

# 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 99,835 (CA Department of Finance, 2021-2023).

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 Fifth year (2024) of the Consolidated Plan, which is in effect from 2020 through 2024. The Annual Action Plan sets forth the 2024 projects and activities and identifies the expected resources that will further the priorities and goals in the Consolidated Plan. The City estimates to receive grants funds from HUD in the amount of \$990,268.

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. On February 28, 2023, the City authorized the renewal of an agreement to participate in the San Diego County HOME Consortium for Fiscal Year 2024/25 with an automatic renewal to participate in Fiscal Years 2025/26 and 2026/27.

### 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. The CAPER includes a summary and evaluation of past performance that helps the City to identify goals and projects.

### **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 the public information kiosk at the Civic Center on March 12, 2024. The Annual Action Plan was available for review on the City's website, at the City Clerk's Office, 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.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

*A summary of rejected comments, if any, will be included upon the closure of the public comment period.*

## **7. Summary**

The City of Vista's Annual Action Plan sets forth the housing and community development strategies and objectives for 2024-2025. 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.

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**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.

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

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of Vista has a robust history of collaboration with many governmental and non-governmental agencies in the region to address the needs of the city's low-moderate income population. The city has made a significant impact on addressing the needs of unsheltered residents and has a nationally recognized model for addressing homelessness. 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 these affordable housing developers (Affirmed Housing, Community Housing Works, National Core 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.

**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)).**

Other non-governmental agencies the City works closely with include, but are not limited to: Operation HOPE, North County Lifeline, Alpha Project, Mama's Kitchen, and the Boys & Girls Club of Vista and Exodus Recovery. 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.**

The City is also a member of the Alliance for Regional Solutions (ARS) who coordinates with the Regional Task Force on the Homeless (RTFH) to address issues of homelessness within the North County region. ARS coordinates with the RTFH to ensure that the "Point-in-Time" count is completed, with an implementation plan to address the needs of people experiencing homelessness and people at risk of becoming homeless.

The City 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 is a member of the Continuum of Care and participates in regional meetings; however, the City does not directly receive HUD Emergency Solutions Grant resources. Additionally, a member of the City of Vista Housing division serves as a member of the Government Affairs Committee on the Continuum of Care.

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

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

1	<b>Agency/Group/Organization</b>	Operation Hope Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	San Diego County	Both plans identify activities to help end homelessness
2021-2029 Housing Element	City of Vista	Both plans include a description and analysis of housing issues and provide recommendations for improving housing conditions throughout the City of Vista.
2022-2024 City Council Goals	City of Vista	Both plans identify goals and priorities to improve the City.
Analysis of Impediments to Fair Housing 2020-2024	City of Vista	The regional plan aligns with the strategic plan goal of affirmatively furthering fair housing choice; the Analysis details any impediments to housing within the San Diego County region.
City of Vista General Plan 2030	City of Vista	The General Plan addresses a wide range of issues that impact citywide development. When considering funding recommendations, staff ensure the CDBG funding priorities align with the goals of the General Plan



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

**Narrative**

The City of Vista continues to work with other local CDBG entitlement jurisdictions in San Diego County to address impediments to fair housing and the implementation of fair housing services. Additionally, the City participates in 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.

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## **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**

On April 26, 2024, the City Council approved Public Service sub-recipients for the FY 2024-2025 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 City held two public meetings for the FY 2024-2025 Annual Action Plan. A Public Notice was posted on March 12, 2024, 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 26, 2024. The Public Hearing is an opportunity for citizens to provide input and feedback regarding the Plan for City Council's consideration. *A second Public Notice will be posted in the San Diego Union Tribune on April 16, 2023, to announce that the City Council would be considering the 2023 Annual Action Plan at the April 23, 2024, City Council Meeting and inviting the public to participate. Additional details and comments will be added to the plan following the public hearing and comment period.*

Additional outreach was solicited online to broaden citizen participation on in-person meeting capacity. Online outreach included the City of Vista website, e-news blast, and through the City's social media platforms. Citizen comments are considered and when appropriate changes and/or modifications may be made to proposed program activities. Citizen participation is offered at public hearings and prior to City Council meetings.

