CITY OF
CHULA VISTA





CONSOLIDATED PLAN
FY 2025-2029



ANNUAL ACTION PLAN
FY 2025-2026

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Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD) to be submitted by all participating jurisdictions that receive HUD formula entitlement grant funds. It is designed to help grantees assess their affordable housing needs, community development needs, market conditions, and in turn make strategic investment decisions to meet those needs. It also includes the Annual Action Plan which serves as the City's official application to HUD for the following federal resources:

Community Development Block Grants (CDBG): CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in low/moderate-income communities. The City anticipates approximately $12 million in CDBG funds for the Consolidated Plan period.

HOME Investment Partnerships (HOME): HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low/moderate-income residents. The City anticipates approximately $3.5 million in HOME funds for the Consolidated Plan period.

Emergency Solutions Grants (ESG): ESG funds programs and services supporting homeless individuals and families. This includes operating shelters, providing essential services to shelter residents, offering Rapid Rehousing, and preventing homelessness. The City anticipates approximately $1 million in ESG funds for the Consolidated Plan period.

Annual Action Plans (one for each of the five years covered by the Consolidated Plan) provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) required to be submitted to HUD annually. The Consolidated Plan is carried out through Annual Action Plans (one for each of the five years covered by the Consolidated Plan) which provide a summary of the actions, activities, and the specific resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan's Strategic Plan. Grantees then report on annual and cumulative accomplishments and progress toward meeting the identified Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER), which is required to be submitted to HUD annually 90 days after the fiscal year ends. As the City's fiscal year ends June 30th, the CAPER is due to HUD on or around September 28th.

As an entitlement jurisdiction, the City must submit the Five-Year Consolidated Plan, as required by HUD, by the due date of "no less than 45 days prior to the start of the grantee's program year start date". As Chula Vista's fiscal year begins July 1st, this means the Consolidated Plan and each subsequent Annual Action Plan is due to HUD on or around May 15th each year.

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

The Consolidated Plan contains a Needs Assessment and Market Analysis that provide insight into the different levels of need within the community and the market in which grant-funded programs will be implemented. The Needs Assessment incorporates national data from the American Community Survey (ACS) 5-Year Estimates and Comprehensive Housing Affordability Strategy (CHAS) data, in addition to specific local data. Based on this data and input from citizen participation, the Strategic Plan identifies the City's priority needs, including the rationale for establishing allocation priorities and specific measurable goals to be addressed during the five-year period.

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives: 1) Benefit people with low- and moderate-incomes; 2) Aid in the prevention or elimination of slums and blight; 3) Meet an urgent need (such as earthquake, flood, or hurricane relief). Additionally, activities funded must also meet one of HUD's eligible use categories.

According to HUD's Consolidated Plan Final Rule, the overall goal of community planning and development programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons as follows:

Outcomes and Objectives

- **Decent Housing (DH):** includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low/moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low/moderate-income persons accessible to job opportunities.
- **A Suitable Living Environment (SL):** includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial de-concentration of housing opportunities for persons of lower-income and the revitalization of

deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

- **Expanded Economic Opportunities (EO):** includes job creation and retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low/moderate-income persons living in areas affected by those programs and activities; availability of mortgage financing for low/moderate-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low/moderate-income persons to reduce generational poverty in federally assisted and public housing.

In addition to meeting one of the General Objective Categories above, HUD requires that project activities funded with entitlement funds also meet one of the following General Outcome Categories: **Availability/Accessibility (1), Affordability (2), or Sustainability (3).** Each activity funded will thus have a combination of the Objective and Outcome Category listed in the description (i.e. DH-2 would be Decent Housing that is Affordable), which allows for measuring of accomplishments for each of the Consolidated Plan's five years.

FY 2025-2029 Priorities

The needs identified in this Consolidated Plan focus on housing, homelessness prevention and response, economic development, public services, and public facilities and infrastructure. The COVID-19 pandemic has exacerbated needs already existing within the community and will also be addressed during the first few years of the plan. Specifically, during the development of the FY 2025-2029 Consolidated Plan, the following six (6) priorities, all of which were established as a High Priority Need:

Priority 1: Affordable Housing (DH-2) [High Need]- Promote, preserve, and assist in the development of affordable housing for low/moderate-income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents. The quantifiable five- year goal is to assist 500 households (100 households annually).

Priority 2: Infrastructure and Facilities (SL-1) [High Need]- Improve and expand infrastructure and facilities that benefit primarily residential low/moderate-income neighborhoods. The quantifiable five-year goal is to improve 10 public facilities/infrastructure projects to benefit 5,000 low/moderate-income income residents in the eligible areas (2 projects/1,000 annually).

Priority 3: Public Services (SL-1) [High Need]- Provide and improve access to public services for low/moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/ Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other

special needs. The quantifiable five- year goal is to serve 5,000 people (1,000 people annually).

Priority 4: Economic Development (EO-1) [High Need]- Provide for the economic development needs of low/moderate-income persons and neighborhood target areas. The quantifiable five- year goal is to assist 5 businesses (1 business annually) and create/retain 50 jobs (10 annually).

Priority 5: Administration and Planning (SL-1) [High Need]- Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents. The quantifiable five- year goal is to assist 600 households (120 households annually).

Priority 6: Address Homelessness (SL-1) [High Need]- Provide for programs to address the needs of the homeless population. The quantifiable five- year goal is to assist 600 households (120 households annually).

3. Evaluation of past performance

The City's CDBG funded programs implemented over the last two Consolidated Plan Cycles have aided in solving neighborhood and community problems by providing a funding source for underserved needs. Specifically, the Capital Improvement Projects have given low- income neighborhoods an improved infrastructure system; public services have helped the City's elderly, youth, homeless, at-risk, victims of domestic violence, and other special needs groups; residents have benefitted from Fair Housing and Tenant/Landlord Counseling Services; residents have been provided affordable housing through construction of new housing units and down payment assistance; the housing stock has been sustained through rehabilitation of housing units/lead-based paint testing and abatement, and code enforcement; and emergency shelter and supportive services have been provided to homeless persons/families and/or those at risk of becoming homeless.

All of these projects and experiences have helped guide the City in choosing the goals and projects for the new Consolidated Plan Cycle. The City will continue the priorities and projects from the previous Consolidated Plan, as there are still unmet needs due to the limited amount of grant funds received each year. It is anticipated that funding received in the next five years will not be sufficient to complete the remaining infrastructure projects needed within the low/moderate-income areas identified in the City's Capital Improvement Plan (CIP). Moreover, affordable housing, public services, fair housing and administration are still High priority needs in the community and will therefore receive continued funding. As economic development has somewhat more restrictive regulations attached to it, it will be included in the Consolidated Plan as a High priority need, but it may not be funded with CDBG funds during this cycle. Instead, the City will seek to fund economic development using leveraged resources and will consider CDBG funding should funds become available.

4. Summary of citizen participation process and consultation process

In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts were made to encourage participation by low/moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low/moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process with various stakeholders in the community include representatives of the Continuum of Care (CoC), the local Public Housing Authority (PHA), and other specified groups who completed surveys, provided local data, and assisted the City to ensure strategies were coordinated to maximize impact and avoid duplication of efforts.

A Community Needs Survey was conducted to solicit input from residents, business owners and providers in the City of Chula Vista. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The survey polled respondents about the housing and community development needs in their community for various types of improvements that can potentially be addressed using entitlement funds. A total of 169 survey responses were collected in English and in Spanish.

Consolidated Plan Community Input Meetings were conducted to introduce the City's Five-Year Consolidated Plan and federal programs, and to solicit input on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. Four Community Input Meetings were held with one occurring in each city council district and sought to obtain broad input from the City's diverse communities. To promote attendance at the forums, targeted social media posts were implemented to reach a broader audience as well as press releases promoted the events. Additionally, two City Council Public hearings were held. More than 50 individuals participated in the forums and provided feedback on what they considered as the housing, economic, and community development priorities within the City.

- 01/14/25: Chula Vista Community Collaborative Announcement
- 01/16/25: District 3 Community Input Meeting
- 01/27/25: District 1 Community Input Meeting
- 01/30/25: District 2 Community Input Meeting
- 02/03/25: District 4 Community Input Meeting
- 02/04/25: CV Public Hearing
- 02/24/25: City Economic Development Department Consultation
- 02/24/25: Housing and Homelessness Advisory Commission Meeting
- 02/26/25: City Engineering & Public Works Departments Consultation
- 04/15/25: CV Public Hearing

Further description of the consultation and citizen participation efforts can be found in Sections PR-10, PR-15, and Appendices C through F.

5. Summary of public comments

Qualitative feedback collected through the community survey, community forums, and stakeholder meetings provided insight into priority needs. Top priority needs were identified through public participation as:

- Development of affordable housing
- Rehabilitation of owner-occupied housing
- Homelessness and supportive services
- Public services
- Public improvements and infrastructure
- Economic development
- Workforce development

Community residents and stakeholders attended several outreach events/meetings and received a presentation on the importance of the Consolidated Plan and Action Plan. In addition, the Community Needs Survey was distributed. The Citizen Participation process is described in greater detail in section PR-15. Feedback received during public hearings, the public comment period between April 1, 2025 and April 30, 2025, along with full detail of the City's Citizen Participation Plan, all public comments, outreach efforts, and proof of publication can be found in Appendices C through F.

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

All comments and views received by the City concerning the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

7. Summary

The City's Consolidated Plan process examined several data sources including the 2016-2020 American Community Survey (ACS) 5-Year Estimates, the 2016-2020 and Comprehensive Housing Affordability Strategy (CHAS) data, local data, and consultation with citizens and stakeholders. The process resulted in establishing seven (7) priority needs to be addressed through the investment of CDBG, HOME, and ESG funds over the five-year period of the FY 2025-2029 Consolidated Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the five (5) Strategic Plan priorities and related measurable goals/outcome indicators in order to receive consideration for inclusion in any of the five (5) annual action plans.

During the course of the next five years the City anticipates receiving approximately $12,000,000 of CDBG funds, $3,500,000 of HOME funds, and $1,000,000 of ESG funds per year to undertake the following activities to meet the priorities and corresponding goals of the Consolidated Plan, all of which were determined to be a High Priority needs level. In the first year, the following will be dedicated to meeting the needs:

- Administration $469,273
- Public Services $351,955
- Capital Improvement/Community Development Projects $1,771,292
- Affordable Housing (HOME) $795,805
- Emergency Shelter/Homeless Prevention (ESG) $206,837

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

Agency Role	Name	Department/Agency
CDBG Administrator	CHULA VISTA	Department of Housing and Homeless Services
HOME Administrator	CHULA VISTA	Department of Housing and Homeless Services
ESG Administrator	CHULA VISTA	Department of Housing and Homeless Services

Table 1 – Responsible Agencies

Narrative

As shown in Table 1, the City of Chula Vista has established the Department of Housing and Homeless Services as the primary entity responsible for administering the City's HUD federal grant programs (CDBG, HOME, ESG). This Department coordinates the planning process, works closely with agencies and nonprofit organizations on both planning and implementation, manages the CDBG, HOME and ESG programs and resources to assure that HUD requirements are met, evaluates project progress and reports on performance to the City Council and HUD. A wide range of local housing and services providers partner with the City to carry out activities identified in the Annual Action Plan and the Public Housing and Section 8 Housing Choice Voucher Program Contact are shown below.

Consolidated Plan Public Contact Information

City of Chula Vista Department of Housing and Homeless Services, 276 4th Avenue, Chula Vista California, 91910. (619) 691-5047

The primary contact for CDBG, HOME and ESG programs and the Consolidated Planning process is Mark Barnard, Management Analyst; (619) 409-1976; mbarnard@chulavistaca.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the Consolidated Plan Process, jurisdictions must consult and coordinate with continuum of care and appropriate public and private agencies, such as the State and other local jurisdictions; public and private agencies that provide assisted housing, health services, social and fair housing services (including services to children, elderly persons, homeless persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other categories of residents), and among its own departments, to assure that its consolidated plan is a comprehensive document and addresses statutory purposes.

In the process of developing the FY 2025-2029 Consolidated Plan, the City consulted with community members and representatives from a number of local organizations providing housing and services to low- and moderate-income households. In addition to public meetings, a survey containing the City's funding goals and objectives was distributed. Many of the social service providers noted a continued need for funding sources for additional social services and public service programs; however, no more than 15% of a CDBG award may be used for funding public services.

Throughout the year, Chula Vista staff meets with other representatives of various non-profit, public, and private agencies that serve the needs of the homeless, persons at risk of homelessness, persons with mental health conditions, the disabled, and other low- to moderate-income persons.

To facilitate this consultation during the Consolidated Planning Process, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

The input gathered from these consultation partners helped establish the objectives and goals described in the Strategic Plan and further detail can be found in Table 2 below.

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

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of their programs. As a result, during the development of this

Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies, as shown in Table 2 below.

The City of Chula Vista also participates in several working groups that are comprised of public/private agencies to enhance regional coordination on a variety of issues in San Diego County. These groups include the San Diego Regional Continuum of Care Council (RCCC), San Diego Regional Alliance for Fair Housing (SD RAFFH), San Diego Association of Government's (SANDAG's) Regional Planning Technical Group, SANDAG's Regional Housing Working Group, SANDAG's Cities/Counties Transportation Advisory Committee (CTAC), South County Economic Development Council, San Diego Housing Federation, and San Diego County's CDBG Coordinator's Group.

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

A Continuum of Care (CoC) is an integrated system of care that guides and tracks homeless individuals and families through a comprehensive array of housing and services designed to prevent and end homelessness. A CoC must have community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. That plan should include action steps to end homelessness and prevent a return to homelessness. HUD identifies four necessary parts of a continuum:

1. Outreach, intake and assessment
2. Emergency shelter
3. Transitional housing with supportive services
4. Permanent & permanent supportive housing with services if needed

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

As stated above, the City coordinates with the San Diego Regional Continuum of Care Council and other public and private organizations within the Continuum of Care that serve Chula Vista. Staff from various departments will continue to work together with the COC to develop performance standards that provide a measure to evaluate each ESG subrecipients effectiveness, such as how well the service provider succeeded at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Subrecipient Agreements, and to the extent possible, will be tracked and measured in HMIS.

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

See Table 2 below.

1	**Agency/Group/Organization**	COUNTY OF SAN DIEGO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide affordable rental housing in the community. The City consulted with the organization to obtain data needed for the Housing Needs Assessment and Strategic Plan.
2	**Agency/Group/Organization**	SOUTH BAY COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.

3	**Agency/Group/Organization**	CHULA VISTA COMMUNITY COLLABORATIVE
	Agency/Group/Organization Type	Services-Children Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
4	**Agency/Group/Organization**	FAMILY HEALTH CENTERS OF SAN DIEGO
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
5	**Agency/Group/Organization**	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
6	**Agency/Group/Organization**	INTERFAITH SHELTER NETWORK OF SAN DIEGO
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
7	**Agency/Group/Organization**	San Diego Food Bank
	Agency/Group/Organization Type	Services-Children Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City partners with this organization to provide services to the most vulnerable in the community. The City consulted with the organization by distributing a survey containing the proposed Housing and Community Development funding priorities. In addition, the City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.
8	**Agency/Group/Organization**	City of Chula Vista
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Chula Vista City Departments were consulted to provide insight into various housing and community development needs.

Table 2 – Agencies, groups, organizations who participated

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

Not applicable

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Diego Regional Continuum of Care Council	The Emergency Shelter/Homeless Prevention / Rapid Re-Housing goals of the Strategic Plan are consistent with the County goals and planning efforts.

Table 3 – Other local / regional / federal planning efforts

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

The City attempts to maintain a current and comprehensive list of agencies, organizations, and other stakeholders to invite representatives from each entity to participate in the planning process at multiple points in the planning process. As shown in Table 2, the City consulted with approximately 8 different organizations. Given the amount of time needed to consult additional agencies and organizations and the limited number of staff and resources available, several agencies may not have been consulted that would have provided valuable information; however, the number and types of agencies contacted represent a relevant spectrum of detail related to the City's needs. Moreover, the City provides several opportunities for consultation throughout each fiscal year that would allow for additional input. Table 3 above illustrates the City's efforts considering Other local / regional / federal planning efforts.

Narrative (optional):

In the development of the Consolidated Plan, the City afforded the above-mentioned public entities with the opportunity to provide input on the Consolidated Plan and welcomed their input concerning the future implementation of projects to address the City's Strategic Plan goals.

PR-15 Citizen Participation – 91.105, *91.115, 91.200(c) and 91.300(c)*

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

In the development of the FY 2025-2029 Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach, community meetings, review of demographic and economic data, and housing market analysis.

The City's Citizen Participation Plan, which can be found in Appendix C, provides for a variety of efforts to broaden public participation in the development of the Consolidated Plan, Annual Action Plan and various other aspects of the overall Program. Several opportunities for input were available, which are described in Table 4 below. Further details of these efforts can be found in Appendix D.

The process implemented by the City impacted goal setting as it incorporated citizen input at various stages throughout the development of the plan. Specifically, the Community Development Needs Survey results were tabulated and weighted in order to assign High, Medium, Low, or No Such Needs to the various activity categories. All comments were also reviewed by staff to ensure the needs assessment and strategic plan incorporated those comments as appropriate. The outreach materials, survey, and results can be found in Appendix E, while the proof of publications pertaining to the public notices can be found in Appendix F.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City conducted a Community Needs on-line survey (available in English and in Spanish) from December through February of 2025.	The Community Needs on-line survey (available in English and in Spanish) returned 169 responses, the results of which can be found in the Appendix.	There were no comments received that were not accepted.	
2	Newspaper Ad	Non-targeted/broad community	The City published a Notice of Funding Availability (NOFA) in the Star News on January 24, 2025, which also announced the February 4, 2025 Public Hearing.	There were no comments received.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	The City held a public meeting at South Bay Pioneers for the Chula Vista Community Collaborative regarding the Consolidated Plan Needs Assessment on January 14, 2025.	Partners in the meeting mentioned an increased need for homeless resources.	There were no comments received that were not accepted.	
4	Public Meeting	Non-targeted/broad community	The City held a District 3 Community Input Meeting at Veteran's Rec Renter regarding the Consolidated Plan Needs Assessment on January 16,2025.	Residents expressing greater need for senior and youth services.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	The City held a District 1 Community Input Meeting at Montevalle Rec Center regarding the Consolidated Plan Needs Assessment on January 27, 2025.	Residents stressed the need for jobs creation and economic development.	There were no comments received that were not accepted.	
6	Public Meeting	Non-targeted/broad community	The City held a District 2 Community Input Meeting at the Chula Vista Women's Club regarding the Consolidated Plan Needs Assessment on January 30, 2025.	Residents expressing greater need for senior and youth services. Participants also indicated increased need for potential HOME funded programs like rental assistance programs and construction of affordable housing.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	The City held a District 4 Community Input Meeting at Loma Verde Rec Center regarding the Consolidated Plan Needs Assessment on February 3, 2025.	Attendees mentioned the need for sidewalks in portions of the City's west side where they are missing.	There were no comments received that were not accepted.	
8	Public Notice	Non-targeted/broad community	The City published a public notice of Funding Availability Release on February 3, 2025	There were no comments received.	There were no comments received that were not accepted.	
9	Public Hearing	Non-targeted/broad community	The City held a public hearing with the City Council regarding the Consolidated Plan Needs Assessment on February 4th, 2025.	Residents expressing greater need for senior and youth services.	There were no comments received that were not accepted.	
10	Public Meeting	Non-targeted/broad community	The City held a public meeting regarding the Housing and Homeless Advisory Commission on February 24,2025.	HHAC mentioned a need for homeless services.	There were no comments received that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	The City held a public meeting regarding the City Economic Development Department Consultation on February 24, 2025.	Econ Dev mentioned the need for jobs creation and small business.	There were no comments received that were not accepted.	
12	Public Meeting	Non-targeted/broad community	The City held a public meeting regarding the City Engineering and Public Works Departments Consultation on February 26, 2025.	Engineering would like funding to be used to sidewalk projects in the southwestern portion of the City.	There were no comments received that were not accepted.	
13	Public Hearing	Non-targeted/broad community	The City held a public hearing for the City Council regarding the draft Annual Action Plan and 5-Year Consolidated Plan on April 15, 2025.	There were no comments received.	There were no comments received that were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan identifies the City's needs as they relate to housing, homelessness, community development, and special needs populations. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate needs amongst racial and ethnic groups, and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in San Diego County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless, but due to various reasons are in need of services including but not limited to: elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements, and public services to benefit low- and moderate-income residents.

From this Needs Assessment, the City will identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered during the five-year Consolidated Plan for FY 2025-2029. Information contained in the assessment is gathered through data analysis, consultations, and citizen participation. To assess community needs, the City examined data, held community meetings, conducted a Community Needs Survey, and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (ACS) (2016-2020 current year estimates)
- Comprehensive Housing Affordability Strategy (CHAS data 2016-2020)
- 2025 Point- in- Time Homeless Count
- The California Association of Realtors (CAR) website was accessed to obtain information on current market trends and affordability
- The Housing Element and Development Codes were reviewed to provide insight on zoning and land use policies and units at risk of conversion
- Previous Consolidated Plans and other Community Strategic Plans were used to provide supporting data on demographics, City programs, needs, and strategies
- Various data requests were sent to County level staff from the Department of Health and Human Services and Housing Authority

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Summary of Housing Needs

The following section describes the estimated housing needs projected for the next five-year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost burden, severe cost-burden, substandard housing, and overcrowding (especially large families).To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, an assessment of that specific need is completed. Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Table 5 below illustrates the percentage change for population, households and median income since the last Census.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	257,300	268,780	4%
Households	78,065	79,485	2%
Median Income	$65,185	$86,132	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Population Growth

Since the last Consolidated Plan, the City's population increased by 4 percent from 257,300 to 268,780 (11,480 people); the number of households increased by 2 percent from 78,065 to 79,485 (1,420 households); and the Median Income increased 32 percent from $65,185 to $86,132 ($20,947). The San Diego Association of Governments (SANDAG) has forecasted that the City of Chula Vista's population will increase by approximately 17 percent, while housing units and households will each increase by about 30 percent by 2050. The current growth trend is substantially slower than during the last Consolidated Plan.

