

# **CITY OF VISTA**

## **Annual Action Plan**

### **Fiscal Year 2009-2010**



**Redevelopment and Housing Department  
City of Vista  
600 Eucalyptus Avenue  
Vista, CA 92084  
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**May 12, 2009**

**CDBG Grantee Number: MC-09-0575  
DUNS Number: 078726619**

**Prepared by: City of Vista**



# First Program Year Action Plan

Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

# NARRATIVE RESPONSES

## **Executive Summary**

**The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.**

### **Program Year 1 Action Plan Executive Summary:**

Program Year 2009 (July 1, 2009 to June 30, 2010) is Year 1 of the 2009-2014 Consolidated Plan cycle, and the objectives for use of Community Planning and Development grant funds allocated to the City of Vista from the U.S. Department of Housing and Urban Development have been revised and changed to address changing issues and needs in the community. Priority concerns for the year include the Santa Fe/Mercantile corridor including the on-going implementation of the revitalization strategy for the Santa Fe/Mercantile Corridor which is a comprehensive plan to revitalize the area by eliminating blight, attracting new businesses, expand housing opportunities through mixed-use housing development, and encourage job creation.

Projects include disposition of Commission property, facilitation of lot consolidation, marketing, coordinate job creation activities, working with private property owners and local financial institutions to assist in the rehabilitation and expansion of existing businesses, and work with private developers to encourage mixed use development. Additional priorities include supporting programs and services that support job training and employment of lower income people, completion of the 15-unit special needs housing project by Accessible Space, mixed-use developments along the Santa Fe corridor, expanded services to prevent homelessness through the North San Diego County Alliance for Regional Solutions (homeless objectives); expansion of positive youth development programs to address the issues of youth violence and reduce involvement in youth gangs, support programs that help seniors and persons with disabilities maintain independent living (community development); and identify new ways to promote job training and vocational training opportunities for the "working poor" to enable them to obtain living wage employment (economic development objectives).

The City will continue funding for a housing rehabilitation loan program for single-family owner-occupied homes and owner-occupied mobilehomes to improve the quality of housing stock occupied by low/very low-income families. The City will continue a first-time homebuyer program including outreach to law enforcement.

The City's primary anticipated outcomes from investment of CPD funds are an increased sense of safety and stability in the low-income neighborhoods of the City and overall visible improvements and demonstrable public safety improvements in the Townsite and greater North Vista areas. The City has adopted and will continue for itself and all subrecipients the new outcome performance measurement system, and will seek to achieve highest rankings of its CDBG programs and to score in the 75<sup>th</sup> percentile and above in all scoring.

The City is working with all San Diego County entitlement jurisdictions for the development of the regional Analysis of Impediments (AI) to Fair Housing. This document will cover the years 2010-2015. The 2010-2011 Annual Action Plan will address any specific fair housing issues as identified in the AI.

### **Geographic Summary**

The City of Vista includes almost 19 square miles. Vista is located along State Highway 78, near the cities of Oceanside and San Marcos in north San Diego County. Although only incorporated in 1963, Vista has a rich history. In the early part of the 20<sup>th</sup> Century, Vista was a popular area for visitors; people traveled from all over San Diego County for picnic outings and to enjoy the oak groves, large ranches and farms. By the 1920s, Vista was primarily an agricultural community and a prominent stop on the AT & SF rail route between Escondido and Oceanside. Until 1970, when State Highway 78 was constructed, Vista remained a relatively small community of less than 25,000 residents. Since then Vista's population has grown rapidly.

Between 1980 and 1990, Vista's population grew from 35,834 residents to 71,872 — a 100-percent increase. During the 1990s, Vista's population growth remained strong, increasing to 89,857 residents (25 percent) in 2000. Vista's current (2008) population is 95,770, according to SANDAG (San Diego Association of Governments). Vista and the surrounding area have historically been, and continue to be, one of the region's prime agricultural areas. Vista has a rural atmosphere along with amenities of a growing city.

The Consolidated Plan is designed to be a collaborative process that establishes a unified vision for community development actions. The plan covers the following programs that are managed by the Community Planning and Development (CPD) division of the federal Department of Housing and Urban Development (HUD).

1. CDBG (Community Development Block Grant)
2. HOME (A Housing Block Grant)
3. ESG (Emergency Shelter Grant)
4. HOPWA (Housing Opportunities for People with AIDS)

The City of Vista is an entitlement jurisdiction and is eligible to receive federal Community Development Block Grant (CDBG) funds directly. As an entitlement jurisdiction, the City receives grant funds for two Department of Housing and Urban Development (HUD) programs: CDBG funds and the HOME Investment Partnership (HOME) funds. The City of Vista is directly responsible for the planning, administration, and execution of projects funded with CDBG monies. HOME funds are administered through the San Diego County HOME consortium, as required for cities of Vista's size, although the City is responsible for planning and implementing out programs using HOME funds.

Title I of the National Affordable Housing Act establishes that state and local governments which apply for direct assistance under certain federal programs have a housing and community development strategy that has been approved by HUD. In 1995, revised regulations consolidated the planning and application requirements of four federal grant programs into one single submission that includes Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The 2009-2014 Consolidated Plan is a five-year planning document that identified housing needs and problems, analyzed marketing conditions and resources, set priorities, and adopted strategies for addressing identified needs and allocating resources. These Federal programs are intended to improve the supply of affordable housing and the quality of life primarily for low- and moderate-income residents. The City of Vista, as lead agency, developed this Plan in consultation with other City departments, local social service agencies, other governmental agencies, consultants, and members of the community.

The Consolidated Planning process requires a jurisdiction to identify all of its housing and community development needs, and come up with a strategy to meet those needs. The following 2009-2010 Annual Action Plan describes how the City intends to invest its CDBG and HOME funds for the upcoming program year. The Annual Action Plan describes the programs the City will carry out during the next one-year grant cycle and the funds that will be used to carry out those programs. This Annual Action Plan covers the period July 1, 2009, to June 30, 2010 (Program Year 2009). This period corresponds with the City's 2009-2010 fiscal year (Fiscal Year 2010).

Under the Housing and Community Development Act and the National Affordable Housing Act three major goals are identified for the Community Development Block Grant and HOME funds. These three goals are:

1. Provide decent housing
2. Provide a suitable living environment
3. Expand economic opportunity

### **Provide Decent Housing**

- Vista Home Ownership Program – The Vista Home Ownership program provides low interest, silent second gap assistance to assist low-and moderate-income residents when purchasing a home.
- Home Ownership Counseling – Six hours of homebuyer education classes to prepare the household for the responsibilities of homeownership.
- Single-Family and Mobile Home Housing Rehabilitation – City program that provide home repair funding for low-income residents.

- Vista Mobile Home Assistance Program – Provides qualified low-income mobile home residents with gap assistance on their monthly housing costs including space rent, utilities, maintenance, and mortgage costs.
- Fair Housing Services – The City of Vista will contract out with a private non-profit organization to provide fair housing, mediation, and tenant-landlord services to residents in need.
- Homeless Activities – Funds will be used in support of a cold-weather winter shelter and the operation of a year-round transitional shelter.

### **Provide a Suitable Living Environment**

- Strengthen and Support Families – Provide families with health and medical programs, family services, recreation programs, food, and essential services.
- Support Youth – Provide youth with programs that provide mentoring, counseling, recreational opportunities, health and nutrition education, personal challenges, gang diversion, and drug prevention programs.
- Support Seniors – Provide referral services, food and essential services, and transportation services.
- Upgrade Public Facilities – Upgrade sidewalks by constructing wheelchair ramps for improved accessibility.
- Special Needs – Provide case management and other services for persons with special needs.
- Street and Sidewalk Improvements – Address the deterioration of the Santa Fe/Mercantile Corridor. Provide qualified low-income census tract areas with infrastructure improvements that help support their quality of life.
- Vista Townsite & Greater North Vista Area – Continue to fund projects and programs that support the continued development of the Vista Townsite Area and greater north Vista neighborhoods.

### **Expand Economic Opportunities**

- Debt Service – \$250,000 Principal and \$263,272 interest payment for debt service related to the Section 108 loan for acquisitions costs for the development of the Vista Village Retail Center.

- Job Training and Employment – Fund programs and services that support job placement, job training, and employment of lower-income people.

# GENERAL QUESTIONS

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

### **Geographic Distribution**

The City of Vista includes almost 19 square miles. Vista is located along State Highway 78, near the cities of Oceanside and San Marcos in north San Diego County. Although only incorporated in 1963, Vista has a rich history. In the early part of the 20th Century, Vista was a popular area for visitors; people traveled from all over San Diego County for picnic outings and to enjoy the oak groves, large ranches and farms. By the 1920s, Vista was primarily an agricultural community and a prominent stop on the AT & SF rail route between Escondido and Oceanside. Until 1970, when State Highway 78 was constructed, Vista remained a relatively small community of less than 25,000 residents. Since then Vista's population has grown rapidly.

Between 1980 and 1990, Vista's population grew from 35,834 residents to 71,872 — a 100-percent increase. During the 1990s, Vista's population growth remained strong, increasing to 89,857 residents (25 percent) in 2000. Vista's current (2008) population is 95,770, according to SANDAG (San Diego Association of Governments). Vista and the surrounding area have historically been, and continue to be, one of the region's prime agricultural areas. Vista has a rural atmosphere along with amenities of a growing city.

Most of the actions in this plan meet the needs for the entire city. Programs in the Fiscal Year 2009-2010 Annual Action Plan are geared towards assisting those residents and households falling into applicable low- and moderate-income levels. Based on the national objective cited, related income qualification requirements, and type of activity, some programs serve residents of a particular area and are physically located in that area (24 CFR 570.209 (a)(1)). Other programs serve low- and moderate-income persons from various areas, based on individual income verification (24 CFR 570.208 (a) (2)).

### **Targeted Needs**

Most of the actions in this plan meet the needs for the entire city. Programs in the Fiscal Year 2009-2010 Annual Action Plan are geared towards assisting those residents and households falling into applicable low- and moderate-income levels. Based on the national objective cited, related income qualification requirements, and type of activity, some programs serve residents of a particular area and are physically located in that area (24 CFR 570.209 (a)(1)). Other programs serve low- and moderate-income persons from various areas, based on individual income verification (24 CFR 570.208 (a) (2)).

Attached are three maps based on 2000 Census data that document the percentage of low- and moderate-income persons living in each census tract in the City of Vista. Please refer to the attached file showing the location of each proposed FY 2009-2010 CDBG-funded activity.

According to the 2000 Census, the City of Vista is a 44% low- to moderate-income community. Eighteen Vista census tracts have a greater low- to moderate-income population of 51%. These tracts are identified below:

TRACT	BLOCK GROUP	POPULATION 100	LOW MOD POPULATION
196.02	3	2,736	77.8%
197.01	2	2,237	52.1%
197.02	2	1,193	51.1%
198.05	1	243	68.9%
100.17	1	915	62.0%
185.19	2	1,999	78.4%
192.05	1	1,233	68.2%
192.05	3	1,583	78.9%
192.05	4	657	64.3%
192.06	1	2,765	76.9%
192.06	3	1,271	65.3%
192.07	3	759	85.4%
192.07	4	1,846	74.5%
192.08	2	320	51.8%
193.03	2	1,763	61.5%
194.03	2	1,324	59.5%
194.04	2	2,033	53.4%
194.05	3	1,822	63.6%
195.01	1	2,426	87.9%
195.01	2	1,463	58.2%
195.02	1	2,747	71.4%
195.02	2	1,681	70.9%
195.02	3	1,637	78.3%
195.03	2	1,846	75.6%
196.01	2	1,980	51.7%

**2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**

There are specific targeted housing, social services, neighborhood restoration and economic development projects aimed at the Vista Townsite Area and the Greater North Vista area.

The Vista Townsite Area is a predominately Hispanic neighborhood (69% in 2000). It is a very low-income area with a 23% poverty rate.

A major goal of the 2009-2014 Consolidated Plan is the revitalization of this neighborhood. In 1998, the City adopted a Neighborhood Revitalization Strategy after designating the Townsite Area a Neighborhood Revitalization Strategy Area (NRSA). The special NRSA designation has ended as of June 30, 2006. For this reason the City is looking at creating a new NRSA in the Townsite and Greater North Vista areas. Shaded census tracts 192.06, 194.04, 195.01, 195.02, and 195.03 are located within the Vista Townsite Area.

The City of Vista does not receive any HOPWA funds. The City Council establishes the priority of concerns by weighing all identified needs against available resources. The City Council also seeks to balance the often-competing concerns of different groups by funding primary services for each targeted population (e.g., youth, seniors, etc.) while also supporting services to specific special needs populations (battered spouses, homeless families, etc.).

**3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

The San Diego region continues to make progress on increasing local and other funding available to create housing opportunities and end homelessness in our community. Significant obstacles that remain include:

The primary obstacle to meeting underserved needs is the limited amount of resources available that can be used for particular needs. The ongoing budget crisis in California has resulted in reductions in current funding and insecurity about future funding for health and social services. The people of the State of California did approve large bond measures for important infrastructure and transportation improvements, but payments on these bonds and those passed in the past decade place an increasing demand on the annual State budget. The concurrent reduction in funding by Congress for federal CPD and other grant programs has made allocation of CDBG funds on a local level more difficult for recipients.

The recent economic crisis triggered by failures in the sub-prime mortgage market and related securities together with fuel costs are factors over which local governments have no control. This same economic crisis has brought increasing demands for emergency services by families whose income no longer provides for basic life necessities. The continuing reduction of funding for the CDBG program by Congress further limits the City in its ability to respond to the needs of very low- and low-income families in the City.

Wages have not kept pace with the rising cost of living in the region, leading to an increasing disparity between wages and the cost of housing, fuel and family necessities. This is especially true for low-income families, who have been particularly hit by the continuing and escalating high cost of fuel and energy, and more recently, the rapid increase in food costs. The lack of health insurance for many working families has increased the demand for healthcare services from local nonprofit community clinics; rising housing costs (rental) in relation to household income has brought a similar increased demand for emergency food distribution programs serving the working poor when wage earnings run out before the end of the month.

Housing costs impact nonprofit agencies as employees leave to work elsewhere due to the inability of most moderate-income families to purchase homes in the region. High housing costs may impact the ability of nonprofit organizations to attract and keep trained and experienced staff. The development of local workforce housing has become a concern for business leaders and for transportation planners. The cost of rental and for-sale housing in the region and throughout most of the State has brought overcrowding in apartments for very low-income families, and made home ownership almost impossible for even moderate-income families. Current estimates show that less than 20 percent of

San Diego families have income that would qualify them to purchase a home in the area, which means that many families could not at current prices and income qualify to buy the homes in which they live. The collapse of the sub-prime mortgage market and related “credit crunch” has led to foreclosures and abandoned homes in the City, and greater pressure on rental housing.

### **Obstacles to Meeting Underserved Needs**

The major obstacle to meeting underserved needs remains the lack of sufficient financial resources. There is a much greater need for basic services, housing, services, and economic development assistance than there is funding available. The City has expanded financial resources by applying for state housing and homeless grants.

The City works with nonprofits that obtain additional funding through federal tax credits and state housing grants. The City also received U.S. Department of Justice official recognition of the Townsite Area and West Vista as a graduated “weed and seed” operation site. With this designation, the City is eligible to apply for funding from a variety of federal sources, including the Department of Justice. The social service nonprofits with whom the City partners to address underserved needs also obtain funding from other sources. Often, the fact that the City provides funding to the agency will increase the chances that the agency can receive grant funding.

### **Fair Housing**

The City contracts with North County Lifeline to provide Fair Housing Services to the residents of Vista. North County Lifeline provides community residents with standard fair housing services, landlord tenant mediation services, and provides fair housing education to landlords.

The local jurisdictions in San Diego County determined that a regional assessment of impediments to fair housing choice was the best measure of the impacts of discrimination on housing choice and contracted with a consultant to produce a second regional Assessment of Impediments. The San Diego Regional Analysis of Impediments (AI) to Fair Housing was implemented in 2005. All the participating jurisdictions are in the process of updating the San Diego Regional Analysis of Impediments. The City is continuing to review and update its General Plan and Zoning Ordinances to identify and remove any perceived impediments to fair housing.

### **Institutional Structure**

The City will further develop its institutional structure by participating in the Regional CDBG Coordinator Group meetings with other entitlement jurisdictions in San Diego County, the HOME Consortium meetings, and Regional Mortgage Credit Certificate Program meetings.

In addition, during this year, additional staff will be trained in CDBG/HOME regulations to ensure adequate availability of personnel.

**Meeting Underserved Needs**

The San Diego region continues to make progress on increasing local and other funding available to create housing opportunities and end homelessness in our community. Significant obstacles that remain include:

- The foreclosure crisis and job loss has greatly increased the need for public services and the requests for financial assistance.
- San Diego is one of the least affordable cities in the U.S., due primarily to very expensive housing and land costs which make it difficult for clients to secure stable housing and challenging for agencies to develop new affordable housing opportunities.
- San Diego NIMBY-ism, expensive zoning restrictions, and regulatory processes reduce or delay the opportunities for multifamily affordable housing development. Advocates work to streamline the process, but these obstacles continue to impede progress.
- Funding for capital development costs have been initiated, but identifying financial resources to fund the supportive services necessary to end chronic homelessness remains a significant barrier. Large deficits at the state and local levels lead to reductions in social services funding, including the elimination of funding of the state’s Supportive Housing Initiative Act. With California’s large state deficit, funding reductions are anticipated during the next state fiscal year.

**Fostering Affordable Housing and Remove Barriers to Affordable Housing**

The majority of Vista’s housing stock is comprised of single-family homes (54%), followed by multi-family units (38%), and mobile homes (8%). Most of the recent development within the City has consisted of single-family homes. As a result, Vista’s proportion of single family homes has increased. Vista current household-unit estimates per SANDAG are below:

<b>Single-Family Unit</b>	<b>Multi-Family Units</b>	<b>Mobile-Home Units</b>	<b>Percent Vacant</b>
17,195	11,366	2,162	3.1%

## **Develop Institutional Structure and Enhance Cooperation Between Agencies**

The City, other public institutions, business, and non-profit organizations work together to carry out the goals and objectives listed in the Consolidated Plan. Key partners include the City's Department of Redevelopment & Housing, CDBG Citizen's Advisory Committee, the Vista Townsite Community Partnership, Vista Boys & Girls Club, Vista Community Clinic, Vista Unified School District, San Diego County Housing Authority, and affordable housing developers.

