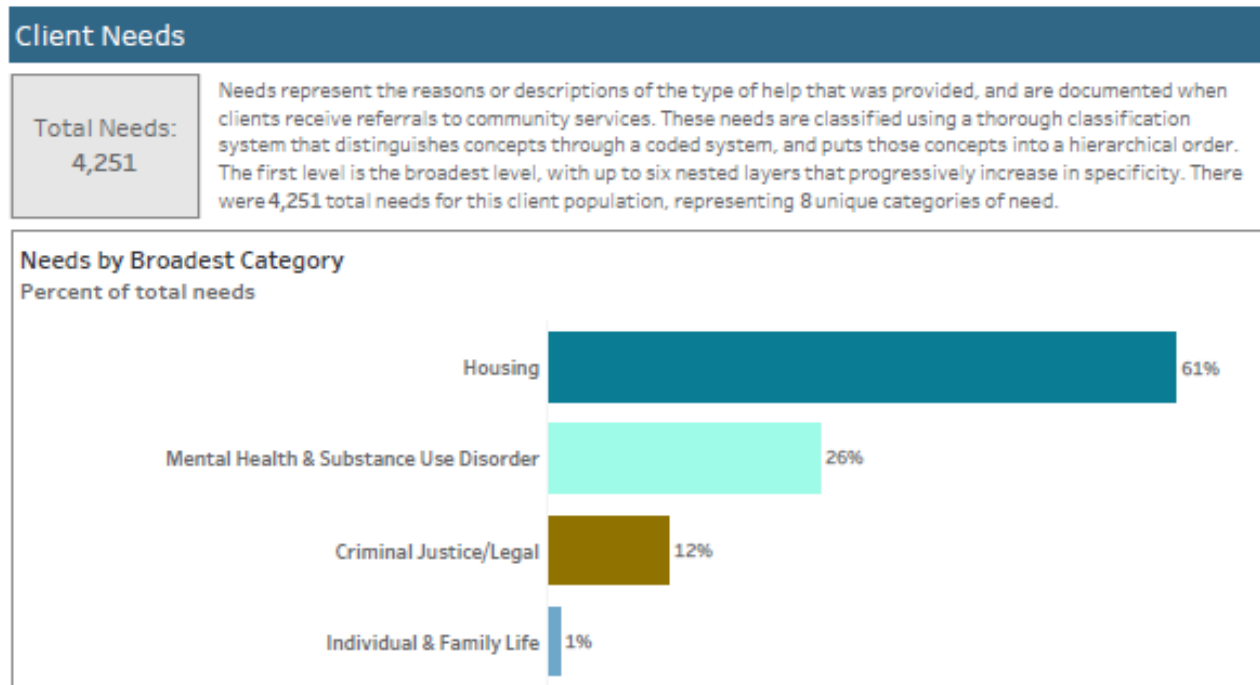


Figure NA-05.11: Domestic Violence Referrals – Nutrition Needs

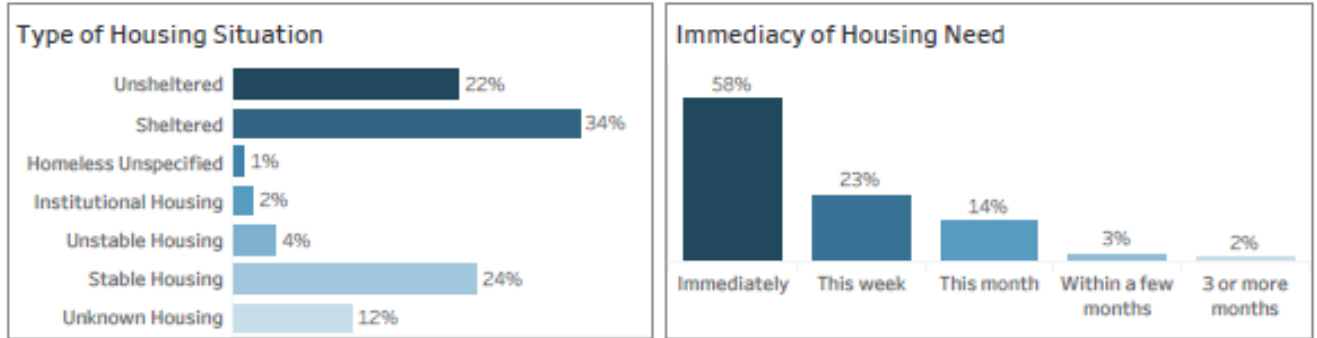


Source: 2-1-1 San Diego, 2018

Of the 149 people who were assessed with nutrition needs, 83 percent had to meet other basic needs before they could pay for food. Fifty-six percent stated it was often true they had concerns that their food would run out, and 51 percent said their food actually did run out.

Figure NA-05.12: Domestic Violence Referrals – Housing Needs

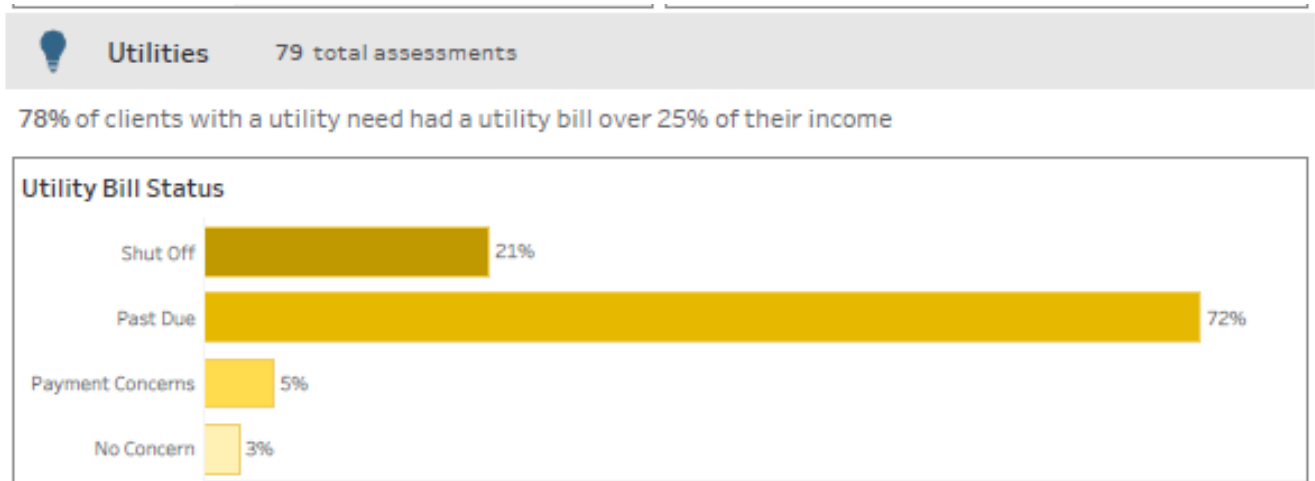
484 clients identified as homeless (sheltered, unsheltered, unspecified homeless)



Source: 2-1-1 San Diego

Of the 484 clients who identified as homeless, 34 percent said they currently had shelter, but 22 percent said they were unsheltered; 58 percent of the clients assessed also said they had an immediate need for housing, while an additional 37 percent said they needed housing within the month.

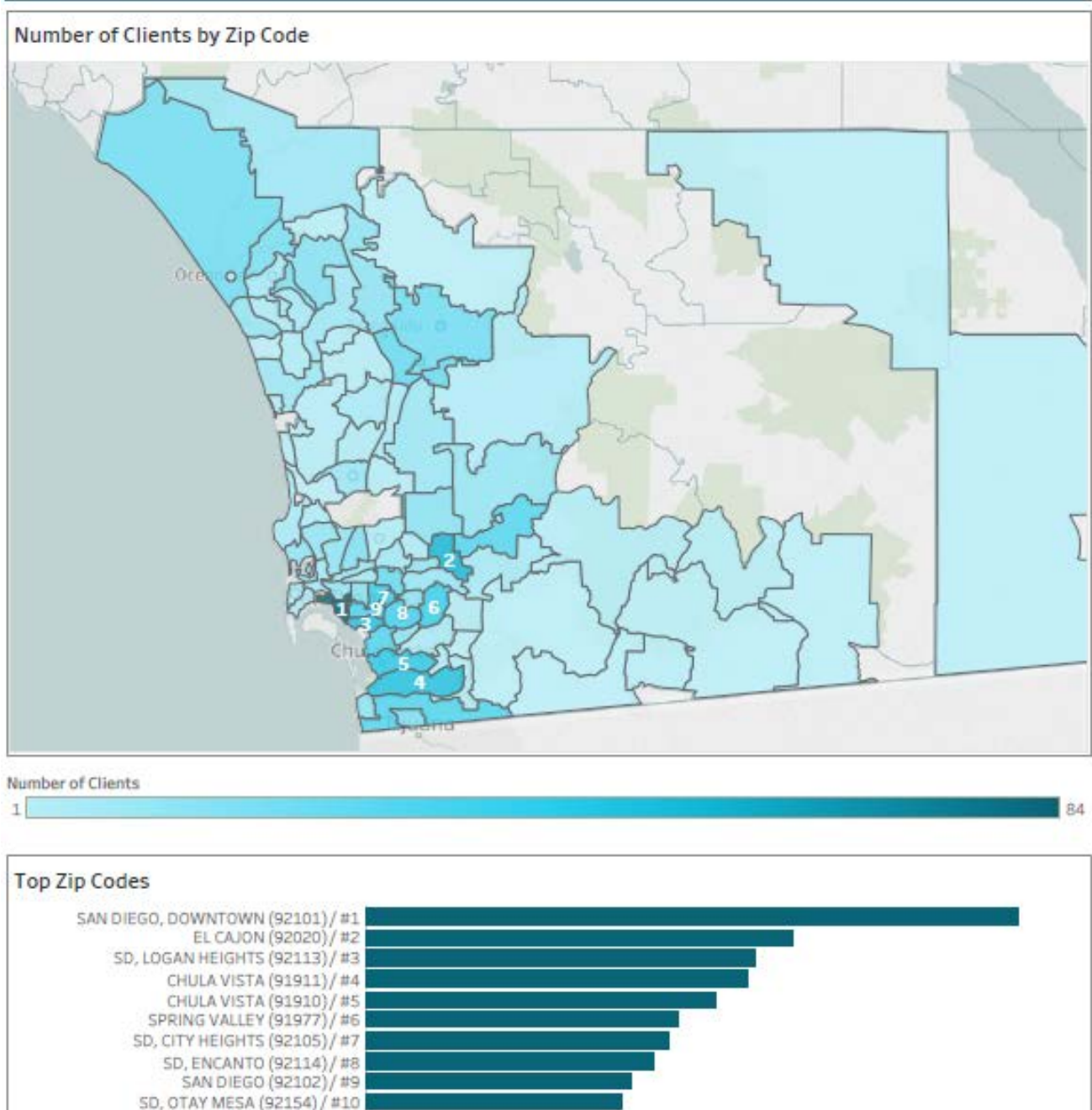
Figure NA-05.13: Domestic Violence Referrals – Utility Needs



Source: 2-1-1 San Diego

Utility costs for lower income households are often higher than they can pay. Of the 79 assessments made, 78 percent said their utility bills were more than 25 percent of their income. Twenty one percent said their utilities had been shut off, and 72 percent said they were past due on their payments.

Figure NA-05.14: Domestic Violence Referrals by Zip Code



Source: 2-1-1 San Diego

Figure NA-05.14 shows the zip codes of domestic violence clients who reached out to 2-1-1 for information and referrals.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City Council's goals for 2018-2020 include improving parks facilities and developing a strategic plan for addressing homelessness. The latter can incorporate homeless shelters and other facilities. This focus aligns with the public's concern for public facilities. Half of respondents to the community needs survey rated homeless shelters and facilities as a high need. Just behind that, 44 percent of respondents ranked parks and recreational facilities as a high need.

How were these needs determined?

Resident and stakeholder input are the primary method for identifying public facility needs. Those needs are then further analyzed by looking at existing public facilities, usage rates, and the demand for a given facility. The exception is public safety facility needs which are determined by an analysis of response times, the physical constraints of existing public safety facilities, and changes in population.

Describe the jurisdiction's need for Public Improvements:

As the Americans with Disabilities (ADA) guidelines change over the years, there is a need to upgrade facilities and infrastructure to meet current mandates. The City's aging stormwater, sewer, and roads also require ongoing improvements to meet the needs of current usage rates. Sidewalks or pedestrian paths are discontinuous or absent in some neighborhoods, and bicycle routes have gaps and do not connect to the regional network.