Race and Ethnicity

It is important that the City considers the racial and ethnic composition of residents when planning for housing and community development needs, including fair housing. The City's current Racial/Ethnic composition is mostly Hispanic (60 percent), White (17 percent), and Asian (16 percent). This differs from the County, where percentages are 34 percent Hispanic, 45 percent White, and 13 percent Asian.

Racial/Minority Concentration

HUD typically defines a minority concentration as any tract where the neighborhood's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole. However, some sources have defined concentration as twice the percentage of the County or ten percentage points more than the citywide proportion. Figure 2 below shows racial/minority concentrations in the City that are greater than the County percentage of 54.2 percent. As shown in the Figure 2 map, ethnic concentrations exist in most of the City, with high concentrations in only a few tracts. The areas of ethnic concentrations are also tracts with concentrations of low-and moderate-income and housing problems. These concentrations indicate that while the City is diverse, housing patterns have developed which may need to be considered when addressing housing needs and fair housing planning.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,800	10,965	14,355	9,115	33,255
Small Family Households	4,810	5,020	7,235	4,725	19,610
Large Family Households	1,025	1,590	2,485	2,030	5,680
Household contains at least one person 62-74 years of age	2,765	1,995	3,235	2,000	8,515
Household contains at least one person aged 75 or older	2,280	1,645	1,555	1,090	2,430
Households with one or more children 6 years old or younger	2,249	2,129	3,335	1,975	5,055

Table 6 - Total Households Table
Data Source: 2016-2020 CHAS

Household Type Assessment

Table 6 above illustrates the number of different household types in the City for different levels of income. Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household. The household characteristics of a community are important indicators of both current and future housing needs. According to the data, the following are characteristics of the household types in Chula Vista:

- Small Families make up most households representing 41,400 households (52 percent).
- Large families represent 16 percent of the households with 12,810 households.

- An additional 18,510 households contained one or more elderly (person 62-74 years of age) and 9,000 contained one or more frail elderly (person 75 years of age or older). This indicates that approximately 30 percent of households contain an elderly person.
- Approximately 14,743 households have one or more children under age six, representing about 19 percent of the total households.
- Approximately 37,120 households (47 percent) earn less than 80 percent of the HAMFI. This data is relatively the same as during the last Consolidated Plan, where it was reported that approximately 36,630 households earned less than 80 percent of the HAMFI. Thus, there are an additional 490 households in need for the current planning period.

Age Characteristics

Age characteristics of a community are important indicators of both current and future housing needs. For example, a large elderly population may indicate a need for affordable senior housing units in the current market, while a large middle-aged population may indicate a need for such housing type in the future. Per Census data, the median age in Chula Vista is 37.8, and seniors over age 65 represent 14.2 percent of the population. There are an additional 35,856 (thirteen percent) in the 50-59 age category who will be eligible for senior housing in the next few years. Thus, as the population appears to be aging and the need for affordable senior housing will be greater than other groups in the near future. Additionally, youth make up a significant portion of the population representing 24.4 percent of the population reported as being under 18. In comparison, San Diego County reported a median age of 37, while youth made up 20.6percent and seniors represented 16 percent

Household Type by Income Level

Household income is an important consideration when evaluating housing and community development needs because low-income typically constrains people's ability to procure adequate housing or services. Census data reported median household income for Chula Vista as $105,173compared to $102,285in San Diego County. For planning and resource allocation purposes of federal programs, households are typically grouped into the following categories in relation to the different HUD Area Median Family Income (HAMFI) levels corresponding with HUD income definitions as follows.

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	30	25	0	110	4	10	15	0	29
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	500	630	480	195	1,805	50	10	275	75	410
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	815	1,080	680	220	2,795	35	275	420	355	1,085
Housing cost burden greater than 50% of income (and none of the above problems)	4,760	2,855	530	25	8,170	2,395	1,275	1,140	365	5,175

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	340	1,555	2,615	915	5,425	330	610	2,985	1,625	5,550
Zero/negative Income (and none of the above problems)	385	0	0	0	385	265	0	0	0	265

Table 7 – Housing Problems Table
Data Source: 2016-2020 CHAS

Housing Problem Assessment

According to HUD's 2017 Report to Congress on Worst-Case Housing Needs, households with the worst-case needs are:

1. renters with very- low-income (less than 50 percent of the Area Median Income) AND
2. do not receive housing assistance. The report further states that two types of priority problems determine whether households have worst case needs: 1) Severe rent burden- a renter household is paying more than one-half of its income for gross rent (rent and utilities) and 2) Severely inadequate housing refers to units having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance.

As related to Tables 7 and 8, HUD defines four (4) different housing problems as:

1) Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2) Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3) Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room. A household is considered severely overcrowded if there are more than 1.5 people per room.

4) Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Housing Problem Assessment Continued

Based on the data above in Table 7, the following housing problems exist in Chula Vista:

- 139 households are living in Substandard Housing - Lacking complete plumbing or kitchen facilities, all of which are renters.
- 2,215 households are Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing), the majority of which are renters.
- 3,880 households are Overcrowded - With 1.01-1.5 people per room (and none of the above problems), majority of which are renters.
- 13,345 households experience Housing cost burden greater than 50% of income (and none of the above problems), with both renters and owners experiencing.
- 12,180 households experience Housing cost burden greater than 30% of income (and none of the above problems), with both renters and owners experiencing.
- 650 households have zero/negative Income (and none of the above problems).

In addition to renters being more impacted than owners, data in Table 8 above also illustrate that low and moderate-income households are disproportionately impacted by housing problems, compared to those earning higher income; thus, there is a high need for housing assistance targeted at 27,429 households earning at or below 80 percent of AMI experiencing housing problems. Those with worst-case housing needs are identified in the current plan as:

- 55 extremely- low-income and 30 very-low-income renter-households in substandard housing
- 4,760 extremely- low-income and 2,605 very-low-income renter-households paying more than 50 percent of their income for housing costs.

Housing Problems 2
(Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe

overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,125	4,595	1,715	440	12,875	2,490	1,575	1,850	795	6,710
Having none of four housing problems	1,550	2,210	4,815	2,790	11,365	1,640	2,580	5,970	5,085	15,275
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

Housing Problems 2

Tables 7 and 8 indicate the number of renter- and owner-occupied households for different Area Median Income (AMI) levels that are experiencing housing problems.

As shown in Table 8, renters are more impacted than owners with one or more housing problems (12,875 Renters compared to 6,710 Owners). Moreover, low- and moderate-income households are disproportionately impacted by housing problems as 96 percent of renters and 97 percent of owners with a problem earned less than 88 percent HAMFI. Specifically, there are 12,435 low- and moderate-income renters and 5,915 low- and moderate- income owners with one or more housing problems. Thus, as stated, there is still a high need for housing assistance to address affordability, overcrowding, and substandard housing.

Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,970	3,115	1,955	8,040	1,180	880	2,440	4,500

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	685	920	280	1,885	140	425	815	1,380
Elderly	1,460	590	425	2,475	1,150	745	950	2,845
Other	1,250	1,260	670	3,180	275	95	255	625
Total need by income	6,365	5,885	3,330	15,580	2,745	2,145	4,460	9,350

Table 9 – Cost Burden > 30%
Data Source: 2016-2020 CHAS

Cost Burden

As shown in Table 9, approximately 15,580 low- and moderate-income renter households experienced overpayment in excess of 30 percent compared to 9,350 low- and moderate-income-owner households, which is reflective of high rents throughout the City, as well as lower income levels. In fact, a large portion, (31 percent) of the City's total households are low- and moderate-income cost burdened households. Small families appear overrepresented as nearly 50 percent of all small families are cost burdened. This is especially important based on the increased costs other than housing that these families incur.

Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	1,445	1,445	1,110	600	0	1,710
Large Related	0	0	390	390	90	315	175	580
Elderly	1,315	405	80	1,800	960	525	180	1,665
Other	0	1,190	885	2,075	255	0	0	255
Total need by income	1,315	1,595	2,800	5,710	2,415	1,440	355	4,210

Table 10 – Cost Burden > 50%
Data Source: 2016-2020 CHAS

Severe Cost Burden

As shown in Table 10, approximately 5,710 low- and moderate-income renter households experienced overpayment in excess of 50 percent compared to 4,210 low- and moderate-income owner households, which is reflective of high rents throughout the City, as well as lower income levels.
Low- and moderate-income renter households disproportionately experienced severe overpayment in

excess of 50 percent compared to owner households earning the same income, which is reflective of high rents throughout the City and lower income levels that may not allow for ownership housing opportunities. It is interesting to note that elderly renters and owners are severely cost burdened at nearly the same amount

Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,210	1,585	885	330	4,010	39	250	435	270	994
Multiple, unrelated family households	115	110	260	90	575	45	35	260	165	505
Other, non-family households	0	30	15	0	45	0	0	0	0	0
Total need by income	1,325	1,725	1,160	420	4,630	84	285	695	435	1,499

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

Crowding (More than one person per room)

While overcrowding is typically caused by low-income and high housing cost, cultural practices also contribute to larger household sizes in certain communities. Overcrowding rates also vary significantly by income, type, and size of household. Generally, low- and moderate-income households and large families experience a disproportionate share of overcrowding. Renter households show a much higher rate of overcrowding than owner households with single family rental households accounting for 65 percent of the total low- and moderate-income households being overcrowded.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	37,289	N/A	N/A	N/A	23,119

Table 12 – Crowding Information – 2/2

Data Source Comments: 2023 American Community Survey 1-Year Estimates

Describe the number and type of single-person households in need of housing assistance.

Per the 2023 ACS data, there are 5,524male households with no spouse or partner present and 14,409 female headed households with no spouse or partner present. Of14,701 households living alone, 6,877 were 65 and older (46.8 percent).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled: According to the 2023 ACS Data, approximately 27,159Chula Vista residents (10.1 percent of the population) have a disability. Of the non-institutionalized population with a disability over 16, only 26 percent is employed. Of the population over 25 with a disability, 25.7 percent have less than a high school graduate education and median earnings are slightly less than the rest of the population at $29,718 compared to $4,809. Of those with a disability the majority are Hispanic and White (similar to the overall demographics of the city), 2,579 are under the age of 18, and 4,870 are elderly/7,737 are frail elderly. Disability types were reported as follows: 7,413 have a hearing impairment, 4,890 have a vision impairment, 9,985 have cognitive difficulty, 13,230 have ambulatory disability, 6,087 have a self-care limitation, and 11,415 have an independent living limitation.

Victims of Domestic Violence: Domestic Violence (DV) is one of the top crimes in the City of Chula Vista. It is among the top ten most common types of police call for service. In 2024, there were 2,613 calls for service for domestic violence. Assuming each of the crime calls referenced is an unduplicated household, it is likely that as many as 2,613 households in Chula Vista may need to relocate, possibly with minor children and may require temporary housing assistance. According to the City's last CAPER, the South Bay Community Services Family Violence Program assisted 996 victims of domestic violence, which indicates that many victims may not be seeking help and/or there may be a barrier to obtaining legal help.

Dating Violence, Sexual Assault and Stalking: According to the Centers for Disease Control (CDC) In the United States, over half of women and almost one in three men have experienced sexual violence involving physical contact during their lifetimes. One in four women and about one in 26 men have experienced completed or attempted rape. In 2024, the Chula Vista Police Department reported 68 rapes in the City. Applying an estimated ratio of 19 percent of women experiencing these problems to the population of females over age 15 in the City (109,468), approximately 20,798.92residents could have a need for services

What are the most common housing problems?

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding, as is the case in Chula Vista. The most common housing problem in the City is cost burden. This problem primarily affects renter households earning 0-30 percent of AMI and who pay 50 percent of their income for rent and utilities, as well as for homeowner households earning between 30-80 percent of AMI who experience a cost burden or severe cost burden. Per the CHAS data:

- 9,920 households experience Housing cost burden greater than 50% of income (and none of the
- 24,930households experience Housing cost burden greater than 30% of income (and none of the above problems), with both renters and owners experiencing.

The second most common housing problem in the City is overcrowding, where the CHAS data shows 6,129 households are Overcrowded with 1.01-1.5 people per room (and none of the other problems).

Are any populations/household types more affected than others by these problems?

Low- and moderate-income households are disproportionately impacted by housing problems, compared to those earning higher income; thus, there is a high need for housing assistance targeted at the 37,120households earning at or below 80 percent of HUD Area Median Family Income (HAMFI) experiencing housing problems. In addition, special needs groups like victims of domestic violence, the disabled, and those at risk of homelessness are more affected by these problems, as they tend to need supportive services in addition to affordable housing. Given the fixed incomes of many elderly and disabled coupled with increased health care and housing costs generally affecting these types of households, the impact may be severe. Single parents are affected as they have only one income to support two or more people in the household. Victims of domestic violence are often severely impacted by these problems as well, as their incomes may drastically change if they have to leave their job for safety and lose a partner, whom they may be sharing expenses with.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families with incomes below the poverty level, typically those households with extremely- low and very low- incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations to prevent homelessness. The Census estimated 6

percent of the residents in Chula Vista as living in poverty. In comparison, the County of San Diego had 10.1 percent. Those with a disability in Chula Vista experience poverty at 14.6percent. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services. Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower-incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the most at-risk groups facing poverty and would be at imminent risk of either residing in shelters or becoming unsheltered. There are approximately 1,190 male householders with no wife present and own children under 18, plus 5,520 female householders with no husband present and own children under 18, and 2,710 grandparents responsible for their own grandchildren under 18. Rapid re-housing is a solution to homelessness designed to help individuals and families to quickly exit homelessness and return to permanent housing. It is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are typically tailored to the unique needs of the household. Formerly homeless families and individuals who receive rapid re-housing assistance and are nearing termination of that assistance are similarly at risk of homelessness, if the socioeconomic conditions that contributed to the original incidence of homelessness have not been adequately addressed, as they will be faced with providing for their household without assistance. To increase the likelihood that recipients of rapid re-housing assistance are able to remain housed, the provision of case management services that connect assisted households with mainstream resources and employment opportunities is essential.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Many extremely- low and low-income households are considered at risk of becoming homeless because they often overpay for housing and would likely lose their homes if they were to become unemployed. Victims of domestic violence, persons with HIV/AIDS, youth recently released from the foster system, parolees, and other persons released from medical facilities may also be considered at risk. HUD has provided criteria for the definition of At-Risk of Homelessness based on the Emergency Solutions Grants program rule. This definition allows certain groups to qualify as at-risk of homelessness under three categories, including: 1) individuals and families; 2) unaccompanied children and youth; and 3) families with children and youth. Federal agencies typically define those who are at risk of homelessness as individuals and families who: 1) Have an annual income below 30 percent of median family income for the area, as determined by HUD, and 2) Do not have sufficient resources or support networks, immediately available to prevent them from moving to an emergency shelter or place not meant for habitation, and 3) Exhibit one or more risk factors of homelessness, including recent housing instability or exiting a publicly funded institution or system of care such as foster care or a mental health facility The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using

HUD definitions for household types and housing problems. Given the extensive research needed to accurately estimate the at-risk based on the above criteria, the City has chosen only to quantify those at risk of homelessness as the 16,353 (6 percent) the population that were living below the poverty level. It can be presumed that any of the sub-populations described above would be included in this group.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Per the Office of The Assistant Secretary for Planning and Evaluation (ASPE), who advises the Secretary of the Department of Health and Human Services, there are five different housing conditions that contribute to the definition of housing instability: (1) high housing costs, (2) poor housing quality, (3) unstable neighborhoods, (4) overcrowding, and (5) homelessness. 1) High housing costs refers to housing that takes up more than thirty percent of a household's gross monthly income. Since poor families must pay higher proportions of their income on rent, high housing costs disproportionately affect this population (Housing Assistance Council 1997). 2) Poor housing quality refers to housing that lacks complete plumbing or a kitchen, has inadequate heating, has inadequate electricity, or has "upkeep problems" (such as leaks, holes, or peeling paint) (Housing Assistance Council 1997). 3) Unstable neighborhoods are those characterized by conditions such as poverty, crime, and lack of job opportunities. Most subsidized housing is located in neighborhoods with these characteristics (Brandon 1995). Other problems that characterize unstable neighborhoods include noise, traffic, litter, poor or very limited city services, and undesirable neighbors (Newman and Schnare 1993). 4) Overcrowding refers to more than one person living in a room (Housing Assistance Council 1997). Overcrowding is often the result of high housing costs or the lack of housing assistance. 5) Homelessness refers to the lack of a fixed, regular, and adequate night-time residence. The City of Chula Vista struggles with these conditions and therefore has a high need to address these issues. Housing instability itself, which can be broadly defined as falling behind on rent, moving frequently, or experiencing a period of homelessness, is associated with enormous health consequences: poorer self-reported health and more frequent hospitalizations for both parents and children, which means more need for services. Housing instability can cause a continued reliance or return to public assistance. Welfare agencies have begun to address several issues related to housing instability that can impede a successful transition from welfare to work: the financial burden of meeting the cost of housing and limited housing options in areas near job opportunities or served by local transit systems. Left unaddressed, welfare clients' successful transition to economic self-sufficiency is jeopardized by these issues. Self-sufficiency, if attained, is often temporary in the face of such obstacles. If agencies are to successfully support clients, they must consider approaches to dealing with a range of housing barriers to employment caused by unstable housing conditions as well.

Discussion

Homelessness and poverty go hand in hand; people experiencing poverty are frequently unable to pay for housing, food, childcare, health care, and other basic necessities. Lower-income families, especially those earning extremely low- income (those earning less than 30 percent of the median), are considered to be at- risk of becoming homeless. These families are often living below the poverty level and are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases, some families pay more than 50 percent of their income for housing. Households paying a greater portion of their income for housing are at a higher risk of becoming homeless due to financial setbacks and a lack of savings, created as a direct result of their housing cost burden. As discussed earlier, there are approximately 1,315 extremely- low-income and 1,595 very-low-income renter-households paying more than 50 percent of their income for housing costs, plus 50 extremely-low- income and 4 very-low-income renter-households in substandard housing who are currently housed, but who may be at imminent risk of either residing in shelters or becoming unsheltered. These are the households with the worst-case housing needs. For those with special needs, care facilities are one way to serve the needs of the disabled. According to the State Community Care Licensing Division, within the City there are licensed adult day care facilities, adult residential care facilities, residential care facilities for the elderly and small family homes. Given the limited capacity of the above-mentioned and the aging population who tend to develop disabilities as they age, additional facilities are likely to be needed. The disabled population may also need fair housing services, as disability discrimination is generally on the rise in California and denial of reasonable accommodation is prevalent.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate need exists when members of a racial/ethnic group experience housing problems at a rate of 10 percentage points or greater than the proportion of the jurisdiction/income level as a whole. The following section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole for the population of low- and moderate-income households.

The four housing problems are:

1) Lacks complete kitchen facilities;
2) Lacks complete plumbing facilities;
3) More than one person per room; and/or
4) Cost Burden greater than 30%.

The housing problems experienced by race identified in Tables 13-17 below analyze disproportionate need by income level.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,285	2,515	0
White	1,635	530	0
Black / African American	930	70	0
Asian	535	320	0
American Indian, Alaska Native	4	0	0
Pacific Islander	55	0	0
Hispanic	6,025	1,595	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Extremely- Low-Income Disproportionate Need

As shown in Table 13, there are approximately 9,285 extremely low-income households with one or more housing problems, which represents about 79 percent of the households in this income group.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,335	2,625	0
White	1,025	775	0
Black / African American	950	30	0
Asian	700	205	0
American Indian, Alaska Native	19	20	0
Pacific Islander	20	35	0
Hispanic	5,400	1,560	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Very- Low-Income Disproportionate Need

As shown in Table 14, there are approximately 8,335 very low-income households with one or more housing problems in Chula Vista, which represents about 76 percent of the households in this income group.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,165	5,190	0
White	1,820	1,415	0
Black / African American	395	195	0
Asian	835	405	0
American Indian, Alaska Native	30	10	0
Pacific Islander	0	45	0
Hispanic	5,955	3,000	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Low-Income Disproportionate Need

As shown in Table 15, there are approximately 9,165 low-income households with one or more housing problems, which represents about 66 percent of the households in this income group.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,775	5,340	0
White	850	1,400	0
Black / African American	240	134	0
Asian	600	605	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	1,810	3,145	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI
Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Moderate- Income Disproportionate Need

As shown in Table 16, there are approximately 3,775 moderate-income households with one or more housing problems in Chula Vista, which represents about 41 percent of the households in this income group.

Discussion

Typically, as income increases, the number of housing problems decreases for the overall jurisdiction. When looking at the maps in Figures 1 through 4 and jurisdiction as a whole, lower income is concentrated in the western half of the City; however, when looking at housing problems by income, concentration patterns move towards the eastern section of the City, which is where the newer developments are located.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate need exists when members of a racial/ethnic group experience severe housing problems at a rate of 10 percentage points or greater than the proportion of the jurisdiction/income level as a whole. The following section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole for the population of low- and moderate-income households.

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a "selected condition" as owner- or renter occupied housing units having at least one of the following conditions:

1) lacking complete plumbing facilities;
2) lacking complete kitchen facilities;
3) more than 1.5 occupants per room; and
4) selected monthly housing costs greater than 50 percent of household income.