The City of Vista works with a wide range of public and community social service agencies to meet and address the various needs of the community. In Fiscal Year 2009-2010 the City's Redevelopment & Housing Department will continue to function in a coordinating role between local non-profit advocacy groups and other County, State and Federal organizations.

The City continues to fine-tune its various public service programs and policies to make them more responsive to the needs of the community. The City's housing policies will continue to encourage affordable housing and development institutional structure that facilitates affordable housing projects within the City.

## **Meeting Obstacles to Underserved Needs**

The City will address these obstacles in program year 2009 in a variety of ways:

- a. CDBG funds will be used for projects and programs having the highest impact on the greatest number of people. CDBG staff will increase monitoring of subrecipients to ensure that objectives and proposed outcomes will be met, and that new performance measurement systems are used to show the impact and outcomes of CDBG-funded programs and activities, and to demonstrate the overall community benefit of these programs. The City will work with local agencies to identify and apply for other grants from public and private sources to supplement CDBG funds.
- b. The City will use HOME, inclusionary housing, and other local funds toward the acquisition and rehabilitation of rental housing to preserve decent, affordable rental housing for low- and very low-income families.
- c. The City actively participates in regional planning to address housing and transportation needs, and will work with developers to meet the local shared housing goal as developed by the San Diego Association of Governments (SANDAG).

4. **Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

#### **Source of Funds**

The City will use a variety of resources to address needs in the community:

The City of Vista receives ongoing grant monies for certain community development programs from the Department of Housing & Urban Development (HUD) as an entitlement jurisdiction. Vista receives grant funds for two HUD programs: the Community Development Block Grant (CDBG) program and HOME Investment Partnership (HOME). The City of Vista is directly responsible for the planning, administration, and execution of projects and programs funded with CDBG monies. HOME funds are administered through the San Diego County HOME Consortium, although the City is responsible for carrying out programs using HOME monies.

The City does not receive Emergency Shelter Grant (ESG) monies or Housing for Persons with AIDS (HOPWA) monies.

The 2009-2014 Consolidated Plan for the City of Vista serves as the City's "business plan" for how it intends to utilize CDBG, HOME, and other low-moderate housing funds over the next five years. These programs are intended to improve the supply of affordable housing and the quality of life primarily for low- to moderate-income residents. The City of Vista, as lead agency, developed this plan in consultation with other City departments, local social service agencies, other governmental agencies, and members of the community.

The Annual Action Plan describes the programs the City will carry out during the next one-year grant cycle and the funds that will be used to carry out those programs. This Annual Action Plan covers the period July 1, 2009 to June 30, 2010. This period corresponds with the City's 2009-2010 fiscal year.

#### **Financial Resources**

The following financial resources, in addition to federal CDBG and HOME dollars, are available to implement the 2009-2010 Plan. The City estimates Redevelopment Housing Set-Aside revenues in the amount of \$3,603,349. The City was awarded \$900,000 in State Calhome funds to be used to support housing rehabilitation and home ownership activities. The City is exploring the option of issuing housing bonds enabling the City to create and/or rehabilitate new affordable housing projects or mixed-use developments.

The City participates in the Regional Mortgage Credit Certificate (MCC) Program that provides tax credits to low-income first-time homebuyers. The City will continue to partner with nonprofit housing developers who will access low-income tax credits, bond programs, and other financing mechanisms.

### **HUD Grant Funding (CDBG & HOME)**

Planning figures for FY 2009-2010 propose a CDBG allocation of \$1,185,691. The City will continue to receive its allocation of HOME funds through the San Diego County HOME Consortium. The City's share of HOME funds will be \$396,602 for FY 2009-2010.

In addition to the HOME programmatic funds, the City will receive approximately \$7,164 in HOME Administrative funding, and \$4,000 American Dream Downpayment Initiative through the County of San Diego HOME Consortium. These funds are strictly to fund City staff time for administering the HOME program.

### **Previous Year Re-allocation of HUD Funding**

The City is not anticipating any unspent or recaptured CDBG or HOME funds. Any funds received will be reallocated to the housing program from which the funds were received for re-use.

### **Program Income**

HUD guidelines require jurisdictions to report any anticipated program income for the coming grant year. The City of Vista does not anticipate receiving any program income during this Action Plan period.

### **HOME Match Funding**

The HOME Program requires a minimum of a 25% match to the HOME annual allocation. This match can be in the form of expenses or services rendered in the construction of affordable housing that meets or exceed the requirements to qualify for HOME funding (e.g. lower-income housing). The City of Vista receives HOME funds from the San Diego County Consortium. The San Diego County Consortium addresses the matching requirements for all consortium members.

The total federal funding available for FY 2009-2010 is shown below:

<b>City of Vista Consolidated Action Plan funding for FY 2009-2010</b>	
<b>Source</b>	<b>Amount</b>
CDBG Annual Allocation	\$1,185,691
CDBG Unexpended Funds from Previous Grant Years	<u>\$0</u>
<b>Total CDBG funding for FY 2009-2010:</b>	<b>\$1,185,691</b>
HOME Annual Allocation	\$396,602
HOME American Dream Downpayment Initiative (ADDI)	\$4,000
HOME Administrative Fund Allocation	<u>\$7,164</u>
<b>Total HOME funding for FY 2009-2010:</b>	<b>\$407,766</b>
<b>Total CDBG &amp; HOME funding for FY 2009-2010:</b>	<b>\$1,593,457</b>

### **Neighborhood Stabilization Program (NSP)**

Under Title III of the Housing and Economic Recovery Act of 2008 the City of Vista anticipates receiving approximately \$795,954 as a Tier Two recipient to the State of California Housing and Community Development Department commonly known as the State Neighborhood Stabilization Program (NSP). The Neighborhood Stabilization Program (NSP) allows for the purchase of foreclosed or abandoned homes to be rehabilitated, resold, or redeveloped in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The NSP program requires that city's under the one million minimum threshold apply jointly with a neighboring San Diego jurisdiction. City staff has been in discussion with neighboring jurisdictions and will shortly be presenting an Action Plan Amendment identifying the proposed plan.

Under the American Recovery & Reinvestment Act of 2009 the City of Vista anticipates receiving \$318,134 in CDBG-R funds. We anticipate that the funds can be utilized to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income. Under the Recovery Act, recipients shall give priority to projects that can award contracts based on bids within 120 days of the grant agreement. Upon final guidance by HUD staff will present an Action Plan Amendment identifying the proposed plan.

# MANAGING THE PROCESS

**1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

The Redevelopment & Housing Department of the City of Vista is responsible for managing the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the American Dream Downpayment Initiative (ADDI) funds. Following direction of the City Council, the Department develops the five-year Consolidated Plan for Housing and Community Development, the Strategic Plan with objectives, strategies and performance measurements, the annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER).

The Department works with the Community Development Department – Planning Division to prepare and implement the Housing Element of the City’s General Plan. The Department works with other City units including Recreation and Community Services, Public Services, Economic Development, Engineering, Finance and the City Manager’s office. Redevelopment & Housing staff work with local and regional nonprofit housing, social service and health agencies, faith-based organizations and neighborhood associations to manage existing and develop new programs covered by the Consolidated Plan.

**2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**

The 2009-2010 Action Plan was developed with the participation of public, private, nonprofit and community-based organizations and the collaborative effort of City staff of various departments. Community wide presentations were held. CDBG subrecipients were invited to provide comments and suggestions for the Action Plan. Six-month reports from current subrecipients were reviewed to identify effective ways to use limited funds.

Two public meetings were held and the draft plan will be submitted before the City Council. The draft of the Action Plan will be released for a thirty-day comment period on March 25, 2009, and presented to the Council for approval on May 12, 2009.

Applications for CDBG funds were made available to all requesting agencies and organizations, and an orientation session was held to present HUD guidelines and the national and local objectives. Twenty-six applications from nonprofit organizations and City departments were received for public services and capital projects, and these were reviewed by staff for completeness. Requests for capital funds were reviewed by a committee of City staff; this committee recommended funding for one City project. One capital application for rehabilitation of a special needs home was set-aside for future consideration.

Applications for public services funds were reviewed by members of the CDBG Citizens Advisory Committee. Advisory Committee members read the applications and agencies made brief presentations to the Committee about the programs. The Committee members read all applications and prepared a list of funding recommendations for the City Council. The funding recommendations will be provided at the March 24, 2009 Public Hearing. The public hearings were advertised in a local newspaper of general circulation. Copies of the public notices are attached to this document.

The City, other public institutions, business, and non-profit organizations work together to carry out the goals and objectives listed in the Consolidated Plan. Key partners include the City's Department of Redevelopment & Housing, CDBG Citizen's Advisory Committee, the Vista Townsite Community Partnership, Vista Boys & Girls Club, Vista Community Clinic, Vista Unified School District, San Diego County Housing Authority, and affordable housing developers.

In addition, CDBG Citizens Advisory Committee members advise the City Council of community needs with the goal of developing a suitable living environment for low and moderate-income persons.

The Committee reviews proposals submitted annually in response to a request for proposals issued by the City Council for projects that can assist the City in meeting its housing and community development goals as outlined in the Consolidated Plan.

The Committee supported the goals as prioritized at the local community meetings. They identified the annual goal for basic supportive services such as food, housing, and economic development activities as services that are most needed within the community.

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of the Action Plan. The following developers and service providers are some of the nonprofits who have been active in the City and may play an important role in the implementation of this Plan:

### **Non-Profit Agencies**

- Community Housing Works
- MAAC Project
- Alpha Project for the Homeless, Casa Raphael & Casa Base
- Boys & Girls Club of Vista
- Brother Benno's
- Casa de Amparo
- Catholic Charities – St. Francis Center
- Fraternity House, Inc. (AIDS)
- Girls, Inc., of North San Diego County
- North County Solutions for Change
- North County Community Services
- North County Lifeline, Inc.
- Operation HOPE - Vista
- Palomar Family Counseling Services
- St. Clare's Home
- Vista Community Clinic
- Vista Townsite Community Partnership
- Vista Unified School District
- Western Institute for Mental Health
- YMCA Oz North Coast

### **Non-Profit Housing Developers**

Non-profit housing developers who have been active in the City and may play an important role in the Plan's implementation include:

- Caritas Corporation
- Community Housing Works
- Accessible Space
- Habitat for Humanity

### **For-Profit Housing Developers**

The following for-profit developers have been active in Vista or the North County area and may play a part in the implementation of the City's Consolidated Plan.

- Affirmed Housing
- Bedford Housing
- Central Pacific Housing and Development
- Lighthouse Ventures
- Lucas & Mercier Development, Inc.
- Olson Company
- Standard Pacific
- Sun Country Builders
- Trinity Housing

**3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

The City is committed to promoting collaboration and partnerships among the agencies and organizations that receive CDBG and/or HOME funds, and among all agencies and organizations that serve low- and moderate-income individuals, families and neighborhoods in ways that address the national objectives and local goals.

The City of Vista works with a wide range of public and community social service agencies to meet and address the various needs of the community. In Fiscal Year 2009-2010 the City's Redevelopment & Housing Department will continue to function in a coordinating role between local non-profit advocacy groups and other County, State and Federal organizations.

The City will promote such collaboration in the 2009-2010 program year in the following ways:

- Redevelopment & Housing Department staff will work with CDBG and ESG subrecipients on opportunities to partner with other agencies for enhanced services. The City will support grant applications by agencies for additional public and private funds, provided that the applications support goals and objectives of the Consolidated Plan (certificates of consistency).
- Collaboration and partnerships will be included as a performance evaluation for CDBG subrecipients, and such activity by individual subrecipients will be reviewed during monitoring visits. The level of collaboration and commitment to partnerships is a factor in the allocation of CDBG funding.

The City continues to fine-tune its various public service programs and policies to make them more responsive to the needs of the community. The City's housing policies will continue to encourage affordable housing and development institutional structure that facilitates affordable housing projects within the City.

The City will further develop its institutional structure by participating in the Regional CDBG Coordinator Group meetings with other entitlement jurisdictions in San Diego County, the HOME Consortium meetings, and Regional Mortgage Credit Certificate Program meetings. In addition, during this year, additional staff will be trained in CDBG/HOME regulations to ensure adequate availability of personnel.

# CITIZEN PARTICIPATION

**1. Provide a summary of the citizen participation process.**

**Citizen Participation**

The City sought and encouraged citizen participation in the development of the 2009-2010 Action Plan through a number of activities. During the development of this Annual Action Plan, the following actions were taken to encourage citizen and special interest group participation. To encourage public participation in the development of the 2009-2010 Annual Action Plan, the City of Vista took the following steps in accordance with the Citizen Participation Plan:

- City CDBG staff made community wide presentations related to the Consolidated Planning process. Applications for public services activities were reviewed and ranked by the appropriate Committee.
- The City Council held a public hearing on March 24, 2009, where the funding recommendations provided by the Citizens Advisory Committee were released. All interested applicants as well as the general public were able to express opinions to the City Council concerning the Consolidated Plan as well as the proposed funding allocation of 2009-2010 CDBG funds.
- The 2009-2010 Action Plan was available for a thirty-day public comment period from March 25 through April 25, 2009, with notice of the availability of the plan at various public sites and on the City web site.
- Two public meetings were conducted, one to receive input on the needs of the community and the second to consider approval of the Annual Action Plan.
- City CDBG staff made community wide presentations. Applications for public services activities were reviewed and ranked by the appropriate Committee.
- The City of Vista advertised in the local paper, the North County Times, 10 days prior to the Public Hearings.
- The 2009-2010 Action Plan was available for a thirty-day public comment period from March 25 through April 25, 2009, with notice of the availability of the plan at various public sites and on the City web site.
- Comments received during the meetings and hearings were incorporated into the Annual Action Plan.
- Staff responded to written and oral comments on the draft Plan.

- The City Council held a final public meeting on May 12, 2009, for adoption of the 2009-2010 Action Plan and approval to submit the document and application forms to the HUD – Los Angeles Field Office for review and comment.

**2. Provide a summary of citizen comments or views on the plan.**

The following is a list of the citizen comments provided in response to the City of Vista's Consolidated Plan and Annual Action Plan. These comments were provided verbally at various public forums offered by the City for input. No written comments were received regarding the Plan.

**January 29<sup>th</sup>, 2009 Public Meeting**

Discussed the CDBG timeframe, eligible activities, and requirements

**February 19<sup>th</sup>, 2009 Meeting – Met with Sea Vista homeowners' association board and Sea Vista residents (27 respondents).**

Comments included:

**Affordable Housing**

- Help build affordable multi-family rental and homeownership units (7 requests)
- Housing rehabilitation assistance (4 requests)
- Homebuyer's assistance (5 requests)
- Homeownership education (7 requests)

**Homeless Activities**

- Emergency services to support persons at risk of homelessness or who are already homeless (transitional shelter, food, essential services, and case management) (15 requests)
- Provide emergency winter shelter to persons and families who are homeless (10 requests)

**Special Needs Non-Homeless**

- Provide case management and other services for persons living with special needs (11 requests)
- Upgrade public facilities to accommodate persons with physical disabilities (11 requests)

**Public Services**

- Provide job training and other employment related activities to move individuals to a higher level of economic security (8 requests)

- Strengthen and support families by providing for a range of services (medical, family, counseling, recreation, and volunteer programs) (8 requests)
- Help keep neighborhoods clean and safe (Vistan's ROC) (12 requests)

### **Anti-Crime**

- Eliminate slums and blight in city neighborhoods (12 requests)
- Prevent crime by providing services for at-risk youth, their families, and others (15 requests)
- Support community-based policing efforts and citizen-based neighborhood crime prevention efforts (6 requests)
- Prevent graffiti by providing community beautification programs (3 requests)

### **Economic Development**

- Fund programs and services that support job training and employment of lower-income persons (10 requests)
- Complete the revitalization strategy for the Santa Fe/Mercantile Corridor (11 requests)

### **Public Facilities**

- Support access to needed services by funding rehabilitation of community and neighborhood facilities (14 requests)
- Support access to needed services by funding park improvements (5 requests)

### **Infrastructure**

- Improve streets, roadways, and sidewalks and provide greater access or support to non-profit facilities (19 requests)

### **Senior Programs**

- Provide activities for seniors that support quality-of-life (information, referral, food, recreation, and transportation) (25 requests)

## **Youth Programs**

- Promote healthy positive youth development through public services (arts, education, health, nutrition, and pregnancy prevention) (12 requests)
- Support youth activities that are designed for at-risk and other youth to bolster self-esteem and promote better relationships (11 requests)

## **Additional Comments**

- Melrose street improvements.
- Do a better job on what's important.
- Services for homebound seniors: meals, care, etc.