How were these needs determined?

The City's Capital Improvement Projects (CIP) program documents infrastructure and facility improvement needs throughout the City. These projects are prioritized by need and available funding through an annual budget and planning process. Sidewalk, street, and bicycle route improvements have been identified through staff analysis as a high need, which has been confirmed by community input at meetings and through surveys.

Describe the jurisdiction's need for Public Services:

Crime prevention/awareness, homelessness and housing services, services for special needs populations (including youth and seniors), and health services (including mental health and substance abuse) have been identified as priority needs.

How were these needs determined?

Public service needs were identified through a variety of sources, including City Council goals, community meetings, a survey, and review of 2-1-1 data. As discussed in NA-05, housing needs were the most frequent reason for calling 2-1-1. Financial difficulties related to housing often lead to homelessness, aligning with the City's focus on homelessness.

Based on the needs analysis above, describe the State's needs in Colonias

Not applicable.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As of 2018, SANDAG estimates there are a total of 32,269 housing units in Vista, an increase of about 4.5 percent since 2010. The break-down of units by type is represented in Table MA-05.1.

Table MA-05.1: Total Units

	Total 2010	Total 2018	% Increase/ (Decrease)
Single Family- Detached	15,416	15,783	2.4%
Single Family – Attached	2,037	2,064	1.3%
Multifamily	11,427	12,424	8.7%
Mobile Homes	1,998	1,998	0.0%
	30,878	32,269	4.5%

Source: SANDAG, 2018

This shows that while there were gains in the number of new single-family housing units, there was a larger increase in the number of multifamily units, which are often more affordable than single family dwellings. In addition, there was no loss in the number of mobile homes during this period.

According to the Greater San Diego Association of Realtors, median home sales prices generally remained stagnant between 2018 and 2019, with only Encinitas showing a substantial increase of 15.2 percent in median sales price. The current median home price in Vista is \$550,592, which represents a decrease of less than 1 percent over the past year. According to the Greater San Diego Association of REALTORS, this is significantly less than Carlsbad and Encinitas, but similar to Santee. A household must earn approximately \$105,000 to afford the median home price in Vista.

Table MA-05.2: Total Home Sales

URBAN COUNTY	Jul-18	Jul-19	percent Change
	Median Home Sales Price	Median Home Sales Price	
Coronado	\$2,220,000	\$2,000,000	-11
Del Mar	\$2,000,000	\$2,000,000	0
Imperial Beach	\$599,000	\$615,000	2.7
Lemon Grove	\$460,000	\$473,500	2.9
Poway	\$785,000	\$780,000	-0.6
Solana Beach	\$1,510,000	\$1,572,030	4.1
Unincorporated	\$465,811	\$447,044	-4.2

HOME Cities	Jul-18	Jul-19	percent Change
	Median Home Sales Price	Median Home Sales Price	
Carlsbad	\$988,125	\$980,456	-0.8
Encinitas	\$1,250,000	\$1,440,221	15.2
La Mesa	\$635,000	\$656,000	3.3
San Marcos	\$605,000	\$600,000	-0.8
Santee	\$550,000	\$545,000	-0.9
Vista	\$555,483	\$550,592	-0.9

San Diego Region	Jul-18	Jul-19	percent Change
	Median Home Sales Price	Median Home Sales Price	
	\$585,000	\$585,000	0

Source: Greater San Diego Association of REALTORS, August 2019

According to the National Association of Homebuilders, the San Diego region is one of the ten least affordable metropolitan areas in the United States. Only about 20 percent of the homes in the areas are affordable to a household earning a median income.

Table MA-05.3: Housing Opportunity Index

Housing Opportunity Index: 3rd Quarter 2019 By Affordability Rank					
Metro Area	HOI 3rd Qtr 2019	2019	3rd Qtr 2019	3rd Qtr 2019	
	Share of Homes Affordable for Median Income	Median Family Income (000s)	Median Sales Price (000s)	Affordability Rank National Regional	
San Francisco-Redwood City-South San Francisco, CA ^^	8.4	133.8	1350	237	72
Los Angeles-Long Beach-Glendale, CA ^^	11.5	73.1	635	236	71
Salinas, CA	13.4	74.1	590	235	70
Anaheim-Santa Ana-Irvine, CA ^^	15.3	97.9	735	234	69
Santa Cruz-Watsonville, CA	17.9	98.0	753	233	68
San Jose-Sunnyvale-Santa Clara, CA	18.4	131.4	1003	232	67
San Diego-Carlsbad, CA	20.1	86.3	572	231	66
San Luis Obispo-Paso Robles-Arroyo Grande, CA	20.9	87.5	600	230	65
Napa, CA	22.3	100.4	655	229	64
Santa Rosa, CA	25.6	93.3	602	228	63

^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

The primary source of information on rental costs in the San Diego region is the Southern California Rental Housing Association, which conducts two surveys of rental properties per year. In the spring of 2019, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling. Vista’s current rental vacancy rate is estimated to be approximately 5 percent, with average rents as follows:

Table MA-05.4: Average Rents

	Spring 2018	Spring 2019	% Increase/ (Decrease)
Studio	\$1,247	\$1,278	2.5%
1 Bedroom	\$1,595	\$1,580	-0.9%
2 Bedrooms	\$1,799	\$1,775	-1.3%
3+ Bedrooms	\$1,881	\$2,051	9.0%

Source: Southern California Rental Housing Association, 2019

Consistent with an urbanized, largely built-out community, Vista has experienced only moderate housing growth since 1990. The City's housing stock grew from 27,418 units in 1990 to 30,986 units in 2010, or a 13 percent increase over 20 years. This modest rate of new housing growth is reflective of the limited amount of vacant residential land remaining in the community. According to the State Department of Finance, it is estimated that 57 percent of the housing units in Vista are single-family, while 37 percent are multifamily. An additional 12 percent are mobile homes.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Vista's centralized location with respect to major transportation corridors makes this area an attractive location for firms seeking ready access to markets in the counties of San Diego, Orange, Los Angeles, Riverside and San Bernardino. A number of major employers are located within Vista. Approximately percent of Vista residents worked in educational, health and social services occupations or manufacturing occupations. The majority of Vista's labor force (71%) has a commute of less than 30 minutes.

Fifty-four percent of Vista's labor force has some college education or higher, while 46 percent have a high school diploma or less.

Economic Development Market Analysis

Business Activity

Table MA-45.1: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,003	61	3	0	-3
Arts, Entertainment, Accommodations	5,379	2,840	16	9	-7
Construction	2,581	3,946	8	12	4
Education and Health Care Services	4,837	4,047	14	13	-1
Finance, Insurance, and Real Estate	1,854	943	6	3	-3
Information	753	372	2	1	-1
Manufacturing	4,564	8,710	14	28	14
Other Services	1,361	928	4	3	-1
Professional, Scientific, Management Services	3,672	1,898	11	6	-5
Public Administration	0	0	0	0	0
Retail Trade	4,449	4,242	13	13	0
Transportation and Warehousing	733	315	2	1	-1
Wholesale Trade	2,206	3,306	7	10	3
Total	33,392	31,608	100	100	--

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Table MA-45.2: Labor Force

Total Population in the Civilian Labor Force	46,115
--	--------

Civilian Employed Population 16 years and over	43,120
Unemployment Rate	6.46
Unemployment Rate for Ages 16-24	15.12
Unemployment Rate for Ages 25-65	3.90

Data Source: 2011-2015 ACS

Table MA-45.3: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	8,325
Farming, fisheries and forestry occupations	1,790
Service	5,735
Sales and office	9,320
Construction, extraction, maintenance and repair	5,350
Production, transportation and material moving	3,040

Data Source: 2011-2015 ACS

Travel Time

Table MA-45.4: Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,755	71 percent
30-59 Minutes	9,560	23 percent
60 or More Minutes	2,450	6 percent
Total	41,765	100 percent

Data Source: 2011-2015 ACS

Education:

Table MA-45.5: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,075	320	4,360
High school graduate (includes equivalency)	8,060	645	4,465
Some college or Associate's degree	11,185	595	5,715
Bachelor's degree or higher	7,450	520	1,205

Data Source: 2011-2015 ACS

Table MA-45.6: Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	430	2,175	2,475	3,085	1,250
9th to 12th grade, no diploma	1,290	1,675	1,565	1,775	585
High school graduate, GED, or alternative	3,820	5,360	3,125	4,955	2,165
Some college, no degree	3,630	2,910	1,965	4,660	2,105
Associate's degree	1,520	2,690	2,510	2,960	1,055
Bachelor's degree	600	1,965	1,480	3,215	1,805
Graduate or professional degree	45	600	570	1,550	975

Data Source: 2011-2015 ACS

Table MA-45.7: Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,060
High school graduate (includes equivalency)	28,854
Some college or Associate's degree	33,463
Bachelor's degree	48,522
Graduate or professional degree	62,027

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Table MA-45.1 indicates that there is a total of about 33,392 employed persons in Vista, of which 16 percent are in the Arts, Entertainment, Accommodations sector. This sector represents those working in the craft beer industry, which is a leading driver of the local economy. In fact, at one for every 7,000 residents, Vista has the most breweries per capita than any city in California.

However, there are fewer jobs in that sector than workers, meaning that workers are commuting out of the City to work. This is also true in many sectors, including the Agriculture, Finance, and Professional industries. At the other end of the spectrum, there are more jobs than workers in several industries, including the Construction, Manufacturing, and Wholesale, which means people are also commuting into Vista. Table MA-45.4 shows the commuting times for workers, which illustrates that the vast majority of commuters spend less than 30 minutes commuting daily.

In terms of labor force, there is an overall unemployment rate of almost 6.5 percent in Vista, based on ACS 2011-2015, the most recent data available from HUD. However, State Employment Development Department data from July 2019 suggests that the overall unemployment rate is closer to 3.5 percent. This reflects a fairly strong economy in the region overall. When looking at statistics based on educational attainment, it is apparent that the less education one has, the more likely the person is not participating in the labor force: for example, 34 percent of people over the age of 16 with less than a high school diploma are not participating in the labor force, whereas only 13 percent of people with a bachelor's degree or higher are not in the labor force.

Table MA-45.7 in this segment shows that the higher the education level a person has obtained, the higher the income earned. For example, a person with a graduate or professional degree makes about one and a half times the amount of a person without a high school diploma. In addition, the difference in earnings between those without a high school diploma and those with a diploma is significant – a 20 percent increase in wages. This clearly demonstrates the value of higher educational attainment.

Describe the workforce and infrastructure needs of the business community:

Infrastructure was a top need among community members who provided feedback and it is a focus of the City Council's 2018-2020 goals, reflecting local leadership's priority in addressing infrastructure needs. The CIP program further documents infrastructure needs throughout the community, including projects that would affect the local economy.

To support workforce development needs, the City's Economic Development team connects employers, educators, and workforce professionals to create and retain Vista jobs for Vista residents. It also ensures residents have educational and training opportunities to increase competitiveness in the job market. To do so it partners with the San Diego Workforce Partnership (discussed below) and maintains relationships with many nearby colleges and universities, including California State University San Marcos, MiraCosta College, Palomar College, San Diego State University, the San Diego Economic Development Council and the University of California San Diego. The needs of the Vista business community are continually being identified and addressed by one-on-one business visitations and business walks that help identify their needs and appropriate programs to respond to the challenges they and their workforce face.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Vista is a member of Innovate 78, a collaborative of five jurisdictions – Carlsbad, Escondido, Oceanside, San Marcos, and Vista – along the State Route 78 to boost economic prosperity. Innovate 78 lists resources available within each jurisdiction, analyzes economic data, and produces economic reports meant to better inform policymakers and the public regarding economic development. Within Vista, the City operates an economic development program that features a façade improvement program, which provides matching grants to revitalize and improve storefronts, and a business retention and expansion program. The City will invest in a new Economic Development Strategic Plan which will address business and workforce development. This will be completed in Fiscal Year 2020/2021.