**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 on March 12, 2024 in the San Diego Union Tribune announcing the availability of the draft 2024-2025 Annual Action Plan for a 30-day public review and comment period to include a public hearing before the City Council on March 26, 2024. Announcing that on April 23, 2024 after considering public comments, the City Council will vote on the draft 2023-2024 Annual Action Plan.	N/A	N/A	<a href="http://www.sandiegouniontribune.com">www.sandiegouniontribune.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Public Hearing before the City Council on March 26, 2024 to receive comments on the draft 2023-2024 Annual Action Plan prior to adoption and submission to HUD.	Details to be included following the Public Hearing.	Details to be included following the Public Hearing.	<a href="http://www.cityofvista.com">www.cityofvista.com</a>
3	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 16, 2024 in the San Diego Union Tribune announcing that on April 23, 2024 after considering public comments, the City Council will vote on the draft 2024-2025 Annual Action Plan.	N/A	N/A	<a href="http://www.sandiegouniontribune.com">www.sandiegouniontribune.com</a>

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)
4	Public Meeting	Non-targeted/broad community	Public Meeting before the City Council on April 23, 2024 to receive comments on the draft 2024-2025 Annual Action Plan prior to adoption and submission to HUD.	Information to be added following the Public Meeting.	Information to be added following the Public Meeting.	<a href="http://www.cityofvista.com">www.cityofvista.com</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

Funding for FY 2024/25 activities will primarily come from CDBG and CALHOME. Housing fund priorities, related bonds and tax credits are being used for the development of affordable rental housing. The City expects to receive \$990,268 in CDBG funds. The actual CDBG funding available may vary based on the actual allocation amounts provided by HUD. 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	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	990,268	0	1,485,400	2,475,668	0	This Annual Action Plan is the Fifth` year of a five-year planning cycle.

Table 5 - Expected Resources – Priority Table

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

**matching requirements will be satisfied.**

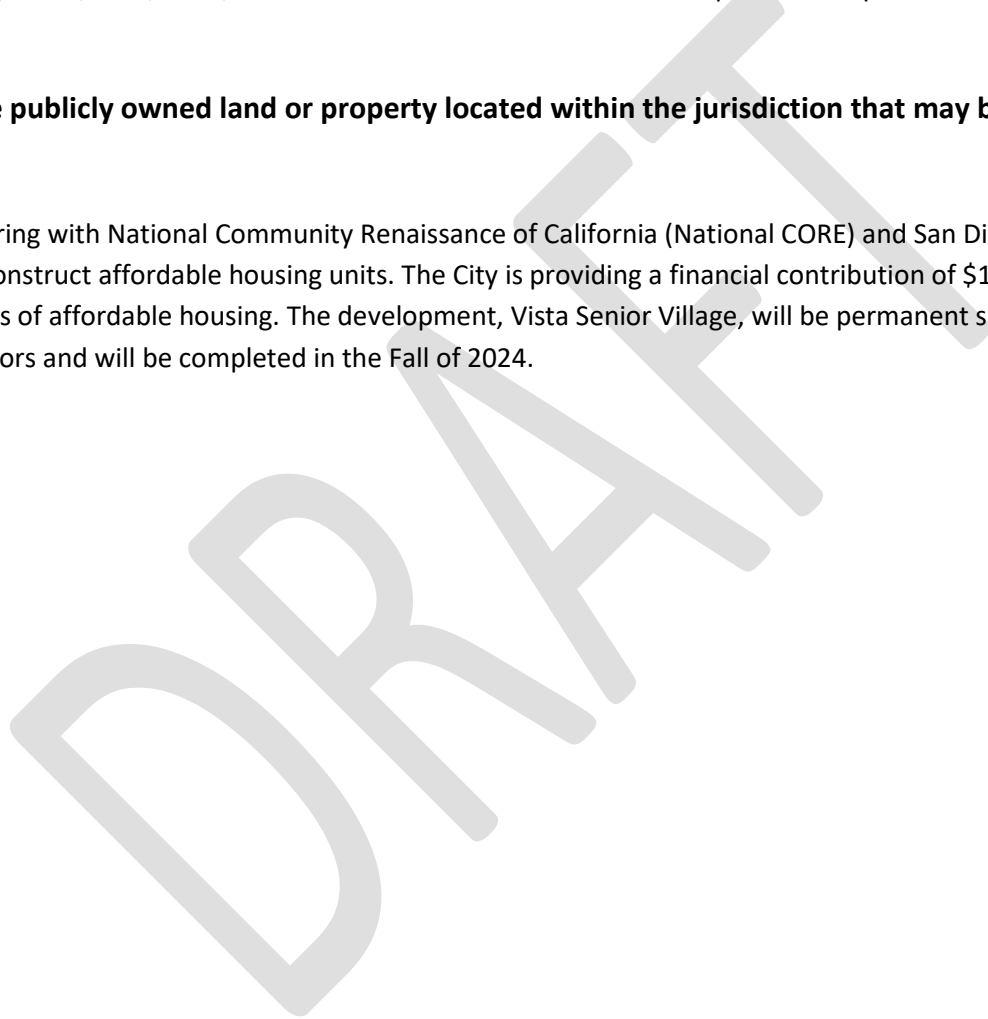
CDBG funds will leverage private, local, state, and other federal funds to allow for the provision of public service activities. CDBG does not require a match.