## **March 19<sup>th</sup>, 2009 – Met with the Vista Senior Patrol (19 respondents)**

Comments received include:

### **Affordable Housing**

- Help build affordable multi-family rental and homeownership units (2 requests)
- Housing rehabilitation assistance (1 requests)
- Homebuyer's assistance (4 requests)
- Homeownership education (4 requests)

### **Homeless Activities**

- Emergency services to support persons at risk of homelessness or who are already homeless (transitional shelter, food, essential services, and case management) (9 requests)
- Provide emergency winter shelter to persons and families who are homeless (6 requests)

### **Special Needs Non-Homeless**

- Provide case management and other services for persons living with special needs (6 requests)
- Upgrade public facilities to accommodate persons with physical disabilities (7 requests)

### **Public Services**

- Provide job training and other employment related activities to move individuals to a higher level of economic security (6 requests)
- Strengthen and support families by providing for a range of services (medical, family, counseling, recreation, and volunteer programs) (4 requests)
- Help keep neighborhoods clean and safe (Vistan's ROC) (5 requests)

### **Anti-Crime**

- Eliminate slums and blight in city neighborhoods (9 requests)
- Prevent crime by providing services for at-risk youth, their families, and others (9 requests)
- Support community-based policing efforts and citizen-based neighborhood crime prevention efforts (10 requests)
- Prevent graffiti by providing community beautification programs (3 requests)

### **Economic Development**

- Fund programs and services that support job training and employment of lower-income persons (5 requests)
- Complete the revitalization strategy for the Santa Fe/Mercantile Corridor (1 requests)

### **Public Facilities**

- Support access to needed services by funding rehabilitation of community and neighborhood facilities (5 requests)
- Support access to needed services by funding park improvements (3 requests)

### **Infrastructure**

- Improve streets, roadways, and sidewalks and provide greater access or support to non-profit facilities (7 requests)

### **Senior Programs**

- Provide activities for seniors that support quality-of-life (information, referral, food, recreation, and transportation) (13 requests)

### **Youth Programs**

- Promote healthy positive youth development through public services (arts, education, health, nutrition, and pregnancy prevention) (6 requests)
- Support youth activities that are designed for at-risk and other youth to bolster self-esteem and promote better relationships (5 requests)

### **Additional Comments**

- Provide lunch for senior volunteers and gas allowance
- This smacks of “Big Brother”
- Provide for youth pregnancy prevention programs

### **May 12<sup>th</sup>, 2009 City Council Meeting – Final Approval of Consolidated Plan**

Comments received included:

- Support of From the Inside Out agency and the Girl’s Only project.
- Additional Comments regarding From the Inside Out’s Aware Program.
- Announcement that From the Inside Out’s Girl’s Only program will be added at Washington Middle School.

### **Comments presented to Vista City Council by Girls Inc. Participants**

- Girls Inc. has helped me understand friendship and help solve my problems. I like Girls Inc. because it’s a way to make new friends and learn about how to solve my school problems.
- Hi, Girls Inc. has helped me be a better person and they also helped me know how strong, smart, and bold I am. I made a lot of friends here. I like Girls Inc. because these women teach us that we should be ourselves. These people are like my family. Thank you.
- Girls Inc. has helped me be strong, smart, and bold. I like Girls Inc. because I look forward to it everyday.
- Girls Inc. has helped me learn to be a better person and wanted to make a new way to show myself where I really know. I like Girls Inc. because I want to change myself from old to new
- I really enjoy coming to Girls Inc. because we talk about what everybody is going through. The people at Girls Inc. try and help us with whatever we

need. I feel really good coming because they make us feel welcomed and special. Girls Inc. has helped me talk about all my feelings and how to express myself and what I'm feeling. I'm glad I stated coming to Girls Inc. it was a good choice.

- Girls Inc. has helped me to become a better person by helping me at things like friendship and to be brave. I like Girls Inc. because you can learn to make more friends and stand up for yourself. You can learn many things from it.
- Girls Inc. has helped me be a better person and I like Girls Inc. because it teaches how to be a person that loves herself the way she is.
- Girls Inc. has helped me to understand friendship and solve problems. I like Girls Inc. because it focuses on girls and not boys. I have more time to talk to friends about problems and solutions.
- Girls Inc. has helped me to be who I wanna be and ignore people what they tell you. I like Girls Inc. because its fun and help you to be strong and smart and you can meet new people.
- Girls Inc. has helped met to be a better person and it helped me with problem and show to help people. I like Girls Inc. because its really fun and you can meet new people and express yourself.
- Girls Inc. has helped me be more myself and like being myself. I like Girls Inc. because it has really helped me realize that things people say work don't actually work like makeup.
- Girls Inc. has helped me be a better person. Cause before I just use to be a girl who taought I needed good looks. But they have taught me that you are special whoever you are.
- Girls Inc. has helped me become a better person. I like Girls Inc. because it has helped me become a better person and to realize how strong smart and bold I am.
- I really enjoy Girls Inc. because it helps me deal with my problems wand also it makes me feel comfortable sharing my problems and ideas with all girls.
- Girls Inc. has helped me become a strong individual. I like Girls Inc. because it teaches us to be smart bold and strong.
- The reason why I enjoy Girls Inc. is because I get to miss my advisory. Also because I learned what an allies is. Everybody is nice. And meet new friends.

- I enjoy Girls Inc. because it teaches girls to be proud of who they are, and how to look. Also meeting new friends, having allies. Also when we have fun. Every Wednesday I look forward to coming to Girls Inc. And I love everyone here in Girls Inc. and I love Girls Inc.
- I enjoy Girls Inc. because we meet new friends and it is a place where we can express our inner peace. 😊
- I enjoy being in Girls Inc. because we get to meet new people and because we get to learn how to help each other as girls to be stronger, bolder. One thing I learned was to be an ally and help our friends make peace with other girls instead of fighting.
- The reason why I enjoy Girls Inc. is because we get to do a lot of fun things. Another reason why I like Girls Inc. is because we get to meet new people. 😊
- I like Girls Inc. because it is really fun to be at. And people who go here are really nice. And I enjoy being here. It is a happy place for girls.
- I like Girls Inc. because it is fun. Also everyone here is really nice! 😊 and understanding. You also get to meet new people. 😊
- The reason I like Girls Inc. is because we get to do a lot of fun things. Then I learned what was allies. The other reason I enjoy Girls Inc. is because we meet other people.

**3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

During the Consolidated and Action Plan Planning Process two community meetings were conducted to solicit input from residents, housing professionals, and service providers.

In addition, during the 2005-2009 update to the Impediments to Fair Housing Analysis (AI), a fair housing survey was disseminated to gauge the nature and extent of fair housing issues in San Diego County. The survey was available in English, Spanish, and Farsi. Copies of the survey were mailed to over 800 agencies and interested individuals. In addition, the survey was available at websites of various jurisdictions participating in the AI study, city halls, libraries, community centers, and other public counters.

**4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

**\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.**

Not applicable. No public comments were rejected by the City of Vista.

# **INSTITUTIONAL STRUCTURE**

**1. Describe actions that will take place during the next year to develop institutional structure.**

The following is a description of the institutional structure through which the City of Vista, other public institutions, businesses, nonprofit and community-based organizations carry out the Action Plan. All of these organizations play a part in providing affordable housing, managing public facilities and offering social and health services to the community.

The City, other public institutions, business, and non-profit organizations work together to carry out the goals and objectives listed in the Consolidated Plan. Key partners include the City's Department of Redevelopment & Housing, CDBG Citizen's Advisory Committee, the Vista Townsite Community Partnership, Vista Boys & Girls Club, Vista Community Clinic, Vista Unified School District, San Diego County Housing Authority, and affordable housing developers.

The City of Vista works with a wide range of public and community social service agencies to meet and address the various needs of the community. In Fiscal Year 2009-2010 the City's Redevelopment & Housing Department will continue to function in a coordinating role between local non-profit advocacy groups and other County, State and Federal organizations.

The City continues to fine-tune its various public service programs and policies to make them more responsive to the needs of the community. The City's housing policies will continue to encourage affordable housing and development institutional structure that facilitates affordable housing projects within the City.

The City of Vista has a five-member City Council, which also serves as the Community Development Commission (CDC); the CDC is a separate legal entity that fulfills roles as the Redevelopment Agency. The City Council holds public hearings, sets policies and priorities, adopts the City's budget and allocates the City's entitlement funding. The City Manager is responsible for the implementation of Council-approved policies, resolutions, and budgets. The Redevelopment & Housing Department manages the Redevelopment & Housing Department which includes the Community Development Block Grant and HOME Investment Partnership Programs.

The County of San Diego Housing and Community Development (HCD) Department coordinates the Continuum of Care Committee and submits the annual Super NOFA application. The County has collaborated with cities to develop and fund local housing projects, including the North County Solutions for Change Family Center (transitional housing for homeless families). The County HCD Department manages the AIDS Housing Committee, which allocates funds to Fraternity House, also supported by City CDBG funds. The County of San Diego Health and Human Services Agency manages the CalWORKs program through the North Coastal Region office located in Oceanside.

The City participates in the regional Task Force on the Homeless, the Continuum of Care Committee, the local FEMA and EFSP committees and other groups. City CDBG staff participate in the regional quarterly meetings of CDBG coordinators and work with other jurisdictions for joint monitoring of subrecipients whenever possible.

The San Diego Association of Governments (SANDAG) is the regional planning agency for housing, transportation and land use. SANDAG prepares the regional housing needs determination and in 2004 issued a Regional Comprehensive Plan (RCP) as a planning blueprint for the County. The City's five-year Consolidated Plan and annual action plans draw on the RCP for information and direction.

To address neighborhood revitalization and economic development in the Townsite and North Vista areas, the City, along with residents, businesses, the Vista Unified School District, nonprofit service providers, and the Sheriff's Department work with the Vista Townsite Community Partnership (VTCP). VTCP is a Community Based Development Organization that helps the City implement many of its programs within the Townsite and North Vista areas.

The City continues to review all potential opportunities for partnerships and has maintained several that function well. The City participates in the following groups:

- The San Diego County Consortium for HOME funds
- The County-wide CDBG Coordinators group
- Regional Mortgage Credit Certificate Program
- Local Emergency Food and Shelter Program (EFSP) Board
- Fair Housing Resource Board
- Regional Continuum of Care Council

The City will engage in the following activities to enhance its coordination with other agencies to carry out housing and community development activities that are part of the Consolidated Plan:

- Continue to seek input and recommendations from community groups, the CDBG Citizen's Advisory Committee and organizations to ensure that the needs of the community are reflected in the Annual Action Plans and future Consolidated Plans.

- Maintain coordination among City departments to provide necessary housing and community services.
- Coordinate with other jurisdictions on regional programs such as homeless assistance programs and fair housing issues.
- Continue to partner with affordable housing developers, both for-profit and non-profit, to encourage the development of new affordable housing opportunities and seek and obtain funding for this development.

# MONITORING

- 1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

### **Monitoring**

The City's established monitoring procedures will be followed. This includes technical assistance, quarterly and annual reports and on-site monitoring visits. The City will use 20% of the CDBG funds for administration of CDBG and HOME projects, including fair housing administration and advertising.

The City places strong emphasis on establishing frequent contact with the various sub-recipients that provide CDBG-funded services within Vista. City staff ensures that program information provided by our sub-recipients reflects accurate information for HUD in the various reports and submittals throughout the program year. Sub-recipients are generally subject to one on-site monitoring visit per year, in which source documents and back-up documentation are examined for thoroughness, accuracy and consistency with HUD regulations.

CDBG staff participates in the internal planning process for activities carried out by the City to ensure compliance with HUD regulations consistent with the Consolidated Plan and the Annual Action Plan.

Minority business outreach includes the development of the outreach materials in Spanish. The City actively seeks to assist our public service agencies in applying for various grant opportunities, improving service delivery systems, and serving as a resource to them, in order to foster and develop the partnerships we have established.

Internal auditing, program monitoring, and project reviews are conducted by City staff to determine consistency with the City's Housing policies, General Plan, Zoning Code, and other policy and regulatory documents.

Finally, the City fully complies with the U.S. Office of Management and Budget (OMB) regulations through the submittal of all required audits, including the Single Audit. This Audit requires the incorporation of the Federal Financial Assistance Schedule, which identifies amounts and sources of all Federal funds. This report is reviewed for completeness, accuracy and compliance with applicable policy and regulatory regulations. Any necessary reconciliation with municipal financial records are undertaken by the City's Finance Department and contract auditors to assure that the financial management system are corrected and resolved by the City's Redevelopment & Housing Department and Finance Department.

Monitoring of subrecipients during program year 2009 will be directed toward program, financial, and regulatory performance of CDBG subrecipients. Primary objectives are (1) to make sure subrecipients comply with all regulations governing administrative, financial, and programmatic operations as detailed in Office of Management and Budget (OMB) Circulars, including Davis-Bacon prevailing wage requirements when applicable; (2) to make sure subrecipients achieve their performance objectives within the approved schedule and budget; and (3) to provide technical assistance to subrecipients as needed or requested.

The City provides subrecipients with copies of HUD documents and Office of Management and Budget (OMB) circulars that provide guidance on managing CDBG, ESG, HOME and other federal grant programs. All subrecipients receive the latest edition of *Playing by the Rules: A Handbook for CDBG Subrecipients*. The City provides copies to new subrecipients at the beginning of the program year together with instruction of reporting requirements and obligations under the agency's contract with the City. All subrecipients are informed about HUD performance measurement requirements and outcome statements. Staff provide additional information to subrecipients that receive CDBG funds for capital projects as to the length of time that that funded project must meet standards for National Objective and eligible activity.

Specific steps in monitoring include the following:

1. City staff review all proposed projects during the pre-award assessment to evaluate nature of activity, proposed plan for carrying out the activity, the organization's capacity to do the work, and potential conflicts of interest; applications that do not meet HUD requirements or City guidelines are rejected.
2. City staff prepare an environmental review document as part of contract preparation for each activity funded under CDBG to ensure compliance with federal and State requirements; the City Planning Division provides assistance with all environmental reviews. The City uses environmental compliance reports developed by the HUD Los Angeles Field Office.
3. North San Diego County participating jurisdictions conduct an orientation training at the beginning of the program year for new subrecipients and new subrecipient staff managing CDBG grants. This training explains requirements of the CDBG program including reporting, financial management, and monitoring expectations.
4. Subrecipients are required to provide quarterly reports that are evaluated by CDBG staff for compliance with program objectives and finance requirements. The reports are used to identify potential problem areas that staff may want to explore in greater detail. A final/annual report from each subrecipient is used for completing activities in IDIS and for the CAPER.

5. CDBG staff provide technical assistance as requested with subrecipients, especially those agencies that are new to or inexperienced with CDBG program requirements or with management of federal funds. Technical assistance can include review of financial management, performance measurement and program development.
6. CDBG staff will establish an annual monitoring plan, including these components:
  - a. Identification of subrecipients most likely to have serious problems in order to devote extra attention to them at the outset of the program year.
  - b. Development of a schedule for on-site visits, with joint visits by CDBG staff from other cities that also fund particular subrecipients.
  - c. Annual on-site monitoring of all subrecipients, usually during April and May of the program year. The subrecipient is notified in advance of the visit, told the purpose, and advised as to questions that will be raised for discussion.
  - d. Notification of the subrecipient with any findings from the monitoring visit, with comments on positive findings and deadlines for compliance and/or correction of deficiencies.
7. City CDBG staff will request and maintain file copies of annual financial audits of subrecipient agencies, including Single Audits when required and any management letters. Subrecipients must clear any findings affecting financial management of CDBG or other CPD grant funds before further allocations can be awarded.
8. City CDBG staff inspect facilities used to provide CDBG-funded programs to ensure that the facilities meet accessibility requirements for persons with disabilities and that subrecipients meet federal and state non-discrimination requirements. City staff will complete a checklist of Section 504 requirements as part of Program Year 2009 monitoring of facilities and file this in the subrecipient permanent document file. The City will work with CDBG subrecipients when facilities are not in full compliance with Section 504 requirements to correct deficiencies.
9. Borrowers using the City's first-time homebuyer loan program are monitored each year to ensure that the borrower is using the property as his/her primary residence and not as a rental property. This monitoring ends when the loan is repaid.

# LEAD-BASED PAINT

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

### **Lead-Based Paint Hazards**

Lead poisoning is the number one environmental hazard to children in America today. Lead's health effects are devastating and irreversible. The overall lead poison program is administered through the County of San Diego, Department of Health Services (DHS) Child and Adolescent Health Program. Changes in the screening process and medical management have resulted in the formation of the Childhood Lead-Poisoning Prevention Program (CLPPP) within the County DHS. The CLPPP Lead Coordinator will initiate the medical and environmental response once children with elevated blood lead levels are reported.

A primary source of screening information and detection is conducted by the local Child Health and Disability Prevention Program (CHDP). Once an elevated blood lead (PbB) is reported, the Lead Coordinator oversees the medical/nursing case management by a Public Health Nurse (PHN) and the residential inspection and abatement carried out by an Environmental Health Specialist (EHS).

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

- **Lead Hazard Evaluation.** A risk assessment, paint testing or a combination of these to determine the presence of lead-based paint hazards or lead-based paint in properties built prior to 1978.
- **Lead Hazard Reduction.** Activities designed to reduce or eliminate exposure to lead-based paint hazards through methods, including interim controls, standard treatments, or abatement. The action taken will depend on the project costs as required under Subpart J.
- **Clearance.** An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete.

The City places a high priority on addressing lead-based paint hazards. Code enforcement will attempt to identify lead-based paint hazards as part of their on-going code enforcement activities, if the scope of the complaint allows them into the unit.

The Building Department will be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will distribute the brochures, "Lead-Based Paint, a Threat" and "Protect Your Family From Lead in Your Home". The Redevelopment & Housing Department's Housing Specialists will attend meetings and training on lead-based paint hazards.

In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City has established guidelines, as identified in the 2009-2014 Consolidated Plan, for the Rehabilitation Program, Home Ownership Programs, and any funded social service agencies that provide housing for children.

# **SPECIFIC HOUSING OBJECTIVES**

**\*Please also refer to the Housing Needs Table in the Needs.xls workbook.**

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

**Specific Annual Objectives and Description of Projects**

As outlined in the City’s 2009-2014 Consolidated Plan, the ranking of specific priorities was established via a review of the census data, the survey completed for the Townsite Neighborhood Revitalization Strategy Area, and input from the public meetings. There are three priority categories for funding 1) housing programs; 2) the continuing revitalization of the Vista Townsite Area; and 3) the revitalization of the Santa Fe / Mercantile Corridor.