Vista’s mayor currently serves on SANDAG’s Board of Directors, which gives the City a voice in regional initiatives and investments. The most significant effort SANDAG is working on is its [5 Big Moves](#), a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors
- Transit Leap
- Mobility Hubs
- Flexible Fleets
- Next OS

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and effect the workforce and businesses. Vista has a two multimodal Sprinter rail stations that are served by the North County Transit District (NCTD) bus service. Further investment through the 5 Big Moves will have a major economic impact on the City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The top sectors in Vista – Arts, Entertainment, and Accommodations; Retail; Manufacturing; and Education and Health Care Services – represent a wide range of occupations, with some requiring undergraduate or advanced degrees and others requiring lesser skills or education attainment. Nonetheless, workers with less than a college degree (high school diploma or equivalent or less) earn less than comparable populations, and among this population there is a higher unemployment rate, even though there is an extremely low local and regional unemployment rate. Moreover, the median household income in Vista (\$59,933) is more than \$25,000 less than the County’s median income. This indicates that specialized skills and college degrees are key to higher pay and filling jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and 2Gen (multigenerational professional services). These pillars allow SDWP to focus on the region's priority sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders. The City also participates with the Vista Unified School District (VUSD) and the San Diego Economic Development Council on programs to place Vista residents and underserved youth.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City does not participate in a CEDS.

Discussion

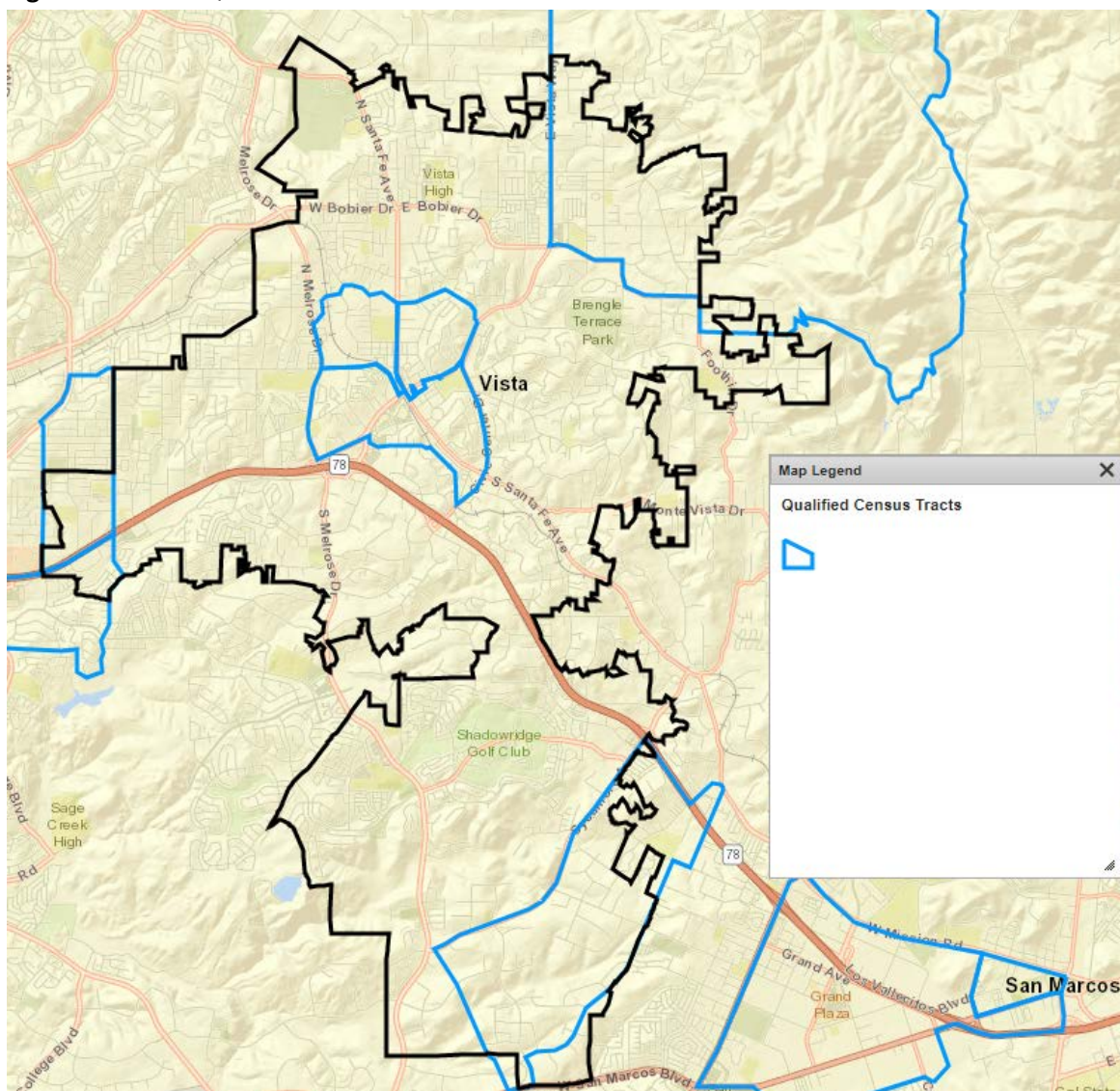
The City will continue to work with local employers, regional partners, and educational/training institutions to identify workforce needs and appropriate training opportunities, as well as to attract new businesses to the region.

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

A Qualified Census Tract (QCT) is any census tract in which at least half of households earn less than 60 percent of the median income. These are predominately used to guide housing investments through the Low-Income Housing Tax Credit (LIHTC) program, but for the ConPlan QCTs are good approximations for areas that have the greatest community development needs and where housing problems are concentrated. Figure MA-50.1 shows the QCTs in Vista, bounded in blue.

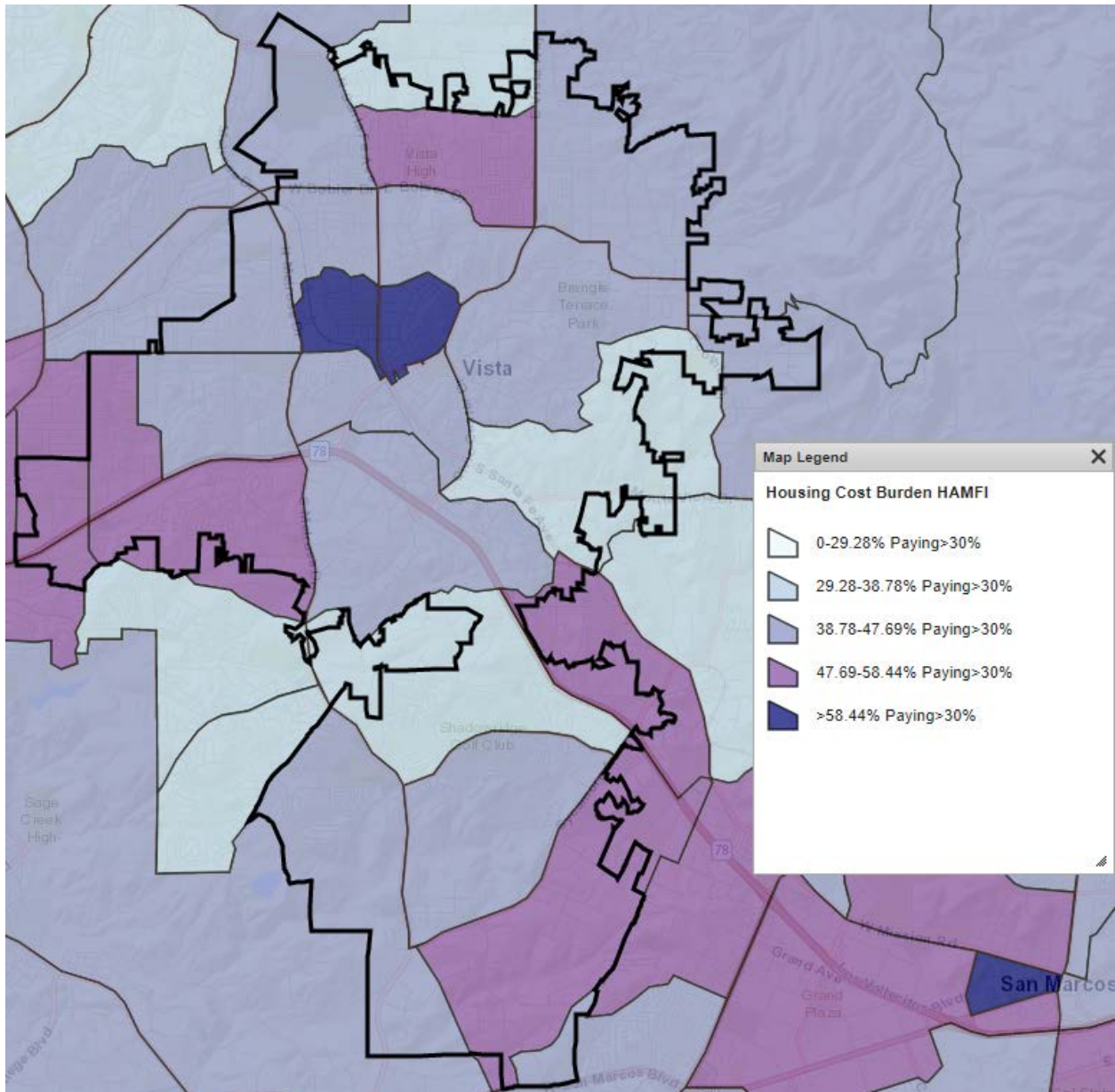
Figure MA-50.1: Qualified Census Tract



Source: U.S. Department of Housing and Urban Development

The three census tracts at the geographic center of the Vista are home to 15 percent of the City’s population. According to the Opportunity Atlas, children who grew up in these census tracts who are now aged thirty or above have the lowest average household incomes throughout the City. Households in these and the other QCTs on the City’s periphery are more likely to experience housing cost burden, one of four housing problems recognized by HUD, than households in other census tracts, as the map in Figure MA-50.2 shows.