0%-30% of Area Median Income

Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**
Jurisdiction as a whole	8,615	3,190	0
White	1,450	715	0
Black / African American	915	85	0
Asian	525	325	0
American Indian, Alaska Native	0	4	0
Pacific Islander	55	0	0
Hispanic	5,575	2,050	0

Table 17 – Severe Housing Problems 0 - 30% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Extremely- Low-Income Disproportionate Need

As shown in Table 17, there are approximately 8,615 extremely low-income households with one or more housing problems, which represents about 73 percent of the households in this income group.

30%-50% of Area Median Income

Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**
Jurisdiction as a whole	6,170	4,790	0
White	775	1,025	0
Black / African American	825	155	0
Asian	565	330	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	15	25	0
Pacific Islander	0	55	0
Hispanic	3,800	3,165	0

Table 18 – Severe Housing Problems 30 - 50% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Very- Low-Income Disproportionate Need

As shown in Table 18, there are approximately 6,170 very- low-income households with one or more housing problems, which represents about 56 percent of the households in this income group.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,565	10,785	0
White	645	2,590	0
Black / African American	160	435	0
Asian	420	825	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	45	0
Hispanic	2,285	6,675	0

Table 19 – Severe Housing Problems 50 - 80% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Low-Income Disproportionate Need

As shown in Table 19, there are approximately 3,565 low-income households with one or more housing problems, which represents about 25 percent of the households in this income group.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,235	7,875	0
White	145	2,110	0
Black / African American	79	295	0
Asian	115	1,090	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	835	4,115	0

Table 20 – Severe Housing Problems 80 - 100% AMI
Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Moderate- Income Disproportionate Need

As shown in Table 20, there are approximately 1,235 moderate-income households with one or more housing problems, which represents about 13.55 percent of the households in this income group.

Discussion

Typically, as income increases, the number of severe housing problems decreases for the overall jurisdiction. Based on the analysis above, there is a disproportionate greater need for black households, as 27 percent of black households in Chula Vista have one or more housing problems. The highest percentage of any racial/ethnic group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.
Introduction:

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceed 30 percent of a given household's gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceed 50 percent of a household's gross income. A disproportionate need exists when members of a racial/ethnic group experience cost burden problems

at a rate of 10 percentage points or greater than the proportion of the jurisdiction/income level as a whole. The following section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole for the population of low and moderate-income households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	47,175	16,510	15,130	675
White	13,525	3,255	2,645	240
Black / African American	2,135	1,075	1,795	0
Asian	7,135	2,000	1,380	75
American Indian, Alaska Native	35	85	15	0
Pacific Islander	145	20	55	0
Hispanic	23,245	9,695	8,915	360

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Cost Burden by Race/Ethnicity and Income

Table 21 shows that that the majority of households experiencing overpayment/housing cost burden earn less than 50 percent of the median income (80 percent), which is similar for all races except American Indian/Alaska Native, 89 percent of whom earn under 50 percent of the AMI, though they only represent 135 households. As a jurisdiction, households that experience cost burden (pay more than 30 percent or more of their income on housing were identified as follows:

- 47,175 (60 percent) of all households are extremely low-income. Disproportionate need exists for White and Pacific Islander households (70 percent and 66 percent respectively).
- 16,510 (21 percent) of all households earn Very- low-income. Disproportionate need exists for Native American/Alaskan Natives (63 percent).
- 15,130 (19 percent) of all households earn above Low- and moderate-income or above 50 percent of the AMI.

Discussion:

According to the CPD cost burden map, approximately three tracts are impacted the most with cost burden whereby more than 58 percent pay over 30 percent of their income for housing costs. These tracts include: 06073012302, 06073013104, and a portion of tract 06073013310. These tracts also contain high minority concentrations.

NA-30 *Disproportionately Greater Need: Discussion – 91.205(b)(2)*

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the preceding analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Extremely- low-income White and Pacific Islander households.
- Very- low-income Native American/Alaskan households.

When looking at the maps and jurisdiction as a whole, lower income is concentrated in the western half of the City; however, when looking at housing problems by income, concentration patterns move towards the eastern section of the City, which is where the newer developments are located.

If they have needs not identified above, what are those needs?

As the majority of the housing stock is old and the majority of housing problems appear to be severe overpayment/cost burden and potentially overcrowding to accommodate for the lack of affordable housing of the appropriate size. Thus, increased economic opportunity to access higher median income and/or increased availability of affordable housing appear to be the major needs for those disproportionately impacted.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Based on the data presented in section NA-15, there are several households in the City of Chula Vista who experience one or more of the four housing problems. Examination of CPD GIS data from the CPD website at egis.hud.gov reveals the following for each of the racial or ethnic groups determined to have a housing problem or a severe housing problem:

- White: There is one census tract with a small concentration in the Northwest portion of the City.
- Black: There is one tract with a small concentration on the Northeast portion of the City.
- Asian: There are two tracts that have a moderate concentration in the Southeast portion of the City.
- American Indian/Alaska Native: There are no concentrations of this race in any area of the City.
- Native Hawaiian/Pacific Islander: There are three tracts with very small concentrations (between 2-7%) both on the West and East sides of the City.
- Hispanic: Reflective of the City's population demographics, there are several tracts with high concentrations; however, all are in the lower income areas along the Western half of the City.

Areas of moderate concentrations are adjacent to the lower income areas. Smaller concentrations exist as you move East of the 805 freeway, and there is one tract with a concentration level below 13%.

- Other Race: There are six tracts (only one on the West side) that have small to moderate concentrations.
- Two or More Races: There are five tracts on the West side and many more on the Eastern higher income areas.

Based on the foregoing analysis of maps, these concentrations indicate that while the City is diverse, housing patterns have developed which may need to be considered when addressing housing needs and fair housing and community planning. For funding target area purposes, there are also several tracts that have small concentrations of non-English speakers, which also happen to be the same tracts that have a high concentration of Hispanics, households living in poverty, and have low- and moderate-income.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the San Diego (HACSD) owns and administers 4 public housing rental complexes located in the City of Chula Vista with a total of 121 units. The units are available to low- income families, senior citizens and disabled persons:

- Dorothy Street Manor (22 family units located in Chula Vista)
- L Street Manor (16 family units located in Chula Vista)
- Melrose Manor Apartments (24 family units located in Chula Vista)
- Town Centre Manor (59 senior units located in Chula Vista)

In addition, the HACSD manages the Housing Choice Voucher program in the City of Chula Vista. As of the period ending December 31, the following numbers of people are leased under the HCV Program.

According to Table 22, there are approximately 13,977 Vouchers in use in the County, mostly tenant based. GIS data from CPD indicate that only one Census tract on the East side of the City has a moderate concentration of vouchers and smaller concentrations are scattered. In addition, most of the housing developments (18 Low-Income Housing Tax Credit (LIHTC) units, one HUD Multi-family Development, and one public housing development) are scattered throughout the City and are not concentrated in any one area of the City; though, more than half are located West of the 805 Freeway and may be one reason those tracts are determined to be low- and moderate-income areas.

According to Table 23, of the Vouchers, 4,362 are held by elderly program participants aged 62 or older, 3,383 are disabled, and 3 program participants were homeless at the time of admission. The majority of Vouchers are held by families identified in Table 24 as 52 percent White, 30 percent Black/African American, 16 percent Asian, less than 1 percent Native, and less than 1 percent Pacific Islander. Ethnic composition of vouchers, Table 25, is 69 percent non-Hispanic and 31 percent Hispanic.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	50	75	13,977	97	13,876	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	16,182	17,958	15,772	14,218	15,777	0	0
Average length of stay	0	4	1	7	1	7	0	0
Average Household size	0	2	2	2	2	2	0	0
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	3	10	4,362	40	4,321	0	0
# of Disabled Families	0	10	10	3,383	24	3,359	0	0
# of Families requesting accessibility features	0	50	75	13,977	97	13,876	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	22	50	7,307	61	7,244	0	0	0
Black/African American	0	15	20	4,196	30	4,165	0	0	0
Asian	0	11	3	2,304	4	2,299	0	0	0
American Indian/Alaska Native	0	1	1	112	1	111	0	0	0
Pacific Islander	0	1	1	58	1	57	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	19	39	4,376	32	4,342	0	0	0
Not Hispanic	0	31	36	9,601	65	9,534	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of the County of San Diego (HACSD) has 121 public housing units in the region. Four of the units are occupied by resident managers (one per development). Of the 117 units available to low-income tenants, there are 12 accessible units. Two accessible units are located at each of the three public housing family developments (two two-bedroom units and four three-bedroom units) and six one-bedroom units are located at the senior/disabled public housing development. The HACSD July 2024 Public Housing Authority Plan indicates that there were 48,122 applicants for the Public Housing Program, 22.4 percent of which are families with disabilities. According to the San Diego County Regional Analysis of Impediments to Fair Housing Choice, 22.8 percent of the region's disabled population had mobility disabilities. Based on that percentage, it is estimated that of its 3,987 public housing waiting list families with disabilities up to 909 applicants may need accessible units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of the end of 2023, there were 96,290 families on its HCV Program waiting list (this includes HCV and Project-Based lists). The following provides statistics on other attributes:

- 62.5 percent White
- 22.2 percent Black/African American
- 3.5 percent American Indian/Alaska Native
- 6.9 percent Asian
- 2.8 percent Pacific Islander
- 38.1 percent Hispanic/Latino
- 20.7 percent are disabled
- 10.6 percent are elderly

The Public Housing waiting list had 48,122 households who were:

- 60.8 percent White
- 24.8 percent Black/African American
- 3.4 percent American Indian/Alaska Native
- 5.7 percent Asian
- 2.9 percent Pacific Islander
- 43.5 percent Hispanic/Latino
- 9.3 percent are elderly
- 22.4 percent are disabled

In order to ascertain the needs of residents of HACSD's Public Housing Program and participants of its HCV Program, the HACSD's Resident Advisory Board meets at least twice per year. Annually, at least one meeting is held with the residents of public housing. The areas of interest and immediate needs of public housing residents and HCV holders included: Transportation services for medical appointments and stores; services for domestic violence victims, seniors and disabled; transportation to special events and on weekends; emergency food assistance; family self-sufficiency employment services; fair housing information including tenant rights; clothing assistance; tax preparation services; employment training; information on employment; tutoring; emergency preparation, and scholarships for college.

HCV holders have indicated the following issues when searching for eligible rental units to initiate their assistance: high rents, low vacancy rates, landlords not interested in participating in the program, overly strict credit worthiness standards, and amount of security deposits.

How do these needs compare to the housing needs of the population at large

It is difficult to compare the housing needs of public housing residents and HCV holders to the population at large because participants of these affordable housing programs are not encountering the challenges of those not receiving the benefit of public housing programs. While monthly housing costs are limited for program participants of the HACSD's rental assistance programs, according to the 2023 American Community Survey, over 530,000 of the County's renters were considered burdened by their housing cost. About 150,000 renters spent more than half of their income on rent and utilities in 2023. According to the Southern California Rental Housing Association, rent decreased in the County by seven percent from 2023-2024.

Discussion

The vast number of people on waiting lists for public housing programs clearly show the high need for affordable housing. The voucher system places no rent limits on the units and the voucher holder can choose housing that rents at levels higher than the Fair Market Rents (FMRs), making it a very popular program. While the voucher system allows households to have greater access to housing since they may choose to live anywhere that accepts Section 8, many landlords tend to dislike accepting the vouchers based on their fear of having lower-income tenants. Advertisements containing discriminatory phrases such as "No Section 8" are one area where voucher holders may experience bias; another is when they physically visit complexes that will not accept their voucher. Thus, fair housing services may be needed by residents using the voucher program.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

One of the goals of the Consolidated Plan is to coordinate services and facilities available for the homeless as a continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the individual/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. Homelessness is addressed regionally through the Continuum of Care (CoC), which is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. The Regional Task Force on the Homeless (Task Force) is San Diego County's leading agency for information on issues of homelessness. According to the Task Force, the San Diego region's homeless population can be divided into two general groups: 1) urban homeless and 2) rural homeless, including farm workers and day laborers who live in the hillsides, canyons, and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (e.g., a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless. The homeless population is also very difficult to quantify. Census information on homeless populations is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where the population numbers of the homeless come from. The Task Force produces estimates that are obtained using observations of homeless service providers; estimates local officials; reports from local surveys and studies; utilization rates of homeless facilities, services, and meal programs; and estimated counts of persons observed at known location.

The Regional Task Force on the Homeless conducted a Point-In-Time (PIT) count in 2025 which resulted in an estimate of 9,905 individuals who were homeless in the San Diego County region (both sheltered and unsheltered). This was a 6.5 percent decrease from 2024. In Chula Vista, 470 unsheltered homeless persons were identified during the count (33 fewer than in 2024). Among neighboring cities, the City of Imperial Beach had the lowest homeless count (17), while City of San Diego had the highest homeless count (3,354). In addition to the homeless population living in shelters or on the streets, many residents—due to high housing cost, economic hardships, or physical limitations— live on the brink of homelessness yet are housed temporarily through friends or families. Experts estimate that 2 to 3 families are on the verge of homelessness for every family staying in a homeless shelter. The "at-risk" population is comprised of families and individuals living in poverty, who, upon loss of

employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the 2023 American Community Survey estimates, over 63,000 of the County's renters earn less than $19,999 per year and may fall under the extremely low- income renter-households category (0-30% AMI).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Total	**4,191**	**5,714**	**9,905**	**15,657**	**11,456**	**185**
Persons in Households with Adult(s) and Child(ren)	1,292	46	1,338	1,213	N/A	159
Persons in Households with Only Children	N/A	N/A	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	N/A	N/A	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	1,341	2,609	3,950	N/A	N/A	N/A
Chronically Homeless Families	N/A	N/A	N/A	N/A	N/A	N/A
Veterans	235	408	643	905	N/A	218
Unaccompanied Child	1,176	377	1,553	1,707	N/A	192
Persons with HIV	N/A	N/A	N/A	N/A	N/A	N/A

Table 26 - Homeless Needs Assessment

Data Source: **Regional Task Force on the Homeless PITC 2025, Regional Task Force on the Homeless HMIS 12 Months Overview Report, Regional Task Force on the Homeless**

Data Source Comments: **2023 Data and Performance Report**

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

While not all data was not found at the subpopulation level, the Regional Task Force on the Homeless provides sufficient data to estimate total persons experiencing homelessness for the first time, persons experiencing homelessness in one year, persons exiting homelessness in one year, and number of days that persons experience homelessness. The data found is provided in Table 26.

Nature and Extent of Homelessness:

Race:	**Sheltered and Unsheltered**
White	45.34%
Black or African American	25.62%
Asian	2.12%
American Indian or Alaska Native	1.78%
Pacific Islander	2.57%
Ethnicity:	**Sheltered and Unsheltered**
Hispanic	34%
Not Hispanic	66%

Table 27 – Persons Experiencing Homelessness by Race

Data Source Comments: **Regional Task Force on the Homeless Project Level Dashboard 01/2024-12/2024**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the San Diego Military Advisory Council's 2019 San Diego Military Economic Impact Study, San Diego is to home to seven military bases and over 111,000 active military personnel, this includes the largest concentration of Marine Corps in the United States. It is estimated that more than 198,000 veterans reside in San Diego County, which account for approximately 14% of residents. According to the most recent HMIS data from January 1, 2024 to December 31, 2024, 5,432 veteran and veteran family members were served. Most veterans and their families require services similar to the civilian population. Their housing crises are due to a lack of affordable housing and economic hardship, but they are coupled with the unique challenges brought on by having experienced multiple and/or extended deployments. Many of these families can be housed through rapid re-housing by receiving housing location services, rental and move-in assistance, and case management to end their housing instability. A smaller percentage of veteran families need to be served through HUD Veterans Affairs Supportive Housing (VASH), which combines a Housing Choice Voucher (HCV) rental assistance with clinical case management from the Department of Veteran Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Per the Regional Task Force on the Homeless Project Level Dashboard and Table 27, when comparing the homeless population to the general population it is evident that racial disparities exist. The most striking disproportionality can be found among Black/African Americans, who make up nearly 26 percent of the homeless population despite only representing 5.5 percent of the general population. Hispanics are equally represented as residents in San Diego County and in the homeless population at 34 percent respectively.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Per the Regional Task Force on the Homeless Project Level Dashboard, 54 percent of homeless persons served have a disabling condition. Disabilities can pose challenges for individuals seeking access to and remaining in stable housing, finding employment, and performing activities of daily living. Other notable demographics include 18 percent of those served are survivors of domestic violence, 44 percent have no income, and 29 percent are unemployed.

Discussion:

Homelessness has become an increasing problem throughout the country. Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the deinstitutionalization of the mentally ill. The County suffers from a severe lack of affordable housing for both renters and buyers. The inability of homeless people to afford housing is compounded by the limited employment and entitlement options available to homeless people. With limited working skills, homeless people earn only modest wages. Moreover, cutbacks in federal assistance programs also play a critical part in the plight of the homeless. This has been particularly true with public assistance programs, where benefit levels have not kept pace with the cost of living.

Those who are at risk of homelessness are those who are experiencing extreme difficulty maintaining housing and have no reasonable alternatives of obtaining subsequent housing. Contributing factors putting people at-risk include eviction, loss of income, low-income, disability, unaffordable increase in the cost of housing, discharge from an institution without subsequent housing in place, irreparable damage or deterioration to residence, and fleeing from family violence.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special needs populations consist of persons who are not homeless but due to various reasons need services and supportive housing. These “special needs” groups include large households, single-parent households, the elderly and frail elderly, disabled persons, victims of domestic violence, persons with substance abuse problems, young people aging out of the foster system, and persons living with HIV/AIDS and related diseases. These special need populations have difficulty finding appropriate housing and services to meet their needs due to economic, social, mental, and/or physical conditions. The gap between rental costs and median family income has been one of the largest contributing factors to the number of homeless individual and families in the County. The City will continue allocating CDBG public service funding to various programs that provide services to special

needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Large Households: Large households are defined as having five or more members. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for necessities such as food, clothing and medical care, low- and moderate-income large households typically reside in smaller units, resulting in overcrowding. Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. According to the 2023 ACS estimates approximately 38 percent of the households in Chula Vista are composed of 4 people or more.

Single-Parent Households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female- headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2023, the ACS estimates that 22.6 percent of Chula Vista households were headed by single parents; 6.3 percent of were headed by males, and 16.4 percent were headed by females.

Elderly and Frail Elderly: The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large and need assistance with daily routine: mobility, transportation, nutrition, medication, personal care, etc. Based on Census data, there are 8,421 persons 65-74 years of age and 7,234 residents aged 75+ in Chula Vista.

Persons with Disabilities: HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. According to the Census, approximately 12,772 residents (11 percent of the population) have a disability. Care facilities are one way to serve the needs of the disabled. According to the State Community Care Licensing Division, within the City there are 6 licensed adult day care facilities, 58 adult residential care facilities, 27 residential care facilities for the elderly, and 2 small family homes. Given the limited capacity of the above-mentioned and the aging population who tend to develop disabilities as they age, additional facilities are likely to be needed. The disabled population may also need fair housing services, as disability discrimination is generally on the rise in California and denial of reasonable accommodation is prevalent.

Victims of Domestic Violence: Many single women and women with children become homeless as the result of domestic violence. According to the Regional Task Force on the Homeless Project Level Dashboard, it is estimated that nearly 18 percent of homeless adults served in 2024 were a victim of domestic violence at some point in the past.

What are the housing and supportive service needs of these populations and how are these needs determined?

Supportive services required for special needs populations include case management, medical or Affordability needs of special needs groups can usually be addressed through rental subsidies and affordable housing development. These households tend to have lower incomes and as a result often have greater needs for affordable housing, healthcare, and child-care. Without access to affordable housing, many of these households may be at risk of becoming homeless. These groups are also particularly vulnerable to discrimination, as confirmed by complaints received by the Fair Housing Foundation, which identifies familial status and disability as prevalent discrimination complaint issues. Affordable housing with childcare centers or in close proximity to schools, public transportation, and recreation facilities can address critical needs of lower-income single-parent families. Households with an elderly head-of-household have special housing needs due to three concerns: fixed income, health care costs, and physical disabilities. Seniors are often retired and have relatively lower, fixed incomes. At the same time, however, health costs are rising. Many may have become disabled and require special home care or assistance with daily chores and home tasks. These characteristics indicate a need for smaller, lower cost housing units with easy access to public transportation and to healthcare facilities. Persons with disabilities have a greater need for affordable housing as well as supportive services. In addition to health care services, persons with disabilities need affordable and accessible housing as well as accessible transportation. In order to provide accessible housing, special designs and/or accommodations may be necessary. These may include ramps, holding bars, wider doorways, lower sinks and cabinets, and elevators. Housing should be accessible through the use of special design features to accommodate wheelchairs and persons with mobility limitations. Due to their specific housing needs, persons with disabilities are vulnerable to discrimination by landlords, who may not be familiar with the reasonable accommodation protections contained in the Fair Housing Act.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS are considered a special needs group due to their need for affordable housing, health care, counseling and other supportive services. Persons with HIV/AIDS sometimes face bias and misunderstanding about their illness that affect their access to housing. Such persons may also be targets of hate crimes, which include crimes committed because of a bias against sexual orientation. These households may also have special needs in that they may have trouble balancing their incomes with medical expenses due to their illness, putting them at risk of becoming homeless and making access to affordable housing imperative. According to San Diego HIV Planning Group, as of mid-2023 there are 14,634 persons with HIV/AIDS living in the County. Cases in Females have increased to 13.6

percent and males represent 86.4 percent of persons living with HIV/AIDS in San Diego County. Approximately 62.1 percent of individuals were recently diagnosed were between 20-39 years of age; with the majority (57.8 percent) of persons with HIV/AIDS were 50+ years of age in 2022. About 40.9 percent of persons living with HIV/AIDS in the County are Hispanic/Latino, 39.1 percent White, 12.1 percent African American, and 3.3 percent Asian/Pacific Islander.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

Residents with special needs include, but are not limited to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges these special needs populations face includes low -income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.
In the last five years, the City has provided CDBG public service funds for activities including support services for victims of domestic violence, homeless persons and those at-risk of becoming homeless, as well as nutritional meals program for low-income seniors, medical, dental, and development/anti-crime services for low-income youth, therapeutic services for the disabled, and literacy services for illiterate adults. Based on the prevalence of special needs groups in the city, there will be a high need to continue providing these types of services during the next five (5) years and prioritizing homeless persons for the HOME TBRA activity.