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

The City of Vista is partnering with National Community Renaissance of California (National CORE) and San Diego Community Housing Corporation (SDCHC) to construct affordable housing units. The City is providing a financial contribution of \$1.25 million to National CORE and San Diego CHC for 54-units of affordable housing. The development, Vista Senior Village, will be permanent supportive housing targeted at formerly unsheltered seniors and will be completed in the Fall of 2024.

**Discussion**

No Comment



## Annual Goals and Objectives

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

#### Goals Summary Information

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	2024	Homeless	City-wide	Shelters and Services for the Homeless Services for LMI & special needs populations	CDBG: \$38,000	Public service activities for Low/Moderate Income Housing Benefit: 120 Households Assisted Homeless Person Overnight Shelter: 20 Persons Assisted
2	Public infrastructure and facility improvements	2020	2024	Non-Housing Community Development	City-wide	Public infrastructure and facilities improvements	CDBG: \$643,674	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
3	Services for LMI & special needs populations	2020	2024	Non-Housing Community Development	City-wide	Services for LMI & special needs populations	CDBG: \$107,000	Public service activities for Low/Moderate Income Housing Benefit: 3300 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2020	2024	Program Administration and Fair Housing	City-wide	Shelters and Services for the Homeless Public infrastructure and facilities improvements Services for LMI & special needs populations	CDBG: \$158,054	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
5	Fair Housing and Testing	2020	2024	Fair Housing and Testing	City-wide	Services for LMI & special needs populations		Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Shelter and services for the homeless
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Public infrastructure and facility improvements
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Services for LMI & special needs populations
	<b>Goal Description</b>	

4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Fair Housing and Testing
	<b>Goal Description</b>	

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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

During the 2024-2025 CDBG Program year, the following four projects will be conducted: Fair Housing and Testing, Public Facility Improvements, Program Administration and Public Services reaching over 4,800 low- and moderate-income individuals. The projects include various activities as outlined below.

1. Affirmatively further fair housing efforts by promoting fair and equal housing opportunities.
2. Emergency 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 and programs for special needs.
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. Support services for LMI special needs populations: provide youth support services, enrichment programs and rental and utility assistance.
8. Facility improvements
9. Sidewalk improvement programs in LMI neighborhoods.
10. Park improvements
11. Rehabilitation Programs

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

Table 7 – Project Information

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

# AP-38 Project Summary

## Project Summary Information

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Program Administration	Program Administration		Shelters and Services for the Homeless Public infrastructure and facilities improvements Services for LMI & special needs populations	CDBG : \$158,054
	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 for Completion	06/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Not applicable			
	Location Description (additional information for this discussion may be	Not applicable			

	available on the AP-36 Project Detail screen)			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	General administration of the CDBG Program		
	Fair Housing Services and Testing	Fair Housing and Testing		Services for LMI & special needs populations CDBG : \$34,000
	Description	Affirmatively further fair housing efforts by promoting fair and equal housing opportunities.		
	Target Date for Completion	06/30/2025		
2	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	50 Households will receive direct benefit from this program.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Various locations throughout the City		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Fair housing and Mitigation services such as advocacy, outreach and education, technical training opportunities for housing staff and providers, maintenance of fair housing discrimination investigations, intake and enforcement of processes, collaborations and/or linkages with other entities which further strengthen fair housing activities in the City of Vista.		