Figure MA-50.2: Housing Cost Burden

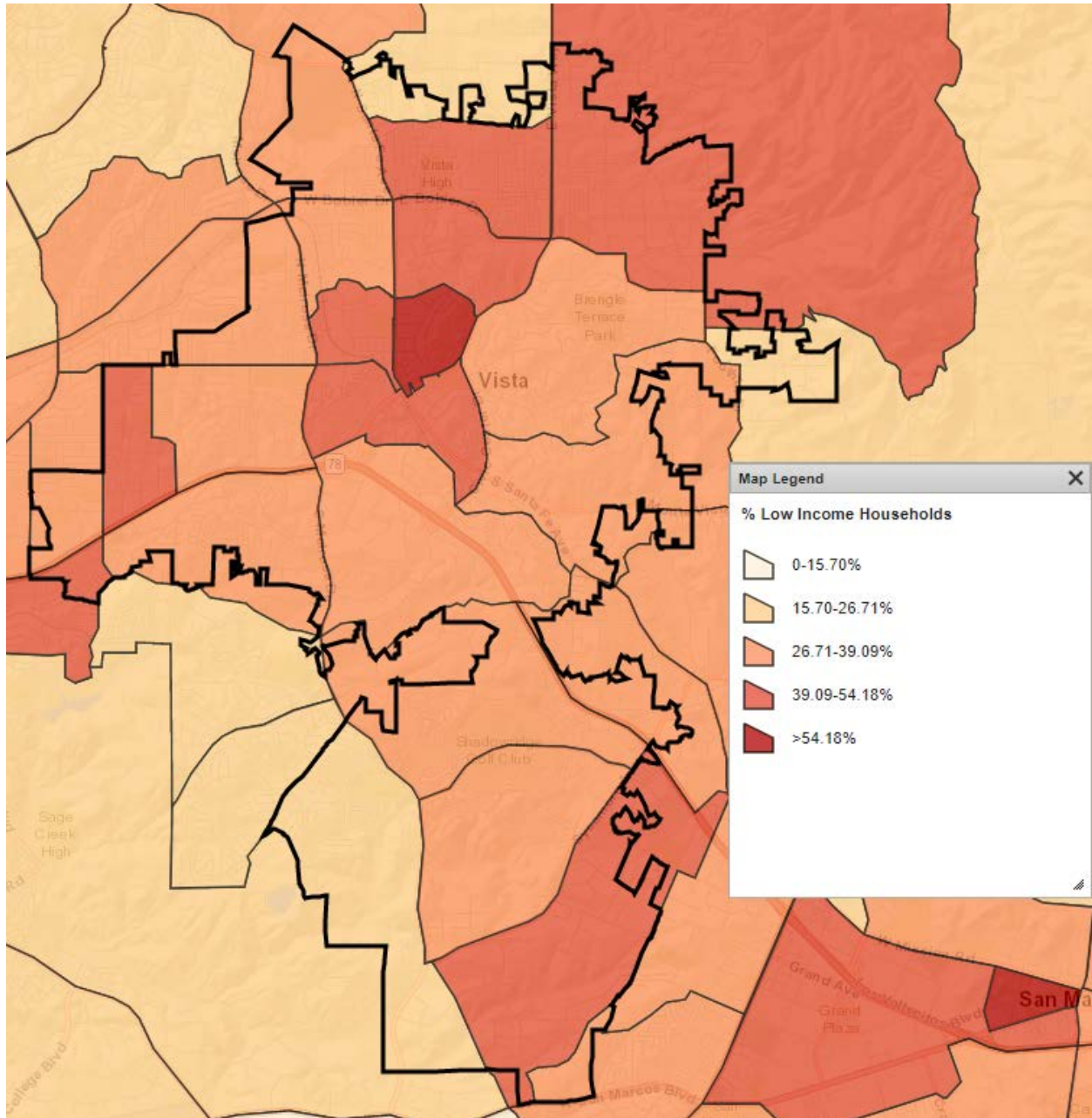


Source: U.S. Department of Housing and Urban Development

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

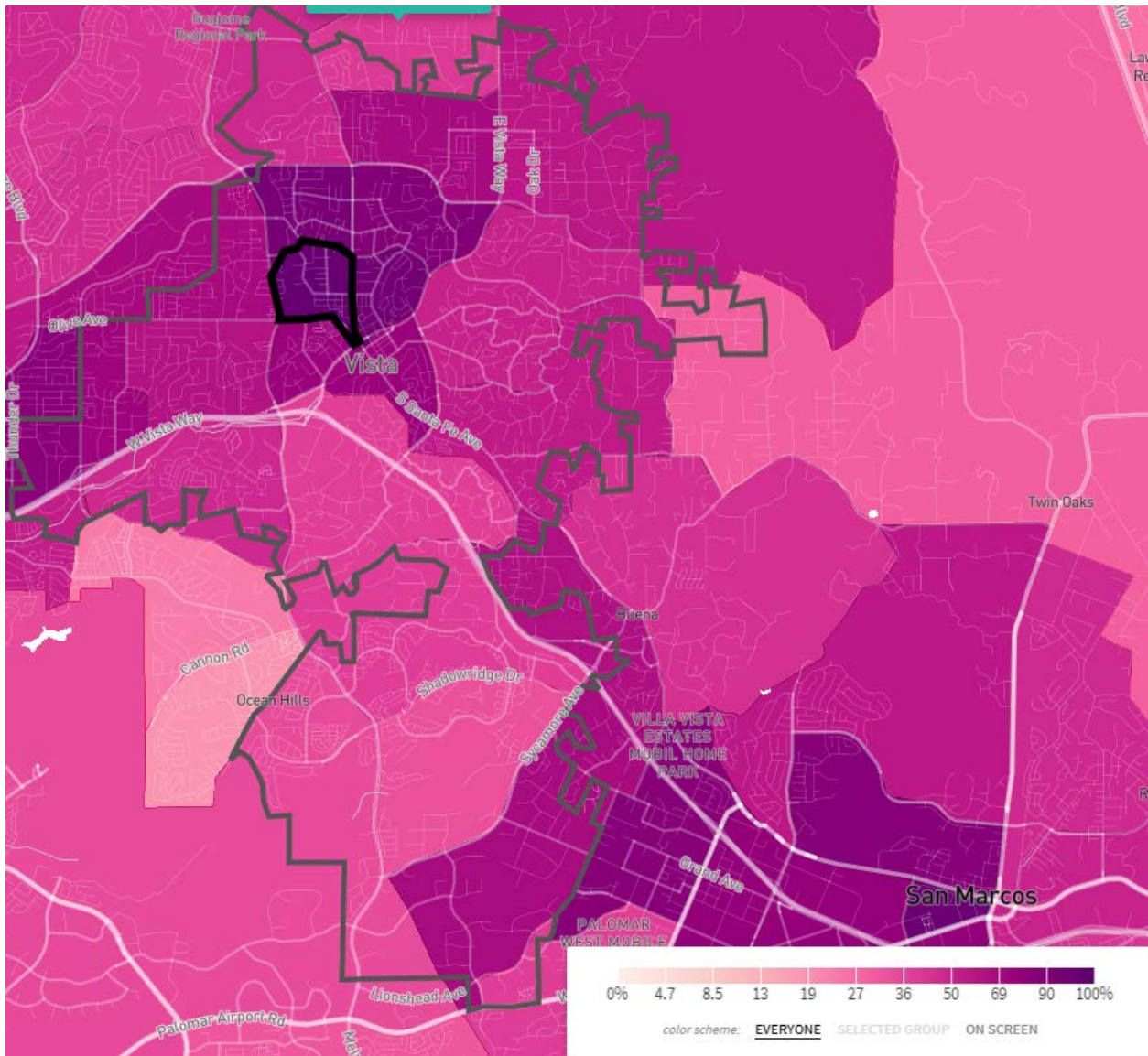
The QCTs that have more households with housing cost burden are the same census tracts that have more lower income households. Moreover, these are the same census tracts that have the greatest number of racial and ethnic minorities. In fact, one QCT at the center of Vista, outlined in black in Figure MA-50.3, is 92 percent non-white, a substantial share for a City that is 40 percent white.

Figure MA-50.3: Percentage Low-Income Households



Source: U.S. Department of Housing and Urban Development

Figure MA-50.4: Census Tract 195.01



Source: Opportunity Atlas

What are the characteristics of the market in these areas/neighborhoods?

In census tract 195.01, bounded in black in Figure MA-50.4, the median household income is \$42,625, less than half the County’s median income and \$15,000 less than Vista’s median income as a whole. At 21.7 percent, the poverty rate is nearly 50 percent greater than the County’s or State’s poverty rate. Consequently, at least 39 percent of all households in the census tract are housing cost burdened, even though the median home value is \$100,000 less than the City’s median home value as a whole.

Are there any community assets in these areas/neighborhoods?

The three centrally located QCTs incorporate the civic and cultural center of Vista, so there are many community assets in these areas. The Vista Civic Center, with the library and city hall, lies nearby. The Rancho Bueno Vista Adobe, dating back to the 1840's, is the birthplace of Vista and is now preserved as a tourist attraction and event center. There are several commercial corridors, with grocery stores, retail, restaurants, and banks. There are also many schools in the area, and it is the most transit-rich area of Vista with a regional transit center including bus and rail lines.

Are there other strategic opportunities in any of these areas?

Vista as a City is becoming more and more attractive for investments of all types. It is strategically located, is well served by transit, and has many emerging and successful small businesses. To continue fostering an environment of economic growth, the City developed a Downtown Vista specific plan for the revitalization of downtown. The Downtown Vista area is a designated Opportunity Zone, which is a geographic location that incentivizes investment into businesses, business assets and properties within that location. Opportunity Zones were created as a part of the December 2017 Federal Tax Cuts and Jobs Act and designated to incentivize investment into low-income census tracts, ultimately encouraging meaningful investments that will improve the community for generations and provide benefits to investors.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

As of 2018, entitlement jurisdictions must account for narrowing the digital divide. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities. To address the digital divide, the City included a question in its community needs survey that asked residents their most critical infrastructure needs. Approximately 28.5 percent of respondents felt increasing access to broadband internet is a high priority need in the community.

2-1-1 received calls from 1,020 clients regarding low-cost internet service providers countywide in 2018. Most commonly these clients were referred to ACCESS from AT&T (ACCESS), San Diego Gas and Electric Company (SDG&E), or Cox Connect2Compete (C2C). ACCESS is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receives Supplemental Security Income benefits. SDG&E offers a program called California Alternate Rates for Energy, which offers a 30 percent monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

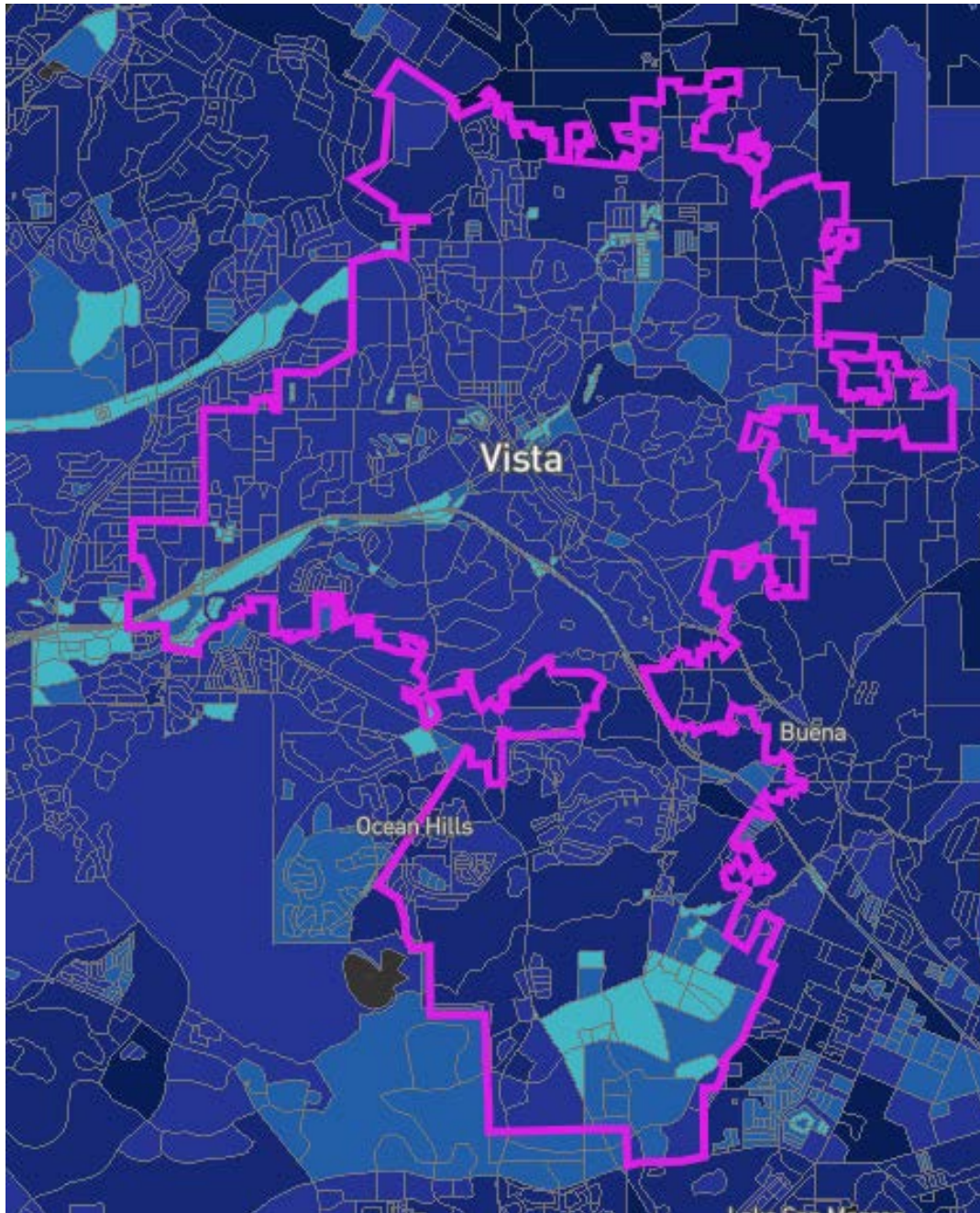
Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Of the families who participated in the program, 90 percent of students saw increased test scores. In addition, County libraries provide access to both computers and internet for free and are located throughout the County, including Vista.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

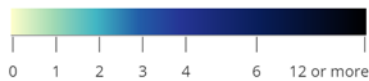
HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in City and the US Census Bureau's American Community Survey to determine the number of households with and without internet access.

Attached as Figure MA-60.1 is a map showing the City's access to providers offering broadband services. To be considered broadband, a provider must offer speeds of 25Mbps download and 3Mbps upload.

Figure MA-60.1: Access to Broadband Provider Options



Number of Fixed Residential Broadband Providers



Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Table MA-60.1: Percent of Population with Broadband Provider Access

	San Diego County	Vista	Carlsbad	Oceanside	California	Nation-wide
No providers	0%	0%	0%	0%	0%	.06%
1+ providers	100%	100%	100%	100%	100%	99.9%
2+ providers	100%	100%	100%	100%	100%	99.7%
3+ providers	97.83%	98.02%	99.93%	97.77%	98.13%	93.4%

Source: Fixed Broadband Deployment, Federal Communications Commission (FCC), 2020

Most residents in the City and San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drives competition in the broadband market and pushes rates lower, therefore making them more affordable to LMI households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

This jurisdiction is not immune to the risks of climate change. The region has seen an increase in extreme heat and is projected to experience an annual increase in temperature of up to five degrees. Additionally, wildfires associated with higher temperatures and droughts have increased in frequency, longevity, and severity, resulting in a higher number of poor air quality days. Water availability has become scarcer due to more frequent and intense droughts and is further exacerbated by a decrease in stormwater runoff, negatively impacting the agricultural sector.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The County of San Diego provides leadership and oversight to the region's natural hazards. To further the County's focus on natural hazards, its 2014-2019 Strategic Plan highlighted many preparedness and resiliency elements, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City participates in these efforts should a natural disaster impact its jurisdiction.

