



# **Consolidated Annual Performance and Evaluation Report (CAPER)**

Public comments can be submitted to Amanda Lee at the address below by September 26, 2017, or may be made in person at the 5:30 p.m. City Council meeting on September 26, 2017.

Housing Division  
City of Vista  
200 Civic Center Drive Vista, CA 92084  
760-639-6191

September 11, 2017 (DRAFT)

CDBG Grantee Number: B-16-MC-06-0575  
DUNS Number: 078726619

Prepared by: City of Vista utilizing IDIS

## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

The City of Vista receives annual Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of this grant is to ensure communities have viable resources to provide affordable housing, suitable living environments, and expand economic opportunities to low-income populations. HUD requires recipients of CDBG funding to prepare and submit an annual evaluation known as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides the City an opportunity to evaluate its overall progress in carrying out its priorities and specific objectives identified in the City's Five Year 2015-2019 Consolidated Plan (Consolidated Plan) and subsequent annual action plans. This CAPER summarizes the progress made in Fiscal Year 2016/17, which covers the period from July 1, 2016 to June 30, 2017, and is the second year of the Consolidated Plan.

There are references in the document to the Home Investment Partnership Act (HOME), which is a federal formula grant program intended to expand the supply of decent, safe, and affordable housing. Beginning in Fiscal Year 2014/15, based on new federal criteria, the City of Vista is ineligible to receive direct funding from the HOME program; therefore, the City participates in the San Diego HOME Consortium. The Consortium consists of the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, Vista, and the County of San Diego. Jointly, the San Diego HOME Consortium is eligible to receive HOME funds as a single participating jurisdiction and the County of San Diego serves as the lead agent for the Consortium.

In FY 2016/17, the City received \$742,723 in CDBG funding. This report includes activities that may have been funded in prior years. In addition, the CAPER describes accomplishments from activities that were not funded by CDBG; however, the activities align with the City's goals identified in the Consolidated Plan. Highlights of the 2016-2017 CAPER include:

- A total of 5,408 Vista residents received social services provided through contracts with various nonprofit organizations; including emergency shelter, emergency services, support services for seniors, health services, crime and delinquency prevention programs for youth, and fair housing services.
- Entered into a Disposition and Development Agreement with Wakeland Housing for the development of 81-units of senior affordable housing.
- Completion of two new all wheel skate parks. The skate parks provide restrooms, lighting, and street safety improvements.
- Continued to make Section 108 Loan Repayments. The final payment will be in FY 2017/18.
- .

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

**Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.**

Goal	Category	Source	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Crime and Delinquency Prevention	Non-Homeless Special Needs	CDBG	Public service activities other than Low Income Housing Benefit	Persons Assisted	400	237	59.25%	125	134	107.20%
Debt Service	Debt Service	CDBG	Other	Other	1	1	100.00%	1	1	100.00%
Emergency Assistance	Homeless Non-Homeless Special Needs	CDBG	Homeless Person Overnight Shelter	Persons Assisted	0				4	
Emergency Assistance	Homeless Non-Homeless Special Needs	CDBG	Homelessness Prevention / Public service activities other than Low Income Housing Benefit	Persons Assisted	450	722		520	362	69.62%
Emergency Winter Shelter	Homeless	CDBG	Homeless Person Overnight Shelter	Persons Assisted	200	327	163.50%	210	220	104.76%
Fair Housing Services and Testing	Fair Housing	CDBG	Other	Other	250	253	101.20%	50	179	358.00%
Health Services (including Mental Health)	Non-Homeless Special Needs	CDBG	Public service activities other than Low Income Housing Benefit	Persons Assisted	3000	7683	256.10%	4130	3761	91.07%

City of Vista  
 2016-2017 Consolidated Annual Performance and Evaluation Report (CAPER)

Goal	Category	Source	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Neighborhood Beautification	Non-Housing Community Development	General Fund	Other	Other	10	5	50.00%	2	5	250.00%
Public Facility Infrastructure improvements	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low Income Housing Benefit	Persons Assisted	3000	1	0.03%	1500	1	0.07%
Stimulate business investment and job development	Non-Housing Community Development	General Fund	Businesses assisted	Businesses Assisted	35	10	28.57%	7	10	142.86%
Support Services to Seniors	Non-Homeless Special Needs	CDBG	Public service activities other than Low Income Housing Benefit	Persons Assisted	3000	2324	77.47%	645	627	181.74%

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

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

The City's Consolidated Plan, through various outreach efforts, has identified the following high priority community needs:

- Provide emergency shelter
- Provide crime and delinquency prevention programs
- Provide support services for seniors
- Provide health services (including mental health)
- Provide emergency assistance
- Improvements to community parks, public facilities, and infrastructure
- 

The City utilized CDBG funds to address a majority of the community's high priority needs. In the FY 2015/16 CDGB funds supported the following activities:

- Provided emergency shelter to 220 Vista residents
- Assisted 202 Vista youth by providing them with skills to deter and prevent crime and delinquency
- Provided support services to 627 Vista seniors
- Provided health services to 3,693 Vista residents
- Assisted 362 Vista residents with emergency assistance by providing food, shelter, clothes, and school supplies
- Connected with 125 homeless Vista residents to conduct comprehensive assessments, link them to housing navigation and other supports region wide
- Provided Fair Housing services to 179 Vista residents
- 

The City's ability to meet its goals and address high priority needs is largely dependent on receiving CDBG eligible proposals.