NA-50 *Non-Housing Community Development Needs – 91.215 (f)*

Describe the jurisdiction's need for Public Facilities:

The Non-Housing Community Development Needs section is based on consultation with staff from the City, interviews with social service providers and public agencies, comments provided through Consolidated Plan Community Outreach, resident surveys, and information from various existing documents. Under the CDBG Program, grantees may use funds to undertake a variety of public facilities and public improvement projects. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public. Examples include: 1) Infrastructure improvements (construction or installation) including, but not limited to streets, sidewalks, curbs, and water and sewer lines; 2) Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, playgrounds; and facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled. The City places a High Priority level on non-housing community development needs including those associated with neighborhood services such as graffiti removal and code compliance, public facilities improvements such as park and community center rehabilitation or ADA improvements and infrastructure improvements

including sidewalks, curbs, gutters, driveway approaches, alleys and pedestrian crossings. In addition, Persons who are physically disabled often have accessibility needs. The Americans with Disabilities Act (ADA) provides comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, state and local government services, and telecommunications. The design, implementation, and maintenance of all park facilities must comply with ADA. Persons of all abilities must have the opportunity to participate in recreational activities. The City will continue to work toward compliance with ADA. CDBG funds may be budgeted for pedestrian ramps and toward upgrading of public facilities, community parks, and other areas where accessibility improvements are identified. During the implementation of the FY 2020-2024 Consolidated Plan, the City will use CDBG funds to address some of these needs and provide a suitable living environment for low- and moderate-income people living in low- and moderate-income areas. To address the City's infrastructure needs and other City facilities and services, the City Council placed a funding measure on the November 2016 ballot to address high priority infrastructure projects. On November 8, 2016, Chula Vista voters approved Measure P, authorizing a temporary ½ cent sales tax increase on retail sales within the City for a period of ten (10) years. Staff prepared the Infrastructure, Facilities and Equipment Expenditure Plan to identify the recommended allocation of the temporary ½ cent sales tax revenues which will generate an estimated $16 million per year and expires in 10 years. Measure P was voted on and approved once again in 2024 for an additional 10 years of funding for infrastructure needs. This tax will generate $337 million to continue funding projects.

How were these needs determined?

The needs identified for Infrastructure and Public Facilities were determined through citizen participation meetings, responses from the Consolidated Plan Survey, review of citizen comments online and in other recent planning documents, and maps were analyzed along with Census data. In addition, the City Manager's Office, Parks and Recreation Department, Public Works Department, and Economic Development Department were consulted to provide insight and the City's three-year Capital Improvement Plan was reviewed. Capital projects that affect public health and safety, and/or federal state legal mandates are given the highest priority. Emphasis is placed on capital projects that maintain existing service levels or prevent damage to critical property or disruption of service to the community. Projects that would enhance existing services or improve efficiency beyond industry standards receive secondary priority.

The recommended funding is based on the criteria established through the Asset Management Program which identifies the major citywide infrastructure systems considered in critical need of repair or replacement. Analysis conducted by consultants experienced in evaluating infrastructure system conditions, ranked infrastructure from lowest to highest probability of failure, identified a timeline for repair and replacement and estimated associated cost. The sales tax revenues generated over the 10-year timeframe could address all infrastructure assets designated with the highest probability of failure which, if not addressed, could result in significant impact to public safety response or availability of highly used community infrastructure.

Describe the jurisdiction's need for Public Improvements:

The sidewalks, curbs, gutters, driveway approaches, alleys, pedestrian crossings and streetlights located within the city's low- and moderate-income areas are among the oldest infrastructure in the City and are in need of improvement to preserve neighborhood aesthetics, increase pedestrian and motorist safety, promote more efficient traffic circulation and deter crime while promoting a safe and suitable living environment. Public facilities improvements of this nature undertaken to benefit low- and moderate- income primarily residential Census Tract Block Groups are consistent with the goals of the Strategic Plan.

How were these needs determined?

The needs identified for public infrastructure improvements in the City were determined in consultation with the Public Works Department, Engineering Department, Economic Development, and City Manager's Office. Respondents to the Consolidated Plan Survey also indicated that improvements to sidewalks, streets and alleys are a High priority need.

Within the Consolidated Plan, High priority is given to public infrastructure improvement projects that primarily benefit and accommodate the needs of low-income residents. The City's public infrastructure improvement priorities are to construct, expand or rehabilitate infrastructure for the primary benefit of low-income persons. Only public infrastructure projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan, and address a CDBG National, will be considered for funding in the Annual Action Plans during the FY 2025-2029 Consolidated Plan.

Describe the jurisdiction's need for Public Services:

Public service activities are consistently ranked as a High priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. Based on the Needs Assessment, the City proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as youth and senior services, mental health services, meals, and childcare for working families. The City has several initiatives that the CDBG program can complement and consider when determining projects to fund in the next five years.

How were these needs determined?

Public service needs are based on the City's desire to ensure that high quality services are provided to residents to maintain a high quality of life and to promote the well-being of all residents- particularly low and moderate-income residents. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents as high priority in the Strategic Plan. Residents rated senior services, homeless services, and youth services as high priority needs in the Consolidated Plan Survey.

Also, a review of the City's FY 2023-2024 Consolidated Annual Performance Report (CAPER), shows that the City partnered with several non-profits, which confirms need and use of the services. Within the Consolidated Plan, High priority is given to public service projects that primarily benefit and accommodate the needs of low- and moderate-income residents, special needs groups in particular. Only public service projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan, and address a CDBG National, will be considered for funding in the Annual Action Plans during the FY 2025-2029 Consolidated Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on the data reviewed in the Needs Assessment and the following Market Analysis, several characteristics of Chula Vista's housing market have indicated that affordable housing is a key issue in the City. As such, the City has given this Need a High Priority level in the Consolidated Plan. Currently there is high demand for larger homes to accommodate large families and alleviate significant overcrowding that disproportionately impacts low- and moderate-income residents. As the City's population continues to age, there may be less pressure on the housing market for larger homes and greater need for smaller, more affordable homes, so balance will be needed when approving development projects. In the last decade, the City has continued to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing, as well as staff to implement housing programs. With a lack of monetary resources available to create new affordable housing units of adequate size and lack of current inventory, housing affordability and overcrowding problems will continue to be a challenge to the community during the period of the FY 2025-2029 Consolidated Plan.

According to the 2019-2023 American Community Survey Estimates, there are 85,193 residential properties in Chula Vista (not including Mobile Home, boat, or RV units) available in the community. As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. As previously discussed in the Needs Section, a large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

A housing unit is defined as a house, an apartment, or a single room, occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. A community's housing stock is

the compilation of all its housing units. A community's housing stock characteristics can provide an indicator of overall housing conditions and needs. Housing diversity is an important factor in ensuring adequate housing opportunities for residents. This section addresses the housing characteristics of the housing supply in Chula Vista including growth, type and tenure, age, condition, costs, affordability, and availability. According to 2016-2020ACS data, 67 percent of the City's housing stock is comprised of single-family attached/detached housing units, with an additional five (4) percent (3,675units) of 2-4 units. Multifamily housing (5+ units) accounts for 24 percent of total housing (20,465units) in the City and a majority of these dwelling units are in larger multifamily structures containing more than 20 units. Mobile homes comprise the smallest portion of the housing stock in the City with 3,930 units (5 percent). Tables 28 and 29 below illustrate the number of residential properties in the City by property type, unit size, and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	45,575	53%
1-unit, attached structure	12,215	14%
2-4 units	3,675	4%
5-19 units	8,865	10%
20 or more units	11,600	14%
Mobile Home, boat, RV, van, etc.	3,930	5%
Total	***85,860***	***100%***

Table 28 – Residential Properties by Unit Number
Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	305	1%	1,035	3%
1 bedroom	720	2%	6,580	21%
2 bedrooms	6,975	15%	13,355	42%
3 or more bedrooms	39,755	83%	10,765	34%
Total	***47,755***	***101%***	***31,735***	***100%***

Table 2729 – Unit Size by Tenure
Data Source: 2016-2020 ACS

Affordable Housing Developments

Affordable housing is housing which is deemed affordable to those with a median household income or below as rated by the national government or a local government by a recognized housing affordability index. For Chula Vista and San Diego County the current 2025 median income is $130,800. The U.S. Department of Housing and Urban Development (HUD) defines "affordable" as housing that costs no more than 30 percent of a household's monthly income. Public agencies usually define affordable

housing as units with rent restrictions or price restrictions to maintain affordability as defined by HUD for the longest feasible time. There are currently 43 affordable housing developments in Chula Vista, as shown below, that provide 2,384 subsidized units of affordable housing. As shown in the map, affordable housing developments are scattered throughout the City and are not concentrated in any one area. Additionally, there appears to be opportunity for affordable housing development in the North and Eastern sections of the City that would also increase opportunities for tracts with disability concentrations.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Housing developments/projects can receive housing assistance from a variety of sources in order to ensure that rents are affordable to low- and moderate-income households, though typically funding is provided by the federal and/or state government. These units are referred to as "Assisted Units" and contain special covenants to ensure affordability. The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Chula Vista include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, were created through the City's Balanced Community's Policy, and/or were financed by redevelopment funds or non-profit developers. The inventory of affordable housing developments in Chula Vista is shown above and includes affordable units for lower-income households (senior and non-senior). Additional units are set aside for special needs populations (former foster youth, victims of domestic violence, and other special needs). There are currently 48 affordable housing developments in Chula Vista that have received mortgage assistance through the federal government/State of California/local government, which are targeted to 2,934 subsidized units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City's Housing Element, two projects are eligible to convert to market-rate units due to expiring affordability restrictions during the Consolidated Plan Period and are considered to be "at risk": Park Village Apartments for families and Rolling Hills Garden apartments for seniors (developed under a State of California Housing and Community Development Family Demonstration Program, with financial assistance from the City's former Redevelopment Agency, and another under the City's Balanced Communities Policy). These two rental complexes provide 132 affordable housing units at risk of conversion to market rate housing. The City has strived to provide affordable housing for both owners and renters over the last few decades, though there is still a huge need. The City is currently working on the following affordable housing developments that will provide a minimum of 201 additional affordable units to the housing stock:

- Paseo Del Rey (96 units)
- Palomar Motel (27 units)

- E St Apartments (78 units)

Preservation of assisted units is an issue because the subsidy periods of projects constructed over 20 years ago are beginning to come up for renewal or termination. The expiration of affordability restrictions on government assisted rental units are the typical reason for this potential loss. Much of the housing at-risk of conversion from expiring contracts in Chula Vista affects low- income seniors (104 units) and families (28 units). According to the City's Housing Element, there are two strategies that could be used for preservation 1) provide rental subsidies to the existing units, which would cost approximately $51,705,720 to provide subsidies for 55 years ($940,104 annually); or 2) provide for new construction replacement of 132 units, which would cost $39,039,000.

Does the availability of housing units meet the needs of the population?

Chula Vista's housing stock primarily consists of single-family housing units (67 percent), leaving limited choices for renters seeking multi-family units. The vast majority (74 percent) of homes were built prior to 1980, indicating a significant need for residential rehabilitation. While housing built prior to 1960 is similar for both renters and owners (20.4 percent and 12.2 percent respectively), 30 percent of renter occupied housing was developed between 1960 and 1979. Only 16.6 percent of renter occupied housing are in new stock developed after 2000. Per the 2023 ACS, the City's occupied housing is comprised of 60 percent ownership units 52,160units) and 41 percent renter (35,869 units). This indicates that single family homes are likely being rented out and there may be a significant number of small landlords given that only 34 percent of the housing stock is multi-family. Comparison of tenure by bedrooms shows only three (3) percent of smaller (0-1 bedroom) units are available for ownership (1,388 units), compared to 35 percent of rental units (12,586 units). The 2024 Census reported 15,701 one-person households (6,553 owners and 9,148 renters). Of these, 6,887 households are over 65 years of age (3,353 owners and 3,524 renters). Given there are only about 13,974 small units available for the 15,701 single households there are clearly not enough units to meet the need. As the population ages this will become an increasingly important issue. While most of the housing stock is more than 3 bedrooms, 84 percent is ownership housing; leaving limited choices for renters (32 percent). As a result, single households will be challenged to find ownership opportunities of appropriate size within the City and large households will face challenges finding larger more suitable units to rent. The 2023 ACS breaks out bedroom data to include 4- and 5-bedroom units, which shows only 2,801 larger units available for renters. In contrast, there are 24,003 larger units available for owners. The 2020 Census reported 33,563 households with four or more persons (21,726 owner-occupied households and 11,837 renter-occupied households). It also reported 2,011 households with more than 1.5 persons per room (492 ownership and 1,519 renters), which is considered severe overcrowding. An additional 7,061 units were reported as overcrowded (1.01 to 1.50 occupants per room) (2,635 owners and 4,426 renters) housing units have more than one person per room. Thus, finding rental housing of adequate size for large families is more severe than the other groups and is consistent with the overcrowding issues identified in the Needs Assessment section.

Describe the need for specific types of housing:

As only three (3) percent of smaller (0-1 bedroom) units are available for ownership (1,388 units), and 35 percent are rental units (12,586 units), single households are challenged to find ownership opportunities of appropriate size within the City. There are approximately 15,701single households and 13,974 smaller units available. This is a gap of 1,727 units and impacts seniors a substantial number of seniors who make up 44 percent of single households. This number is likely to increase as Southwestern College also generates a high demand for housing to accommodate students, many of which are of low income, independent, and are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing. Large households also face challenges finding larger more suitable units to rent. The 2019-2023ACS breaks out bedroom data to include 4- and 5-bedroom units, which shows only 2,801 units available for rental contrasted to 24,003 available for ownership. The 2019 Census reported 33,563households with more than four members, which shows a gap of approximately 9,560 larger units. Thus, the problems for large renter families are more severe than the other groups and is consistent with the overcrowding issues from the Needs Assessment section. In order to provide for a more diverse housing stock mix that would accommodate housing needs, the City will need to encourage smaller unit homeownership housing, that could accommodate single and elderly households. This would also likely impact generational wealth opportunities and help address income inequality issues throughout the City. Housing with four (4) or more bedrooms should also be encouraged to benefit large renter households. In addition, ADA accessible housing is a need as the disabled are often limited in their housing choices and many senior households may benefit from similar modifications. Special needs groups would also benefit from having a set-aside requirement in any of the future housing developments. Income targeting to those earning 50 percent or less of the area median would help address the worst-case needs of the severely over cost burdened households.

Discussion

Housing affordability continues to be a challenge. According to Table 32 in Section MA-15, there are 1,365renter housing units in the City affordable to those earning less than 30 percent AMI, with no information for owner households in this category, but Table 6 in Section NA-10 shows there are 11,800households in that income bracket. There are 4,235housing units affordable to those in the 30-50 income category, but there are 10,965households in that income bracket. Thus, there is an estimated need for approximately 10,3453 housing units affordable to those earning less than 30 percent AMI (though this is likely lower given the missing ownership data) and an additional 4,385 housing units that are affordable to households earning between 30-50 percent of AMI. Per the City's Housing Element, there are new construction goals of 50 extremely low units, 100 very low units and 400 low units to be constructed by 2029. This is not nearly enough to meet the gaps, but with other programs such as rental subsidies, rehabilitation, provision of public services, and other community development programs, needs will be addressed. During the period of the Consolidated Plan from July 1, 2025 to June 30, 2029, the City will continue to prioritize the development of additional affordable rental housing units and the preservation of both rental and ownership units that are currently affordable to low- and moderate-income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher occurrence of overpayment and overcrowding. One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there.

This section summarizes the cost and affordability of the housing stock to Chula Vista residents. As the Census data pertaining to housing cost can be unreliable, more accurate data sources are utilized in the discussions following these tables.

According to the Census data in Table30 home values have increased 40percent and rents have increased substantially 36 percent over the last 10 years. As this default data presented in the table above is outdated, MLS and CAR data is used for the following discussion instead.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	375,700	526,500	40%
Median Contract Rent	1,213	1,644	36%

Table 2830 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,964	6.2%
$500-999	2,755	8.7%
$1,000-1,499	8,985	28.3%
$1,500-1,999	9,155	28.8%
$2,000 or more	8,880	28.0%
Total	***31,739***	***100.0%***

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Median Rental Costs

As stated, Tables 30 and 31 indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey (ACS), are somewhat dated, and do not illustrate cost by bedroom. Per the City's Housing Element the 2019 average monthly rents in Chula Vista ranged from $1,134 for a studio apartment, $1,487 for a one-bedroom, $1,820 for a two-bedroom, and $2,213+ for three-bedroom

apartment. To be able to afford the average two-bedroom apartment, a household would need to earn $6,070 a month or over $35.00 an hour.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,365	No Data
50% HAMFI	4,235	2,095
80% HAMFI	17,330	3,989
100% HAMFI	No Data	7,444
Total	***22,930***	***13,528***

Table 2932 – Housing Affordability
Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,062	2,248	2,833	3,819	4,638
High HOME Rent	1,779	1,907	2,291	2,638	2,923
Low HOME Rent	1,326	1,420	1,705	1,970	2,197

Table 3033 – Monthly Rent
Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the ACS data in Table 6, approximately 37120 households (47 percent) earn less than 80 percent of the HAMFI in Chula Vista. According to CHAS data in Table 32, there are 29,041 housing units in the City that are affordable to low- and moderate-income households. Thus, it would appear that there are no adequate units to support needs. Per the Needs Assessment, there are approximately 11,800 households earning less than 30 percent of AMI reside in the City; however, there are only approximately 1,365 renter units affordable to those at this income level. Similarly, the City has 10,965 households earning between 31 and 50 percent of AMI and only 6,330 housing units affordable to those at this income level (4,235 renter and 2,095 owner). The shortage of affordable units is most prevalent for households with the lowest incomes, unlike households earning between 50 and 100 percent AMI where there is an ample amount of housing available. In order to address the disproportion, the City would need to add 15,070 units for those earning less than 50 percent AMI (10,435 units for extremely-low and 4,635 units for very low-income households). Although a housing unit may be considered affordable to a particular income group, this does not necessarily mean that the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the data in the tables. Housing affordability within the City is a reflection of a region-wide phenomenon. The cost of both land and housing (for sale and for rent) is high in Chula

Vista, on average, higher than in many areas of the county. This makes it increasingly challenging to create and maintain affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability can be inferred by comparing the cost of housing in a City with the maximum housing costs affordable to households of different income levels. This information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or housing cost burden. The California Association of Realtors (CAR)'s Traditional Housing Affordability Index (HAI) measures the percentage of households that can afford to purchase the median priced home in the state and regions of California based on traditional assumptions. C.A.R. also reports its traditional and first-time buyer indexes for regions and select counties within the state (FTBHAI).

San Diego County is not very affordable, only 25 percent of residents can afford to buy, which is similar to the State of California (31 percent), but in contrast to the United States as a whole where 55 percent can afford to buy. A first-time buyer is assumed in the HAI to make a 20 percent down payment, which based on the median price of $881,030 in San Diego County in December of 2024, would be $176,206. In Chula Vista the average price of homes ranges from $590,000 for a two-bedroom house, to $750,000 for a three-bedroom, $903,300 for a four-bedroom, and $1,100,000 for a five-bedroom. These prices require a down payment of $118,000 minimum. The average low- and moderate-income household is not likely to have substantial savings in that amount. Moreover, the payment associated with that scenario of $3,501 per month and an annual income needed of $140,040is not realistic given a median income of $86,132. As home values and rents have continued to substantially rise, this has further exacerbated housing problems such as cost burden, severe cost burden and overcrowding—particularly for low- and-moderate income households. Given the low inventory of sales and rentals and the high percentage of residents who continue to stay in the same house per the Census, it is unlikely that affordability will increase naturally in the market.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are used to guide payment amounts under certain programs, including initial renewal rents for some expiring project-based Section 8 contracts. They also serve as a rent ceiling in the HOME rental assistance program. The 2024 and 2025 Fair Market Rents for San Diego County shown in Table 33 are much lower than the rents advertised online for the rental market survey conducted. Most extremely- low and low-income households cannot afford the fair market rents or the market rents. Thus, these income groups have a greater need for affordable housing and will be targeted in the City’s overall strategy to produce or preserve affordable housing.

To produce or preserve affordable rental housing units that carry a minimum HOME affordability period of 20 years, significant levels of subsidy are required. In addition, a substantial amount of funds is needed to assist with down payment to make a mortgage payment affordable.