**Housing Programs**

The following describes the housing priorities and specific annual objectives that will be addressed during Program Year 2009-2010:

<b>National Consolidated Plan Goal – PROVIDE DECENT HOUSING</b>				
<b>AFFORDABLE HOUSING</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Expand and preserve affordable rental housing opportunities, particularly for low-income persons.	H-2 Help lower-income households afford rental housing.	Mobile home space rent assistance for qualified low-income residents	50 households	\$200,000 Housing Set-Aside
		Emergency Rental Assistance for qualified low-income residents	62 households	\$75,000 Housing Set-Aside
		Security Deposit Assistance for qualified low-income residents	40 households	\$50,000 HOME
Increase and preserve the existing stock of affordable housing.	AH-3 Help low-income households maintain their homes by providing housing rehabilitation funding.	Single-family housing rehabilitation programs	11 households	\$111,281 HOME
		Mobile-home rehabilitation programs		\$215,000 Housing Set-Aside
		Multi-family housing rehabilitation programs		\$450,000 Calhome
Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income persons.	AH-4 Provide homebuyer assistance to purchasers of existing homeownership units.	Loans to assist homebuyers with home purchases	13 households	\$254,168 HOME \$450,000 Calhome

National Consolidated Plan Goal – PROVIDE DECENT HOUSING				
AFFORDABLE HOUSING				
Consolidated Plan 5-Year Strategy	Objectives	Proposed Actions	Proposed 1-Year Accomplishment	Proposed Funding
Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income persons.	AH-5 Provide nonprofit organizations with funds to provide homeownership education classes.	Six hours of homebuyer education classes utilizing HUD curriculum  Two hours of follow-up services  Orientation and training for realtors and lenders  Supplies and materials necessary for classes  Access to Individual Development Accounts that act as match funds		
Ensure equal access to housing.	AH-7 Continue policies and activities that promote fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.	Programs to assist people with fair housing choice. Programs to assist tenants and landlords with housing counseling. Communitywide educational presentations	500 persons	\$20,000 CDBG

### Affordable Housing Objectives

The 2000 Census data indicates that all extremely low-, low-, and moderate-income renters and owners have a tremendous housing assistance need as well as severe cost burdens. The number of units available to low- and moderate-income households is limited. Many low-income households must overextend themselves or double up in overcrowded situations to obtain housing. As cost burden increases, families and individuals may have to do without other essentials that may jeopardize their health, safety, or welfare. Resources are limited; Vista’s resources include County Section 8, housing set-aside, HOME funds, and other grant funds.

The Housing Objectives of the 2009-2014 Consolidated Plan and this Action Plan address the underserved housing needs of families in Vista. The goal of the objectives is to provide programs that foster and maintain affordable housing. To conserve and improve existing affordable housing, the City will implement the following Affordable Housing Objectives during the year:

## **Objective AH-1**

Expand the supply of Affordable Rental and Homeownership Housing

### *1. Inclusionary Housing Program*

In May 1985, the City Council adopted Ordinance 85-25 which amended the City of Vista Development Code to state that “any application for a Site Development Permit for residential units, either apartment or condominium, shall include reservation of six percent (6%) of the units being built to be made eligible for and available to the City of Vista or its housing authority for lower income households qualified for assistance”.

The Ordinance provides the City with the option to require a land dedication and/or the option to assess a fee in-lieu of reservation. Pursuant to past Council direction, the City does not accept in-lieu fees and/or land dedication to satisfy inclusionary requirements on either full or partial units. In part, this direction has been based on the premise that the City would prefer that units be built due to the need for affordable housing and because the existing fee level did not generate adequate revenue to produce an affordable housing unit under current market conditions. However, developers have expressed an interest in paying an in-lieu fee, especially with respect to partial units.

The amended policy restates existing implementation practices in which developers are required to reserve six percent (6%) of the units for sale/rental to qualified lower income households, (the “Inclusionary” units). In addition, the amended policy will allow developers to pay an in-lieu fee for partial units. For example, a 40-unit for-sale condominium project would have an inclusionary requirement of six percent (6%), or 2.4 units. In this case the Developer would have the option of providing three (3) units, as before, or providing two (2) units plus paying an in-lieu fee on its partial unit requirement. In this example, the Developer would pay 0.4 times the in-lieu fee rate per unit, thereby meeting its inclusionary housing obligation of 2.4 inclusionary units.

### *2. Second Unit Ordinance*

On November 14, 2006, in accordance with State law, the City of Vista adopted Ordinance No. 2006-22, amending Chapter 18.31 of the City of Vista Municipal Code, which provides for the development of Second Units. The City wishes to use its second unit ordinance to help provide additional affordable housing. Prior to the issuance of permits for the Second Unit, the property owner shall be required to execute a standard regulatory agreement which is to be recorded against the property.

The regulatory agreement will specify that:

- The primary dwelling unit must remain owner-occupied.
- The second unit is not intended for sale and may be rented.
- The second unit must comply with all applicable development standards.
- The second unit is to be rented and/or occupied by an eligible household, as defined below, for a minimum of ten years.
- Generally, monthly rent for the second unit cannot exceed 30% of an eligible household's gross family income.

### *3. Affordable Housing Project*

The Community Development Commission (Commission) continues to seek the development of affordable housing to address Vista's special needs populations (seniors, severely mentally ill, physically disabled, eldercare, large families, and children transitioning from foster care).

- The Vista Element project located along North Santa Fe Avenue and Cananea Street is a mixed-use development along 6.8 acres. The project will contain approximately 127,000 office/retail and 315 condominiums. At least six percent of the condominiums will be sold to qualified low- and moderate-income residents.
- Habitat for Humanity is in negotiations to build one single family home on the corner of Bobier and Lynnette Circle. The home will be sold to a qualified low- and moderate-income resident.
- San Diego County Supportive Housing Inc. to assist in the development of a 15-unit affordable housing project which will serve adults with physical disabilities, including brain injuries. San Diego Supportive Housing, Inc. is an affiliate of Accessible Space, Inc. (ASI), a 501c (3) nonprofit organization, based in Minnesota, which develops and operates these types of facilities across the country. The project site is owned by the developer and is located at 347 West Los Angeles Street, just west of north Santa Fe Avenue. The project will include a two story structure containing 14 one bedroom units and 1 two bedroom unit. The units will be rented to low income individuals with physical disabilities. The units will be rent and income restricted at the very low affordability level the units will remain restricted for a period of 55 years to be consistent with California Redevelopment Law for rental projects. Construction is anticipated to begin in summer of 2009.

## **Objective AH-2**

Expand and preserve affordable rental housing opportunities, particularly for low-income persons

### *1. Security Deposit Assistance*

Security Deposit Program is intended for qualified families and individuals who are homeless or in danger of becoming homeless to assist in securing permanent housing. Levels of assistance are limited to security deposit equivalent but not exceeding one month's rent. Assistance amounts are based upon fair market rate rents.

Fair market rent for a 2-bedroom apartment currently is \$1,355, and \$1,976 for a 3-bedroom. The City of Vista anticipates serving an estimate of up to 40 families with \$50,000 in HOME funds.

### *2. Vista Mobile Assistance Program*

The purpose of the program is to make housing more affordable for over age 65 and disabled low-income mobilehome owner households by assisting with park space rent, mortgage, maintenance, and utility costs. The City of Vista anticipates assisting 50 households with \$200,000 in housing set-aside funds.

### *3. Emergency Rental Assistance*

The Emergency Assistance program is designed to serve very low and low income households who have experienced temporary setbacks that threaten housing security. The program assists with rent payments when an individual or family is faced with an economic crisis and is intended to assist individuals or households in situations of immediate housing crisis. The purpose of the program is to prevent homelessness and assistance is of short duration. The program will likely assist 62 persons utilizing \$75,000 housing set-aside funds.

## **AH-3**

Increase and preserve the existing stock of affordable housing

### *1. Rehabilitation assistance*

The City provides qualified low- to moderate-income residents with housing rehabilitation assistance. Rehabilitation can be for owner-occupied mobile home residents or owner-occupied single family homeowners.

Mobile home owners can receive up to \$40,000 as a deferred loan. Single family home owners can receive up to \$60,000 as a deferred loan with 5% simple interest for ten years. At the end of ten years, interest on the loan is forgiven and the homeowner is required to re-pay only the principal. The programs will likely assist 8 households utilizing \$215,000 in housing set-aside, \$450,000 Calhome, and \$50,000 in HOME funds.

2. *Multi-family housing rehabilitation programs*

The City is looking into the possibility of a multi-family acquisition/rehabilitation program. The Multi-Family housing rehabilitation program is geared to increase and preserve the existing stock of affordable housing and will most likely be designed to serve very low and low-income households.

**AH-4 / AH-5**

Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income residents

1. *Home Ownership Assistance*

The City provides qualified low- to moderate-income residents with down payment assistance. The maximum loan amount is \$40,000 for the purchase of mobile homes and up to \$60,000 for the purchase of single family homes or condominiums. For mobile / manufactured homes the annual interest rate is 3% per annum. Interest will be forgiven after ten years of continuous occupancy and ownership. The programs will likely assist 20 households utilizing \$304,186 in HOME funds and \$450,000 with Calhome funds.

2. *Home Ownership Counseling Assistance*

The City has previously provided funding to a non-profit that provided area residents with home ownership education. The education consisted of six hours of homebuyer education using HUD curriculum. Staff is currently re-evaluating the program and identifying the best methods to provide home ownership counseling to area residents.

## **AH-7**

Ensure equal access to housing

### *1. Fair Housing*

The City provides funds a non-profit organization to assist in fair housing counseling, landlord tenant mediation, and communitywide educational presentations on fair housing issues and awareness. These services will likely assist 500 people and utilizes CDBG funds.

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

The City of Vista anticipates having resources available toward addressing housing needs in the next five years from the following programs; a table showing anticipated funding from these sources is included above.

**Federal Funds**

- HOME Investment Partnership and American Dream Downpayment Initiative (ADDI) funds for homeownership programs
- HOME funds allocated for rehabilitation programs of owner-occupied single family homes and mobile homes for qualified low-income homeowners (household income below eighty percent area median income, adjusted for family size) to bring the structure into compliance with current building code requirements
- HUD Section 202 Program funds awarded to Accessible Space for development and management of the 15 unit special needs project
- Low Income Housing Tax Credits (LIHTC) will be used to finance the development of affordable rental housing for low-income households whenever feasible

**State of California Funds**

- The City anticipates utilizing \$450,000 of CalHOME funds in program year 2009 for the housing rehabilitation
- State Proposition 46 of 2004 and Proposition 1C of 2006 Housing Bond funds for construction of housing
- The Mental Health Services Act of 2004 to provide housing and supportive services for homeless persons with mental illness or co-occurring disorders

**Local Funds**

- Redevelopment set-aside (tax increment funds): The City's Redevelopment Agency is required to set aside 20 percent of the tax increment revenues that result from the City's redevelopment activities for the development of affordable housing.

The City of Vista will use these resources toward the primary objectives set forth in the five-year Strategic Plan and as recommended in the Consolidated Plan.

**Program Funding Summary**

The following table lists the activities to be funded through anticipated and available CDBG Funds in FY 2009-2010, including program income.

<b>City of Vista 2009-2010 CDBG Proposed Activities</b>	
<b>CDBG Funds</b>	<b>\$1,185,691</b>
Social (Public) Service (15%) -	\$177,853
Debt Service -	\$512,253
Economic and Capital -	\$272,478
Administration (18%) -	\$210,823
Prior Years Unspent Funds -	\$0
<b>CDBG Funds with Carryover</b>	<b>\$1,185,691</b>

# NEEDS OF PUBLIC HOUSING

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**

There are currently no plans to expend CDBG or HOME funds on projects for the exclusive benefit of public housing residents during the upcoming fiscal year. For Public Housing, Vista is under the jurisdiction of the San Diego County Housing Authority. The San Diego County Housing Authority is not designated as a troubled housing authority. The City will continue to provide letters of support for future applications to HUD on behalf of the San Diego County Housing Authority Section 8 Rental Assistance Program.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

Not applicable. The public housing agency has not been designated as a "troubled" housing agency.

# **BARRIERS TO AFFORDABLE HOUSING**

**1. Describe the actions that will take place during the next year to remove barriers to affordable housing.**

The primary barrier to affordable housing in the City of Vista and throughout the San Diego region is the overall cost of housing, combined with a rise in the cost of living that outpaces the rise in wages. Consumer prices in the San Diego region have increased more than the national average each year for the past five years, while wages have remained relatively close to the national average. A major factor in consumer prices is the cost of housing. Even with the drastic downturn in housing prices since mid-2007, less than 20 percent of the families in the San Diego region earn enough to purchase a home. The economic crisis resulting from the collapse of the sub-prime mortgage market has led to the first decline in median housing prices since the mid-1990s, making some homes affordable to moderate-income families who had been priced out of the market.

At the same time, the tightening credit market restricts access to loan funds for these families. This “credit crunch” resulting from the collapse of the sub-prime mortgage market and resultant increasingly tighter credit has made it even more difficult for low-income families to achieve homeownership. Families with Adjustable Rate Mortgages (ARMs) experience radical rises in monthly mortgage costs, requiring more of their income for housing. Families who bought homes through the sub-prime mortgage market or through “zero-down” programs are going into default and foreclosure, with an increasing number of abandoned homes in the City, especially though not exclusively in low-income neighborhoods. Families who bought homes in the past three years are learning that they now owe more than their home is now worth on the market.

The steadily declining availability of land for housing that is accessible to employment means that housing will remain expensive for low-income families in the region, and that many younger families will either remain in rental housing or seek housing and possibly employment in other areas. Western Riverside County has become a primary source of lower-cost housing for families whose source of income is employment in San Diego or Orange counties. The rapidly rising cost of fuel, however, has made commuting steadily more expensive, eliminating some of the savings families had made with lower-cost mortgages.

The City of Vista is addressing these constraints to the development of affordable housing by exploring transit-oriented development, increased housing density and mixed-use developments specifically within the Santa Fe corridor.

The majority of Vista’s housing stock is comprised of single-family homes (54%), followed by multi-family units (38%), and mobile homes (8%). Most of the recent development within the City has consisted of single-family homes. As a result, Vista’s proportion of single family homes has increased.

## **Develop Institutional Structure and Enhance Cooperation Between Agencies**

The City, other public institutions, business, and non-profit organizations work together to carry out the goals and objectives listed in the Consolidated Plan. Key partners include the City's Department of Redevelopment & Housing, CDBG Citizen's Advisory Committee, the Vista Townsite Community Partnership, Vista Boys & Girls Club, Vista Community Clinic, Vista Unified School District, San Diego County Housing Authority, and affordable housing developers.

The City of Vista works with a wide range of public and community social service agencies to meet and address the various needs of the community. In Fiscal Year 2009-2010 the City's Redevelopment & Housing Department will continue to function in a coordinating role between local non-profit advocacy groups and other County, State and Federal organizations.

The City continues to fine-tune its various public service programs and policies to make them more responsive to the needs of the community. The City's housing policies will continue to encourage affordable housing and development institutional structure that facilitates affordable housing projects within the City.

### **Constraints to Affordable Housing**

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

To provide decent housing that is affordable, the City of Vista will work to expand the supply of affordable rental and homeownership housing during the 2009-2010 Action Planning Year.

The City will provide developer financing and technical assistance through partnership with community nonprofit and for-profit developers to help build affordable multi-family rental and homeownership units.

To accomplish this goal, the City will focus on:

- Acquisition activities.
- Disposition, including maintenance of properties.
- Relocation activities.
- Clearing and demolition.
- Housing development programs.
- Off-site property improvements.

# **HOME/ AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)**

**1. Describe other forms of investment not described in § 92.205(b).**

The City of Vista is an entitlement jurisdiction and is eligible to receive federal CDBG funds directly. As an entitlement jurisdiction, the City receives grant funds for two HUD programs: CDBG funds and HOME funds. The City of Vista is directly responsible for the planning, administration, and execution of projects funded with CDBG monies. HOME funds are administered through the San Diego County HOME consortium, as required for cities of Vista's size, although the City is responsible for planning and implementing out programs using HOME funds.

The City does not receive Emergency Shelter Grant (ESG) monies or Housing for Persons with AIDS (HOPWA) monies.

The City estimates Redevelopment Housing Set-Aside revenues in the amount of \$3,603,349. The City was awarded \$900,000 in State Calhome funds for 2009-2010 to be used to support housing rehabilitation and home ownership activities. The City is exploring the option of issuing housing bonds enabling the City to create and/or rehabilitate new affordable housing projects. The City participates in the Regional Mortgage Credit Certificate (MCC) Program that provides tax credits to low-income first-time homebuyers.

The City will continue to partner with nonprofit housing developers who will access low-income tax credits, bond programs, and other financing mechanisms.

The City of Vista proposes a CDBG allocation of \$1,185,691. The City will continue to receive its allocation of HOME funds through the San Diego County HOME Consortium. The City's share of HOME funds will be \$396,602 for FY 2009-2010.

In addition to the HOME programmatic funds, the City will receive approximately \$7,164 in HOME Administrative funding, and \$4,000 American Dream Downpayment Initiative through the County of San Diego HOME Consortium. These funds are strictly to fund City staff time for administering the HOME program.

The City currently has no recaptured HOME funds through repayments from both the housing rehabilitation and home ownership programs. Any future funds received will be reallocated to the housing rehabilitation or home ownership programs. The City is not anticipating any unspent or recaptured CDBG funds.

The City of Vista does not anticipate receiving any program income during this Action Plan period.

**2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**

HOME and ADDI funds are used in the City's first-time homebuyer program. The City provides a second loan to the buyer behind the primary mortgage held by a financial institution. The City holds a promissory note secured by a deed of trust on the property; the deed requires that the borrower use this property as primary residence and not as rental property. The loan must be repaid either when the home is sold (transfer of title). Repaid loans are returned (recaptured) as program income to the City's HOME program.

Appropriate resale/recapture guidelines are incorporated into the City of Vista's homeownership guidelines and legal documents.

Specifically, as stated in section **7.5 RECAPTURE / RESALE PROVISIONS** in the City of Vista's "Home Ownership Program Guidelines" dated May 1, 2009:

*CalHome Program loans shall be repayable upon sale or transfer of the property, when the property ceases to be owner-occupied, or upon the CalHome Program loan maturity date. However, if the City determines that the repayment of the loan at the maturity date causes a hardship to the homeowner, the City has two other options:*

- A. Amending the CalHome Note and Deed of Trust to defer repayment of the amount due at loan maturity, that is the original principal and the accrued interest, for up to an additional 30 years (at 0% additional interest), this may be offered one time; or*
- B. Converting the debt at loan maturity, that is the original principal balance and any accrued interest, to an amortized loan, repayable in 15 years at 0% additional interest.*

*HOME funded loans shall be bound by the recapture provisions in accordance with § 92.254 (a)(5)(ii) of the HUD HOME Rule.*

*Housing Set-Aside Funded loans shall be bound by the provisions listed in Section 6.5(E) stated above.*

3. **If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt.**

**At a minimum these guidelines must:**

- a. **Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.**
- b. **Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.**
- c. **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
- d. **Specify the required period of affordability, whether it is the minimum 15 years or longer.**
- e. **Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.**

**State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**

Not applicable. The City of Vista will not use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds.