The Office of Emergency Services, housed at the County, also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the EOC serves as the liaison between local jurisdictions, such as the City, in San Diego County and emergency services at the State and federal levels.

The County of San Diego provides leadership and oversight to the region's natural hazards. To further the City of Vista's focus on natural hazards, the most current Regional Hazard Mitigation Plan highlighted many preparedness and resiliency elements, including the Unified Disaster Council of San Diego County, Regional Emergency Managers Group, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Recovery Annex, and the Neighborhood Evacuation Team Program. The City directly contributes and participates in these efforts should a natural or man-made disaster occur.

The Office of Emergency Services, housed at the County, also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the Operational Area EOC serves as the liaison between local jurisdictions, such as the City of Vista's EOC, in San Diego County and emergency services at the State and federal levels. The City of Vista has an all-hazard emergency management program that avidly coordinates mitigation and preparedness projects related to increased fire dangers due to climate change. Vista's emergency manager is well integrated in regional working groups that mitigate topics such as: access and functional needs populations evacuation and sheltering, short- and long -term housing, as well as, housing recovery planning teams.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the strategies and policies with which the City plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the City's ConPlan priorities by guiding investments in Vista's LMI communities. The goals for the 2020-2024 ConPlan cycle are:

- Increase and preserve affordable housing opportunities for low-and-moderate income households.
- Prevent and reduce homelessness.
- Improve public infrastructure and facilities to promote safe and vibrant communities.
- Foster poverty reduction through economic and community development, including for residents with special needs.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

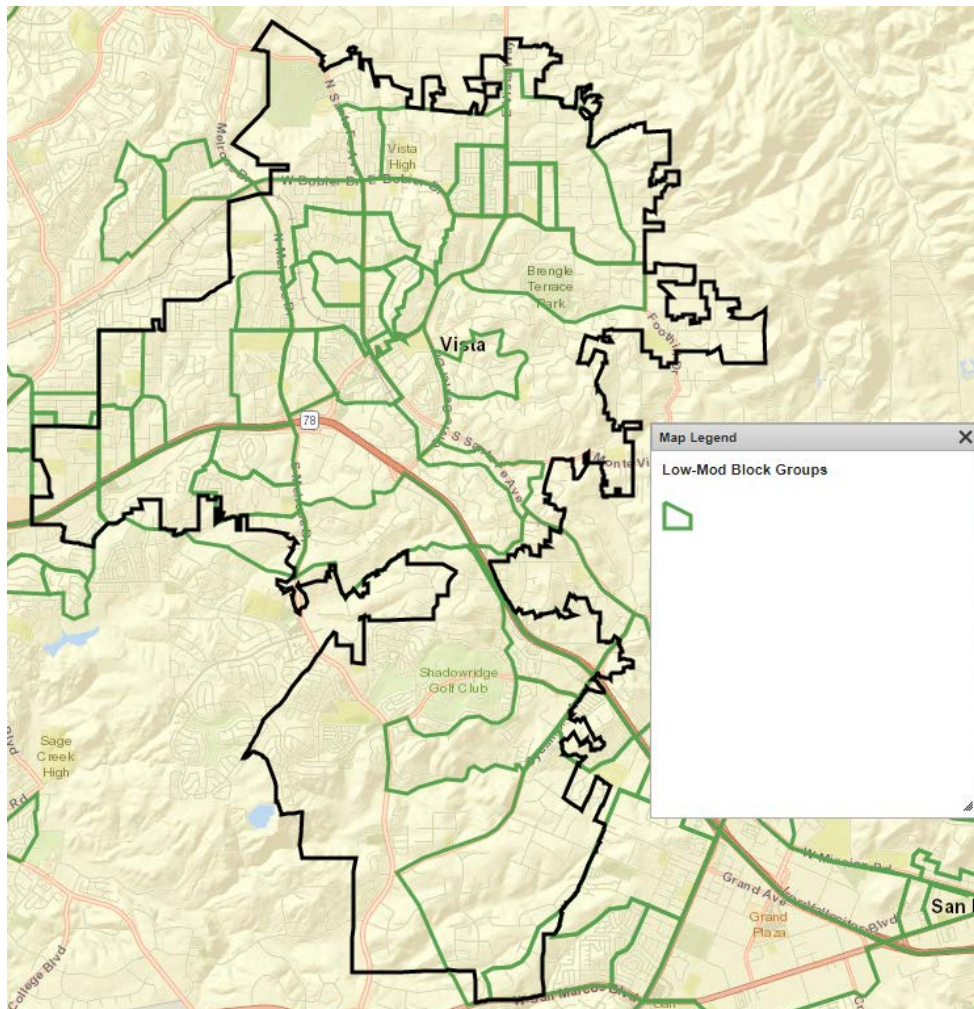
Table 1 - Geographic Priority Areas

Not applicable.

General Allocation Priorities

The City will not be allocating funding on a geographic basis. Funding will be provided to activities and programs based on quality and quantity of applications, as well as their alignment with the ConPlan's priorities and goals. However, some activities must occur within CDBG-eligible block groups. The map attached as Figure SP-10.1 shows the LMI block groups (bounded in green) in Vista, of which there are many, that are eligible for place based CDBG activities.

Figure SP-10.1: Low-Mod Block Groups



Source: U.S Department of Housing and Urban Development

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	Name	Affordable housing
	Priority Level	High
	Description	Support the development of new affordable housing rental units, preservation of existing affordable homes, mortgage assistance to LMI first-time homebuyers, and Fair Housing testing and services.
	Population	All LMI residents
	Target Area	Citywide
	Associated Goals	Affordable Housing
	Basis for Relative Priority	Affordable housing has been identified as the highest priority based on local housing data and input from community meetings. Additionally, Fair Housing is a requirement of the CDBG program.

2	Name	Shelters and services for the homeless
	Priority Level	High
	Description	Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficient and end or prevent homelessness.
	Population	Extremely low income, chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, survivors of domestic violence, and unaccompanied youth.
	Target Area	Citywide
	Associated Goals	Prevent and reduce homelessness.
	Basis for Relative Priority	Community Needs Survey and stakeholder input. Homelessness is a major problem throughout San Diego County and residents and stakeholders in Vista recognize the need to address it. Additionally, the City is developing a plan to address homelessness.

3	Name	Public infrastructure and facilities improvements
	Priority Level	High
	Description	Make improvements to infrastructure and facilities that support LMI residents.
	Population	All LMI residents.

	Target Area	CDGE-eligible block groups and nonprofit agencies that serve LMI populations.
	Associated Goals	Public infrastructure and facility improvements
	Basis for Relative Priority	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified infrastructure a top priority need.

4	Name	Services for LMI residents and special needs populations
	Priority Level	High
	Description	Support the provision of services to Vista LMI and special needs populations, including youth and seniors.
	Population	LMI and non-homeless special needs populations
	Target Area	Citywide
	Associated Goals	Services for LMI and special needs populations
	Basis for Relative Priority	Community Needs Survey, stakeholder feedback, and demographic data.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

A variety of funding sources will be used to implement the activities of the five-year plan.

Anticipated Resources

Table SP-35.1: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition; Administration; Planning; Economic Development; Housing; Public Improvements; Public services	\$1,001,736.00	\$0	\$1,399,483.33	\$2,401,219.33	\$5,000,000	CDBG funds will leverage private, local, state, and other federal funds to provide an array of support services

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

While the CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. The City will be accessing SB-2 funds, the permanent funding source for affordable housing, as well as the Affordable Housing Fund to address local affordable housing needs. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

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

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to inventory and assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Vista). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use.

Discussion

A variety of funding sources will be used to implement the activities identified in the Consolidated Plan, including: CDBG, CALHOME, Housing Set-Aside (Housing Fund), City general fund, and a variety of other private, state, and federal grants. Housing fund and city-owned properties will be used for affordable housing and public facilities, respectively.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table SP-40.1: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Vista	Government	Lead Agency – CDBG Administrator	Jurisdiction
County of San Diego Housing and Community Development	Public Housing Authority	HOME Lead Agency; PHA	Region
Regional Task Force on the Homeless	Continuum of Care	CoC	Region

Assess of Strengths and Gaps in the Institutional Delivery System

While only a few entities have formal roles in administering HUD’s entitlement programs, the City as the lead CDBG agency must work with a host of stakeholders to coordinate activities and achieve the goals of the ConPlan. These include other City departments, various government agencies, businesses, nonprofit organizations, service providers, sub-recipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table SP-40.2: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			X

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		X
Transportation	X		
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The tables below are sourced from the 2019 Point-in-Time Count, which is a manual count of the number of homeless people throughout the County coordinated by RTFH.

Table SP-40.3: Point-In-Time Count

City of Vista			
Emergency Shelter	Safe Haven	Transitional Housing	Unsheltered
31	0	143	122
Total: 296			

Source: RTFH 2019

Table SP-40.4: Homeless Housing Inventory

Housing Inventory	Beds	Utilization
Emergency Shelter	45	69%
Safe Haven	0	0%
Transitional Housing	143	100%
Permanent Supportive Housing	9	100%
Rapid Re-Housing	0	0%
Other Permanent Housing	200	100%

Source: RTFH 2019

Table SP-40.5: Homeless Profile (Unsheltered)

Homeless Profile	% of Unsheltered Homeless	Total Homeless Persons
Chronically Homeless	17%	20
Veteran	8%	9
Female	18%	20
Families	11%	12
Youth	4%	5

Source: RTFH 2019

The City’s Strategic Plan to Address Homelessness will go a long way in augmenting existing services offered or coordinated by the State, County, RTFH, ARS, and the many nonprofit service providers working to reduce homelessness. Unfortunately, the amount of resources available is limited and does not meet all needs within the homelessness population.

For example, the number of available rental assistance vouchers – whether for veterans or the general population – is based on annual budgetary allocations. In other words, it is not an entitlement program like Medicare or federal food assistance, so the need for vouchers far exceeds the amount available. In San Diego County, the wait time for a voucher can exceed 10 years.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The agencies providing services to special needs populations and persons experiencing homelessness in Vista have a long history and expertise in providing these services. These include Alpha Project, Legal Aid Society of San Diego, Meals on Wheels, Palomar Family Counseling Service, Operation HOPE, Mama’s Kitchen, North County Lifestyle, and Vista Community Clinic. These organizations, all funded in the past by the City’s CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Highlighting the City’s commitment to addressing priority needs is the new Strategic Plan for Addressing Homelessness, which will guide local actions to prevent and reduce homelessness for the next several years. The City will also continue strengthening its relationships with partner organizations, especially the County of San Diego, to best address Vista’s housing and community development needs.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table SP-45.1: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Affordable housing	2020	2024	Affordable housing	Citywide	Decent and affordable housing	CDBG \$0 (HOME/General Fund)	Supported by HOME/General Fund
Shelters and services for the homeless	2020	2024	Homelessness	Citywide	Public services	CDBG \$339,245 (HOME/General Fund)	Homeless Person Overnight Shelter: 900 persons assisted Homeless Prevention Services: 825 persons assisted
Public infrastructure and facilities improvements	2020	2024	Non-Housing Community Development	Citywide	Community improvements	CDBG \$3,477,870	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 persons assisted
Services for LMI residents and special needs populations	2020	2024	Non-Housing Community Development	Citywide	Public services	CDBG \$563,340	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17,415 persons assisted

Goal Descriptions

Goal	Affordable housing
Description	<ul style="list-style-type: none"> Support the development of new affordable housing rental units and preservation of existing affordable homes.
Goal	Shelter and services for the homeless
Description	<ul style="list-style-type: none"> Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, rental assistance vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficient and end or prevent homelessness.

Goal	Public infrastructure and facilities improvements
Description	<ul style="list-style-type: none"> • Make improvements to infrastructure and facilities that support LMI residents.
Goal	Services for LMI residents and special needs populations
Description	<ul style="list-style-type: none"> • Make improvements to infrastructure and facilities that support LMI residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

Just over 43 percent of the City's housing stock was built prior to 1980, a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. For comparison, just over 60 percent of California's housing stock was built before 1980.