Discussion

Creating new affordable housing units continues to be a challenge and housing affordability problems have become increasingly difficult. As such, the provision of Affordable Housing Opportunities will continue to be a high priority need in the FY 2025-2029 Consolidated Plan.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a "selected condition" as owner- or renter occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 34 shows that 33 percent of owner-occupied households in the City have at least one selected condition and 52 percent of all renter-occupied households in the City have at least one selected condition. This translates to 15,855 owner households and 16,480 renter households respectively that may need some type of housing assistance.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

A substandard condition is one that affects the health and safety of a resident's habitability. As defined by the California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Substandard conditions include inadequate sanitation, structural hazards, any nuisance which endangers the health and safety of the occupants or the public, all substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition, infestation of insects, vermin, or rodents as determined by a health officer, faulty weatherproofing, lack of fire resistant systems, visible mold, inadequate structural resistance to horizontal forces, buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies, and inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

'Standard' housing condition in the City is defined as being in conformance with the California State Health and Safety codes. For the purposes of the Consolidated Plan grant programs, a unit in

substandard condition is considered “suitable for rehabilitation” provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,855	33%	16,480	52%
With two selected Conditions	840	2%	2,990	9%
With three selected Conditions	15	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	31,030	65%	12,240	39%
Total	***47,740***	***100%***	***31,740***	***100%***

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,145	36%	6,365	20%
1980-1999	11,030	23%	9,845	31%
1950-1979	17,860	37%	14,290	45%
Before 1950	1,700	4%	1,250	4%
Total	***47,735***	***100%***	***31,750***	***100%***

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,560	41%	15,540	49%
Housing Units build before 1980 with children present	9,830	21%	5,455	17%

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 37 - Vacant Units

Data Source: Data Not Available from HUD Sources

Vacancy Rates

Vacancy rates are an indicator of supply and demand. Low vacancy rates suggest households may have trouble finding housing with an affordable monthly payment. A high number of vacant units indicate an over-supply of housing units. A four to six percent vacancy rate is considered "healthy". A balanced vacancy rate for a community is typically around 5%. Vacancy rates lower than 5% favor landlords and can signal a shortage of choice for renters, while vacancy rates above 5% favor renters.

According to the 2020 census, the vacancy rate in Chula Vista was 3.1 percent, representing a tight housing market. There was a total of 2,705 vacant units reported. In the County, the rates were higher with a homeowner vacancy rate of 6 with a total of 69,741 vacant units reported.

According to the City's Housing Element there are 120 vacant sites available to meet State Regional Housing Needs. It is difficult to find matching data to assess the need for this issue. Local officials typically learn of potential vacant and abandoned properties through registration, neighbor complaints, visual surveys, property tax delinquency, or other means, and turn first to code enforcement and tax liens to make owners take responsibility for the property and return it to productive use. Vacant and abandoned properties can quickly fall into disrepair enough that they no longer comply with local building codes. Code enforcement officials, who are empowered to secure properties that pose a threat to public health, safety, and welfare, can then issue citations and levy fines on problem properties.

One of the greatest obstacles to timely and effective code enforcement is tracking down and holding responsible the owners and servicers of loans in default. Real estate owned (REO) properties pose special challenges. Mortgage servicers, which are usually national or international companies, must contend with the local laws and codes that apply to a given property. When officials can identify the property owners and hold them responsible, they can ensure that code violations are rectified and mitigate the negative impact of the property. If the owners are not responsive, local governments can take control of the property and pursue the appropriate course: either rehabilitation or demolition and reuse.

Need for Owner and Rental Rehabilitation

The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. Housing over 50 years old is considered aged and more likely to generate major repairs such as significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built after 1990 may require aesthetic and maintenance repairs such as new roofs and windows and paint improvements. Approximately 48% of the housing stock is over 40 years old, and 20% of the housing stock is approaching 50 years of age or older and more likely to require major rehabilitation. Housing that is not maintained can discourage investment, reduce neighboring property values, and negatively impact the quality of life in a neighborhood. The age of the

City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

A large portion of the City's housing stock (41.5 percent) was built prior to 1979, making the residents of these homes at risk lead-based paint hazards. Lead can cause severe damage in young children. It attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home.

There are 38,874 housing units built before 1980, As 41.5 percent of these units might contain lead-based paint and 45.6 percent of the City's population is low- and moderate income, it can be estimated that 16,132.71 housing units with lead-based paint hazards may be estimated to be occupied by low- and moderate-income families. Moreover, the majority of low- and moderate-income households are concentrated in the same Census Tract/Block Groups where the housing stock is generally older.

Discussion

As noted in the Needs Assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the most prevalent conditions are cost burden and overcrowding. The high number of low- and moderate- income households and special needs groups, including seniors with limited income and higher rates of disability struggling with issues more important than fixing their homes, indicate that many units in the housing stock may not be suitable for habitation. Based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. The City will continue to address this need through the implementation of programs designed to preserve the stock of affordable housing, which is a High Priority Need.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing is a form of housing tenure in which the property is owned by a government authority, which may be central or local, which may be owned and managed by the state, by non-profit organizations, or by a combination of the two, usually with the aim of providing affordable housing. Typically, this type of housing is seen as a potential remedy to housing inequality. According to HUD, public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 PHAs.

County of San Diego Housing and Community Development Services (HCDS) serves as the Housing Authority for the County. The Housing Authority of the County of San Diego administers several publicly owned rental housing units within San Diego County. These rental units are available to low-income families, senior citizens, and disabled persons. The Housing Authority participates in the Section 8 Housing Choice Voucher (HCV), Public Housing, Veteran Affairs Supportive Housing (VASH), Section 8 Project-Based Voucher (PBV), Moderate Rehabilitation, and Housing Opportunities for Persons with AIDS (HOPWA) programs. The Housing Authority of the County of San Diego has 8 waiting lists that are open now or opening soon.

Totals Number of Units

Program Type									
	Certificate	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project-based**	**Tenant-based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
# of units vouchers available	0	51	76	14,450	120	14,330	1,403	69	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Public Housing Supply

Public housing is a form of housing tenure in which the property is owned by a government authority, which may be central or local, which may be owned and managed by the state, by non-profit organizations, or by a combination of the two, usually with the aim of providing affordable housing. Typically, this type of housing is seen as a potential remedy to housing inequality. According to HUD, public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families.

The County of San Diego Housing and Community Development Services (HCDS) serves as the Housing Authority for the County. The Housing Authority of the County of San Diego administers several publicly owned rental housing units within San Diego County. These rental units are available to low-income families, senior citizens, and disabled persons. The Housing Authority participates in the Section 8 Housing Choice Voucher (HCV), Public Housing, Veteran Affairs Supportive Housing (VASH), Section 8 Project-Based Voucher (PBV), Moderate Rehabilitation, and Housing Opportunities for Persons with AIDS (HOPWA) programs.

Describe the supply of public housing developments:

As stated in the Needs Assessment section NA-35, the Housing Authority of the San Diego (HACSD) owns and administers four (4) public housing rental complexes located in the City of Chula Vista; with a total of 121 units. The units are available to low- income families, senior citizens, and disabled persons as follows:

- Dorothy Street Manor (22 family units located in Chula Vista)
- L Street Manor (16 family units located in Chula Vista)
- Melrose Manor Apartments (24 family units located in Chula Vista)
- Town Centre Manor (59 senior units located in Chula Vista)

In addition, the HACSD manages the Housing Choice Voucher program in the City of Chula Vista. According to Table 38, there are approximately 14,450 Vouchers available in the County, mostly tenant-based, and 1472 are special purpose vouchers (1,403 Veterans Affairs Supportive Housing, 69 Family Unification Program, and 0 Disabled).

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Chula Vista does not have a public housing authority. The Housing Authority of the County of San Diego serves as the City's public housing authority. As outlined above, the HACSD has 117 public housing units available to residents plus four resident-manager units, for a total of 121. These units are addressed in the HACSD PHA Plan.

The PHAS is an in-depth evaluation of a Public Housing Agencies (PHAs) performance including the physical condition of properties, financial health, management systems, and the effectiveness of its modernization Capital Fund Program. The HACSD received a Public Housing Assessment System (PHAS) physical score of 93 out of a possible 100 points for the fiscal year ending on June 30, 2018. The HACSD was awarded 10 points out of a maximum score of 10 for its administration of its Capital Fund Program. The HACSD continues to improve its Public Housing stock with funding from its Capital Fund Program. More current scores have not yet been released due to the Coronavirus Pandemic. HUD will resume issuing new PHAS scores beginning with PHAs with fiscal year end date of June 30, 2021. HACSD was determined to be a high performer in 2017.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. REAC scores range from 1 to 100 (100 being best) and a score below 60 is considered a failed score. Scores for units within Chula Vista were all passing as of August 25, 2021. The three most recent HUD inspection scores for properties in Chula Vista are shown below:

Public Housing Condition

Public Housing Development	Average Inspection Score
Congregational Tower	97c
Garden Villas	92c
Oxford Terrace	91c

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

- Dorothy Street Manor (22 family units located in Chula Vista)
- L Street Manor (16 family units located in Chula Vista)
- Melrose Manor Apartments (24 family units located in Chula Vista)
- Town Centre Manor (59 senior units located in Chula Vista)

As is the case with complexes of this age, major systems and components begin to meet or exceed their life expectancies and must be restored or replaced at an accelerating rate, which often exceeds the funding available to take the appropriate actions in a timely manner. Per the HACSD's FY 2024 Action Plan, improvements were to be completed at Town Centre Manor which include electrical and plumbing updates, ADA accessibility improvements, elevator modernization, and fire safety systems.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The HACSD holds an annual Capital Improvement and Resident Services meeting with public housing residents to elicit information, feedback and recommendations for future capital fund projects and other resident needs.

The HACSD works with residents to prioritize resident needs so that funds are directed first to higher priority items with a priority focus on energy efficiency improvements. A contracted property management company is directed to promptly address all needed repairs. HACSD conducts annual quality control inspections. The HACSD is currently addressing the high priority deficiencies identified in the Physical Needs Assessment. The long-term goal of the HACSD is to address all the deficiencies identified in the report.

Discussion:

As was discussed above, as the HACSD public housing ages, restoration and rehabilitation needs are expected to increase at an accelerating rate. However, income from rents generally remains level, while other sources of income, such as capital funding, do not necessarily rise at the same rate as accelerating costs. The HACSD is seeking other options, such as conversion of the public housing units, in order to provide these affordable housing units over the long term.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The facility and service needs of homeless families and individuals generally include emergency shelter, transitional housing, supportive services such as job training and counseling, and mental and general health services. Emergency shelters often provide accommodation for a few days up to three months. Transitional housing provides shelter for an extended period of time (as long as 18 months) and generally includes integration with other social services and counseling programs that assist people in attaining a permanent income and housing. Permanent supportive housing is rental housing for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency. Outreach activities and programs are designed to contact or interact with the chronic homeless, hard to house homeless, homeless families with children and persons at risk of homelessness, and to provide information regarding and access to the region's system of care.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	0	78	0	0
Households with Only Adults	65	0	0	36	30
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The County of San Diego is the lead Agency to mainstream services such as health, mental health, and employment services, and serves as the public housing authority for the City of Chula Vista. In the region, the San Diego Workforce Partnership provides job training programs throughout the region. There are also various community colleges in the region that provide no to low-cost educational opportunities. As previously mentioned previously, the City of Chula Vista participates in the Regional Continuum of Care Council.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Preventive services are aimed at preventing the incidences of homelessness by assisting individuals and families from slipping into the cycle of homelessness due to a temporary or sudden loss of income. Preventive services include Short-term financial assistance to prevent eviction, foreclosure or utility shut off, Tenant-landlord legal/mediation services to prevent eviction, food banks and pantries, transportation/gas voucher, clothing assistance, prescription/medical/dental services, and information and referral services.

Government assistance and homeless programs work to enable the homeless community to obtain income, housing and other services. In California, the primary programs for assisting families in poverty are most often administered (in whole or in part) by state and county agencies.

There are several Federal and State Programs aimed at addressing the needs of the Homeless. Regionally, the CoC uses its federal and state funding to support federal, state and local initiatives that will have a meaningful impact on preventing and ending homelessness. Locally, the City of Chula Vista are direct recipients of HUD CDBG, HOME, and ESG funds which are used to develop affordable housing and community and economic development activities that meet the goals and objectives listed in this Consolidated Plan.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City has a strong network of public, private, and nonprofit organizations offering facilities and services. The following section identifies many of the services available to assist particularly vulnerable people that are elderly, frail elderly, that have disabilities, who live in poverty or are refugees, who have

alcohol or other drug addictions, and/or are domestic violence survivors to particularly vulnerable (special needs) populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations require unique housing support. An estimated 49% of households with a disability have a housing need that may require modifications to make a unit more accessible, such as shower grab bars, ramps, or wide doors. This population may need help with one or more daily activity requiring assistance from a hired caregiver or family member. If neither option is available due to lack of family members or for financial reasons, group homes offer vital support for populations with disabilities. An estimated 11% of elderly (aged 62 years and older) and 11% of frail elderly (elderly and require assistance with daily living) have housing or service needs; this is based on the share of elderly and frail elderly living in poverty. These needs are similar to those with disabilities, such as modifications to the home or care provided by a family member, or at home caregiver.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Several organizations in San Diego offer supportive housing referral and placement services for residents returning from mental and physical health institutions and those who are experiencing homelessness. This includes San Diego Health and Human Services as well as disability advocacy groups.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City prioritizes public service activities that serve the most vulnerable populations in the City. This includes recreation programming for seniors through the Norman Park Senior Center, therapeutic recreation programs for adults with disabilities, food delivery services offered by Meals on Wheels and Mama's Kitchen.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing that meets their needs and ability to pay; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply, especially those that relate to regional, national, and international economy. However, they do have control over several policies which are examined in this section.

At the state level California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. A variety of requirements and regulations can impede a community's ability to respond quickly to the growing need for housing, including zoning restrictions, land use regulations, low density requirements, off-street parking requirements, preservation or environmental impact regulations, and permitting processes, among other factors. Typically, such housing policies and processes are controlled at the local government level. While the authority to regulate land use is delegated primarily to local governments, states have the constitutional authority to reduce or remove regulations that drive up housing costs, offer financial and technical support for local communities to zone for affordable housing, and empower municipalities to use their own resources to create incentives for development. California has tried to streamline permitting processes and ease restrictive zoning laws that hinder the development of affordable housing and enacted legislation allowing fewer parking spaces in housing developments to increase affordability in areas close to public transit and promote the construction of accessory dwelling units (ADUs) in single-family and multifamily residential neighborhoods. Still, California is one of the most highly regulated of the 50 States, ranking number 9 on the Wharton Residential Land Use Regulation Index (WRLURI).

Analysis of Impediments to Fair Housing Choice (AI)

Based on the analysis conducted for the Regional AI, the following was a preliminary list of fair housing impediments identified in San Diego County:

- Outreach and Education: Fair housing education is identified as one of the most important strategies for furthering fair housing. However, traditional outreach methods of publishing notices and press releases in newspapers and posting information on websites are not adequate to reach the general public with diverse needs and interests. Outreach methods should be expanded to include other media of communications as well as utilizing networks of neighborhood groups and organizations.
- Enforcement: Rigorous enforcement of fair housing laws is most effective in deterring housing discrimination. However, not enough enforcement activities are pursued. Fair housing service providers should encourage victims to pursue litigation and refer victims to agencies and

organizations with the capacity to handle litigation. Also, favorable outcomes in litigation should be publicized to encourage other victims to come forward.

- Racial Segregation and Linguistic Isolation: In San Diego County, 15.4 percent of residents indicated they spoke English "less than very well" and can be considered linguistically isolated. The cities of National City, Chula Vista, El Cajon, and Escondido have the highest percentage of total residents who spoke English "less than very well". Most of these residents were Spanish speakers.
- Lending: Throughout San Diego County, White applicants were noticeably overrepresented in the loan applicant pool, while Hispanics were severely underrepresented. Black and Hispanic applicants also seem to be significantly more likely to receive subprime loans. The SDRAFFH and jurisdictions should meet with the lending community to discuss ways to expand access to financing for all but especially for minority households.
- Housing Options: It can be difficult for persons with disabilities to find housing that suits their needs, and the existing housing tends to have long waiting lists. Local jurisdictions should encourage universal design principles in new housing developments, in addition to accessing necessary education on accessibility requirements.
- Overconcentration of Housing Choice Vouchers: There is an overconcentration of vouchers in certain cities in the County. There needs to be an increase in outreach and education through fair housing service providers to educate renters on their options.

With state housing law being amended annually in areas such as density bonus and Accessory Dwelling Units (ADUs), impediments to affordable housing are decreasing quickly. The City has deferred to state law in both examples mentioned above ensuring quicker review times on affordable development projects.

This year marks the halfway point of the City of Chula Vista's sixth Housing Element cycle. The state Department of Housing and Community Development (HCD) allocates a certain number of units of different income levels to each City at every cycle called Regional Housing Need Allocation (RHNA). RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing. HCD has allocated the following RHNA to the City of Chula Vista for the 2021-2029 Housing Cycle:

Income Level	Number Allocated	Number Needed
Very Low	2,750	2,583
Low	1,777	1,337
Moderate	1,911	1,911
Total	6,438	5,831

Table 41 - RHNA Allocation of Affordable Units by Income Level

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic development is a major contributor to a community's standard of living and quality of life. Standard of living is typically measured by a series of indicators that include, but are not limited to, educational achievement, housing and neighborhood conditions, general health and safety, household income, employment opportunities, and wages. The City's ability to retain and attract businesses that employ the local workforce and raise the standard of living is essential to successful economic development.

Economic Development Market Analysis

There are many different types of assets that communities have. These include natural amenities, cultural and historic resources, human capital, and current industries, as well as the potential for new and emerging industries—such as renewable energy. Assets can include the presence of an institution, such as a college or university, or a hospital or medical center. Asset-based economic development builds on existing local resources to strengthen local and regional economies, and focuses on a community's natural environmental, sociocultural, and economic advantages and how these can be leveraged into sustained economic growth and productivity. It focuses on building capacity in communities and strengthening connections within regions. The following section identifies gaps and deficiencies in the local economy and discusses efforts to attract new investments/industries, in the more traditional style of economic development. Goals for retaining existing jobs and creating new jobs, increasing per capita income, and increasing the local tax base are also included as, the City desires to enhance the community's quality of life/sense of place, strengthen community pride by building on local traditions/creating new ones, and seeks to build stronger regional networks.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	771	30	1	0	-1
Arts, Entertainment, Accommodations	16,622	9,935	18	19	1
Construction	6,501	2,095	7	4	-3
Education and Health Care Services	19,080	13,239	21	25	4
Finance, Insurance, and Real Estate	5,451	2,814	6	5	-1
Information	1,583	542	2	1	-1
Manufacturing	7,822	4,761	8	9	1
Other Services	4,321	2,355	5	4	-1
Professional, Scientific, Management Services	9,337	3,054	10	6	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	13,193	10,267	14	19	5
Transportation and Warehousing	4,018	2,188	4	4	0
Wholesale Trade	4,058	1,708	4	3	-1
Total	92,757	52,988	--	--	--

Table 42 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	136,195
Civilian Employed Population 16 years and over	123,035
Unemployment Rate	9.65
Unemployment Rate for Ages 16-24	31.06
Unemployment Rate for Ages 25-65	5.81

Table 43 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	31,880
Farming, fisheries and forestry occupations	5,725
Service	13,070
Sales and office	29,275
Construction, extraction, maintenance and repair	10,020
Production, transportation and material moving	6,920

Table 44 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	61,503	53%
30-59 Minutes	42,853	37%
60 or More Minutes	11,514	10%
Total	***115,870***	***100%***

Table 45 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	11,380	2,145	5,870
High school graduate (includes equivalency)	21,820	2,025	6,715
Some college or associate's degree	36,160	2,675	9,985
Bachelor's degree or higher	35,705	1,600	5,830

Table 46 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	945	1,490	4,900	5,759
9th to 12th grade, no diploma	2,120	2,505	2,425	7,125	3,530
High school graduate, GED, or alternative	7,700	9,215	8,415	13,355	6,640
Some college, no degree	10,875	11,710	9,395	14,225	6,145
Associate's degree	1,455	4,780	4,340	6,060	2,730
Bachelor's degree	2,685	7,845	8,200	14,465	4,790
Graduate or professional degree	60	2,470	4,450	6,855	2,795

Table 47 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,370
High school graduate (includes equivalency)	147,998
Some college or associate's degree	82,338
Bachelor's degree	129,809
Graduate or professional degree	206,678

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

According to the ACS data below in Table 49, Chula Vista is home to a variety of companies and industries. The key industry clusters in the City include Education and Health Care Services (25 percent of jobs), Retail Trade (19 percent of jobs), and Arts, Entertainment, Accommodations (19 percent of jobs). The City's largest employers, representing 20,065 jobs per the City's Finance Department 2024 Annual Comprehensive Financial Report are as follows:

Business	Number of Employees	Percent of Total Employment
Sweetwater Union High School District	3,983	6.08%
Chula Vista Elementary School District	3,923	5.99%
Sharp Chula Vista Medical Center	3,114	4.75%
Southwestern Community College	1,994	3.04%
Wal-Mart	1,451	2.22%
City of Chula Vista	1,443	2.20%
Rohr Inc./Goodrich Aerospace	1,303	1.99%
Scripps Mercy Hospital Chula Vista	1,073	1.64%
SBCS Corporation	1,004	1.53%
Costco Wholesale	777	1.19%
Total	**20,065**	

Table 49 – Major Employers
Data Source: 2016-2020 ACS

Describe the workforce and infrastructure needs of the business community:

Per Table 46, educational opportunities for the 13,827 residents with less than a high school education (2023 ACS) is one of the most prominent needs for the workforce, as these residents are limited to lower income positions. In addition, opportunities for businesses in the growing sectors of the economy typically provide jobs for the residents with higher education. South San Diego County residents also face many infrastructure challenges including an international border that needs major infrastructure investment. The efficient movement of goods and people safely through these ports of entry are critical to the region's economy and provide a competitive advantage. Funding is also needed for the construction of new roadways, expansion and maintenance of existing roadways, and other infrastructure projects to accommodate current and projected growth demands.

Within the City of Chula Vista, aging infrastructure continues to present challenges to the City in facilitating the revitalization of neighborhoods. The City completed the following planning documents to address these issues: the Urban Core Specific Plan, the Palomar Gateway District Specific Plan, and the Bayfront Specific Plan.

Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. The sales tax is projected to raise $178 million in the first 10 years. More funds are expected in the next 10 years since voters approved a

second term of this sales tax. The Infrastructure, Facilities and Equipment Expenditure Plan guides implementation of Measure P sales tax funds.

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

The Gaylord Pacific Resort & Convention Center opened in the City on May 15, 2025. The opening of this resort is the culmination of decades of planning and development that will have a large economic impact on the City. It is estimated that the Gaylord Resort will generate approximately $500 million annually and create over 4,000 permanent jobs in the area. Due to the high level of planning, infrastructure needs were predetermined and met throughout the construction process.

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

The City has begun to transform the downtown area into a vibrant, pedestrian-oriented residential and commercial center. Nationally, consumer preferences are changing in favor of more compact urban housing types that offer access to retail, services, and transit.

The majority of employees in the civilian labor force have a post-secondary education. Generally, the skills and education of the current workforce correspond to the employment opportunities in the City. There are also a variety of job opportunities available in the City, given 53% of the workforce commutes less than 30 minutes to work each day according to Table 45.

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

An educated and highly trained workforce would support existing and new businesses and remove limitations that lead to lower education and lower skilled industry growth.

A number of workforce training initiatives and programs are available to Chula Vista residents. The following discussion provides details on the region's major programs:

- San Diego Workforce Partnership (SDWP): SDWP has established programs and services promoting self-sufficiency and addressing the current and long-term needs of the region's employers and job seekers. The network of One-Stop Career Centers and the service providers offer adult and youth employment and training programs, labor market information, employment resources, summer and after-school jobs for youth, and job training for dislocated workers. In addition, SDWP's Adult Programs Committee provides governance to Workforce Investment Act (WIA) Adult funded programs.

- Comprehensive Economic Development Strategy (CEDS): Through the Workforce Development Service providers and partnerships established in the CEDS Study Area, job seekers can receive skills training for a wide range of occupations that support existing and emerging businesses.
- San Diego and Imperial Counties Labor Council: The Labor Council is the local central body affiliate of the AFL-CIO. It includes 125 affiliated labor groups within San Diego County. Nearly every sector of the workplace is represented in the membership, including the building and construction trades, hotel workers, longshoremen, nurses, fire fighters, teachers and more. The Labor Council provides training in a variety of skills and trades from entry level to journeyman. In the past, the Labor Council has worked alongside the SDWP, community colleges, and local employers to provide a range of job training programs and help meet employers' need for skilled workers. The Labor Council's programs also include Vocational English as a Second Language (VESL), pre-employment training in employer and workplace expectations, work ethics, resume preparation and job interviewing skills. A state-of-the-art computer technology center is available to help job seekers improve their English, math, and general computer skills, thereby improving their chances for better jobs. Technical skills are also taught in several trades so clients can be placed with some of the area's largest union employers.
- AB109 Public Safety Realignment: Under the direction of the Community Corrections Partnership (CCP), the San Diego Public Safety Agencies, including the Probation Department, Sheriff's Department, District Attorney's Office, Public Defender's Office, came together with the San Diego Superior Court and other key partners, including the Health and Human Services Agency, to develop an AB 109 Implementation Plan focused on maintaining the highest level of public safety and ultimately, striving to reduce recidivism. As the agency charged with managing the realigned population, Probation will also engage community providers to obtain reentry services including educational, job preparation, and vocational training/employment services, cognitive behavioral treatment, family strengthening strategies, restorative justice programs, and housing resources.

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

The City of Chula Vista participated in the development of the County of San Diego Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City is investing in the development of economic growth opportunities for residents and locals through the newly opened Gaylord Pacific Resort and Convention Center as well as through a University Innovation District. The Gaylord Resort is located on the Western side of the City and is creating thousands of permanent job opportunities in a historically underserved community. Conversely, the University Innovation District is being built on the Eastern side of the City and will create space for

approximately 20,000 students and 6,000 faculty/staff. This site will also house production studios for different media and will aid in the creation of approximately 8,000 jobs.

Discussion

Economic development and growth are at the forefront of two major developments in the City and positive outcomes are expected. These projects will benefit Chula Vista residents primarily, and the Southern San Diego region as a whole.

MA-50 Needs and Market Analysis Discussion

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

Housing problems impact low- and moderate- income households disproportionately, compared to higher income households; thus, areas with concentrations of low- and moderate-income households are likely to have high rates of housing problems.

An area of low- and moderate-income concentration is usually defined as a census tract or block group in which the number of low-income persons (defined as persons earning 50 percent or less of the County median income) exceeds 51 percent of the total number of persons. Per the 2020 ACS, there are 70 Census Tract block groups considered to be low- and moderate-income. Overall, low-and moderate-income block groups cover more than half of the City, with high concentrations of low- and moderate-income households in the central core of the City. Based on a review of CPD GIS data, there are specific areas of the City where multiple housing problems are concentrated, nearly all of which are west of the 805 freeway.

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

An ethnic concentration occurs when the percentage of a particular ethnic or racial group of residents in the census tract exceeds the County percentage of the same ethnic group. A high concentration occurs when the percentage of a particular ethnic group is more than twice the County-wide average for that same group. Concentrations typically occur for either social or economic reasons.

CPD GIS data demonstrates ethnic concentrations exist as follows: Figure 2 shows racial/minority concentrations in the City that are greater than the County percentage of 54.2 percent. As shown in the map, ethnic concentrations exist in most of the City, with high concentrations in only a few tracts. The areas of ethnic concentrations are also tracts with concentrations of low-and moderate-income and housing problems. These concentrations indicate that while the City is diverse, housing patterns have developed which may need to be considered when addressing housing needs, minority outreach, and

fair housing planning. The geographic concentrations of the Hispanic population generally overlap with the concentrations of low- and moderate-income residents.

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

The City also has a large population of Asian residents. While Asian residents still make up a small proportion of the City (approximately 15.5 percent), the proportion of Asian residents in Chula Vista is slightly higher than the California overall. Refer to the Figure 2 map below for minority concentration areas.

In Chula Vista, the areas of low- and moderate-income concentrations and minority concentrations generally overlap. These areas also correlate with the concentration of the City's multi-family housing and rental housing. According to the 2020 Census, Chula Vista has a 58.7 percent homeownership rate. Which translates into approximately 41.3% of City households are renters. The average household size for households (3.25 persons) in Chula Vista was higher than the California as a whole of 2.94 persons). As previously discussed, lower income renter-households had disproportionate affordable housing need. All these characteristics point to significant housing assistance needs among lower income renter-households in these areas.

In Chula Vista, the areas of low- and moderate-income concentrations and minority concentrations generally overlap. These areas also correlate with the concentration of the City's multi-family housing and rental housing. According to the 2023 ACS Data, Chula Vista has a 62.11 percent homeownership rate. Which translates into approximately 37.9% of City households are renters. The average household size for households (3.10 persons) in Chula Vista was higher than the California as a whole of 2.86 persons). As previously discussed, lower income renter-households had disproportionate affordable housing need. All these characteristics point to significant housing assistance needs among lower income renter-households in these areas. April 2025 data from the multiple listing service (MLS) shows the median sale price of a home as $950,000.

Are there any community assets in these areas/neighborhoods?

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in these neighborhoods and the City at large. The following service agencies are located in low- and moderate-income neighborhoods:

- Salvation Army
- San Ysidro Health Clinic
- Family Health Centers of San Diego
- South Bay Community Services
- MAAC Project
- South County Economic Development Cooperation
- Various churches provide meals and services to the homeless

- Catholic Charities
- Chula Vista Friends of the Library
- Police Activity League (Chula Vista)

Are there other strategic opportunities in any of these areas?

Yes, there are other strategic opportunities in some of these areas, including the Chula Vista Bayfront. There are other properties in low- and moderate-income areas that have development opportunities. Other sections of the City have been rated as potential developable using sustainability measures.

Figure 4 below shows transit access to major employers and medical occupations in relation to the low- and moderate-income areas. The City will strategically spend funds and seek projects in these areas which overlap low- and moderate-income areas, as well as areas of racial concentrations, and areas with high rates of disabled residents.

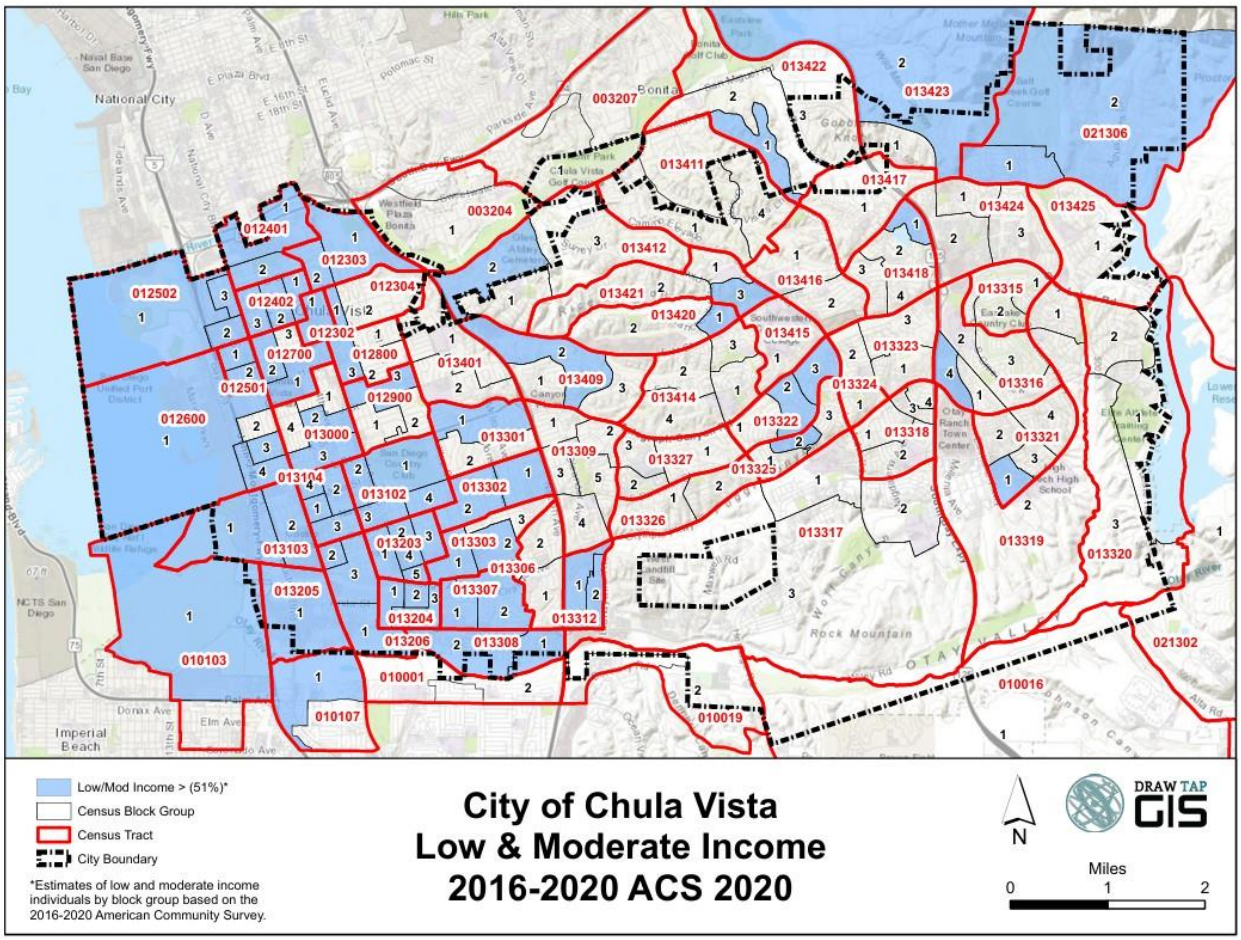


Figure 1 LMA Map

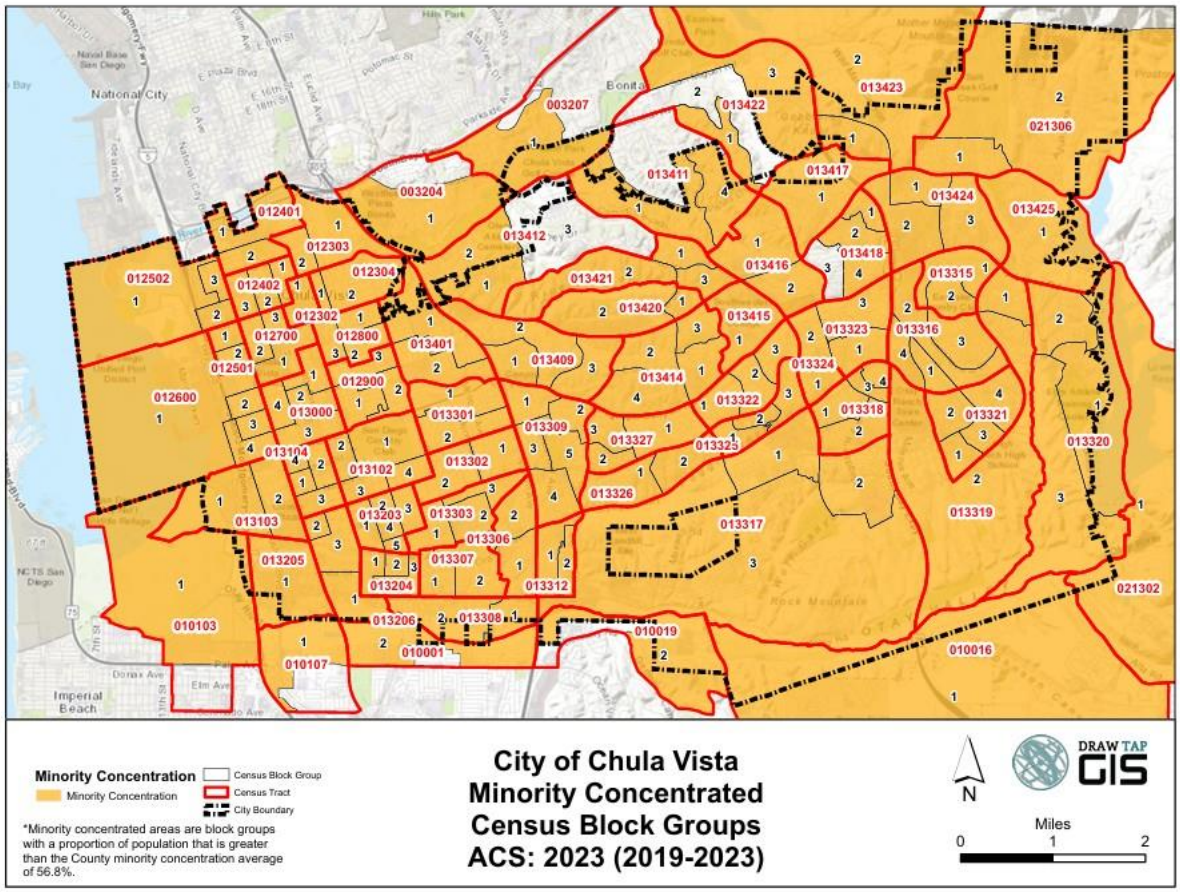


Figure 2 Racial/Ethnic Concentration Map

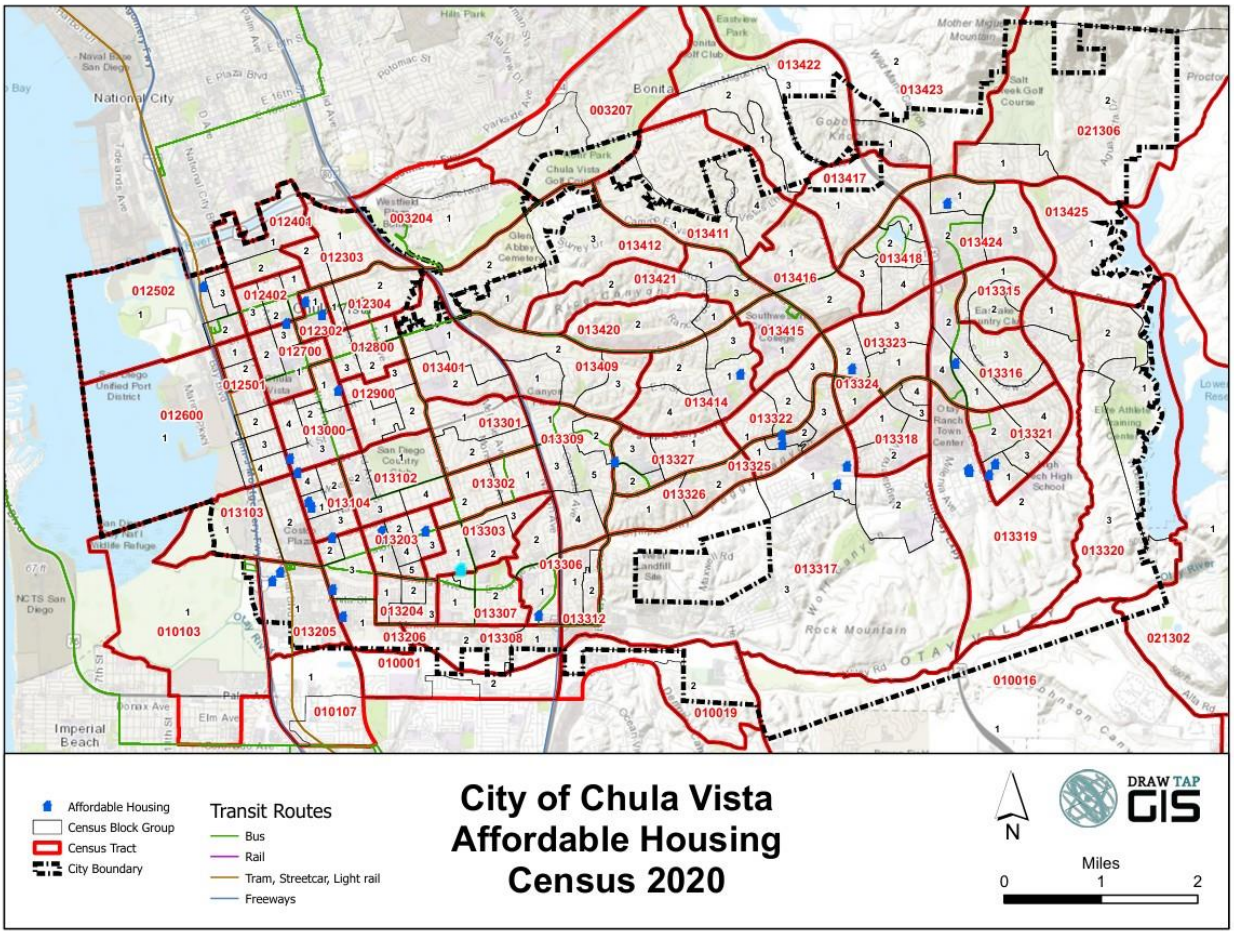


Figure 3 Affordable Housing

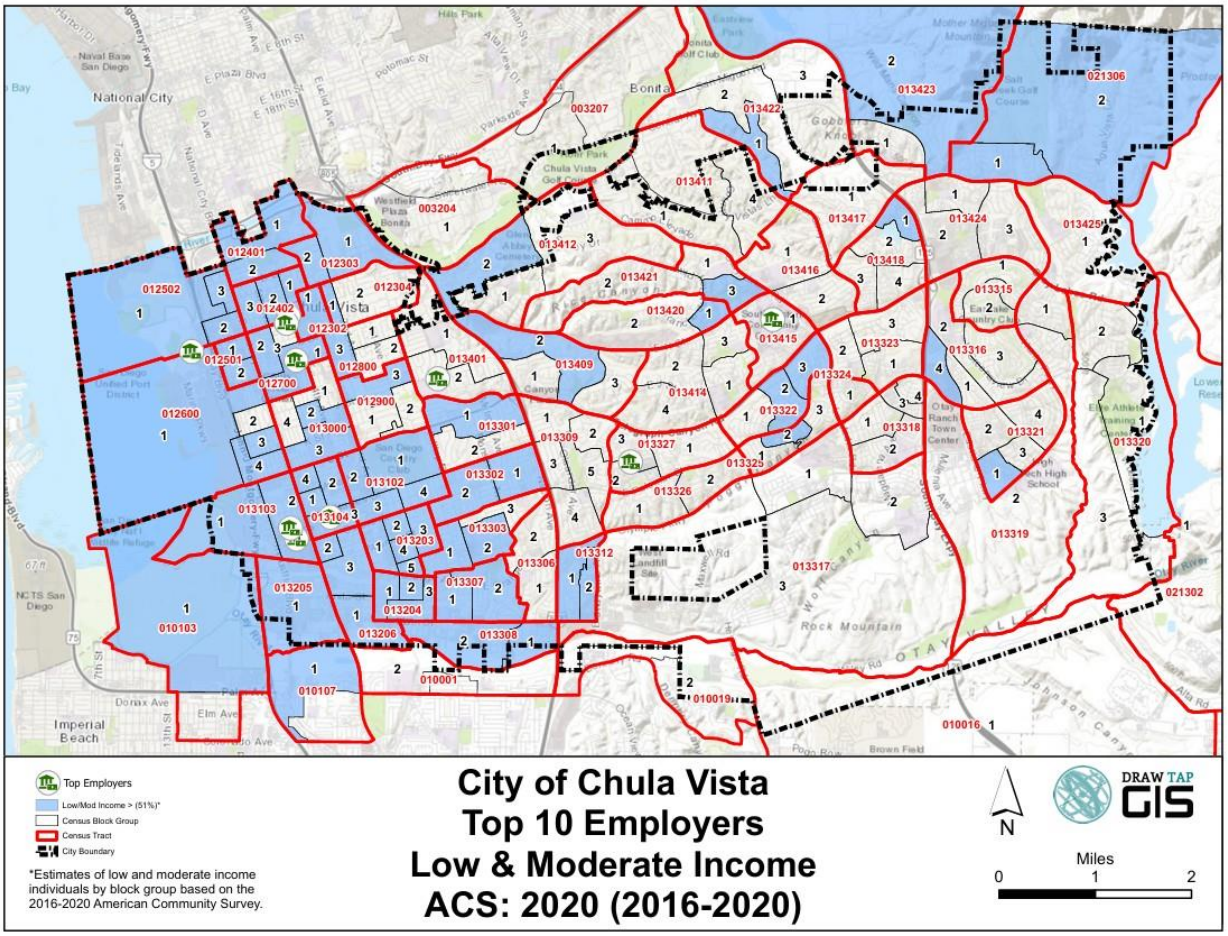


Figure 4 Employers and Transportation

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

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

The Digital Divide refers to the differing amount of information between those who have access to the Internet (especially broadband access) and those who do not have access. Efforts to narrow the digital divide in low-income communities include providing broadband infrastructure to communities in need of such infrastructure. Broadband is the common term used to refer to a very fast connection to the Internet. Such connections are also referred to as high-speed. CDBG funds may be used to install wiring, fiber optic cables, and permanently affixed equipment such as receivers for areas to receive broadband/internet access. Eligible activities include acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements to digital literacy classes. Public services

may include the installation of satellite dishes and similar equipment in private homes or the provision of wireless routers and/or computers to income-eligible persons or households. There is a monthly cost for accessing Internet service, and some households may be unable to afford the cost. Subsidizing the cost on behalf of an individual or family would be eligible as public service.