**CR-10 - Racial and Ethnic composition of families assisted**

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

	<b>CDBG</b>
White	4,984
Black or African American	183
Asian	66
American Indian or American Native	18
Native Hawaiian or Other Pacific Islander	19
<b>Total</b>	<b>5,270</b>

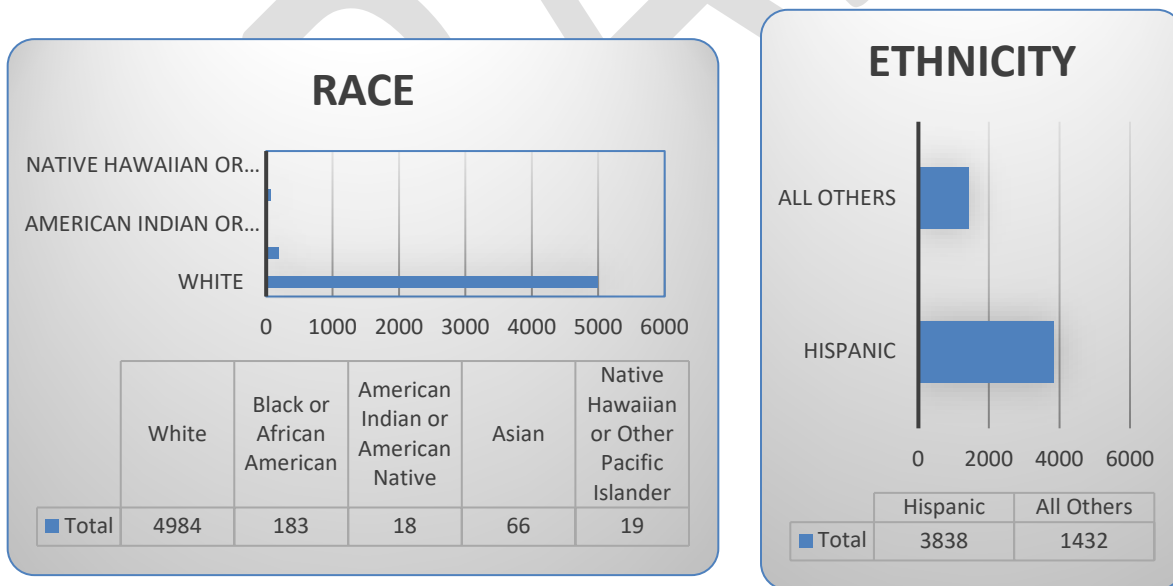
  

Hispanic	3,838
Not Hispanic	1,432

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

**Narrative**

The charts below illustrate the race and ethnic status of persons served in the Fiscal Year 2016/17 utilizing CDBG Public Service funds.



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

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,754,165	911,035

**Table 3 – Resources Made Available**

**Narrative**

In FY 2016/17, the City received an allocation of \$742,723 in CDBG funds. The City has set aside unexpended prior year resources to make improvements at the Gloria McClellan Adult Activity & Resource Center (Resource Center) and at Bub Williamson Park. An Invitation For Bids was released in July 2017 and the City expects to award a contractor in October 2017. The Bub Williamson Park Improvement project is still in the planning stages. The default value in the "Resources Made Available" has been revised accordingly.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100	100	City-Wide

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

CDBG funds were used on projects and/or activities that benefitted low to moderate income individuals throughout the City.

**Leveraging**

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

The CDBG program does not have a matching fund requirement; however, the City does utilize local resources to assist with the funding of the City's Out & About Program.

**CR-20 - Affordable Housing 91.520(b)**

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

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of non-homeless to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 5- Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Rental Assistance	0	0
The production of new units	0	0
Rehab of existing units	0	0
Acquisition of existing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 6 - Number of Households Supported**

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

In November 2016, the City entered into a Disposition and Development Agreement with Wakeland Housing for the development of 81-units of senior affordable housing. The developer is currently applying for various funding sources.

**Discuss how these outcomes will impact future annual action plans.**

Future annual action plans will include the goal of building and occupying the 81 units.

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

The City is currently negotiating the terms of a future affordable housing development. The development will require 30 percent of the units to be leased to extremely low-income households.



**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Regional Task Force on the Homeless conducts the annual Point-in-Time Count, which includes a survey component to help assess the needs of homeless persons, particularly those that are unsheltered.