It is helpful that the City's housing stock is relatively new, and therefore healthier, but that should not preclude actions to address existing LBP issues. An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

How are the actions listed above related to the extent of lead poisoning and hazards?:

It is difficult to know the number of housing units occupied by low or moderate income families with lead-based paint hazards without knowing the number of these families that live in homes built prior to 1978 and the number of those homes that have lead-based paint hazards. If we simply look at the percentage of low and moderate income households (63%) in Vista and the number of households with children living in units built prior to 1980, we can extrapolate that approximately 5,855 low and moderate income families may be exposed to lead-based paint hazards

Over 43 percent of the City's housing stock was built prior to 1980. This is a good indication of potential lead based paint hazards. The above noted actions and assistance programs can identify and resolve some lead based paint issues but ultimately modernizing the housing stock will prevent and reduce future lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

The City has implemented the following actions for first-time homebuyer programs with respect to lead-based paint:

- Written Disclosure of Information on lead-based paint.
- Seller Disclosure regarding presence of lead-based paint.
- Pamphlet “Protect Your Family from Lead in Your Home” given to purchaser.
- Pre-1978 Properties – have received a FHA Appraisal with a comprehensive valuation package certifying the acceptable condition of the property.
- If lead-based paint identified through visual assessment, then require lead hazard reduction and clearance as required by 24 CFR Part 35 Subpart K.

Additionally, City staff ensures residents are aware of the County’s LBP prevention programs.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Economic development activities are aimed at reducing the number of poverty-level families in the City through increased skills and opportunities. Employment services help ensure that individuals are prepared for the workforce and the initial process of applying and interviewing for a job. Business investment and development will help increase the availability of jobs within the city. Public services may also assist by providing services that help alleviate hardships or other obstacles.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Based on the latest ACS data, approximately 15.4 percent of Vista residents are living at or below the federal poverty level. Unfortunately, this is in line with California's and slightly higher than the nation's poverty rate. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Vista is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country. The program has demonstrated positive economic impacts, improved health outcomes, and decreased food insecurity.¹

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services, including in North County. The Health and Human Services Agency in and around Vista that provides a range of healthcare services. The City of Vista will also continue to support organizations that offer health and social services to lower income residents.

¹ "The Positive Effect of SNAP Benefits on Participants and Communities," Food Research and Action Center (FRAC).

SP-80 Monitoring - 91.230

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

The City's Housing Division is responsible for administering the CDBG program. Housing Division staff understand that monitoring activities associated with the ConPlan must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete.

To that end, Housing Division staff reviews ConPlan strategies, objectives, and activities on a quarterly basis to determine if resources are being used efficiently and economically, and ultimately, to determine if objectives are being met.

Each program or project has a written agreement between the City and the sub-recipients, which includes a statement of work (description of work, budget, and schedule), record and reporting requirements, uniform administrative requirements, and other program requirements. The City requires quarterly performance reporting which allows the City to assess the sub-recipients' progress and ensure timeliness. In addition, desk audits are conducted throughout the year and on-site monitoring is conducted with each sub-recipient each year in the Spring.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Table AP-15.1: Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	<ul style="list-style-type: none"> • Program Administration • Fair Housing Services and Testing • Facility Improvements • Public Service Programs • Senior Center Improvements • Renovate Bub Williamson Park • Library Roof Replacement 	\$1,001,736.00	\$0	\$1,399,483.33	\$2,401,219.33	\$5,000,000	CDBG funds will leverage private, local, state, and other federal funds to provide an array of support services

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

While the CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching fun

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

As the housing crisis has worsened in California, utilizing publicly owned land for affordable housing development has become an increasingly popular policy solution. In January 2019, Governor Gavin Newsom issued an Executive Order directing State agencies to assess surplus State properties for their development potential. Unfortunately, the State owns just seven surplus properties, resulting in 25 total acres, in San Diego County (none are in Vista). For its part, the City regularly reviews its real estate portfolio and assesses if properties are being put to best use.

Discussion

The City will utilize a variety of funding sources to implement the identified activities including, CDBG, Housing Set-Aside (Housing Authority Fund), City General Fund, and a variety of other private, state, and federal grants. Housing Authority and City-owned properties will be used for affordable housing and public facilities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table AP-20.1: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Winter Shelter	2020	2024	Homeless	City-Wide	Decent and Affordable Housing	CDBG: \$	Homeless Person Overnight Shelter: # of persons assisted
2	Support Services for Seniors	2020	2024	Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$	Public service activities other than low/moderate income housing benefit: # of persons assisted
3	Crime and Delinquency Prevention	2020	2024	Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$	Public service activities other than low/moderate income housing benefit: # of persons assisted
4	Health Services (including mental health and substance abuse)	2020	2024	Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$	Public service activities other than low/moderate income housing benefit: # of persons assisted
5	Emergency Assistance	2020	2024	Homeless Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$	Public service activities other than low/moderate income housing benefit: # of persons assisted Homelessness Prevention: # of persons assisted
6	Fair Housing Services and Testing	2020	2024	Fair Housing	City-Wide	Decent and Affordable Housing	CDBG: \$	Other: # Other
7	Public Facility/Infrastructure Improvements	2020	2024	Non-Housing Community Development	City-Wide	Community Improvements	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: # of persons assisted

Goal Descriptions

1	Goal Name	Emergency Winter Shelter
	Goal Description	A minimum of 250 homeless individuals (including families and single women) will receive overnight shelter at Operation HOPE.
2	Goal Name	Support Services to Seniors
	Goal Description	A minimum of 340 seniors will receive meals and /or transportation services.
3	Goal Name	Crime and Delinquency Prevention
	Goal Description	A minimum of 200 low- income youth will participate in crime and delinquency prevention services through the Boys & Girls Club SMART Moves (Skills Mastery and Resistance Training) Program. The programs provides gang prevention, conflict resolution, and mentoring programs for at-risk, low-income youth.
4	Goal Name	Health Services (including Mental Health)
	Goal Description	A minimum of 727 low and moderate income individuals will receive health services: <ul style="list-style-type: none"> • The Vista Community Clinic Wellness Center will serve 625 individuals • Palomar Family Counseling Services will serve 102 youth
5	Goal Name	Emergency Assistance
	Goal Description	A minimum of 620 low income individuals will receive emergency assistance: <ul style="list-style-type: none"> • North County Lifeline Project Outreach will assist 500 families • Alpha Project will assist 100 homeless individuals • Mama's Kitchen will home deliver meals to 20 individuals suffering from either Cancer or HIV/AIDS
6	Goal Name	Fair Housing Services and Testing
	Goal Description	A minimum of 50 individuals will receive Fair Housing services and five paired tests for Fair Housing will be completed
7	Goal Name	Public Facility/Infrastructure improvements
	Goal Description	Funding will be allocated towards sidewalk improvements, which include ADA curb cuts. The improvements will enhance safety, walkability, and the aesthetics of our community.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Table AP-35.1: Project Information

#	Project Name
1	Program Administration
2	Fair Housing Services and Testing
3	Public Services Programs
4	Sidewalk Improvements
5	Library Roof Replacement
6	Senior Center Improvements
7	Bub Williamson Park Renovation

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

On December 10, 2019, the Vista City Council established CDBG objectives 1) Homelessness, Housing Services, and Emergency Assistance; 2) Crime and Delinquency Prevention Services; 3) Support Services for Seniors and Special Needs; and 4) Health Services (Including Mental Health and Substance Abuse). CDBG funding allocation priorities are connected to our local objectives. Limited resource availability is our biggest obstacle in meeting the needs of the underserved. The City has and will continue to work with other governmental organizations, nonprofits, businesses, and other entities to coordinate the provision of services in Vista.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

2	Project Name	Fair Housing Services and Testing
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

3	Project Name	Public Service Providers
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

	Project Name	Sidewalk Improvements
--	---------------------	-----------------------

4	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

5	Project Name	Library Roof Replacement
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

6	Project Name	Senior Center Improvements
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

7	Project Name	Bub Williamson Park Renovation
	Target Area	

Goals Supported	
Needs Addressed	
Funding	
Description	
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Geographic Distribution

Table AP-50.1: Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Rationale for the priorities for allocating investments geographically

The City of Vista will not be allocating funding on a geographic basis.

Discussion

The City of Vista will not be allocating funding on a geographic basis.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In addition to addressing affordable housing and homelessness, the City will support community development activities to better address the vast needs of the community.

Actions planned to address obstacles to meeting underserved needs

Limited resource availability is often the biggest obstacle in meeting the needs of the underserved; therefore, ensuring collaboration and leveraging of funds is vital. The City has and will continue to work with other governmental organizations, nonprofits, businesses, and other entities to coordinate the provision of services in Vista.

Actions planned to foster and maintain affordable housing

The City will continue to work with affordable housing developers to expand housing options for low-income individuals. The Housing Authority negotiated a Disposition and Development Agreement with Wakeland Housing to develop 81-units of Senior Affordable Housing.

Construction is underway, and applications for housing became available in March 2020. The units are expected to become available in October 2020.

Paseo Artist Village & Monarch...

Actions planned to reduce lead-based paint hazards

The County of San Diego has a lead-based paint program that provides services throughout the county. The City maintains informational brochures that are available to individuals on an as-needed basis. In addition, the County will continue to implement the following actions for their Mortgage Assistance program:

- Written Disclosure of Information on lead-based paint
- Seller Disclosure regarding presence of lead-based paint
- Pamphlet “Protect Your Family from Lead in Your Home” given to purchaser
- Pre-1978 Properties – have received a FHA Appraisal with a comprehensive valuation package certifying the acceptable condition of the property.
- If lead-based paint identified through visual assessment, then require lead hazard reduction and clearance as required by 24 CFR Part 35 Subpart K.

Actions planned to reduce the number of poverty-level families

Economic Development activities aim to reduce the number of poverty-level families in the City through increased skills and opportunities. Employment services help ensure that individuals are prepared for the workforce and the initial process of applying and interviewing for a job.

Business investment and development will help increase the availability of jobs within the city. Public services may also assist by providing services that help alleviate hardships or other obstacles.

Public service providers that assist in poverty reduction:

- Alpha Project: North County Outreach Program
 - Description
- North County Lifeline: Project Outreach
 - Description
- Operation HOPE: Homeless Shelter
 - Description
- Palomar Family Counseling Services: Vista Family, Youth and Child Response Program
 - Description

Actions planned to develop institutional structure

The City has established institutional structure for the implementation of the Consolidated Plan and corresponding Annual Action Plans – with the City serving as the lead and the liaison to other governmental and non-governmental agencies. Open communication has been established and will be maintained throughout the implementation of the plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to serve as a liaison between public and private housing and social service agencies. In addition, those addressing homelessness participate in the Alliance for Regional Solutions. Through this group, a system (VI-SPDAT?) is being utilized to register, triage, track, and place homeless individuals and families.

Discussion

The City and our many program partners will continue to work together to address the many needs in the community. Through collaboration, the leveraging of resources, and improved tracking of needs we can better meet the needs of the community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City has recently made the final repayment towards the Section 108 loan and does not anticipate acquiring a new loan. Additionally, the City does not use CDBG funds towards urban renewal or float funded activities nor does the City receive program income. Furthermore, no grant funds have been returned to the line of credit because of ineligible activities, excessive draws or ineligible expenditures.

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

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

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

Total Program Income: As previously stated, the City does not receive program income

Other CDBG Requirements

1. The amount of urgent need activities- **0**

Discussion

The City does not currently manage any projects/activities with an urgent need national objective.

Appendix A - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2019 Annual Report on Homelessness</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Regional Task Force on the Homeless</p>
	<p>Provide a brief summary of the data set.</p> <p>Summary results from the San Diego Regional 2019 Point-In-Time Count.</p>
	<p>What was the purpose for developing this data set?</p> <p>Provide a snap-shot of the homeless population in the region.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Sheltered data was obtained from: 1) Shelters who use the Homeless Management Information System (HMIS), and 2) Shelter providers that do not use HMIS. Unsheltered data incorporated two different data collection methods: 1) Observed and enumerated Street Counts, and 2) Survey data collected by in-person interviews.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Data was collected from the entire San Diego County region. A total of 8,102 people were counted.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>A total of 8,102 homeless people were counted – 3,626 sheltered and 4,476 unsheltered.</p>



CDBG ANNUAL ACTION PLAN

2020-2021

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Executive Summary

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

1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Vista ("City") receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. Located seven miles inland from the Pacific Ocean, Vista is a thriving community in northern San Diego County and is the commercial heart of the fast growing Highway 78 Corridor. The Charter Law city was incorporated in 1963 and is approximately 19 square miles with an estimated population of 101,987 (CA Department of Finance, 2019).