Pew Research reported that 31.4 percent of households whose annual income fall below $50,000 with children ages 6 to 17, do not have high-speed internet connection at home which places low-income students at a learning disadvantage to their counterparts.

In the City of Chula Vista, similar disparities in Internet usage and device access exit. Despite 94.5 percent of the city having broadband coverage, not all residents have the devices or subscriptions to access the Internet. From census data in 2023, an estimated 3,463 residents (or 3.9 percent of households) did not have access to digital devices and over 4,823individuals (5.47 percent) did not have a broadband Internet subscription. Analysis by neighborhood shows that there is an East and West digital divide in the city, with the West side displaying lower rates of Internet access and use.

The City of Chula Vista adopted a Digital Equity and Inclusion Plan. For further information please visit here https://www.chulavistaca.gov/businesses/smart-city/internet-access

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

Weak competition yields high prices for consumers and little pressure for companies to upgrade their networks to offer better service.

Affordability of services, devices, and training is a central barrier to Internet access. In Chula Vista, the average monthly cost for Internet is $30. 8012 Starting rates range from $14.95 - $49. 99 per month and 3. 2 percent of Chula Vista residents have access to only one or no wired Internet service providers at their address (wired Internet service is hard wired to the provider and implies the use of cable, DSL or ROS to connect as opposed to a wireless Internet service). Choice between multiple service providers is essential because competition can encourage providers to keep rates low and fair. Although there are low-cost internet programs available in the area, there are barriers to entry, including previous outstanding balances on Internet bills or having a current or recent active subscription.

In California, the California Public Utilities Commission authorized the California Advanced Services Fund (CASF) through the adoption of Assembly Bill (AB) 1655 on December 20, 2007. The CASF provides grants to “telephone corporations” to bridge the “digital divide” in unserved and underserved areas in the state. With an initial funding of $100 million, the CASF supports projects that will a) provide broadband services to areas currently without broadband access and b) build out facilities in underserved areas, if funds are still available. Under existing statute, households in census blocks offered wireline and/or fixed wireless service broadband Internet service at speeds of 6 Mbps downstream and 1 Mbps upstream or greater are considered served. The California Interactive

Broadband Map found at https://www.broadbandmap.ca.gov provides mapped records of wireline, wireless, and fixed wireless broadband coverage across California. Wireline broadband Internet access service provides a physical connection to a physical location (a home or business) through a cable fixed network. Whereas wireless broadband Internet access service connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility. Wireless broadband can be mobile or fixed. Chula Vista's rate of broadband Internet access is 98 percent. The most widely used method of accessing broadband Internet services is mobile wireless Internet service. There are 2 Internet providers in Chula Vista offering residential service. There are 4 companies offering business Internet services.

Real estate developers and builders have new obligations under one of HUD's new rules, "Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing" (published Dec. 20) that would provide residents and their children the opportunity to bridge the digital divide by connecting to the world of opportunity. Under the final rule governing installation of broadband, any new and substantially rehabilitated public housing project of four or more units must include infrastructure capable of supporting broadband access to residents as of Jan. 19, 2020, unless the federal fund recipient can document one of three grounds for waivers.

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

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

Chula Vista has several natural hazards risks that could increase with climate change.

- Fire Risk: A large portion of the City of Chula Vista is located within a High and Very High hazard area for wildfires. Frequency and intensity of fires is expected to increase with climate change.
- Flood Risk: The floodplains of the Sweetwater and Otay Rivers and several of their tributaries have the potential to flood during a 100-year storm. Portions of the City are also subject to flood inundation in the event of the failure of the Sweetwater, Upper Otay, or Savage (Lower Otay) dams. The potential for 100-tear storms is expected to increase with climate change.

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

Low lying areas of the City at risk of flooding are inhabited primarily by low-and moderate-income families. These areas are also home to the City's older housing stock and structures that pose an increased risk of damage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During the development of the City's FY 2025-2029 Consolidated Plan, which forms the basis for establishing objectives and outcomes in the Strategic Plan and five subsequent Annual Action Plans, the following priority needs, and objectives were established:

- **Priority 1: Affordable Housing (DH-2) [High Need]-** Promote, preserve, and assist in the development of affordable housing for low- and moderate- income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.
- **Priority 2: Infrastructure and Facilities (SL-1) [High Need]-** Improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods.
- **Priority 3: Public Services (SL-1) [High Need]-** Provide and improve access to public services for low- and moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs.
- **Priority 4: Economic Development (EO-1) [High Need]-** Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.
- **Priority 5: Administration and Planning (SL-1) [High Need]-** Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.
- **Priority 6: Address Homelessness (SL-1) [High Need]-** Provide for programs to address the needs of the homeless population.

These Priority Needs form the basis for allocating investments geographically within the jurisdiction during the next five-year period, beginning July 1, 2025 and ending June 30, 2029. They are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process. During the course of the next five years the City anticipates receiving approximately $12,000,000 of CDBG, $3,500,000 of HOME, and $1,000,000 of ESG funds per year to address the above-mentioned activities to meet the priorities and corresponding goals of the Consolidated Plan, all of which were determined to be a High Priority needs level.

All of the priorities are consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment, and expand economic opportunities for low- and moderate-income residents. The City is able to provide these programs through collaboration and coordination with local nonprofit agencies that provide direct services to

Chula Vista residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Plan and to meet the worst-case needs of residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	**Area Name:**	CDBG Low/Mod Area Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	LMA
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A
2	**Area Name:**	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	N/A City-Wide
	Include specific housing and commercial characteristics of this target area.	N/A City-Wide

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A City-Wide
	Identify the needs in this target area.	N/A City-Wide
	What are the opportunities for improvement in this target area?	N/A City-Wide
	Are there barriers to improvement in this target area?	N/A City-Wide

Table 50 - Geographic Priority Areas

Table 51 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The six Priority Needs established in the Strategic Plan form the basis for allocating investments geographically within the jurisdiction during the next five-year period, beginning July 1, 2025 and ending June 30, 2029. They are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process. During the course of the next five years the City anticipates receiving approximately $12,000,000 of CDBG, $3,500,000 of HOME, and $1,000,000 of ESG funds per year to address the above-mentioned activities to meet the priorities and corresponding goals of the Consolidated Plan, all of which were determined to be a High Priority needs level.

Geographic distribution of funding is based on the nature of the activity to be funded. The City intends to fund activities in areas most directly impacted by the needs of low- and moderate-income residents and those with other special needs. Approximately 15 percent of the City's CDBG allocation will be provided for public service activities, which are provided to low- and moderate-income residents throughout the community. An additional 20 percent will be allocated to Administration and Planning and fair housing services administered by the Legal Aid Society of San Diego in 2025-26, which are also provided to low- and moderate-income residents throughout the community. The remaining 65 percent, and any unexpended Administration funds from the prior year will be designated for Capital Projects administered by the Public Works Department which take place in the primarily residential low- and moderate-income areas.

All of the priorities are consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment, and expand economic opportunities for low- and moderate-income residents. The City is able to provide these programs through collaboration and coordination with local nonprofit agencies that provide direct services to Chula Vista residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Plan and to meet the worst-case needs of residents.

Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from San Diego Bay eastward to Otay Lakes and includes most of the land between Sweetwater River to the north and the Otay River to the south. The Bayfront, rivers, hills define Chula Vista. Located minutes from downtown San Diego and the U.S-Mexico border, Chula Vista has convenient access to the regions cultural, recreational, educational, and business opportunities. Specific community data is described below and the location of the low- and moderate-income areas can be found on the Map.

Communities

The City's communities can be distinguished by geographic planning areas that follow the overall development patterns of the City.

- **Northwest** – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- **Southwest** – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- **East** – That area east of Interstate 805, generally encompassing master planned communities developed from the early 1990's; and,
- **Bayfront** – That area west of Interstate-5 and north of L Street, currently underdeveloped with some development and large vacant waterfront properties.

Geographic Allocations

While the City has not established specific target areas to focus the investment of CDBG/HOME/ESG funds, specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas of concentrations of low- and moderate-income population which are primarily located within the Northwest and Southwest areas of the City. The Figure 4 map above contains a list of block groups illustrating the low- and moderate- income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). For community-wide activities, income verification is used to ensure low-to moderate-income beneficiary levels.

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

Priority Needs

1	**Priority Need Name**	Priority 1: Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing
	Description	Promote, preserve, and assist in the development of affordable housing for low- and moderate- income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.
2	**Priority Need Name**	Priority 2: Infrastructure and Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Area Census Tracts
	Associated Goals	Capital Improvement Infrastructure & Facilities
	Description	Improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods.
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.

3	**Priority Need Name**	Priority 3: Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City-Wide
	Associated Goals	Public Services
	Description	Provide and improve access to public services for low- and moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs.
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.
4	**Priority Need Name**	Priority 4: Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Area Census Tracts

	Associated Goals	Economic Development
	Description	Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.
5	**Priority Need Name**	Priority 5: Administration and Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Administration and Planning/Fair Housing
	Description	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.
6	**Priority Need Name**	Priority 6: Address Homelessness
	Priority Level	High

	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-Wide
	Associated Goals	Address Homelessness
	Description	Provide for programs to address the needs of the homeless population.
	Basis for Relative Priority	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.

Table 52 – Priority Needs Summary **Table 51 – Priority Needs Summary**

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	**Market Characteristics that will influence the use of funds available for housing type**
Tenant Based Rental Assistance (TBRA)	The City of Chula Vista receives approximately $900,000 annually in HOME funds. Approximately 3,224 households are already participating in the Housing Choice Voucher Program (Section 8 program). There are 4 existing public housing projects in Chula Vista. Given the limited funding and existing rental assistance programs, the City may utilize HOME TBRA funds to specifically assist special needs population and/or displaced residents. The higher market-rate rents in East Chula Vista will limit the ability of Housing Choice Voucher holders and TBRA programs to successfully obtain rental housing within this area.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	The City of Chula Vista receives approximately $900,000 annually in HOME funds. Approximately 3,224 households are already participating in the Housing Choice Voucher Program (Section 8 program). There are 4 existing public housing projects in Chula Vista. Given the limited funding and existing rental assistance programs, the City may utilize HOME TBRA funds to specifically assist special needs population and/or displaced residents. The higher market-rate rents in East Chula Vista will limit the ability of Housing Choice Voucher holders and TBRA programs to successfully obtain rental housing within this area.
New Unit Production	The majority of the City's lower and moderate-income households (67%) experience a housing cost burden, paying more than 30% of their income towards housing costs. The supply of affordable housing is limited compared to the need. Based on funding availability and allocations, the City may allocate a portion of its HOME or CDBG funds to increase the supply of safe, decent, affordable housing for lower income households (including extremely low-income households), particularly for those large families, disabled, the homeless, and those at risk of homelessness.
Rehabilitation	The age of the housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair, with housing over 50 years old more likely to generate major repairs. In Chula Vista, the majority (62 percent) of Chula Vista's housing is at least 30 years or older. The City will provide assistance to rehabilitate owner-occupied single-family homes and to rehabilitate multi-family units to preserve or increase the City's affordable housing stock. No funding will be spent on owner occupied rehabilitation for properties built after 1985.
Acquisition, including preservation	The Housing Element identified 501 assisted housing units that are considered "at risk" of converting to market-rate housing over the next ten years. The City will work toward the preservation of these units. The City will also pursue acquisition/rehabilitation of multi-family housing and deed restricting the improved units as affordable housing.

Table 52 – Influence of Market Conditions

Population Growth

Since the last Consolidated Plan, the City's population increased by 4 percent from 257,300 to 268,780 (11,480 people); the number of households increased by 2 percent from 78,065 to 79,485 (1,420 households); and the Median Income increased 32 percent from $65,185 to $86,132 ($20,947). The San Diego Association of Governments (SANDAG) has forecasted that the City of Chula Vista's population will increase by approximately 17 percent, while housing units and households will each increase by about

30 percent by 2050. The current growth trend is substantially slower than during the last Consolidated Plan.

Race and Ethnicity

It is important that the City consider the racial and ethnic composition of residents when planning for housing and community development needs, including fair housing. The City's current Racial/Ethnic composition is mostly Hispanic (60 percent), White (17 percent), and Asian (16 percent). This differs from the County, where percentages are 34 percent Hispanic, 45 percent White, and 13 percent Asian.

Racial/Minority Concentration

HUD typically defines a minority concentration as any tract where the neighborhood's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole. However, some sources have defined concentration as twice the percentage of the County or ten percentage points more than the citywide proportion. The figure below shows racial/minority concentrations in the City that are greater than the County percentage of 54.2 percent. As shown in the map, ethnic concentrations exist in most of the City, with high concentrations in only a few tracts. The areas of ethnic concentrations are also tracts with concentrations of low-and moderate-income and housing problems. These concentrations indicate that while the City is diverse, housing patterns have developed which may need to be considered when addressing housing needs and fair housing planning.

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

Introduction

The City of Chula Vista is a CDBG, HOME, and ESG Entitlement jurisdiction and anticipates receiving $2,346,364 in CDBG funds, $795,804.97 in HOME funds, and $206,837 in ESG funds from the US Department of Housing and Urban Development (HUD) during FY 2025-2026.

The City anticipates receiving similar amounts of HUD funds annually during the five- year period beginning July 1, 2025 and ending June 30, 2030, resulting in approximately $12,000,000 of CDBG funds, $3,500,000 of HOME funds, and $1,000,000 of ESG funds during the Consolidated Planning period. Program income is generated from loan payoffs and is difficult to estimate; however, based on historical amounts receipted each year, the City anticipates approximately $50,000 annually for a total of approximately $250,000 of additional resources during the Consolidated Plan period.

Program income received from the repayment of rehabilitation loans (CDBG and HOME), First-Time Homebuyer loans, and residual receipt payments will be automatically re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the greatest extent possible. These funds will otherwise be re-programmed for tenant-based rental assistance programs. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the mid-year re-allocation process or Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,346,364	0	246,155	2,592,519	0	CDBG funds will be used to create a suitable living environment, decent housing, and economic development opportunities for low and moderate-income residents.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	795,805	0	0	795,805	0	HOME funds will be used to create affordable housing opportunities for low- and moderate-income residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	206,837	0	0	206,837	0	ESG funds will be used to address homelessness in the City.

Table 53 - Anticipated Resources

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

The City of Chula Vista has successfully leveraged funds from federal, state, local and private resources to complete several Capital Improvement Projects (CIP) and affordable housing developments in the City's low- income communities. The most recent CIP projects with leveraged funds are 1) Casa Anita March 2023, City Housing Authority Low and- Moderate Income Housing funds (LMIHF), No Place Like Home (NPLH), and 96 affordable units; and 2) Columba, completed in December 2023, used LIHTC, CDLAC bond, and private financing to construct 198 units. In addition, the leveraged funding from private and non-federal public sources are as follows:

Federal Resources: Continuum of Care (CoC) Program, HUD Veterans Affairs supportive Housing (HUD-VASH), Supportive Housing for the Elderly (Section 202), Supportive Housing for Persons with Disabilities (Section 811), Housing Opportunities for Persons with AIDS (HOPWA), Youthbuild, Federal Low-Income Housing Tax Credit Program

State Resources: State Low-Income Housing Tax Credit Program, Building Equity and Growth in Neighborhoods Program (BEGIN), CalHome Program, Multifamily Housing Program (MHP), Housing Related Parks Grant, CalHFA Single and Multi-Family Program, Mental Health Service Act (MHSA) Funding

Local Resources: Housing Authority of the County of San Diego, Southern California Home Financing Authority (SCHFA) Funding

Private Resources: Federal Home Loan Bank Affordable Housing Program (AHP), Community Reinvestment Act Programs, United Way Funding, Private Contributions, Matching Requirements

HOME: HUD requires HOME recipients to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222.

ESG: The City must ensure that ESG funds are matched "dollar for dollar" in accordance with HUD regulations. Matching contributions may be obtained from any source, including Federal source other than ESG program, as well as state, local, and private sources. Additionally, under the ESG program, the recipient may require its subrecipients to make matching contributions consistent with this section to help meet the recipient's matching requirement.

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

There is relatively little availability of publicly owned land or property located within the jurisdiction that can be used to address the needs identified in the plan.

Discussion

See Narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Chula Vista	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
County of San Diego Housing Authority	PHA	Public Housing	Region

Table54 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, and community development activities for residents in Chula Vista are delivered by public agencies, non-profit organizations, private entities, and churches. The City has identified the following gaps and strengths in the delivery system:

Gaps

City staff will continue to communicate and work with HUD staff to implement programs and develop institutional structure. Gaps in the delivery are not necessarily a concern, rather effective coordination among several departments can be challenging.

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

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

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

Table 55 - Homeless Prevention Services Summary

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

The City of Chula Vista participates in the regional approach to end chronic homelessness and homeless prevention efforts. This is accomplished through membership in the Regional Continuum of Care Council (CoC) and the South Bay Homeless Alliance. The South Region Homeless Alliance includes representation from local organizations including south county cities (San Diego, Chula Vista, National City, Imperial Beach, Coronado as well as unincorporated County of San Diego areas such as Bonita and Spring Valley. The Alliance also includes representation from the Chula Vista Schools faith-based organizations and a diverse group of social service agencies.

The City of Chula Vista formed a Homeless Outreach Team (HOT), which is made up of police officers, various City departments and representatives of community outreach organizations. This team has been tasked with analyzing environmental and societal factors related to quality of life in Chula Vista as it relates to homelessness, developing strategies to deal with these factors, and implementing these strategies for the betterment of everyone.

The City of Chula Vista will utilize Emergency Solutions Grant funds in accordance with guidelines established by the RCCC Steering Committee, as described below:

- Leverage existing resources to achieve the program's match and case management requirements;

- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families, and other special needs populations.
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction.
- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

While services are available to Chula Vista residents, the level of services available is not adequate to meet the needs. With an ESG entitlement of $206,837 and a 15% public services cap of $351,955, there is limited funding to deliver services to all of the groups.

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

Gaps

There is a variety of services for special needs populations and persons in experiencing homelessness in Chula Vista. However, major gaps in service delivery system exist:

- Inadequate funding to provide the level of services needed (ESG Entitlement of $206,837, and 15% of CDBG public services cap of $351,955).
- Lack of coordination among regional
- Prioritizing which population groups to serve with limited resources; and
- Lack of sustainable funding sources.

Strengths

Strengths include working with the local Regional Continuum of Care to establish coordinated efforts to serve special needs populations and those experiencing homelessness. One of the models that is being used is the Housing First model, where homeless individuals who are high utilizers of public services are provided with housing along with extensive case management and health services. The services usually include mental health services. In addition, the local groups such as Keys to Housing, and the San Diego Housing Federation policy group are just a few key organizations that are working with local governmental entities and non-profits to map out how to best serve these population groups. Additionally, the coordination efforts and leveraging brought by the Homeless Outreach Team has provided the City with tremendous opportunities to provide our most vulnerable with immediate services needed.

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

The City continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identifies common goals and strategies to avoid overlaps in services and programs and identify potential leveraging resources. To help bridge the funding gap, the City allocates the maximum allowable 15 percent of the CDBG funds to support much needed services. In addition, the City proactively pursues funding at the local, State, and Federal funds to leverage CDBG and HOME funds. The extraordinary efforts the City undertook to achieve a Housing Element certification from the State Department of Housing and Community Development (HCD) were intended to maintain the City's eligibility for State housing funds.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	City-Wide	Priority 1: Affordable Housing	HOME: $2,518,823	Homeowner Housing Added: 250 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 250 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
2	Economic Development	2025	2029	Non-Housing Community Development	City-Wide	Priority 4: Economic Development	CDBG: $200,000	Jobs created/retained: 50 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address Homelessness	2025	2029	Homeless	City-Wide	Priority 6: Address Homelessness	ESG: $206,837	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 250 Persons Assisted Housing for Homeless added: 50 Household Housing Unit
4	Public Services	2025	2029	Non-Homeless Special Needs	City-Wide	Priority 3: Public Services	CDBG: $785,100	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5	Capital Improvement Infrastructure & Facilities	2025	2029	Non-Housing Community Development	City-Wide	Priority 2: Infrastructure and Facilities	CDBG: $2,278,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration and Planning/Fair Housing	2025	2029	Planning and Administration/Fair Housing	City-Wide	Priority 5: Administration and Planning	CDBG: $450,951	Other: 500 Other

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs.
2	**Goal Name**	Economic Development
	Goal Description	Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses, employment and workforce development programs and improving access to job opportunities.
3	**Goal Name**	Address Homelessness
	Goal Description	Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
4	**Goal Name**	Public Services
	Goal Description	Invest in community services that promote equity and serve vulnerable populations.
5	**Goal Name**	Capital Improvement Infrastructure & Facilities
	Goal Description	Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and infrastructure.