HOME funds are currently only used to fund homeownership assistance, single family / mobilehome housing rehabilitation, and a security deposit program.

The City will receive and use ADDI funds in 2009-2010 as described below:

- The City will use its ADDI entitlement in conjunction with HOME and other funds for a first-time homebuyer program; ADDI funds supplement the HOME and CalHOME funds for downpayment assistance. The City's loan is a second one that is repaid (recaptured) when the property is sold (transfer of title). The very limited amount of ADDI funding in program year 2009 means that the entire amount will be used in the first loan made.
- The City participates in an annual first-time homebuyer fair sponsored by the Faith Based Community Development Corporation along with financial institutions and local realtors. The City distributes information at community fairs and neighborhood activities.
- All applicants for the first-time homebuyer program attend a series of housing counseling classes with topics such as home financial management, family budgeting, proper use of credit, and other skills to enable them to be successful home owners. Applicants must complete these classes in order to qualify for the City's homebuyer program.
- The City tracks the number of persons and families inquiring, applying for, and successfully completing the homebuyer program in order to ascertain best ways to advertise the program and to determine the primary reasons applicants cannot complete the program. This tracking provides an understanding of the total time involved in the administration and management of homebuyer programs, including the amount of time spent with applicants who do not complete the program. This tracking also provides information for nonprofit agencies offering first-time homebuyer counseling and information programs; the tracking assists agencies as they work with potential applicants to identify problems that may come up during the application process and how best to address those problems. The same tracking is done for applicants for the City's homeowner / mobilehome rehabilitation programs to demonstrate the amount of staff time required to manage the programs.

**4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:**

**a. Describe the planned use of the ADDI funds.**

The City of Vista will receive \$4,000 in American Dream Downpayment Initiative (ADDI) funding through the County of San Diego HOME Consortium. These funds will be used to assist in the homeownership program. Due to the limited amount the ADDI funds will most likely be used to assist one applicant with additional HOME or Calhome dollars.

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.**

The County of San Diego, as the lead agency, undertakes all PJ responsibilities for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that funds are used to provide down payment assistance for these residents, tenants, and families.

- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.**

Home ownership counseling is mandatory and applicants are provided with information as to how to participate in free home ownership counseling classes through approved HUD counselors.

# **SPECIFIC HOMELESS PREVENTION ELEMENTS**

**\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.**

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.**

Ultimately, homelessness is a housing issue therefore the City of Vista asserts that the key to addressing homelessness is an adequate supply of affordable housing. Affordable housing is defined as housing in which a family is not spending more than 30% of their income on housing costs. The development of permanent, affordable housing and/or acquisition and rehabilitation of existing rental stock offer two alternatives for increasing the supply of affordable housing.

The City anticipates having funds available for homeless services during the 2009-2010 program year:

- CDBG entitlement funds will be allocated to agencies serving homeless individuals and families, but these will be public services allocations subject to the 15 percent cap on spending and thus limited by allocation of funds to other services.
- North San Diego County jurisdictions collaborated with shelter providers for the 2009-2010 winter shelter season through the Alliance for Regional Solutions, with all jurisdictions contributing funds based on population. North County Community Services acted as fiscal agent on behalf of all shelter and social service providers.

The primary resource available to California cities for the construction of affordable housing units is the Redevelopment Housing Set-Aside fund. State law requires that 20% of gross tax increment received annually by a Redevelopment Agency be “set aside” for the purpose of increasing and preserving the supply of affordable housing in the community. Vista anticipates receiving \$3,603,349. for fiscal year 2009-2010 from this funding source.

HUD has traditionally been the major source of funding for shelters and affordable housing targeted to serving low income and homeless persons. However, the federal budget has undergone dramatic restructuring resulting in funding cutbacks for affordable housing programs.

Currently, there are three federal programs that provide funding to Vista for affordable housing:

- (1) Community Development Block Grant (CDBG)
- (2) HOME Investment Opportunities
- (3) Supportive Housing Program (SHP) funds

The City of Vista is an entitlement grantee for the CDBG program and receives a small allocation of HOME funds through the San Diego County HOME Consortium. Supportive Housing Program funds are competitive and are allocated based on project specific criteria. Funds will be used in support of a cold-weather winter shelter and the operation of a year-round transitional shelter.

To address the on-going needs of homeless persons in the City of Vista, the City will:

- Remove development standards and location criteria which may be limiting factors to the development of residential care facilities. Revise Development Code by 2009.
- Continue to seek a site for a permanent regional shelter within the North County region.

The City also adopted a Homeless Master Plan in 2005 to address homeless issues in City of Vista and in the surrounding region by focusing resources on homeless prevention, intervention, and stabilization and on working closely with the various social service providers to address homeless issues. Specifically, the Plan calls for the following goals and actions:

- Convene a Homeless Advisory Committee to establish a regional approach.
- Adopt strategy of prevention, intervention, and stabilization.
- Fund programs that provide assistance for short- and long-term rental assistance, for seniors to maintain independent living, and for employment and case management programs.
- Continue to participate in groups addressing the issue of homelessness to ensure Vista's representation in the greater region.
- Support existing operations that assist homeless in Vista.

**2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

The City predominantly deals with three groups of homeless individuals or families:

1. First are transient farmworkers for whom there is no local farmworker housing. These individuals, predominantly single men from Mexico and Central America, live in isolated areas near the San Luis Rey River and near the agricultural areas of Oceanside, Carlsbad and Vista. Their numbers vary depending upon the season and the crops to be planted or harvested. The primary need of this population - beyond shelter - is health care and disease prevention; another primary concern is crime prevention, both crimes committed by some of the farmworkers and crimes in which they are victims, especially assault and robbery by other homeless persons.
2. A second group is made up of homeless families, both single-parent and dual-parent families, who have become temporarily homeless or are constantly at risk of homelessness. A job loss, medical expenses or other unusual and unexpected costs can be the turning point to homelessness; families then move to living out of a car or van, camping at one of the local beach state parks, or staying in one of the winter shelters. Many of these families still have income from work, but seldom enough to cover the entry costs to an apartment. This group - whether homeless or at risk of becoming homeless - is a priority group in the region for transitional housing and support to return them to independent, self-sufficient living.
3. A third group are chronically homeless persons, including persons with longterm substance abuse issues, persons with mental illnesses, and persons who have long since decided to maintain a homeless lifestyle. Most survive with some sort of regular income such as an SSI disability check or funds from the Veterans Administration. Without a permanent homeless shelter with supportive services, this group will remain on the streets. Interfaith Community Services opened a 44-bed transitional housing facility in Escondido for homeless (men only) veterans, seniors or persons with disabilities. The City notes a growing number of homeless seniors, both men and women, and other very low-income seniors without extended family who are at risk of becoming chronically homeless.

## Homeless and Other Special Populations

On December 13, 2005, the Vista City Council adopted a plan to address homelessness in Vista. Research indicates that the most effective plans in preventing homelessness focus on linking families with support in the community. Homelessness may be averted for these families in crisis by providing economic and social support services. Based on the information gathered, it was recommended that the City of Vista develop a Master Plan and implementation strategy as follows:

- **Prevention:** Prevention programs could include those that assist with one time rental costs or back rent payments, emergency utility payments, landlord/tenant mediation, legal aid to avoid eviction, subsidized child care, budgeting assistance, case management, and health care.
- **Intervention:** For families who do become homeless, the focus should be on rapid re-housing by providing assistance such as one time rental assistance, security deposit assistance, and case managed programs to address the factors that contributed to the family becoming homeless.
- **Stabilization:** Stabilization of a family's economic situation is critical to maintaining and securing permanent housing. At-risk families do not have sufficient income to meet their basic needs. Education, job training and placement can be implemented as long term strategies to increase a family's income and ability to afford market rate rent. Possible strategies to assist residents in achieving a living wage include the support of employment and case managed programs that partner with training programs and local businesses to place eligible workers in higher paying positions. The type of programs mentioned above could be incorporated into existing economic development and workforce training efforts in the city. However, this would require additional funding to hire a person to implement the program.

Ultimately, homelessness is a housing issue; therefore the key to addressing homelessness is an adequate supply of affordable housing. Affordable housing is defined as housing in which a family is not spending more than 30% of their income on housing costs. Affordable housing provides families with more disposable income to ensure basic family needs are met and to deal with unexpected financial set-backs.

Affordable housing helps in both the Prevention and Stabilization phases of the Master Plan. The development of permanent, affordable housing and/or acquisition and rehabilitation of existing rental stock offer two alternatives for increasing the supply of affordable housing.

Vista has long supported efforts to help get homeless persons off the streets – particularly programs that help them work through dependency issues and case managed programs that assist in finding employment and transitional housing. Transitional housing is often funded by state and federal grants and is a step toward self-sufficiency. Emergency housing, such as winter shelters, is short term and meant to provide housing for homeless individuals and families during the coldest months of the year; traditionally December through March. The City of Vista hosted a regional emergency winter shelter from 1991 through 2000. Additionally, the City has awarded CDBG funds to agencies that provide assistance to the homeless community, such as Brother Benno Foundation, Casa de Amparo, Catholic Charities, Operation HOPE and North County Solutions for Change.

As part of the development of Vista’s plan to address homelessness, staff has participated in regional groups involved in the issue of homelessness, including the Regional Task Force on Homelessness and the San Diego County Regional Continuum of Care. Both regional groups are parties to the Regional Plan to End Homelessness in San Diego and have provided information and expertise in the development of staff recommendations.

The Homeless Master Plan identifies the following components designed to meet City Council’s goal of developing an action plan to address homelessness in Vista:

1. Convene a regional North County Homeless Advisory Committee that includes representatives from local and neighboring cities, members of the business community, the faith and academic communities, service providers and community members.
2. Adopt a strategy of prevention, intervention and stabilization as discussed above.
3. Research and identify potential funding sources for recommended strategy elements including:
  - Short and long term rental assistance.
  - Assistance to senior citizens to aid in maintaining and maximizing independent living.
  - Support of employment and case managed programs that partner with training programs and local businesses to place eligible workers in higher paying positions.
4. Continue to support existing operations assisting homeless and the near homeless in Vista including programs like Operation HOPE, Alpha Project, and Lifeline Community Services.

5. Continue to participate in regional groups such as the Regional Continuum of Care Council and the Regional Task Force on Homelessness to ensure Vista's representation in the greater region.
6. Creation of new affordable housing units to add to existing housing stock.

The City will continue to strengthen its ties with regional and local agencies and organizations that provide funding and services to homeless persons. At the regional level, the City will continue to meet with the San Diego Regional Taskforce on the Homeless to address regional homeless service planning issues.

The City provides staff support to, and participates in, the Regional Taskforce on the Homeless (RTFH). In Fiscal Year 2009-2010 the City will continue to work with RTFH and the Regional Continuum of Care Consortium to develop solutions to the gaps in homeless service, and attempt to end chronic homelessness region-wide within ten years.

In addition, the City of Vista is part of the Alliance for Regional Solutions a cohesive partnership made up of non-profit agencies and participating north San Diego county cities. The mission of the alliance is to provide a regional solution to shelter needs for the north county homeless. The regional winter shelter system has provided participating agencies with greater stability and unity of purpose, with shared values, resources and practices.

### **Prevention of Homelessness**

The City will continue to work with community service groups interested in providing services to the homeless. The City will continue to work with groups that have compiled information on the number of homeless persons and the availability of homeless services in order to better address the prevention of homelessness. Additionally, the City will continue to look for programs such as Emergency Assistance and Security Deposit programs that assist low to moderate income households in preventing homelessness and helping to secure their financial freedom.

Assisting residents in obtaining and maintaining stable employment is key to preventing homelessness. In conjunction with the Vista Townsite Community Partnership, the Vista Townsite Employment Center is available to provide training, pre-employment services, case management, job placement assistance, and job fairs.

## **Special Needs Populations**

Certain groups may have difficulty finding decent, affordable housing due to special needs. These “special needs” populations in Vista include the elderly, persons with disabilities, and large families. The City seeks to support activities and programs to assist these groups and attempts to reflect this as a priority within the CDBG program.

CDBG funds will assist the elderly, persons with disabilities, and large families by providing referral services, and food. In addition there are transportation services to assist the frail elderly.

Large families are benefiting from homeownership assistance programs, such as the Vista Home Ownership Made Easy and Mortgage Credit Certificate Programs, which are funded by Housing Set-Aside and HOME funds.

## **Transition of Homeless to Permanent Housing**

Another gap in housing appears as persons or families are ready to move from transitional housing to independent, self-sufficient living but are unable to do so due to the lack of affordable rental housing for such families. While the head of household is working and there is income for the family, the high cost of rent can prevent families from moving out, resulting also in a backlog of homeless or near-homeless persons and families from moving into transitional housing. The high cost of rental units has also meant that some very low-income families share housing to prevent homelessness, sometimes to the point of serious overcrowding. The City will explore using HOME funds to provide security deposits and continuing support for persons leaving transitional housing for permanent rental housing.

The City will continue to work with community social service groups that provide services to move the homeless from shelters, to transitional housing, and on to permanent housing. Transitional housing has been developed through North County Solutions for Change and Community Housing Works. The partnership established a regional permanent family center (transitional housing). The Solutions Family Center, a temporary transitional housing center for families with children, is a 32-unit project and is open and operating. In addition to their site on California Avenue – North County Solutions for Change opened a second site on E. Vista Way. This site provides an additional 40 beds.

## **Homeless Youth**

The City recognizes the unique problems of homeless youth, including teenagers who cannot be placed in foster homes, emancipated youth and youth who “age out” of the foster care system when they become eighteen. The City will support programs that provide transitional housing for homeless and runaway youth in conjunction with education programs, life-skills training, employment development and job-training opportunities, and, whenever possible, family reunification.

## **Alliance for Regional Solutions**

North San Diego County jurisdictions and nonprofit service providers came together during program year 2007 to form the Alliance for Regional Solutions, dedicated to a regional response to homelessness. The Alliance targeted planning and support for winter emergency shelters, with all jurisdictions contributing funds based on population to a common pool for support of three winter shelters. The Alliance will continue this work in program year 2009.

## **Local Nonprofit Agencies**

The City works closely with local nonprofit agencies and neighboring jurisdictions for homeless activities, and with the regional Task Force on the Homeless and Regional Continuum of Care Committee. Local agencies include:

- Brother Benno Foundation provides services to homeless individuals and emergency services to individuals and families at risk of homelessness.
- Casa de Amparo provides shelter and services for abused and neglected children ages 0-18.
- Casa de Amparo has been awarded a County of San Diego grant to provide up to two years of transitional housing and supportive services for twenty-four youth aging out of the foster care system, using a master lease project of twelve rental units in Oceanside.
- Fraternity House provides shelter and services to persons with AIDS who would otherwise be homeless.
- Interfaith Community Services provides services to homeless individuals, emergency services including food and hygiene supplies to very low- and low-income individuals and families, and emergency rental assistance or deposit assistance for working families at risk of becoming homeless.
- North County Solutions for Change manages a transitional living facility with supportive services for families moving from homelessness to independent, self-sufficient living, and a short-term (ninety days) shelter for families that recently became homeless.

- Operation HOPE manages a winter emergency shelter from December 1 to April 30 for homeless families with children and single women with supportive services and case management during the inclement winter shelter season.
- Women's Resource Center manages an emergency shelter to provide services for women and children who are victims of domestic violence, and a transitional living facility with supportive services for female-headed families moving from homelessness to independent, self-sufficient living.
- YMCA Shelter Services provides a short-term transitional living facility (YMCA Oz North Coast) for runaway and homeless youth, and partners with *Stand Up For Kids* in an outreach program to street youth and youth at risk of becoming homeless.
- Bread of Life Ministries manages the Oceanside winter emergency shelter December 1 to April 15 each year for homeless individuals. Homeless families are placed whenever possible with the Interfaith Shelter Network, a rotational shelter program sponsored by faith-based organizations, and Project Hope in Vista, a winter emergency shelter limited to families. Winter shelters cooperate with the 2-1-1 Infoline system in San Diego to ensure that persons in need of overnight shelter are directed to the closest and most appropriate facility. Both Bread of Life and Project Hope are part of the Alliance for Regional Solutions formed in program year 2007 for regional shelter planning.

### **Mental Illness**

The City recognizes a significant gap in both services and housing for homeless persons with mental illnesses and persons with co-occurring disorders; this will be a central issue in dealing with chronic homelessness in the City and the region. Another growing gap in services is for veterans of recent wars and conflicts. The 2007 San Diego County Health Needs Assessment identifies services for veterans as one of the emerging healthcare needs in the region with significant numbers of men and women having mental health problems that could lead to homelessness.

### **Solutions for Homelessness**

The City's primary objectives for dealing with the issues of homelessness are:

- Prevent homelessness through short-term rent and utility assistance programs and other services.
- Assist organizations that provide emergency housing and supportive services for homeless and runaway youth, abused and neglected children, and victims of domestic violence/

- Assist organizations that provide transitional housing, emergency assistance, case management, and mental health and other supportive services for homeless persons and families.
- Assist organizations that provide supportive housing for homeless persons with mental illness, substance abuse and/or HIV/AIDS, including persons with co-occurring disorders.
- Support the Alliance for Regional Solutions for operation and management of winter emergency shelters that assist persons and families to move out of homelessness into independent, self-sufficient living.
- Support development of a regional shelter for chronically homeless persons, especially those with mental and/or co-occurring disabilities.

**7. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

The City of Vista cooperates with the Regional Task Force on the Homeless, the Regional Continuum of Care Committee (RCCC) and the San Diego Leadership Council to End Chronic Homelessness by 2012 to develop strategies and facilities to end chronic homelessness. The Strategic Plan includes an objective toward this goal. As funds are available, the City will support the development of a regional shelter for the chronically homeless, with special attention to homeless veterans and homeless individuals with disabilities and/or mental illnesses. The City works with community-based and faith-based organizations for services to chronically homeless persons. The Alliance for Regional Solutions has been a very positive force for common planning for winter emergency shelters in North San Diego County. The Alliance has moved away from the “warehousing” concept for winter shelters and uses a “responsibility-based” program to help individuals and families move out of homelessness.