CDBG Overview

In 1991, the City of Vista became an entitlement city, in which the City receives an annual entitlement of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). CDBG funding must be allocated to activities that benefit low-income persons and/or low-income neighborhoods. Low-income neighborhoods are identified as having a high concentration (51% or more) of low-to-moderate-income individuals and/or families. Every five years, the City prepares and adopts a five-year Consolidated Plan, which identifies strategies for addressing the City's overall housing and community development goals. This is the first year (2020) of the Consolidated Plan, which is in effect from 2020 through 2024. The Annual Action Plan sets forth the 2020 projects and activities and identifies the expected resources that will further the priorities and goals in the Consolidated Plan. The City will receive grants funds from HUD in the amount of \$1,071,114.

The City does not receive other federal funding sources such as The Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Shelter Grant (ESG). Beginning in FY 2014-2015, based on new federal criteria, the City was determined to be ineligible to receive direct funding from the HOME program; therefore, the City participates in the San Diego HOME Consortium. The Consortium consists of the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, Vista, and the County of San Diego. Jointly, the San Diego HOME Consortium is eligible to receive HOME funds as a single participating jurisdiction and the County of San Diego serves as the lead agent for the Consortium.

2. Summarize the objectives and outcomes identified in the Plan

HUD's Office of Community Planning and Development maintains the following approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity. The City's 2020-2024 Consolidated Plan includes affordable housing goals, fair housing services (a HUD requirement), homeless prevention and reduction services, facility/infrastructure improvements, beautification efforts, crime and delinquency prevention activities, and public services for low and moderate-income individuals.

The City established the following priorities for the 2020-2024 Consolidated Plan to achieve HUD's vision:

- **Priority 1:** Increase and preserve affordable housing opportunities for low-and-moderate income households.
- **Priority 2:** Prevent and reduce homelessness.
- **Priority 3:** Improve public infrastructure and facilities to promote safe and vibrant communities.
- **Priority 4:** Foster poverty reduction through economic and community development, including for residents with special needs.

3. Evaluation of past performance

Each program year of the Consolidated Plan period, the City must submit a Consolidated Annual Performance and Review Report (CAPER) to HUD with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The City's Citizen Participation Plan (CPP) outlines the efforts the City must take to solicit views and recommendations from members of the community, organizations, and other interested parties. The CPP mandates that the City will publish a public notice 10 days prior to a public hearing, advising of the availability of the Annual Action Plan, in the newspaper and on the City's website.

In accordance with the City's CPP, a Public Notice was posted in the San Diego Union Tribune, on the City's website, and at San Diego County Library, Vista Branch on March 7, 2020. The Annual Action Plan was available for review on the City's website, at the City Clerk's Office, at the Gloria McClellan Adult Activity and Resource Center, and at the San Diego County Library, Vista Branch. A comment period of no less than 30 days has been provided and all comments received, in writing or orally, will be included in the final submission of the Annual Action Plan to HUD.

CDBG Advisory Committee

The CDBG Citizens Advisory Committee (Advisory Committee) is charged with the task of providing recommendations to the City Council for social service projects that will benefit Vista's low- and moderate- income residents. The Committee uses the City's Five-Year Consolidated Plan to recommend annual priority areas for funding, which are presented to the City Council for adoption. Based on the annual priorities, a Request for Proposals (RFP) was issued in 2020 and nine Public Service Subrecipients were awarded funding.

5. Summary of public comments

As of the publishing of this report, all but one of our public comments have been in support of the Plan. One comment noted concerns of the public service provider selection process.

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

No comments were rejected.

7. Summary

The City of Vista's Annual Action Plan sets forth the housing and community development strategies and objectives for 2020-2021. The Plan satisfies the statutory requirements for Vista's one HUD-formula program, Community Development Block Grant (CDBG). It also includes information related to Vista's participation in the San Diego County Consortium for federal HOME Investment Partnership funds, as well as information on other funding sources that further the City's housing and community development priorities.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table PR-05.1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	VISTA	City Manager Department / Housing Division

Narrative

The City's Housing Division is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans, and the CDBG program. The County of San Diego is the lead agency for HOME Investment Partnership funding, which the City utilizes as a member of the County's HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as Community Development, Public Works, and Recreation & Community Services.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

The City of Vista has a long history of communication and collaboration with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include:

- Member of the County of San Diego's HOME Consortium
- Supporter of Alliance for Regional Solutions, North County San Diego's collaborative network of homelessness service providers
- Recipient of Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program
- The City currently has affordable housing agreements with three different affordable housing developers (Affirmed Housing, Community HousingWorks, and Wakeland Housing and Development Corporation) and relationships with several others.
- Staff works closely with the County of San Diego Health and Human Services Agency as well as nonprofit health and mental health providers, including Vista Community Clinic and Palomar Family Counseling Services.
- Member of the San Diego Housing Federation

Other non-governmental agencies the City works closely with include but are not limited to: Operation HOPE, Solutions for Change, North County Lifeline, Alpha Project, Mama's Kitchen, Meals on Wheels, and the Boys & Girls Club of Vista. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served

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

In January 2017, the Regional Task Force on the Homeless (RTFH) formally merged with the regional Continuum of Care (CoC), to become a singular organization to address the needs of homeless persons. The RTFH includes the region's 18 incorporated cities and all unincorporated areas. The RTFH's membership includes public agencies, private foundations, philanthropists, fraternal organizations, employment development, organized labor, and private health service organizations. City staff attends regular RTFH Governance Board and membership meetings to stay informed and address homelessness in the region.

The City also is a member of the Alliance for Regional Solutions who coordinates with the RTFH to address issues of homelessness within the North County region. The Alliance for Regional Solutions coordinates with the RTFH to ensure that the "Point-in-Time" count is completed and that a plan is in place and implemented to address the needs of homeless persons and persons at risk of homelessness.

The City itself has developed and adopted a [Strategic Plan to Address Homelessness](#), which contains three key strategies:

- Prevent homelessness
- Improve quality of life
- Reduce homelessness

Implementing these strategies and achieving the goals of the Strategic Plan to Address Homelessness is contingent upon close coordination with RTFH, ARS, and other agencies and organizations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Vista consulted with the Regional Task Force on the Homeless; however, the City does not directly receive HUD Emergency Solutions Grant (ESG) resources.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 1 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
2	Agency/Group/Organization	SOLUTIONS FOR CHANGE
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.
3	Agency/Group/Organization	VISTA COMMUNITY CLINIC
	Agency/Group/Organization Type	Services- Health Services - Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance and testimony/involvement at public hearing.

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

No single agency or organization was purposely excluded from providing input on the Annual Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Diego	
2013-2021 Housing Element	City of Vista	The Housing Element is the State-recognized strategy for addressing the City’s housing needs. This Annual Action Plan aligns with the goals of the Housing Element.
2018-2020 City Council Goals	City of Vista	This Annual Action Plan aligns with the City Council’s goals for improving Vista and the Consolidated Plan.
Strategic Plan to Address Homelessness	City of Vista	The City’s Strategic Plan to Address Homelessness aligns with the goals of this Consolidated Plan and Annual Action Plan.
2020-2024 Analysis of Impediments to Fair Housing Choice	San Diego County Region	The region is in the process of adopting strategies to address access to Fair Housing Choice and it is aligned with the goals of the Consolidated Plan.

Table 2 - Other local / regional / federal planning efforts

Narrative

The City has been, and will continue to, work with the other CDBG entitlement jurisdictions in the County of San Diego to address impediments to fair housing and the implementation of fair housing services. In addition, the City attends quarterly meetings with other CDBG entitlement jurisdictions in the County to learn best practices and stay abreast of various strategies used to best maximize funding.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

In December 2019, the City conducted community outreach meetings and a survey was made available to the public to solicit input from the community on CDBG funding priorities. On December 10, 2019, the City Council held a Public Meeting to discuss the input received from the community and provide funding priorities for FY 2020-2021. Based on that input, City staff released a CDBG Public Service Request for Proposals from Public Service Providers.

On April 28, 2020, the City Council approved Public Service sub-recipients for the FY 2020-2021 Annual Action Plan. Sub-recipients were selected through a Request for Proposal process that included the review by the City’s CDBG Advisory Committee. The sub-recipients’ contracts include an option to extend the contract for one year, at the sole discretion of the City, dependent upon funding availability and contract performance.

In addition, the City held two Public Meetings for the FY 2020-2021 Annual Action Plan. A Public Notice was posted on March 7, 2020, in the San Diego Union Tribune to announce the availability of the Annual Action Plan for review, opening a 30-day Public Comment Period, and announcing a Public Hearing scheduled for March 24. The Public Hearing is an opportunity for citizens to provide input and feedback regarding the Plan for City Council's consideration. The Public Notice also announce that the City Council would be considering the 2020-2021 Annual Action Plan at the March 24, 2020, City Council meeting and inviting the public to participate.

Citizen comments are considered and when appropriate changes and/or modifications may be made to proposed program activities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Newspaper ad published announcing the public hearing on December 10.	Not applicable	Not applicable	
1	Public Hearing	Non-targeted/broad community	December 10, 2019	None.	All comments were accepted	

2	Public Meeting	Non-targeted/broad community	Attended by 7 CDBG Advisory Committee members on March 4, 2020	Committee members in support of plan.	All comments were accepted	
3	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on March 7, 2020 in the San Diego Union Tribune announcing the availability of the draft 2020-2021 Annual Action Plan for a 30-day public review and comment period to include a public hearing before the City Council on March 24, 2020.	None	All comments were accepted	
4	Public comment period	Non-targeted/broad community	Public comment was open for 30 days, March 24 to April 24, 2020	None	All comments were accepted	
5	Public Hearing	Non-targeted/broad community	Public hearing before the City Council on March 24, 2020 to receive comments on the draft 2020-2021 Annual Action Plan prior to adoption and submission to HUD.	Vista Community Clinic, Boys and Girls Club, and Solutions for Change (public service providers) commented on the proposed plans.	All comments were accepted	

6	Public Meeting	Non-targeted/broad community	Public meeting before the City Council on April 28, 2020 to receive comments on the draft 2020-2021 Annual Action Plan prior to adoption and submission to HUD	None	All comments were accepted	
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Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding for FY2020/21 activities will primarily come from CDBG and CALHOME. Housing fund properties and related bonds and tax credits will be used for the development of affordable rental housing. The City will use general funds for the implementation of economic development activities. Public Service projects are highly leveraged with private, state, and other federal resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	<ul style="list-style-type: none"> • Program Planning and Administration • Public Facility/Infrastructure Improvements • Fair Housing and Testing • Public Services 	\$1,071,114	\$0	\$313,368.73	\$1,384,482.73	\$5,000,000	The City will work to leverage funds from other sources (local, state, and federal) to maximize impact in the community.

Table 4 - Expected Resources – Priority Table

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

A minimum of 497 affordable units will be developed for extremely low, low, and moderate income individuals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table AP-20.1: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Shelter and Services for the Homeless	2020	2021	Homeless	City-Wide	Decent and Affordable Housing	CDBG: \$67,849	Homeless Person Overnight Shelter: 345 persons assisted
2	Public infrastructure and facility improvements	2020	2021	Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$695,574	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 of persons assisted
3	Services for LMI & special needs populations	2020	2021	Non-Homeless Special Needs	City-Wide	Public Services	CDBG: \$112,668	Public service activities other than low/moderate income housing benefit: 3483 persons assisted
4	Affordable Housing	2020	2021	Non-Homeless Special Needs	City-wide	Decent and Affordable Housing	CDBG: \$0	

Goal Descriptions

1	Goal Name	Shelter and Services for the Homeless
	Goal Description	<p>Emergency Winter Shelter. A minimum of 180 homeless individuals (including families and single women) will receive overnight shelter at Operation HOPE. A minimum of 165 low income individuals will receive homeless assistance services:</p> <ul style="list-style-type: none"> North County Lifeline Communities in Action will assist 65 families with financial stabilization, housing navigation, case management, applications to public assistance programs, connection to employment programs, and tax preparation.