	Public Service Providers	Shelter and services for the homeless Services for LMI & special needs populations		Shelters and Services for the Homeless Services for LMI & special needs populations	CDBG : \$145,000
	Description	The Public Service programs will provide a spectrum of care under the following categories: Emergency shelter Health care, including mental health Support Services to Seniors and special needs population Support services for LMI special needs populations Crime and Delinquency Prevention, Homelessness Assistance, Rental and utility assistance, Youth Services, Senior Services, and Other public services.			
	Target Date for Completion	06/30/2025			
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	3,483 Persons Assisted			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<p><b><u>Emergency Shelter</u></b></p> <ul style="list-style-type: none"> <li>• Provide shelter, food and case management to homeless individuals and families</li> </ul> <p><b><u>Support Services for Seniors</u></b></p> <ul style="list-style-type: none"> <li>• Serve meals and provide other nutrition services</li> <li>• Provide safety checks and in-home social visits</li> </ul>			

**Crime and Delinquency Prevention**

- Gang, alcohol and premature sexual activity prevention. Equips at-risk, low-income youth with life skills management to boost self-confidence and sense of security.

**Health Services**

- 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

**Homeless Assistance**

- 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 preparation and obtaining the EITC credit, and financial stabilization classes to very low-income individuals.

**Support Services for Special Needs Population**

- Match City of Vista children in foster care with CASAs who will support them and advocate for their educational and housing needs.
- Support Vista families with childcare and Vista youth with positive youth development programs, and youth employment services.
- Homeless prevention services

4	Facility Improvements	Public infrastructure and facility improvements	City-wide - Local Target area	Public infrastructure and facilities improvements	CDBG : \$1,397,089
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Description	Funding will be allocated towards facility Improvements, sidewalk improvements (including ADA curb cuts), rehabilitation programs, Street Improvements, Park improvements which all will enhance safety, walkability, access, and the aesthetics of our community.
Target Date for Completion	06/30/2025
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The number of residents assisted will vary based on the neighborhood selected for new sidewalks, Park Improvement projects, facility improvement projects. Senior Center Serves all Seniors in the community.
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Sidewalks will be focused in areas of need with high poverty rates, high population densities, and high pedestrian volumes of those traveling to schools and neighborhood facilities.
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Sidewalk improvement programs in LMI neighborhoods and Facility 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	100

**Table 8 - Geographic Distribution**

### **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 are constraints to housing development. These issues were explored in the development of the City's 2021-2029 Housing Element.

State law requires each community to play a role in meeting the region's housing needs. A jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. Vista's share of regional future housing needs is 2,561 new units between June 30, 2020 and April 15, 2029

### **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 City of Vista is committed to reducing the barriers of housing to vulnerable populations due to environmental hazards. Communities of color and lower-income communities are disproportionately burdened with poor housing conditions due to a variety of environmental threats and hazards. Under California Government Code 65040, environmental justice is designed as "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." The City is committed to expanding safe and healthy housing opportunities for people of all groups through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with

environmental justice agencies and advocates such as the California Environmental Justice Alliance.

### **Discussion**

The City of Vista has worked collaboratively with the San Diego Regional Alliance for Fair Housing to complete the Analysis of Impediments to Fair Housing which identifies regional barriers and local barriers to fair housing around the city, with heavy emphasis on racial and economic disparity and environmental justice. Methodologies were identified to reduce barriers in the City include adjusting zoning amendments to expand affordable and alternative housing opportunities, and increasing accessibility to information.

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## **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 City is providing land, which will be assessed for value, and financial contribution of \$1.25 million to National CORE and San Diego CHC for 54-units of affordable housing. The development, Vista Senior Village, will be permanent supportive housing targeted at formerly unsheltered seniors and will be completed in the Fall of 2024.

The City of Vista is committed to reducing the barriers of housing to vulnerable populations due to environmental hazards. Communities of color and lower-income communities are disproportionately burdened with poor housing conditions due to a variety of environmental threats and hazards

### **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
- Operation HOPE: Homeless Shelter 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

### **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.

The City has also implemented the Strategic Plan to Address Homelessness which includes the coordination of resources from various public and private housing and social service agencies.

## **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 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, 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

### Discussion

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