The Regional Task Force on the Homeless sponsors one or two “Project Connect” events each year in various locations in the County. These one-day events provide opportunity for homeless persons to connect with health and social services, legal aid, Social Security and Veterans Administration staff, and other services that will enable them to move into stable housing.

The barriers to eliminating homelessness in the City and region, whether chronic or temporary, are common ones:

- Lack of funding for long-term shelters, both for initial development and for the long-term operation and management
- Lack of political will on the local and regional level, although development of the Alliance for Regional Solutions is a very positive step toward a common approach to the issue across North San Diego County
- Competing claims for ever-diminishing funds, forcing jurisdictions to decide priorities of needs
- The challenge of identifying long-term funding for permanent supportive housing for homeless persons with mental illness or other severe disabilities

The Continuum of Care for San Diego County has identified a strategy to end chronic homelessness within the San Diego Region in ten years. This strategy includes the following components:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

San Diego's prevention efforts focus on the following five areas:

1. Strengthen Programs That Serve At-risk Populations
2. Improve Discharge Planning
3. Address Employment Issues
4. Address Tenant Landlord Issues
5. Develop Mental Health Courts

Progress will be monitored on a number of dimensions including the following key performance measures:

1. Annual reduction in the number of chronically homeless people.
2. The number of new housing opportunities created.
3. Progress in implementing comprehensive Housing Plus wrap-around model.
4. Progress in establishing a centralized web-based data system that can be used to strengthen intervention, outreach, case management, and evaluation activities.
5. Number of outreach teams created.
6. Number of individuals within each geographic region able to access appropriate services.
7. Progress in establishing institutional discharge planning protocols.
8. Number of chronically homeless who find and maintain employment.
9. Progress in establishing Mental Health Courts.
10. Increase in amount of available State, Federal, private and corporate funding.

The Continuum of Care in the City of Vista considers available services at each step in the continuum. The steps are: outreach/assessment, emergency shelter, transitional shelter, permanent supportive housing, permanent affordable housing, and supportive service.

In overcoming chronic homelessness within the City of Vista, the City will support the Regional Task Force on the Homeless to employ a Continuum of Care approach to reduce the frequency and duration of homelessness.

**8. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

**Homeless Needs Objectives**

Assessment and outreach are the first lines of defense toward evaluating and providing assistance to those who are homeless or near homeless. Providing immediate assistance and advocacy in the early stages of homelessness or near homelessness will help individuals, families, and persons with special needs obtain and/or retain permanent housing. The City will strive to close the gaps in homeless services, within the continuum of service model and Vista's adopted Homeless Master Plan. The goal is to maintain the present level of homeless services while funding programs that will close the gaps in services.

**Prevention Activities**

The City provides CDBG funds to local nonprofit agencies specifically to prevent individuals and/or families from becoming homeless. The City's primary emphasis is to assist families to remain in their present housing and resolve financial problems before becoming homeless.

On December 13, 2005, the Vista City Council adopted a plan to address homelessness in Vista. Research indicates that the most effective plans in preventing homelessness focus on linking families with support in the community. Homelessness may be averted for these families in crisis by providing economic and social support services. Based on the information gathered, it was recommended that the City of Vista develop a Master Plan and implementation strategy as follows:

- **Prevention:** Prevention programs could include those that assist with one time rental costs or back rent payments, emergency utility payments, landlord/tenant mediation, legal aid to avoid eviction, subsidized child care, budgeting assistance, case management, and health care.
- **Intervention:** For families who do become homeless, the focus should be on rapid re-housing by providing assistance such as one time rental assistance, security deposit assistance, and case managed programs to address the factors that contributed to the family becoming homeless.
- **Stabilization:** Stabilization of a family's economic situation is critical to maintaining and securing permanent housing. At-risk families do not have sufficient income to meet their basic needs. Education, job training and placement can be implemented as long term strategies to increase a family's income and ability to afford market rate rent.

Possible strategies to assist residents in achieving a living wage include the support of employment and case managed programs that partner with training programs and local businesses to place eligible workers in higher paying positions. The type of programs mentioned above could be incorporated into existing economic development and workforce training efforts in the city. However, this would require additional funding to hire a person to implement the program.

Ultimately, homelessness is a housing issue; therefore the key to addressing homelessness is an adequate supply of affordable housing. Affordable housing is defined as housing in which a family is not spending more than 30% of their income on housing costs. Affordable housing provides families with more disposable income to ensure basic family needs are met and to deal with unexpected financial set-backs. Affordable housing helps in both the Prevention and Stabilization phases of the Master Plan. The development of permanent, affordable housing and/or acquisition and rehabilitation of existing rental stock offer two alternatives for increasing the supply of affordable housing.

Vista has long supported efforts to help get homeless persons off the streets – particularly programs that help them work through dependency issues and case managed programs that assist in finding employment and transitional housing. Transitional housing is often funded by state and federal grants and is a step toward self-sufficiency.

Emergency housing, such as winter shelters, is short term and meant to provide housing for homeless individuals and families during the coldest months of the year; traditionally December through March. The City of Vista hosted a regional emergency winter shelter from 1991 through 2000. Additionally, the City has awarded CDBG funds to agencies that provide assistance to the homeless community, such as Brother Benno Foundation, Casa de Amparo, Catholic Charities, Operation HOPE and North County Solutions for Change.

As part of the development of Vista's plan to address homelessness, staff has participated in regional groups involved in the issue of homelessness, including the Regional Task Force on Homelessness and the San Diego County Regional Continuum of Care. Both regional groups are parties to the Regional Plan to End Homelessness in San Diego and have provided information and expertise in the development of staff recommendations.

The 2009-2010 program year the City will provide the following services utilizing CDBG funds:

## **HP-1 / HP-2**

Support the Regional Task Force on the Homeless employ a Continuum of Care approach to reduce the frequency and duration of homelessness. Continue to work with the regional Continuum of Care Council to support a regional approach to ending homelessness.

### *1. Transitional Shelter and Services*

Longer term transitional housing and permanent housing opportunities are the final step in a comprehensive strategy toward assisting the homeless in returning to society in a fully functioning capacity so that they may obtain and retain permanent housing. Transitional housing in this instance may be for as long as two years. Solutions Family Center is a 120-bed, 33 unit transitional housing center in Vista. The program offers affordable housing with comprehensive supportive services intended to assist very-low income residents recover from losing their homes.

- **North County Solutions for Change** plans on serving 25 households with CDBG funds through enhancing suitable living environments with improved/new sustainability.

### *2. Outreach, case management, and referral services*

- The **Lifeline Self-Sufficiency Project** assists families achieve greater self-sufficiency through an in-depth case management process. Barriers to independence will be eliminated and survival skills strengthened. Services may include crisis intervention and emergency services, housing assistance, transportation arrangements, legal aid, employment search and retention, and financial literacy.
- **North County Lifeline** plans on serving 165 persons with CDBG funds by providing economic opportunity through improved/new accessibility.
- **Casa de Amparo Food Program** provides funding to feed children living at the Children's Shelter and Casita. The shelter serves abused, neglected and abandoned children that have been removed from their homes.
- **Casa de Amparo** plans on serving 16 youth and providing 10,360 bed-nights with CDBG funds by providing enhanced suitable living environment through improved/new accessibility.

- **St. Francis Center Emergency Assistance Program** provides case management and direct services including food, clothing, and shelter referrals to low-income and homeless individuals and families in north San Diego County.
- **Catholic Charities** plans on serving 2,000 Vista residents with CDBG funds by providing enhanced suitable living environment through improved/new sustainability.

3. *Emergency Winter Shelter*

- **Operation HOPE Vista, Inc** is a temporary winter shelter that provides services for the homeless population of Vista and the surrounding areas. Operation HOPE is a collaboration of Vista faith agencies and subcontracts with North County Lifeline to provide case management.
- **Operation HOPE** plans on serving 74 persons with CDBG funds by enhancing their suitable living environment through improved/new sustainability.

### **Homeless Master Plan**

The Homeless Master Plan identifies the following components designed to meet City Council's goal of developing an action plan to address homelessness in Vista:

1. Convene a regional North County Homeless Advisory Committee that includes representatives from local and neighboring cities, members of the business community, the faith and academic communities, service providers and community members.
2. Adopt a strategy of prevention, intervention and stabilization as discussed above.
3. Research and identify potential funding sources for recommended strategy elements including:
  - Short and long term rental assistance.
  - Assistance to senior citizens to aid in maintaining and maximizing independent living.
  - Support of employment and case managed programs that partner with training programs and local businesses to place eligible workers in higher paying positions.

4. Continue to support existing operations assisting homeless and the near homeless in Vista including programs like Operation HOPE, Alpha Project, and Lifeline Community Services.
5. Continue to participate in regional groups such as the Regional Continuum of Care Council and the Regional Task Force on Homelessness to ensure Vista's representation in the greater region.

The City will continue to strengthen its ties with regional and local agencies and organizations that provide funding and services to homeless persons. At the regional level, the City will continue to meet with the San Diego Regional Taskforce on the Homeless to address regional homeless service planning issues.

The City provides staff support to, and participates in, the Regional Taskforce on the Homeless (RTFH). In Fiscal Year 2009-2010 the City will continue to work with RTFH and the Regional Continuum of Care Consortium to develop solutions to the gaps in homeless service, and attempt to end chronic homelessness region-wide within ten years.

In addition, the City of Vista is part of the Alliance for Regional Solutions a cohesive partnership made up of non-profit agencies and participating north San Diego county cities. The mission of the alliance is to provide a regional solution to shelter needs for the north county homeless. The regional winter shelter system has provided participating agencies with greater stability and unity of purpose, with shared values, resources and practices.

### **Prevention of Homelessness**

The City will continue to work with community service groups interested in providing services to the homeless. The City will continue to work with groups that have compiled information on the number of homeless persons and the availability of homeless services in order to better address the prevention of homelessness. Additionally, the City will continue to look for programs such as Emergency Assistance and Security Deposit programs that assist low to moderate income households in preventing homelessness and helping to secure their financial freedom.

Assisting residents in obtaining and maintaining stable employment is key to preventing homelessness. In conjunction with the Vista Townsite Community Partnership, the Vista Townsite Employment Center is available to provide training, pre-employment services, case management, job placement assistance, and job fairs.

### **Special Needs Populations**

Certain groups may have difficulty finding decent, affordable housing due to special needs. These "special needs" populations in Vista include the elderly, persons with disabilities, and large families. The City seeks to support activities and programs to assist these groups and attempts to reflect this as a priority within the CDBG program.

CDBG funds will assist the elderly by providing referral services, food, and by providing transportation services to the frail elderly.

Large families are benefiting from homeownership assistance programs, such as the Vista Home Ownership Made Easy and Mortgage Credit Certificate Programs, which are funded by Housing Set-Aside and HOME funds.

San Diego County Supportive Housing Inc. to assist in the development of a 15-unit affordable housing project which will serve adults with physical disabilities, including brain injuries. San Diego Supportive Housing, Inc. is an affiliate of Accessible Space, Inc. (ASI), a 501c(3) nonprofit organization, based in Minnesota, which develops and operates these types of facilities across the country. The project site is owned by the developer and is located at 347 West Los Angeles Street, just west of north Santa Fe Avenue. The site is currently vacant. Previously, it contained a small, dilapidated house which the developer has demolished to address concerns raised by the Sheriff's Department and the City's Code Enforcement division. The project will include a two story structure containing 14 one bedroom units and 1 two bedroom unit. The units will be rented to low income individuals with physical disabilities. The units will be rent and income restricted at the very low affordability level the units will remain restricted for a period of 55 years to be consistent with California Redevelopment Law for rental projects. Construction is anticipated to begin in summer of 2009.

**9. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

The City will work with the County of San Diego and other governmental agencies to develop and implement a Discharge Coordination Policy by the end of the 2009-2014 Consolidated Plan period. The City is particularly concerned about youth who "age out" of the foster care system, and persons released from the regional Veterans Administration Hospital with no local family support. Tragically, many veterans of the Iraq and Afghanistan conflicts are returning with significant mental problems that impact successful re-entry to civilian life. In addition, the State is considering early release of non-violent prisoners as one way to address the budget crisis; while this would reduce the cost of prisons, local communities would have to bear the cost of re-entry of felons who often lack family support. Prisoner re-entry programs have very limited support in the community.

There are limited independent living / transitional living facilities in the north coastal San Diego County region for youth moving out of foster care. Casa de Amparo will manage twelve two-bedroom units as transitional housing for youth ages 18-22; Casa will use a master lease agreement for the units. This program with funding from the County of San Diego began in July 2008.

**Continuous Long-Term Planning**

San Diego's strategy relies upon accurate data to identify the number of homeless, their level of need, and gaps in existing emergency shelters and permanent housing units. Through current data-collection systems, it has been determined that there are 2,142 chronically homeless persons in the San Diego region, and approximately 75% are in the City of San Diego and 25% are in the surrounding County. In the City of San Diego, 733 chronically homeless persons are sheltered and 883 are unsheltered. In the County, 239 are sheltered and 287 remain unsheltered.

The Regional Continuum of Care Council (RCCC), in partnership with the Regional Task Force on the Homeless (RTFH), is convening all major stakeholders throughout the county to implement a joint strategy and uniform process for developing a community-wide plan to end chronic homelessness by 2012, including a comprehensive discharge plan. The RCCC represents agencies that extend throughout a diverse and expansive area that covers 4,280 square miles including eighteen cities that are home to over 2.8 million people. The RTFH and RCCC will work with the City of San Diego to align the City's Homeless Services Policy with the region-wide plan to end chronic homelessness.

The City continues to work to develop effective policies to prevent discharge from institutions and health care facilities that result in homelessness.

One of the ways the City of Vista can provide for appropriate discharge planning across programs is the inclusion of discharge specifications in contracts. Uniform language can ensure consistency in discharge planning among providers and will help establish an effective discharge planning policy and system.

Specific discharge policies that include housing search among other measures are explicitly aimed at preventing homelessness. These policies aim to prohibit state hospitals, community mental health centers, and private mental health and substance abuse clinics from discharging clients from inpatient units with directions to seek housing or shelter in an emergency shelter. Instead, these policies direct staff to make every effort to place clients in suitable, affordable housing coupled with clinically appropriate services.

Law enforcement agencies have also developed system-wide policies and practices to encourage the discharge of offenders to appropriate housing or placements. Discharge planning from foster care and other youth facilities is also addressed by the City of Vista, as many of these youths end up homeless or in emergency facilities.

# **EMERGENCY SHELTER GRANTS (ESG)**

**(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.**

Not applicable the City of Vista is not a State recipient.

# COMMUNITY DEVELOPMENT

\*Please also refer to the Community Development Table in the Needs.xls workbook.

**1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.**

Please refer to the attached Community Development Needs Table for information about the City of Vista's priority non-housing community development needs.

The priority non-housing community development objectives for assistance with program year 2009 CDBG funds have been identified as the following:

- Activities that provide basic support services such as food, housing, and jobs.
- Activities that will improve living conditions and enhance employment opportunities for the "working poor."
- Activities that predominantly support Vista residents.
- Activities that will strengthen family life in low- and moderate-income households.
- Activities that will enable seniors and persons with disabilities to remain healthy and to live independently as long as possible.
- Positive youth development programs and activities for children and youth that will reduce involvement in youth gangs and related delinquent behavior.

**Community Development Objectives**

The Community Development Objectives address the needs identified in the five year plan, including anti-crime programs, economic development, infrastructure, public facilities, public services, and senior and youth programs.

A major goal of the City is to revitalize the Vista Townsite and greater North Vista areas through a comprehensive "revitalization strategy" that includes housing rehabilitation and home ownership programs, neighborhood improvements, community facilities, economic development, crime prevention and service provision. Providing public services is necessary support to individuals and groups with special needs. As part of the 2005-2009 Consolidated Plan the City requested that HUD extend the Townsite Neighborhood Revitalization Strategy for an additional five years to enable the City to accomplish the economic development aspects of the Townsite revitalization as identified in the Section 108 loan. The strategy was extended through 2006-2007.

Providing public services is necessary support to individuals and groups with special needs. While many different types of public service may be beneficial to the community, the following were identified as the CDBG Priorities for 2009-2010:

<b>Activities Identified with a Higher Priority</b>	
1.	Serve Vista residents.
2.	Provide food or other similar types of resources to Vista residents.
3.	Provide housing for homeless or near-homeless Vista families.
4.	Help prevent homelessness.
5.	Connect Vista residents with jobs.

**PS-2 / PS-3 / AC-2**

Contribute to the well-being of individuals, families, and neighborhoods

1. *Public Services – Healthcare*

- **Vista Community Clinic’s Wellness Clinic** provides basic medical and supportive services to low- and moderate-income Vista residents. Patients walk in with urgent care needs and are immediately triaged. Additionally children received immunization and well child check-ups.
- **Vista Community Clinic** plans on serving 6,091 Vista residents with CDBG funds by enhancing their suitable living environment through improved/new accessibility, affordability, and sustainability.

2. *Public Services*

- **Lifeline Self-Sufficiency Project** assists families achieve greater self-sufficiency through an in-depth case management process. Barriers to independence will be eliminated and survival skills strengthened. Services may include crisis intervention and emergency services, housing assistance, transportation arrangements, legal aid, employment search and retention, and financial literacy.
- **North County Lifeline** plans on serving 170 persons with CDBG funds by providing economic opportunity through improved/new accessibility.