The City allocates CDBG Public Service funds to Alpha Project, a nonprofit agency. Alpha Project connects with homeless men, women and families to conduct comprehensive assessments, link homeless persons to housing navigation and other supports and provide regional reporting on outcome to the North County Coordinated Assessment and Housing Placement System.

In Fiscal Year 2016/17, Alpha Project connected with 125 homeless Vista residents and was able to place 4 individuals in housing.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City helped establish, and continues to support, Operation HOPE – the City's Emergency Shelter for families. In late 2016, Operation HOPE changed from a winter shelter to a year-round operation in order to meet the needs of the community. A total of 220 individuals received overnight shelter, as well as food and case management services.

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

Public Service funding was used to support Project Outreach, a program that assists homeless children (as defined by McKinney-Veto) and their families. A total of 347 youth received assistance which included; receiving emergency food packs, clothing and shoes, backpacks with school supplies, and case management services.

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

Local systems of care have implemented a discharge plan that includes the early identification of housing options and support services that will help ensure that individuals are housed when they leave their respective program.

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

**Actions taken to address the needs of public housing**

The County of San Diego administers public housing for the City of Vista and numerous other jurisdictions in the region. The County will report on these actions in their annual CAPER.

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

The County of San Diego administers public housing for the City of Vista and numerous other jurisdictions in the region. The County will report on these actions in their annual CAPER.

**Actions taken to provide assistance to troubled PHAs**

The County of San Diego administers public housing for the City of Vista and numerous other jurisdictions in the region. The County will report on these actions in their annual CAPER.

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

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

The City has addressed all of the impediments to fair housing and barriers to affordable housing identified in the 2015-2020 San Diego Regional Analysis of Impediments to Fair Housing and the City's General Plan Housing Element.

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

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

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

The County of San Diego has a lead-paint education and remediation program to which Vista residents are referred.

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

The availability of affordable housing is closely tied to poverty reduction as it allows low-income families to avoid cost burden and other housing problems such as overcrowding. During this reporting year, the City entered into an Disposition and Development Agreement to build 81-units of affordable housing. The City is also negotiating terms to build additional affordable housing.

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

The City and agencies providing services to the homeless participate in the Alliance for Regional Solutions, which is working to create a comprehensive and streamlined system to register, triage, track, and place homeless individuals.

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

The County of San Diego administers public housing for the City of Vista and numerous other jurisdictions in the region. The County will report on these actions in their annual CAPER.

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

The City has addressed all of the impediments to fair housing and barriers to affordable housing identified in the 2015-2020 San Diego Regional Analysis of Impediments to Fair Housing and the City's General Plan Housing Element.

**CR-40 - Monitoring 91.220 and 91.230**

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

The Housing Division (Division) is responsible for administering the CDBG program. The Division understands that monitoring of the Consolidated Plan and the annual activities must be carried out regularly to ensure that statutory and regulatory requirements are met and that, where appropriate, information submitted to HUD is correct and complete.

The Division reviews the Consolidated Plan's strategies, objectives, and activities quarterly to determine if resources are being used efficiently and economically, and ultimately, to determine if objectives are being met.

Each program or project has a written agreement between the City and the sub-recipient, which includes a statement of work (description of work, budget, and time schedule), record and reporting requirements, uniform administrative requirements, and other program requirements. The City requires quarterly performance reporting which allows the City to assess the sub-recipients' progress and ensure timeliness.

Desk audits are conducted throughout the year and on-site monitoring is conducted with each sub-recipient each year in the Spring. All sub-recipients have found to be in compliance and a majority are on track to meet their stated goals.

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

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

The City's Citizen Participation Plan (CPP) outlines the efforts the City must take to solicit views and recommendations from members of the community, organizations, and other interested parties. The CPP mandates that the City will publish a public notice 15 days prior to a public meeting, advising of the availability of the CAPER, in the newspaper and on the City's website. The CAPER will be available for review at the Civic Center, on the City's website, at the Gloria McClellan Adult Activity and Resource Center, and at the San Diego County Library, Vista Branch. A comment period of not less than 15 days will be provided. All comments received, in writing or orally, will be included in the final submission of the CAPER to HUD.

In accordance with the City's CPP, a Public Notice was posted in the San Diego Union Tribune, on the City's website, and at San Diego County Library, Vista Branch on September 11, 2017. The CAPER was available for review on the City's website, at the City Clerk's Office, at the Gloria McClellan Adult Activity and Resource Center, and at the San Diego County Library, Vista Branch from September 11, 2017 through September 26, 2017. The CAPER was considered and approved by the City Council at the September 26, 2017 City Council meeting. At this time, no public comments have been received.

**CR-45 - CDBG 91.520(c)**

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

No program changes were made during the Fiscal Year 2016/17.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not Applicable