		<ul style="list-style-type: none"> Alpha Project will connect with 100 homeless individuals and assist in program placement.
2	Goal Name	Services for LMI & Special Needs Populations
	Goal Description	A minimum of 343 seniors will receive nutrition services through the City of Vista Senior Center and Meals on Wheels. A minimum of 160 low-income youth will participate in crime and delinquency prevention services through the Boys & Girls Club SMART Moves (Skills Mastery and Resistance Training) Program, The Boys and Girls Club Career Launch Program, and the Vista Community Clinic Rancho Buena Vista REACH Program. The programs provide gang prevention, conflict resolution, and mentoring programs for at-risk, low-income youth. A minimum of 2,980 low- and moderate-income individuals will receive health services through Vista Community Clinic, Palomar Family Counseling Services, and Mama's Kitchen.
3	Goal Name	Public Facility/Infrastructure improvements
	Goal Description	Funding will be allocated towards sidewalk improvements which include ADA curb cuts. The improvements will enhance safety, walkability, and the aesthetics of our community. Funding will also be allocated towards a new roof for the San Diego County Library (Vista Branch), ADA improvements at the Senior Center, and Bub Williamson Park renovation.
4	Goal Name	Affordable Housing
	Goal Description	Support the development of new affordable housing rental units and preservation of existing affordable homes.

AP-35 Projects - 91.420, 91.220(d)

Introduction

A total of four projects will be conducted during FY2020/21, including program administration, fair housing and testing, public facility improvements, and public services reaching over 4,800 low and moderate individuals. The projects include various activities as outlined below.

1. Affirmatively further fair housing efforts by promoting fair and equal housing opportunities.
2. Emergency Winter Shelter: Provide shelter, food and case management to homeless individuals and families.
3. Support services for seniors: Serve meals and provide other nutrition services such as safety checks and in-home social visits.
4. Crime and Delinquency Prevention: Gang, alcohol and premature sexual activity prevention. Equips at-risk, low-income youth with life skills, decision-making, and anger management to boost self-confidence and sense of security.
5. Health Services: Access to basic medical services, preventative services, and health education. Services include vaccinations, flu shots, assistance for VUSD students with emotional difficulties and behavior issues, specialized meal preparation and delivery for residents with cancer, HIV, and other critical illnesses
6. Homeless Assistance: Outreach to connect Vista homeless to resources such as food, shelter, and housing navigation services. Contract with North County Lifeline to provide case management, applications to public assistance programs, connection to employment and vocational programs, free tax preparation and obtaining the EITC credit, and financial stabilization classes to very low income individuals and families.
7. Roof replacement at the Vista branch of the San Diego County Library.
8. Senior Center ADA and facility improvements.
9. Sidewalk improvement programs in LMI neighborhoods.

Table AP-35.1: Project Information

#	Project Name
1	Program Administration
2	Fair Housing Services and Testing
3	Public Services Programs
4	Facility Improvements

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

On December 10, 2019, the Vista City Council established the following CDBG funding priorities:

- 1) Homelessness, Housing Services, and Emergency Assistance;

- 2) Crime and Delinquency Prevention Services;
- 3) Support Services for Seniors and Special Needs; and
- 4) Health Services (Including Mental Health and Substance Abuse).

CDBG funding allocation priorities are connected to our local objectives. Limited resource availability is our biggest obstacle in meeting the needs of the underserved. The City has and will continue to work with other governmental organizations, nonprofits, businesses, and other entities to coordinate the provision of services in Vista.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Emergency Winter Shelter Support Services to Seniors Crime and Delinquency Prevention Health Services (including Mental Health and Substance Abuse) Homeless Assistance Fair Housing Services and Testing Public Facility/Infrastructure Improvements
	Needs Addressed	Decent and Affordable Housing Community Improvements Public Services
	Funding	CDBG: \$214,022.80
	Description	Provide administrative structure for the planning, implementation, and management of CDBG, as well as other housing, community development, and homeless programs. The City of Vista will apply a 10% de minimus rate for indirect costs.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	General administration of the CDBG Program

2	Project Name	Fair Housing Services and Testing
	Target Area	Citywide
	Goals Supported	Fair Housing Testing and Services
	Needs Addressed	Decent and Affordable Housing
	Funding	CDBG: \$40,000
	Description	Affirmatively further fair housing efforts by promoting fair and equal housing opportunities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 families will receive direct benefit from this program.
	Location Description	Various locations throughout the City
	Planned Activities	One-on-one counseling and assistance in addressing fair housing issues, mediation, and testing for fair housing.

3	Project Name	Public Service Providers
	Target Area	Citywide
	Goals Supported	Emergency Winter Shelter Support Services for Seniors Crime and Delinquency Prevention Health Services (including Mental Health and Substance Abuse) Homeless Assistance
	Needs Addressed	Homelessness Public Services
	Funding	CDBG: \$160,517
	Description	The Public Service programs will provide a spectrum of care under the following categories: Emergency winter shelter Health care, including mental health Support Services to Seniors Crime and Delinquency Prevention Homelessness Assistance
	Target Date	6/30/2021

Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 3,828 low-income Vista residents will benefit from the proposed activities.
Location Description	Citywide

<p>Planned Activities</p>	<p><u>Emergency Winter Shelter</u></p> <ul style="list-style-type: none"> • Provide shelter, food and case management to homeless individuals and families <p><u>Support Services for Seniors</u></p> <ul style="list-style-type: none"> • Serve meals and provide other nutrition services • Provide safety checks and in-home social visits <p><u>Crime and Delinquency Prevention</u></p> <ul style="list-style-type: none"> • Gang, alcohol and premature sexual activity prevention. Equips at-risk, low-income youth with life skills, decision-making, and anger management to boost self-confidence and sense of security. <p><u>Health Services</u></p> <ul style="list-style-type: none"> • Access to basic medical services, preventative services, and health education • Vaccinations and flu shots • Assistance for VUSD students with emotional difficulties and behavior issues • Specialized meal preparation and delivery for residents with cancer, HIV and other critical illnesses <p><u>Homeless Assistance</u></p> <ul style="list-style-type: none"> • Outreach to connect Vista homeless to resources such as food, shelter, and housing navigation services. • Provide case management, applications to public assistance programs, connection to employment and vocational programs, free tax preparation and obtaining the EITC credit, and financial stabilization classes to very low income individuals and families
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4	Project Name	Facility Improvements
	Target Area	Citywide
	Goals Supported	Public Facility/Infrastructure Improvements
	Needs Addressed	Public Facility/Infrastructure Improvements
	Funding	CDBG: \$1,009,943.73
	Description	Funding will be allocated towards facility and sidewalk improvements (including ADA curb cuts), and library roof installation. The improvements will enhance safety, walkability, and the aesthetics of our community.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The amount of residents assisted will vary based on the neighborhood selected for new sidewalks. The Library serves the entire community. The Senior Center serves all seniors in the community.
	Location Description	The library is located at 700 Eucalyptus Ave, Vista, CA 92084, but serves the entire community. Sidewalks will be focused in areas of need with high poverty rates, high population densities, and high pedestrian volumes of those traveling to schools.
	Planned Activities	<ul style="list-style-type: none"> • Install a new roof at the Vista Library • Install ADA curbed sidewalks in areas of need • Bub Williamson Park renovation • Senior Center ADA improvements

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The City of Vista will not be allocating funding on a geographic basis.

Geographic Distribution

Table AP-50.1: Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Rationale for the priorities for allocating investments geographically

The City of Vista will not be allocating funding on a geographic basis.

Discussion

The City of Vista will not be allocating funding on a geographic basis.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

As part of the Consolidated Plan process, a regional Analysis of Impediments to Fair Housing Choice (AI) was conducted for all jurisdictions in the County. The City of Vista is currently in a collaborative process with the San Diego Regional Alliance for Fair Housing (SDRAFFH) to develop the 2020-2024 AI. The AI is a review of barriers that prevent people from choosing their preferred housing including an assessment of the availability of affordable, accessible housing.

Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. These issues were explored in the development of the City's 2013-2021 Housing Element.

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

The 2013-2021 Housing Element addresses barriers to affordable housing related to City policies.

Discussion

The City has addressed the few items identified as possible barriers to affordable housing in the 2013-2021 Housing Element. There are currently no public policies that were found to be barriers to affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In addition to addressing affordable housing and homelessness, the City will support community development activities to better address the vast needs of the community.

Actions planned to address obstacles to meeting underserved needs

Limited resource availability is often the biggest obstacle in meeting the needs of the underserved; therefore, ensuring collaboration and leveraging of funds is vital. The City has and will continue to work with other governmental organizations, nonprofits, businesses, and other entities to coordinate the provision of services in Vista.

Actions planned to foster and maintain affordable housing

The City will continue to work with affordable housing developers to expand housing options for low-income individuals. The Housing Authority negotiated a Disposition and Development Agreement with Wakeland Housing to develop 81-units of Senior Affordable Housing. Construction is underway, and applications for housing became available in March 2020. The units are expected to become available in October 2020.

The City is also currently working on two new projects including the Paseo Artist Village, which will produce 60 units of affordable workforce housing and Monarch, which will provide 11 units of affordable housing.

Actions planned to reduce lead-based paint hazards

The County of San Diego has a lead-based paint program that provides services throughout the county. The City maintains informational brochures that are available to individuals on an as-needed basis. In addition, the County will continue to implement the following actions for their Mortgage Assistance program participants:

- Written Disclosure of Information on lead-based paint
- Seller Disclosure regarding presence of lead-based paint
- Pamphlet “Protect Your Family from Lead in Your Home” given to purchaser
- Pre-1978 Properties – have received a FHA Appraisal with a comprehensive valuation package certifying the acceptable condition of the property.
- If lead-based paint identified through visual assessment, then require lead hazard

reduction and clearance as required by 24 CFR Part 35 Subpart K.

Actions planned to reduce the number of poverty-level families

Economic Development activities aim to reduce the number of poverty-level families in the City through increased skills and opportunities. Employment services help ensure that individuals are prepared for the workforce and the initial process of applying and interviewing for a job. Business investment and development will help increase the availability of jobs within the city. Public services may also assist by providing services that help alleviate hardships or other obstacles.

Public service providers that assist in poverty reduction:

- Alpha Project: North County Outreach Program
 - The Vista Homeless Outreach Program connects with homeless men, women and families in the City of Vista. Outreach staff conduct comprehensive assessments, link homeless persons to housing navigation and other supports and provide regional reporting on outcomes to the North County Coordinated Entry System, the Regional Task Force on the Homeless, and the San Diego Regional Continuum of Care.
- North County Lifeline: Communities in Action
 - North County Lifeline's Communities in Action Program works with very low income individuals and families to address and eliminate issues of poverty and prevent homelessness. Communities in Action helps clients to improve their life circumstances through emergency support, case management, applications to public assistance programs, connection to employment and vocational programs, free tax preparation, and financial stabilization classes.
- Operation HOPE: Homeless Shelter
 - Operation HOPE will reduce the number of families and single women experiencing homelessness. All individuals served in the program will be provided with shelter, food, case management and skill building courses to help them become self-sufficient. All school age children will be enrolled in school, and after-school support will be provided to help children thrive in a safe environment.
- Palomar Family Counseling Services: Vista Family, Youth and Child Response Program
 - Vista Unified School District personnel will refer students who demonstrate emotional difficulties, problem behavior or indications of trauma or deprivation. PFCS will provide individual and/or group counseling at school sites and will treat students struggling with behavioral and mental health issues improve

functioning at school, home and within the community.

Actions planned to develop institutional structure

The City has established institutional structure for the implementation of the Consolidated Plan and corresponding Annual Action Plans – with the City serving as the lead and the liaison to other governmental and non-governmental agencies. Open communication has been established and will be maintained throughout the implementation of the plan. Regular Program Monitoring and Program Evaluation Metrics have been established to ensure the Consolidated Plan and Annual Action Plan is successful and achieving the target goals. Financial management policies are in place to ensure quarterly invoicing is conducted in an efficient and accurate manner.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to serve as a liaison between public and private housing and social service agencies. In addition, those addressing homelessness participate in the Alliance for Regional Solutions. Through this group, a system is being utilized to register, triage, track, and place homeless individuals and families.

Discussion

The City and our many program partners will continue to work together to address the many needs in the community. Through collaboration, the leveraging of resources, and improved tracking of needs we can better meet the needs of the community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City has recently made the final repayment towards the Section 108 loan and does not anticipate acquiring a new loan. Additionally, the City does not use CDBG funds towards urban renewal or float funded activities nor does the City receive program income. Furthermore, no grant funds have been returned to the line of credit because of ineligible activities, excessive draws or ineligible expenditures.

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

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

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

Total Program Income: As previously stated, the City does not receive program income

Other CDBG Requirements

1. The amount of urgent need activities- **0**

Discussion

The City does not currently manage any projects/activities with an urgent need national objective.