## Public Services – At-Risk Youth

- **Vista Family, Youth and Child Response Program** provides substance abuse prevention programming and intervention and gang activity avoidance programming. Additional services include individual counseling services and group psychosocial educational sessions addressing pre-violent and anti-social behavior problems among at-risk school age youth and their families. Program to be offered collaboratively through Vista elementary and middle schools serving the target service area.
- **Palomar Family Counseling Services** plans on serving 60 families with CDBG funds by enhancing their suitable living environment through improved/new sustainability.
- **Girls Incorporated of San Diego County** provides leadership training focusing on understanding and preventing homelessness for women and girls.
- **Girls Incorporated of San Diego County** plans on having 624 families with CDBG funds by enhancing their suitable living environment through improved/new sustainability.
- **From the Inside Out, For Girl's Only** plans to offer leadership training that focuses on understanding and preventing homelessness in Vista.
- **Camp Ivey** seeks to promote self-respect, respect for others, competence, and self-reliance for youth with and without special needs.
- **Vista Townsite Community Partnership – Safe Haven** Provides “Safe Haven” activities at the Townsite Community Center. Where the whole family can participate in low-cost and/or no-cost activities.
- **Vista Townsite Community Partnership** plans on serving 3,500 parents and children through the use of CDBG funds by enhancing their suitable living environment through improved/new sustainability.

### 3. *Housing*

- Contract with **Vista Townsite Community Partnership** to implement the Vistans R.O.C. project, which revitalizes approximately 25 homes in one neighborhood through painting, landscaping and the installation of fences, utilizing private donations and housing set-aside funds. Vistans R.O.C. program not funded for the 2009-2010 year.

### **AC-3 / AC-4**

Decrease crime in neighborhoods by funding a variety of community programs

1. *Community Based Policing*

- Contract with **San Diego Sheriff's Department** for eight community-based policing officers utilizing general funds

2. *Vista in Bloom*

- **Vista in Bloom** program paints murals on utility boxes as a proactive initiative to minimize graffiti. This program receives grants and in-kind donations and is administered by the City of Vista Parks and Recreation Department. No funds are anticipated for the 2009-2010 program year.

### **YP-1 / YP-2**

Investment in Vista's youth continues to be an important need, specifically programs that target at-risk youth. Programs that target this population provide youth with a healthy and productive life style.

- **Power Hour** provides funding for Boys & Girls Club of Vista personnel to schedule a dedicated time where all Boys & Girls Club staff unite to help club members complete their daily homework assignments, study for upcoming tests, and work on reading comprehension and math.
- **Boys & Girls Club of Vista** plans on serving 350 youth with CDBG funds by providing economic opportunity through improved/new sustainability.
- **Vista Family & Youth Child Response Program** provides substance abuse prevention programming and intervention and gang activity avoidance programming. Additional services include individual counseling services and group psychosocial educational sessions addressing pre-violent and anti-social behavior problems among at-risk school age youth. Program to be offered collaboratively through Vista elementary and middle schools serving the target service area.
- **Palomar Family Counseling Services** plans on serving 60 families with CDBG funds by enhancing their suitable living environment through improved/new sustainability.
- **Girls Incorporated of San Diego County** provides leadership training focusing on understanding and preventing homelessness for women and girls.

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- **From the Inside Out, For Girl's Only** plans to offer leadership training that focuses on understanding and preventing homelessness in Vista.
- **Camp Ivey** seeks to promote self-respect, respect for others, competence, and self-reliance for youth with and without special needs.
- The **Vista Townsite Community Partnership – "Safe Haven"** Provides "Safe Haven" activities at the Townsite Community Center. Where the whole family can participate in low-cost and/or no-cost activities.
- **Vista Townsite Community Partnership** plans on serving 3,500 parents and children through the use of CDBG funds by enhancing their suitable living environment through improved/new sustainability.

### **Economic Development**

Economic Development goals focus on job placement, job creation, improving the quality of life to residents and businesses, increasing the City's tax base, and providing opportunities for public and private partnerships, including private investment in the City.

#### **ED-2 / ED-3**

Enhance employment opportunities for low- to moderate-income persons and stimulate business investment and job development to build a vibrant, self-sustaining community

- **Vista Townsite Employment Center** provides comprehensive employment services to the general public, targeting the Vista Townsite Area. Services will include client intake, assessment, job search training, job placement, job fairs, career seminars, and job referrals.
- The **Vista Townsite Community Partnership** will assist 320 residents with CDBG funds by enhancing their economic opportunity through improved/new accessibility.
- This **Vista Community Clinic's** Tri-City Branch facility will 41,280 persons with new or improved healthcare and provide at least two new jobs for low- and moderate-income residents with CDBG funds.

- **Capital Improvement Project No. 8001 – Santa Fe/Mercantile Corridor Project** entails repairing or replacing curbs, gutters, sidewalks, storm drains, lighting, and other public improvements. The details of the project will be predicated upon the completion of the S. Santa Fe Revitalization Strategy and the update of Specific Plan 26. The S. Santa Fe area is generally bound by Washington Street and Pala Vista Drive. The project is currently in the design / feasibility analysis stage and the City of Vista has under contract RBF Urban Design Studio to develop the strategy for the Santa Fe/Mercantile Corridor Revitalization and to complete the master plan, amend specific plan 26, and complete the marketing plan for the area. The project will facilitate development of the corridor as well as feed of the success of the Vista Village development enhancing Vista's economic center.
- The **City of Vista** will enhance resident's economic opportunity through improved/new accessibility. The project is funded with a variety of resources including CDBG, Redevelopment Agency Revolving fund, 1998 CDC Bonds, and 2001 CDC Bonds.

### **Public & Private Facilities & Infrastructure**

The City of Vista will strive to provide access to local public facilities that contribute to community and neighborhood development and improve private facilities that provide unique or necessary services. Improvement of public facilities in target neighborhoods, including upgrading or providing community facilities is important in creating viable urban communities and a suitable living environment for low- and moderate-income residents. Target neighborhoods are often lacking adequate infrastructure improvements including paving, sidewalks, curbs and gutters, and street lighting. These neighborhoods often have inadequate community activity spaces such as parks and community centers.

- The **Redevelopment & Housing Department** is developing a list of neighborhoods that lack basic infrastructure needs in the Townsite and greater North Vista areas. Necessary street, sidewalk, lighting, and other infrastructure improvements will be directed in the eligible neighborhoods.
- The **City of Vista** will enhance resident's livability through improved/new accessibility. The project may be funded with a variety of resources including CDBG, Redevelopment Agency Revolving fund, and other financial resources as applicable.

**2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

**\*Note:** Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

The 2009-2014 Consolidated Plan for the City of Vista addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. Local community development objectives in the Strategic Plan are prioritized as follows:

- **High Priority:** The City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.
- **Medium Priority:** If funds are available, the City will use federal funds to support activities that address these objectives, either alone or in conjunction with the investment of other public and private funds during the five-year period of the Plan.
- **Low Priority:** The City will not fund activities to address these objectives during the five-year period of the Plan, unless the City obtains other public or private funds designated for the objective. The City will provide letters certifying consistency with the Consolidated Plan for local agencies when a grant application is directly related to objectives in the five-year Consolidated Plan.

The primary obstacle to meeting underserved community development needs is a lack of available funds and human resources for the tasks. The ongoing budget crisis in the State of California has led to significant cutbacks in funding for social and health services and insecurity as to future funding. Local government officials are reluctant to expand budgets without clear direction from the State Legislature as to how property tax funds will be divided between the State budget and local jurisdictions. At the same time, CDBG funding has not kept pace with increasing needs in the community, increased energy costs impact local nonprofit agencies without comparable increased funding, and steadily rising food costs particularly impact low- and very low-income households.

Other obstacles are known to all communities: one is a lack of understanding of the need for housing and supportive services for homeless persons with mental illnesses. A second obstacle is local resistance to opening small group homes in established neighborhoods for at-risk youth, persons in recovery or persons with development disabilities. A third is the limited funding to support residential care for special needs populations who have been "de-institutionalized," leading to a low-paid workforce for positions at care homes and high turnover among workers. A fourth obstacle is the growing disparity between wages and the costs of housing, transportation and food, especially for low-income families and single-parent families.

### Non-Housing Community Development Objectives

The following describes the non-housing community development priorities and specific annual objectives that will be addressed during Program Year 2009-2010.

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>HOMELESS PERSONS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Support the Regional Task Force on the Homeless employ a Continuum of Care approach to reduce the frequency and duration of homelessness.	HP-1	Transitional shelter and services	25 households	\$15,000 CDBG
	Help provide emergency services to support persons at risk of homelessness or who are already homeless.	Food and essential services	2,016 persons	\$10,000 CDBG
		Outreach, case management, and referral services		

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>HOMELESS PERSONS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Support the Regional Task Force on the Homeless employ a Continuum of Care approach to reduce the frequency and duration of homelessness.	HP-2  Provide emergency shelter to persons and families who are homeless.	Fund winter shelter	74 persons	\$20,000 CDBG

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>SPECIAL NEEDS / NON-HOMELESS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Help persons with special needs live as independently as possible.	SN-2  Upgrade public facilities to accommodate persons with physical disabilities.	Construct or upgrade sidewalks with wheelchair ramps  Upgrade city facilities, such as parks and city hall	15 ramps	\$5,000 Gas & Sales Tax Revenues

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>PUBLIC SERVICES</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Contribute to the well-being of individuals, families, and neighborhoods.	PS-2  Strengthen and support families by providing for a range of services.	Health and medical programs	5,000 persons	\$24,000 CDBG
		Family services	165 persons	\$8,500 CDBG
		Counseling programs	247persons	
		Recreation		\$38,185

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>PUBLIC SERVICES</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
		programs  Volunteer programs		CDBG
Contribute to the well-being of individuals, families, and neighborhoods.	PS-3  Help keep neighborhoods clean and safe.	Neighborhood clean-up programs such as Vistans Revitalizing Our Community (Vistans ROC)	25 units	\$40,000 housing set-aside  \$8,000 donations

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>ANTI-CRIME</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Decrease crime in neighborhoods by funding a variety of community programs.	AC-3 Support community-based policing efforts and citizen-based neighborhood crime prevention efforts.	Community-based policing for eight deputies		\$1,629,600  general fund
Decrease crime in neighborhoods by funding a variety of community programs.	AC-4 Prevent graffiti by providing community beautification programs.	Vista in Bloom program paints utility boxes as a proactive stance towards the eradication of graffiti		

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>ECONOMIC DEVELOPMENT</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Enhance employment opportunities for low- to moderate-income persons.	ED-1 Fund programs and services that support job training and employment of lower income people.	Technical assistance programs  Development of Community Based Development Organizations occupied with economic development activities		
Enhance employment opportunities for low- to moderate-income persons.	ED-2 Fund programs and services that support job	Provide funds to improve skills of illiterate adults by providing with job-readiness skills	320 persons  41,280 persons	\$100,298 CDBG  \$58,000

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>ECONOMIC DEVELOPMENT</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
	training and employment of lower income people.	and job placements  (Component of Section 108 Loan for the Vista Village development)		CDBG
Stimulate business investment and job development to build a vibrant, self-sustaining community.	ED-3  Complete the revitalization strategy for the Santa Fe / Mercantile Corridor to develop a plan to eliminate blight in targeted redevelopment & revitalization strategy areas, attract new businesses, and encourage job creation.	Strategy Development	Completion of Master Plan  Amendment to Specific Plan 26  Complete Marketing Plan	
Stimulate business investment and job development to build a vibrant, self-sustaining community.	ED-4  Implementation of the revitalization strategy for the Santa Fe/Mercantile Corridor to develop a plan to eliminate blight in targeted redevelopment areas and neighborhood revitalization strategy areas, attract new businesses,	Construct priority Infrastructure Improvements as delineated in the master plan  Disposition of Commission property  Facilitate lot consolidation  Develop Marketing Plan  Coordinate job creation activities with VTEC	Project is in the planning stages	

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>ECONOMIC DEVELOPMENT</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
	expand housing opportunities and encourage job creation.	<p>Work with private property owners and local financial institutions to assist in the rehabilitation and expansion of existing businesses</p> <p>Work with private developers to encourage mixed use development</p>		

# **ANTIPOVERTY STRATEGY**

**1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The City has undertaken a number of initiatives to improve the quality of life and in turn reduce poverty.

In the 2005-2010 Consolidated Plan, the City outlines housing, homeless, and community development objectives that are designed to improve the quality of life for low-income persons. Most of these objectives target the neediest neighborhoods and populations in the City, and the City's federal resources are allocated in accordance with the plan. In addition, the City effectively utilizes its federal funding to leverage other public and private monies, especially in the area of housing development that is affordable to very low-income families.

**Anti-Poverty Strategy**

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City will support other government, private and non-profit agencies involved in providing services to the poor. Where possible, the City will coordinate efforts with these groups to allow for more efficiency.

The City will consider development policies with respect to their impact on affordable housing development. These policies have a direct impact upon the opportunities for housing, employment, recreation, and other services to the poor. Mixed-use development, and the integration of social services in development, such as child care, and higher density development by transit centers, are methods that may increase opportunities for the poor. Increased child care resources, education, and coordination provided to this population group needs to be reviewed and expanded as a means to increase their ability to succeed in this community and receive the support needed to ensure success.

Section 220 of the 1992 Federal Housing and Community Development Act requires jurisdictions to describe the goals, programs, and policies for reducing the number of households with incomes below the poverty line and the extent to which the programs will reduce the number of poverty households. The core of the City's strategy is the implementation of programs in the Vista Townsite Area, which has a poverty level over 23%.

**Neighborhood Revitalization Strategy Area**

The original strategy was developed in part to revitalize the Vista Townsite Area, with the ultimate goal of developing 700 new jobs in the area through establishment of new businesses in the Vista Village project, rehabilitation of existing businesses, growth of a community-based development organization, and educational classes.

Improved employment opportunity is the pivotal ingredient to moving families out of poverty. One of the major focuses of the Vista Townsite Community Partnership (VTCP) is job placement and employment preparation through the Vista Townsite Employment Center (VTEC), an economic development project that serves the employment related needs of Townsite area residents as well as residents citywide. Services offered by VTEC include job preparation assistance, vocational and employment skills assessments, job fairs and referrals.

Economic Development in the Townsite Area includes assisting development of new business on North Santa Fe Avenue through construction and renovation loans, and working with the Small Business Administration and other agencies to finance start-up businesses. Development of business on North Santa Fe Avenue would include free technical assistance from renovation experts and the Small Business Administration.

Economic development in the Townsite also includes the Vista Townsite Employment Center with programs provided by area non-profit, social service agencies. In addition, the City is undertaking a master plan for the Santa Fe/Mercantile Corridor, and like North Santa Fe Avenue the City plans on investing a significant amount of resources (CDBG, tax increment, housing fund and other public funds) to undertake a renovation of the street. The City will use its property to facilitate private investment consistent with the strategy. It is anticipated that the area will be developed in a mixed-use format that takes advantage of the natural topography and the transit-oriented uses that are integral to the overall revitalization strategy.

### **Vista Village**

Vista Village is a major mixed use development on a 40 acre site. This includes a multiplex theater and restaurants and incorporates a creek walk that links the development to downtown Vista. The site replaced aging developments south of Vista Way with a new entertainment/retail project. A predominant feature of Vista Village is the Krikorian Premiere Theatre Metroplex a fifteen screen theater that provides Vista residents with a venue to relax and dream. Another element of Vista Village is the Buena Vista Creekwalk. The Creekwalk provides a variety of pedestrian oriented walkways and an amphitheater to hold festivals and cultural events.

The Vista Village development has created numerous jobs and will continue to create new jobs as all the final sites are completed. The City will continue to fund the Vista Townsite Employment Center to provide employment programs in job readiness, skill development and job placement. It is a goal of the City to assure that there is a qualified workforce for the new jobs in Vista Village and the community at large as well as to reduce the unemployment rate in the Vista Townsite Area.

City staff will continue to facilitate the Oceanside/Vista Employment Program Network to assure that all employment resources are used effectively for Vista.

Vista Village has been developed in five phases. Phase I is the area closest to Main Street and Santa Fe Avenue. Main Street has been extended west from Santa Fe Avenue to a plaza in front of the Wave Water Park. The Project is anchored by a 15-screen Krikorian Premiere Theater complex and includes several smaller restaurants and retail outlets.

Phase II is located in the southwestern portion of the site, and is a pedestrian oriented development with approximately 84,000 square feet of commercial facilities. Businesses in Phase II include Sprouts, Staples, Chili's, and the San Diego National Bank are currently open for business.

Phase III will be the development of the three restaurants pads located along the Creek walk Park in the middle of the project. This is the final section to be implemented of the Vista Village project.

Phase IV is the area along Vista Village Drive from W. Vista Way to just before Recreation Drive. This area is a mix of office and retail. Tenants include California Pizza Kitchen and Famous Dave's Barbecue.

Phase V is the southern most portion of the project by Lowe's Home Improvement Warehouse which opened for business in January 2003.

### **Santa Fe/Mercantile Corridor Revitalization**

The City has access to several major funding sources which it has historically used to address infrastructure needs, including Community Development Commission (CDC) Bonds, Proposition A, transportation funds, and various fees and reimbursements. CDBG-eligible infrastructure improvements are limited to Low/Mod Census tracts. Vista has historically used CDBG funds as a portion of the funds directed towards improving infrastructure in the Vista Townsite area, and will continue to consider these funds for future projects in this and other eligible areas. However, the City has typically relied on other sources of funds for infrastructure improvements.

The City's Public Services Department is responsible for the operation, maintenance, and upgrading of local street, sewer, and drainage systems. General fund, sewer reserves, gas tax, and other funding sources have been used to finance the improvements to these systems. Future public improvements projects will be pursued according to the priorities established in the Capital Improvement Plan.

The Santa Fe/Mercantile Corridor is immediately adjacent to the Vista Village project. The City will utilize and leverage the success of the Vista Village project to encourage the revitalization of the Santa Fe/Mercantile corridor.

Revitalization goals are to improve the image and identity of the area, create a pedestrian-friendly residential/commercial area, strengthen the architectural character, improve the infrastructure, encourage mixed-use development that will create housing opportunities, and create opportunities that enhance local business enterprises and maintain many of the existing businesses.

The City will seek funding sources to support streetscape and site design, right-of-way standards and alignment, existing assets and liabilities, parking options, storm drainage, landscaping, lighting, signage and other related amenities. Infrastructure improvements will include undergrounding of the overhead utilities, the repair and construction of sidewalks and streets, and addressing drainage issues. Additional improvements are anticipated for three pocket parks in the area to create a more attractive, user friendly environment. In addition, the City was given a parcel of land to be dedicated for a Veterans memorial park. This park will be designed to be a passive reflective park to recognize all those who have dedicated their lives to defending our Country.

### **Additional Strategies**

Recognizing that there are many factors that cause poverty, the City will focus on strategies to increase the amount of housing available for households in the lowest-income brackets (0-30% of Area Medium Income). The City will work with developers to create affordable rental housing through the use of City housing set-aside funds and/or housing in-lieu funds.

# **NON-HOMELESS SPECIAL NEEDS (91.220 (C) AND (E))**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

A primary non-homeless special needs population in the City of Vista is the growing number of elderly persons, especially those living alone. Recent population estimates are that nearly 15 percent of the City's residents are 62 years of age or older. This population will require an increasing number of senior housing units, including units that are fully accessible to seniors with disabilities. An important need already identified for the Vista senior population - indeed, for the entire North County region - is easily available public transportation. As more seniors stop driving, their demand for transportation for medical appointments, shopping, and other purposes is increasing. A lack of easily accessible transportation restricts their movement outside of homes, leading to isolation and related physical and mental health problems. The City has developed the Out and About Senior Transportation Program that provides both door-to-door services as well as a mileage reimbursement program. The City will continue to explore options for effective, efficient and accessible senior transportation services.

The need for access to good nutrition for seniors is also growing, especially as local meal delivery services face declining support from state and local sources; some services are already moving to weekly delivery of frozen meals. The City will continue its support of the nutrition program at the senior center and other meal delivery programs. The City notes the often competing and overlapping services of various meal delivery programs and will encourage greater partnerships for more efficient operation.

A second primary need in the City is for housing and supportive services for persons with developmental disabilities and for those with mental illnesses. Again, the increasing cost of housing makes it difficult to identify and acquire small group homes for this population. Development of permanent supportive housing for persons requires access to long-term funding, which is seldom available. Declining support from state and county agencies results in a lack of well-trained staff to serve these persons; agencies find it difficult to hire and keep trained staff with wages that cannot keep up with the cost of living in the area. The City will especially support efforts to integrate these adults whenever possible into ordinary City activities.

**Special Needs Objectives**

Affordable housing of all types is of tremendous need to Special Needs populations. Several populations including the Elderly, Frail Elderly, and the Disabled also require assistance with routine maintenance as well as the addition of handicap assistance devices.

Groups dealing with alcohol or other drug addictions and persons diagnosed with AIDS or related diseases as well as the frail elderly and disabled may require other non-housing supportive services including transportation and in-home care. The City will provide housing assistance and supportive services to lower income households with special needs through the following activities:

### **SN-1 / SN-2**

Help persons with special needs live as independently as possible

#### *1. Special Needs*

- The **AIDS Caregiving Program** meets basic needs and provides direct services for the residents including: Housing, 24-hour personal care, assistance adhering to complex medication regimens, assistance with toileting, hygiene, nutritious home cooked meals, access to medical care, ambulation, and emotional support.
  - Contract with **Fraternity House** to provide case management and other services for persons living with HIV/AIDS for 30 persons utilizing CDBG funds
  - The Community Development Commission of the City of Vista has been working with **Accessible Space Development** to build a fifteen unit special need housing development for the mentally disabled at 347 W. California Avenue.
- 2. City of Vista Public Services Department anticipates upgrading ten sidewalks for increased accessibility utilizing the City's sales and gas tax revenues*

### **SP-1**

Provide quality supportive services so elderly residents can live as independently as possible

#### *1. Special Needs – Frail Elderly*

- **Out & About Vista Senior Transportation Program** provides transportation services to frail elderly of Vista. The program consists of the Senior Shuttle Service and the Mileage Reimbursement Program. The City of Vista's Parks & Recreation Department provides the Out & About Program at the Gloria E. McClellan Senior Center.
- **Out & About** plans on serving 800 seniors with CDBG funds by enhancing their suitable living environment through improved/new accessibility.

- **Senior Nutrition Program** provides congregate (dining room) and home-delivered meals at Senior Center located at 1400 Vale Terrace Drive. The City of Vista's Parks & Recreation Department operates the Senior Nutrition Center at the Gloria E. McClellan Senior Center.
- **Senior Nutrition Center** plans on providing 43,104 seniors with both home delivered and daily lunches. This program is funded by the San Diego County Aging & Independent Services Department, City of Vista, and outside donations.
- **Senior Food-for-a-Week Program** provides free, non-perishable, nutritious boxes to seniors living in poverty. The food packs are delivered to a distribution site (Vista Senior Center) for pick-up.
- **The Angel's Deport** will provide services to 60 Vista seniors utilizing CDBG funds.
- **Vista Seniors' Meals on Wheels Program** provide subsidized, nutritious meals for low-income seniors who. One to two home delivered meals are provided to homebound seniors who are unable to prepare their own daily meals.
- The program is administered by **Meals on Wheel Greater San Diego, Inc.** and Meals on Wheel Greater San Diego, Inc. will be providing this service to 46 seniors utilizing CDBG funds.

## 2. *Special Needs – Senior*

- Project **CARE (Community Action to Reach the Elderly)**, Vista enables frail, ill, disabled seniors remain independent as long as possible. Program monitors registered seniors, provides specific support services, connects to social services and information, and offers case management.
- Project CARE is administered by **North County Interfaith Council** and plans on serving 350 persons with CDBG funds by enhancing their suitable living environment through improved/new accessibility.

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>SENIOR PROGRAMS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Provide quality supportive services so elderly residents can live as independently as possible.	SP-1 Provide activities for seniors that support quality-of-life.	Senior programs (general) Information and referral program Food and essential services	106 persons	\$8,000 CDBG
		Recreation programs	43,104 persons	\$198,000 SD County
		Transportation program	800 persons	\$25,000 CDBG
(Senior programs are those that are generally available at senior centers and/or programs providing multiple services. Includes outreach to seniors that are homebound as well as housing referral services.)				

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>INFRASTRUCTURE PROJECTS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Encourage the continued maintenance and improvement of infrastructure needs within the community.	IN-1  Improve streets, roadways and sidewalks and provide greater access or support to non-profit facilities.	Installation of fire sprinklers  Improvement of an outdoor field  Improved accessibility and use for the Vista Townsite Community Center  Street, sidewalk and roadway improvements for Santa Fe/Mercantile Corridor and Citrus Avenue	Install fire sprinklers  Lay sod for improving usage of outdoor field  Remodel facility and parking for greater use and accessibility  Construct improvements and continue planning for Santa Fe/Mercantile Corridor	\$101,450 CDBG

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>YOUTH PROGRAMS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
Provide youth with appropriate health, recreational, educational, and other services/activities that will help them to develop into well-rounded, well-adjusted, and independent adults.	YP-1  Promote healthy, positive youth development through quality and creative public services that meet the diverse needs of all youth.	Youth program (general)* Arts and education programs Child care services Health and nutrition services Pregnancy prevention programs		
Provide youth with appropriate health, recreational, educational, and	YP-2  Support coordinated	Mentoring and counseling programs		

<b>National Consolidated Plan Goal</b>				
<b>PROVIDE DECENT HOUSING &amp; SUITABLE LIVING ENVIRONMENT</b>				
<b>YOUTH PROGRAMS</b>				
<b>Consolidated Plan 5-Year Strategy</b>	<b>Objectives</b>	<b>Proposed Actions</b>	<b>Proposed 1-Year Accomplishment</b>	<b>Proposed Funding</b>
other services/activities that will help them to develop into well-rounded, well-adjusted, and independent adults.	youth activity programs that are designed for at-risk and other youth to bolster self-esteem and promote better relationship with others.	Recreation programs	347 persons  700 persons	\$42,185 CDBG  \$8,000 CDBG

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

The 2009-2014 Consolidated Plan for the City of Vista addresses the three statutory program goals with local goals, objectives, strategies/activities and anticipated outcomes. The City has established priorities for each of the community development objectives based on established need, availability of funds to address the need, anticipated outcomes, and the most effective use of limited funds and human resources. Priorities for specific objectives were reviewed during the Consolidated Plan planning process and revised based on public response and information on availability of federal, state and local funds. The community development objectives, including those addressing needs of the non-homeless special needs populations in the Strategic Plan, are prioritized in accordance with HUD categories.

The City works with and supports local agencies that provide housing and/or supportive services to persons with special needs and their families.

- The senior nutrition program operated by the Vista Senior Center provides meals at the Senior Citizens' Center and home delivery of meals five days a week to seniors who are homebound. The Angel's Depot program provides canned and dry goods to very low-income seniors; the Meals on Wheels program provide diet-specific meals to seniors with health or medical conditions.
- The North County Interfaith Council Project CARE provides a daily "check the welfare" phone call to seniors and persons with disabilities who live alone.
- Fraternity House provides housing, meals, supportive services and access to health care for persons with AIDS who would otherwise be homeless.
- Interfaith Community Services offers a volunteer-based minor home repair program for seniors and persons with disabilities to assist them in maintaining their homes and reducing hazards.
- T.E.R.I., Inc. provides small group home residential facilities for adults with developmental disorders, and opportunities for work and therapy as appropriate to the individual. The City has previously allocated CDBG funds to TERI, Inc. These facilities are used by children and youth in the schools managed by TERI, Inc., by adults in group homes and by staff in a health and wellness program.

- The Trauma Intervention Program (TIP) provides volunteers to assist seniors when there is an emergency in the family, such as a serious auto accident, a critical injury, or the death of a spouse or family member.

The City will use CDBG, HOME and available state and local funds to complete these objectives, working with local nonprofit organizations and agencies. The City will assist these local agencies in the search for other funding sources and will support grant applications for such funds. Given the limited availability of funds, the City will use its funds primarily for supportive services to special needs populations and will work to coordinate activities among local organizations. As funds are available, however, the City will assist in the acquisition and/or rehabilitation of residential facilities for special needs populations.

The following funds will be available to the City of Vista to address needs identified in the 2009-2010 Action Plan:

<b>SOCIAL (PUBLIC) SERVICE (15% cap \$177,853)</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
Boys & Girls Club – Power Hour	\$25,000	\$9,000
Brother Benno Foundation – Family Food Packs	\$15,000	\$7,500
Casa de Amparo – Food Program	\$10,000	\$4,000
Catholic Charities – St. Francis Center	\$10,000	\$7,500
City of Vista – Out & About Senior Transportation	\$25,000	\$19,000
City of Vista – Townsite Soccer Program	\$8,000	\$0
Fraternity House – Meals with Care	\$8,080	\$4,500
From the Inside Out	\$15,000	\$3,500
Girls Inc – Leadership/Homeless Prevention	\$8,500	\$3,500
Ivey Ranch – Camp Ivey	\$10,895	\$2,168
Meals on Wheels Greater San Diego – Vista Senior Meals	\$4,500	\$4,000
North County Community Services – Food Bank	\$6,249	\$4,000
North County Health Services – New NCHS Oceanside Health Center	\$15,975	\$0
North County Humane Society & SPCA	\$12,000	\$0
North County Interfaith Council – Project CARE	\$19,210	\$13,685
North County Lifeline – Self-Sufficiency Project	\$23,641	\$8,000
North County Solutions for Change – Solutions Family Center	\$25,000	\$15,000
Operation HOPE	\$25,000	\$20,000
Palomar Family Counseling Services – Vista Family Youth & Child Response Program	\$28,825	\$9,000
San Diego Food Bank – Community Food Distribution	\$25,000	\$4,500

<b>SOCIAL (PUBLIC) SERVICE (15% cap \$177,853)</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
The Angel's Depot – Senior Weekly Food Boxes	\$15,000	\$4,500
Vista Community Clinic – Wellness Clinic	\$45,000	\$27,500
Vista Townsite Community Partnership – Safe Haven	\$30,000	\$7,000
<b>TOTALS</b>	<b>\$410,875</b>	<b>\$177,853</b>

<b>DEBT SERVICE</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
Section 108 loan payment	\$512,253	\$512,253
<b>TOTALS</b>	<b>\$513,253</b>	<b>\$512,253</b>

<b>ADMINISTRATION (cap \$234,248)</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
<b>TOTALS</b>	<b>\$210,823</b>	<b>\$210,823</b>

<b>ECONOMIC DEVELOPMENT / CAPITAL</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
VTCP - Vista Townsite Employment Center	\$152,746	\$152,746
Redevelopment Community Improvement Projects	\$119,732	\$119,732
TERI, Inc., - Montgomery House	\$10,000	\$0
<b>TOTALS</b>	<b>\$282,478</b>	<b>\$272,478</b>

<b>HOME PROJECTS</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT RECOMMEND</b>
Administration	\$7,164	\$7,164
HOME - Vista Home Ownership	\$304,186	\$304,186
ADDI – Vista Home Ownership	\$4,000	\$4,000
Housing Rehabilitation	\$92,416	\$92,416
Security Deposit	\$0	\$0
<b>TOTALS</b>	<b>\$407,766</b>	<b>\$407,766</b>
<b>TOTAL</b>		<b>\$1,593,457</b>

**Expected CDBG Funds**

No other CDBG Funds are expected to be available during the program year.

**Urgent Needs Activities**

There are no Urgent Need Activities planned during the program year.

**HOME Funds**

The City of Vista is not a participating jurisdiction, and at this time not eligible to receive HOME Funds directly from HUD.

# **HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS**

**\*Please also refer to the HOPWA Table in the Needs.xls workbook.**

- 1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

**2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

4. **Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

**5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

- 6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

**7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

- 8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

**9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

### **Specific HOPWA Objectives**

**Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.**

Not applicable. The City of Vista does not receive HOPWA funds. The City allocates CDBG funds to Fraternity House, a supportive housing program for persons with AIDS, that receives San Diego County HOPWA funds. The City will seek opportunities to provide housing and supportive services for persons with AIDS and will support allocation of HOPWA funds for AIDS housing projects in the City and North San Diego County.

# **OTHER NARRATIVE**

**Include any Action Plan information that was not covered by a narrative in any other section.**

## **1. FAIR HOUSING**

The City of Vista operates a fair housing program through the Redevelopment & Housing Department and through a contract with a fair housing services provider. The City is participating in the development of the regional Analysis of Impediments (AI) to Fair Housing Choice for the 2010-2015 AI. The City participates in the multi-jurisdiction Fair Housing Resources Board, which sponsors the development of the regional AI. The 2004 Regional AI identified potential impediments for individual jurisdictions in the San Diego region; impediments listed for the City of Vista included:

- Vista's Zoning Ordinance includes a definition of "family" that could impede fair housing choice – the update to Vista's Zoning Ordinance to eliminate the definition of "family" from the ordinance is anticipated to be completed in the 2009 year.
- Vista's Zoning Ordinance does not expressly permit emergency shelters, convalescent centers or hospitals, or non-educational group or boarding homes in any of its zoning districts – the update to Vista's Zoning Ordinance to identify zones permitting or conditionally permitting emergency shelters, convalescent centers or hospitals, or non-educational group or boarding homes is anticipated to be completed in the 2009 year.
- Clarify Vista's Second Dwelling Unit Ordinance a section of the Zoning Ordinance remains inconsistent with State Law (Zoning Ordinance, Section 18.06.160) – the update to Vista's Second Dwelling Unit Ordinance to ensure the document's internal consistency is anticipated to be completed in the 2009 year.
- Clarify Vista's Zoning Ordinance which does not include a density bonus ordinance consistent with State Law - Ordinance drafted and expected to circulate by May 1, 2009 – adoption anticipated by June 15, 2009.
- Clarify Vista's Zoning Ordinance includes "pyramid zoning", which describes zoning schemes whereby higher density residential designations permit the range of uses permitted in the preceding, lower density designation. This could limit housing choice and options within Vista - the update to Vista's Zoning Ordinance to eliminate pyramid zoning and minimize the overlapping of allowable uses across zoning categories is anticipated to be completed in the 2009 year.

- Clarify Vista's Zoning Ordinance does not specify procedures and standards for obtaining relief from development standards to accommodate disabled housing needs - Vista updated its Reasonable Accommodation Ordinance as of June 12, 2007.

The 2004 Regional AI included a recommendation that the City of Vista consider amending its policies and regulations to address potential impediments identified in the AI. The City will affirmatively further fair housing through the following approaches:

- The City will evaluate potential impediments to fair housing and mitigate if necessary and feasible in order to comply with the State Housing Element law. In the 2005-2010 Housing Element, the City will address constraints to housing development, the housing needs of special needs populations, and providing for a variety of housing for all income groups.
- The City will use CDBG funds to contract with a competent provider to offer fair housing program services to residents, while also directly providing educational services for residents, landlords, property managers and officials.
- The City will provide assistance to tenants in completing and submitting HUD fair housing complaint forms.
- The City will sponsor public awareness and education programs, including observance of Fair Housing Month in April, distribution of fair housing material in English and Spanish at City offices and resource centers.
- The City will educate landlords and property managers through public workshops.
- The City will distribute fair housing pamphlets in Spanish and English to tenants and landlords, and make these materials available for general distribution at City facilities.

The City has identified low-income areas of the City - by Census tract or block group - with disproportionate numbers of minority populations. The City is already working in these neighborhoods to ensure that fair housing regulations are enforced. The cost of for-sale housing in the San Diego region makes it very difficult for families to move from existing homes; the City's goal is to improve living conditions and economic opportunities so that families can move out of low-income status.

## **2. POLICIES AND PROCEDURES FOR ALLOCATING CDBG FUNDS**

The City's policy and practice for allocating CDBG funds is to develop a viable community by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income residents. Annually, the City will distribute 15% of the grant to eligible organizations for the purpose of providing public services programs that address the national and local priorities.

## **3. PUBLIC PARTICIPATION AND SUBSTANTIAL AMENDMENT PLAN**

The City's plan for public/citizen participation and guidelines for substantial amendment of the Action Plan are available upon request.

## **4. RELOCATION ASSISTANCE PLAN**

The City's Relocation Assistance Plan is available upon request.

## **5. PROJECTS AND ACTIVITIES**

Projects and activities are described in the attached Projects and Summaries listing of specific activities for program year 2009-2010.