6	**Goal Name**	Administration and Planning/Fair Housing
	Goal Description	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.

Table 57 – Goals Description

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

The number of units and the targeted type of household planned for this Consolidated Plan period are as follows:

- Provide rehabilitation assistance to 20 single family homes and 40 mobilehome units;
- Provide first time homebuyer assistance to 10 households; and
- Expand the City's affordable housing inventory by 230 units through new construction or acquisition with or without rehabilitation.
- Provide Tenant Based Rental Assistance for 20 households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of San Diego (HACSD) is the lead agency responsible for the public housing units in the City of Chula Vista. The HACSD is not under a VCA.

Activities to Increase Resident Involvements

The Housing Authority of the County of San Diego (HACSD) is the lead agency responsible for the public housing units in the City of Chula Vista. As outlined in the HACSD PHA Plan, to encourage and increase public housing resident involvement, the HACSD continues to offer scholarships to public housing residents who are attending two- or four-year colleges or vocational training. To stimulate public housing resident interest and involvement, the HACSD produces monthly public housing resident newsletters publicizing important information of interest to the residents, such as ROSS grant programs, activities and achievements. The grant funds a service coordinator to coordinate supportive services and other activities designed to help and encourage the involvement of public housing residents in attaining economic and housing self-sufficiency. The coordinator provides services to residents of HACSD's 117 rent-restricted public housing units. Services provided, thus far, include assistance in establishing a food delivery program to the senior/disabled complex, disaster preparedness plans, vials of life to record pertinent medical information, resume' building workshops, access to career fairs, community resource guides, resources to provide low- cost eyeglasses and assistance with the disability benefits application process. As discussed in the PHA plan, public housing residents are encouraged to join the RAB, which meets several times a year. RAB meeting topics included the public housing scholarship program, the public housing budget, the Consolidated Plan overview, fair housing, security deposit and homeless assistance, communication barriers for those with limited English proficiency, family self-sufficiency, the ROSS grant, efforts to end homelessness, and the new on-line application portal. Annually, residents are encouraged to attend a Capital Funding and Resident Services meeting. The meeting discusses the many services available to residents including transportation to medical appointments and stores, transportation to domestic violence groups, senior/disabled transportation to special events on weekends, emergency food assistance, employment services, fair housing services, clothing assistance as well as many other services.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

The City of Chula Vista does not operate its own public housing agency. The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. HACSD is not designated as a troubled agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing that meets their needs and ability to pay; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply, especially those that relate to regional, national, and international economy. However, they do have control over several policies which are examined in this section.

At the federal level, an executive order has recently been issued to establish the White House Council on Eliminating Barriers to Affordable Housing Development (chaired by HUD Secretary Ben Carson), to address, reduce, and remove the multitude of overly burdensome regulatory barriers that artificially raise the cost of housing development and help to cause a lack of housing supply. The goal is to loosen restrictive zoning and building regulations, increase the supply of housing, and bring housing costs down.

At the state level California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. A variety of requirements and regulations can impede a community's ability to respond quickly to the growing need for housing, including zoning restrictions, land use regulations, low density requirements, off-street parking requirements, preservation or environmental impact regulations, and permitting processes, among other factors. Typically, such housing policies and processes are controlled at the local government level. While the authority to regulate land use is delegated primarily to local governments, states have the constitutional authority to reduce or remove regulations that drive up housing costs, offer financial and technical support for local communities to zone for affordable housing, and empower municipalities to use their own resources to create incentives for development. California has tried to streamline permitting processes and ease restrictive zoning laws that hinder the development of affordable housing and enacted legislation allowing fewer parking spaces in housing developments to increase affordability in areas close to public transit and promote the construction of accessory dwelling units (ADUs) in single-family and multifamily residential neighborhoods. Still, California is one of the most highly regulated of the 50 States, ranking number 9 on the Wharton Residential Land Use Regulation Index (WRLURI).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Chula Vista works to remove barriers to affordable housing while still protecting the health and safety of its residents by taking actions to reduce costs or providing off-setting financing incentives to assist in the production of safe, high quality, affordable housing. To mitigate the impacts of these barriers the City may:

- Apply for State and federal funding to gap finance affordable housing production and rehabilitation of existing affordable housing stock.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Provide training opportunities in the area of CEQA and NEPA as needed so staff gain expertise in the preparation of environmental review documents.
- Continue to improve the permit processing and planning approval processes to minimize delay in housing development in general and affordable housing development in particular.
- Continue providing rehabilitation assistance and homeownership assistance, and to assist in the construction and preservation of affordable housing.
- Encourage public participation when a proposed project is being considered for approval.
- Implement policies and strategies identified in the 2021-2029 Housing Element.

The City works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, as evidenced by the numerous affordable housing developments that have occurred over the last few years.

To address housing affordability and the lack of monetary resources for affordable housing, the City will invest HOME to promote home ownership opportunities and the preservation of existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its HOME funds to attract private and other available public resources. New transit- oriented development strategies and the massive investments in the Streets and other areas of community development should also attract investors and developers. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City. The City will also contract with the Legal Aid Society of San Diego to address any impediments to Fair Housing Choice.

SP-60 Homelessness Strategy – 91.215(d)

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

The City continues its commitment to alleviating and ending homelessness in Chula Vista and seeks to expand on the success of the Housing First initiative. Many new resources flowing to the City will further address the immediate and long-term needs of the homeless population. These include funding from ESG and CDBG CARES Act funds, and Homelessness Emergency Aid Program (HEAP). With use of HEAP funds, the City was able to launch its first coordinated outreach in partnership with the Alpha Project. The City's Homeless Outreach Team (HOT) is a partnership with an assigned County Psychiatric Emergency Response Team (PERT) member, the Chula Vista Police Department, San Diego County Mental Health technicians, The Department of Housing and Homeless Services and social service partners. The goal of the HOT is to provide outreach and engagement through supportive and social services.

Addressing the emergency and transitional housing needs of homeless persons

The City will utilize Emergency Solutions Grant funds in accordance with the guidelines established by the RCCC to assist homeless persons, including those accessing emergency and transitional housing detailed below:

- Leverage existing resources to achieve the program's match and case management requirements;
- Coordinate across regional entitlement jurisdictions by utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations, including but not limited to veterans, families and other special needs populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with new eligibility and verification requirements (HMIS, housing status, habitability standards, homeless definitions, etc.); and
- Allow each program to take responsibility for arranging intake, assessment, case management, reporting, and meeting public notice requirements.

While services are available to Chula Vista residents, the level of services available is not adequate to meet the needs. With a limited ESG Entitlement and a 15% public services cap on CDBG, there is limited funding to deliver services to all of the groups listed above. For homeless services, each Sub-recipient Agreement includes goals and objectives to ensure that clients make the transition from being homeless to having a permanent residence. The two social service providers that serve these populations in Chula Vista are South Bay Community Services and Interfaith Shelter Network. The Chula Vista Police Department also provides some level of services to residents who are being discharged from local jail facilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families

experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of the County's homeless population.

The City will continue its efforts in addressing the emergency shelter and transitional housing needs of homeless persons by collaborating with agencies that provide shelter for the homeless. The City implemented its Zoning Ordinance, which allows for emergency shelters and transitional housing, with or without discretionary approval in the Overlay zone per State Law. The City will assist in addressing gaps to serving the homeless through the newly established Homeless Task Force. Annually, the City uses 15 percent of the CDBG allocation to provide public and supportive services for homeless, low- and moderate-income residents, as well as those with special needs. Homeless supportive services may include emergency rent relief and utility subsidies and emergency food distribution.

The City's Department of Housing and Homeless Services allocated over $1,000,000 of funding to provide tenant based rental assistance vouchers to serve the City's low-income families, with a primary focus on the homeless population. In the summer of 2021, the City completed construction on a new homeless bridge shelter. The goal of which is to partner with an operator to provide necessary services to transition to a permanent housing solution.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue its efforts in helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies and continue supporting these types of programs through the public service category of the CDBG Program.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City will continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners to fund improvements to correct unsafe, unsanitary, or illegal housing conditions, reduce barriers to accessibility, and improve energy efficiency, water conservation, and lead based paint abatement.

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

The City's implementation of the CHIP program allows low-income households to improve the safety of their homes and reduce the risks posed by LBP.

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

The program detailed above is included in all planning documents of the City's Department of Housing and Homeless Services.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City's programs promote the production of affordable housing which allows low-income households to improve their quality of life and life with reduced housing cost burden.

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

The goals are comprised of affordable house and incorporated in the City's 2021-2029 Housing Element of the General Plan.

SP-80 Monitoring – 91.230

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

City staff from the Department of Housing and Homeless Services conduct monitoring visits of subrecipients bi-annually to ensure compliance with plan requirements. This also includes ensuring the annual Notice of Sunding Availability is marked equitable to minority enterprises within the City.

Expected Resources

AP-15 Expected Resources – *91.220(c) (1,2)*

Introduction

The City of Chula Vista is a CDBG, HOME, and ESG Entitlement jurisdiction and anticipates receiving $2,346,364 in CDBG funds, $795,804.97 in HOME funds, and $206,837 in ESG funds from the US Department of Housing and Urban Development (HUD) during FY 2025-2026.

The City anticipates receiving similar amounts of HUD funds annually during the five- year period beginning July 1, 2025 and ending June 30, 2030, resulting in approximately $12,000,000 of CDBG funds, $3,500,000 of HOME funds, and $1,000,000 of ESG funds during the Consolidated Planning period. Program income is generated from loan payoffs and is difficult to estimate; however, based on historical amounts receipted each year, the City anticipates approximately $50,000 annually for a total of approximately $250,000 of additional resources during the Consolidated Plan period.

Program income received from the repayment of rehabilitation loans (CDBG and HOME), First-Time Homebuyer loans, and residual receipt payments will be automatically re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the greatest extent possible. These funds will otherwise be re-programmed for tenant-based rental assistance programs. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the mid-year re-allocation process or Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,346,364.00	0.00	246,155.00	2,592,519.00	0.00	CDBG funds will be used to create a suitable living environment, decent housing, and economic development opportunities for low and moderate-income residents.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	795,804.97	0.00	0.00	795,804.97	0.00	HOME funds will be used to create affordable housing opportunities for low- and moderate-income residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	206,837.00	0.00	0.00	206,837.00	0.00	ESG funds will be used to address homelessness in the City.

Table 31 - Expected Resources – Priority Table

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

The City of Chula Vista has successfully leveraged funds from federal, state, local and private resources to complete several Capital Improvement Projects (CIP) and affordable housing developments in the City's low- income communities. The most recent CIP projects with leveraged funds are 1) Casa Anita March 2023, City Housing Authority Low and- Moderate Income Housing funds (LMIHF), No Place Like Home (NPLH), and 96 affordable units; and 2) Columba, completed in December 2023, used LIHTC, CDLAC bond, and private financing to construct 198 units. In addition, the leveraged funding from private and non-federal public sources are as follows:

Federal Resources: Continuum of Care (CoC) Program, HUD Veterans Affairs supportive Housing (HUD-VASH), Supportive Housing for the Elderly

(Section 202), Supportive Housing for Persons with Disabilities (Section 811), Housing Opportunities for Persons with AIDS (HOPWA), Youthbuild, Federal Low-Income Housing Tax Credit Program

State Resources: State Low-Income Housing Tax Credit Program, Building Equity and Growth in Neighborhoods Program (BEGIN), CalHome Program, Multifamily Housing Program (MHP), Housing Related Parks Grant, CalHFA Single and Multi-Family Program, Mental Health Service Act (MHSA) Funding

Local Resources: Housing Authority of the County of San Diego, Southern California Home Financing Authority (SCHFA) Funding

Private Resources: Federal Home Loan Bank Affordable Housing Program (AHP), Community Reinvestment Act Programs, United Way Funding, Private Contributions, Matching Requirements

HOME: HUD requires HOME recipients to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222.

ESG: The City must ensure that ESG funds are matched "dollar for dollar" in accordance with HUD regulations. Matching contributions may be obtained from any source, including Federal source other than ESG program, as well as state, local, and private sources. Additionally, under the ESG program, the recipient may require its subrecipients to make matching contributions consistent with this section to help meet the recipient's matching requirement.

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

There is relatively little availability of publicly owned land or property located within the jurisdiction that can be used to address the needs identified in the plan.

Discussion

See Narratives above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	City-Wide	Priority 1: Affordable Housing	HOME: $748,609.00	Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	Capital Improvement Infrastructure & Facilities	2025	2029	Non-Housing Community Development	CDBG Low/Mod Area Census Tracts	Priority 2: Infrastructure and Facilities	CDBG: $1,459,396.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11130 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Non-Homeless Special Needs	City-Wide	Priority 3: Public Services	CDBG: $335,363.00	Public service activities other than Low/Moderate Income Housing Benefit: 2337 Persons Assisted
4	Economic Development	2025	2029	Non-Housing Community Development	City-Wide	Priority 4: Economic Development	CDBG: $240,000.00	Businesses assisted: 10 Businesses Assisted
5	Administration and Planning/Fair Housing	2025	2029	Planning and Administration/Fair Housing	City-Wide	Priority 5: Administration and Planning	CDBG: $447,151.00	Other: 20 Other
6	Address Homelessness	2025	2029	Homeless		Priority 6: Address Homelessness	CDBG: $193,810.00	Homelessness Prevention: 160 Persons Assisted

Table 59 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	HOME funds will be used to promote, preserve, and assist in the development of affordable housing for low- and moderate-income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.
2	**Goal Name**	Capital Improvement Infrastructure & Facilities
	Goal Description	CDBG funds will be used to improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods.

3	**Goal Name**	Public Services
	Goal Description	CDBG funds will be used to provide and improve access to public services for low- and moderate-income persons and those with special needs. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs.
4	**Goal Name**	Economic Development
	Goal Description	Funds will be leveraged to provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.
5	**Goal Name**	Administration and Planning/Fair Housing
	Goal Description	Funds will be used to provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.
6	**Goal Name**	Address Homelessness
	Goal Description	Funds will be used to provide for programs to address the needs of the homeless population.

Table 32 – Goals Description

Projects

AP-35 Projects – *91.220(d)*

Introduction

The City's planned actions include grant administration; providing fair housing services; ensuring the quality of the housing stock through code enforcement and housing rehabilitation; installing new streetlights, ADA ramps, and park renovation; providing public services to seniors (including frail elderly), the disabled, and other non-homeless populations. Projects funded in FY 2025-2026 are listed below.

Projects

#	Project Name
1	CDBG Planning and Administration
2	Legal Aid Society of San Diego Fair Housing and Tenant/Landlord
3	CDBG PS - CV Elementary School District Family Resource Center
4	CDBG PS - Hotel/ Motel Voucher Program
5	CDBG PS - Norman Park Senior Center
6	CDBG PS - Therapeutic Recreation for Adults with Severe Disabilities
7	CDBG PS - FHC Mobile Medical Unit
8	CDBG PS -Interfaith Shelter Network (2025)
9	CDBG PS - FB Food 4 Kids Backpack Program
10	CDBG PS - Mama's Kitchen Home Delivered Meal Service
11	CDBG PS- Women Initiating Success Envisioned Project Future
12	CDBG PS - SBCS Family Violence Support Services
13	CDBG PS - SBCS Homeless Services Program
14	CDBG PS -SBCS Food Program
15	CDBG PS - Voices For Children CASA Program
16	CDBG CIPs and CD - Section 108
17	CDBG CIPs and CD - Naples and Granjas
18	CDBG CIPs and CD- Acquisition/Rehabilitation
19	ESG Casa Nueva Vida (2025)
20	CDBG CIPs and CD - Upwards- BOOST WeeCare
21	CDBG CIPs and CD - Community Housing Improvement Program (CHIP)
22	ESG - Planning and Administration
23	Homeless Prevention-Rental Arrears
24	SBCS Tenant Based Rental Assistance
25	HOME Planning and Administration
26	HOME 25- Production of Affordable Housing (CHDO)
27	HOME - Tenant Based Rental Assistance

#	Project Name
28	CDBG PS - Meals on Wheels of Greater San Diego

Table 33 – Project Information

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

For FY 2025-2026, CDBG funds have been allocated to projects that contribute to achieving the priority needs and goals established by the 5-Year Strategic Plan. The projects are consistent with the citizen input received during the development of the Consolidated Plan. One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the elderly and frail elderly and persons belonging to protected classes that have been the victims of housing discrimination. The City also proactively seeks additional resources to better meet the underserved needs. The City has a detailed list of approved Capital Improvement Projects that demonstrate a general public need but, due to the loss of redevelopment, funding is scarce. Federal funds are used to serve the target community, meet the established goals for these funds, and to serve the greatest number of members of the community. The City will use its existing HOME Investment Partnership funds to provide First Time Homebuyer assistance, Acquisition and Rehabilitation of existing housing stock for affordable housing, preservation of affordable housing, and new construction of affordable housing. For public services, the City utilizes CDBG funds. CDBG regulations, limit the amount the City can spend on public services and is capped at 15% of the City's annual entitlement. The City provides funding to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the Chula Vista. The use of the City of Chula Vista CDBG funds for public services enables non-profit organization and City Departments to leverage these funds with other funding sources for projects and activities that serve the greatest number of residents with the limited amount of funding.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Planning and Administration
	Target Area	City-Wide
	Goals Supported	Administration and Planning/Fair Housing
	Needs Addressed	Priority 5: Administration and Planning
	Funding	CDBG: $404,273.00
	Description	Funds will be used to administer the City's Community Development Block Grant (CDBG) program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All residents will benefit from the administration of the CDBG program, approximately x of which are considered low- and moderate-income.
	Location Description	The CDBG Program is administered at City Hall located at 276 Fourth Ave. Chula Vista, CA 91910.
	Planned Activities	Funds will be used for the staff costs associated with the management and administration of Chula Vista's CDBG program. This includes preparation of the required planning documents, regulatory compliance, contract oversight of the partnering agencies, environmental reviews, and fiscal management.
2	**Project Name**	Legal Aid Society of San Diego Fair Housing and Tenant/Landlord
	Target Area	City-Wide
	Goals Supported	Administration and Planning/Fair Housing
	Needs Addressed	Priority 5: Administration and Planning
	Funding	CDBG: $65,000.00
	Description	The City will contract with the Legal Aid Society of San Diego to provide fair housing discrimination complaint intake, enforcement, outreach, and education activities, as well as landlord tenant complaint intake and enforcement.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families that will benefit from the proposed activity is 225 people.
	Location Description	Fair Housing Services are administered by the Legal Aid Society of San Diego located at 10 Euclid Ave, San Diego, CA 92114
	Planned Activities	The City will contract with the Legal Aid Society of San Diego to provide fair housing discrimination complaint intake, enforcement, outreach, and education activities.
3	**Project Name**	CDBG PS - CV Elementary School District Family Resource Center
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $30,000.00
	Description	The Chula Vista Community Collaborative, through their five Family Resource Centers, on school campuses, will assist families with emergency food and/or grocery store gift cards, and assist with CalFresh applications, recertification and SR7 reports; provide clothing, uniforms, or ancillary services such as transportation assistance, diapers, blankets, and formula; and provide housing navigation or application assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low and moderate-income people will benefit.
	Location Description	This program is administered by the CV Community Collaborative located at 540 G St, Chula Vista, CA 91910.

	Planned Activities	The Chula Vista Community Collaborative, through their five Family Resource Centers, on school campuses, will assist families with emergency food and/or grocery store gift cards, and assist with CalFresh applications, recertification and SR7 reports; provide clothing, uniforms, or ancillary services such as transportation assistance, diapers, blankets, and formula; and provide housing navigation or application assistance.
4	**Project Name**	CDBG PS - Hotel/ Motel Voucher Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $43,955.00
	Description	Project will provide individuals experiencing homelessness with hotel and motel vouchers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low- and moderate-income people will benefit who are experiencing homelessness.
	Location Description	This Program is administered by the City's Department of Housing and Homeless Services located at 276 Fourth Ave. Chula Vista, CA 91910.
	Planned Activities	This program offers a temporary solution to this problem by providing hotel/motel vouchers to homeless individuals and families. The participants must be willing to participate in case management with one of the City's service providers during the transitional phase into permanent, stable housing.
5	**Project Name**	CDBG PS - Norman Park Senior Center
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $30,000.00

	Description	Grant funds will focus on the wellbeing of our elderly by providing a number of opportunities for fun, education, health and fitness, socialization, skill building, and activities that will increase the quality of life for elderly residents. The public services being offered to the elderly will include educational workshops, creative enrichment activities, free or low costs fitness classes, social and brain enriching activities, support groups, and civic engagement through volunteerism.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families that will benefit from the proposed activity is 305 elderly people.
	Location Description	Services are available citywide, and the program is administered by the Parks and Recreation Department located at 270 F Street Chula Vista, CA 91910.
	Planned Activities	Program will improve health and well-being of our elderly by providing them with a number of opportunities for fun, educational, health and fitness, social, skill building, recreational programs, and activities that will increase the quality of life for the elderly residents in Chula Vista.
6	**Project Name**	CDBG PS - Therapeutic Recreation for Adults with Severe Disabilities
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $20,000.00
	Description	CDBG funds will be used for the direct service delivery of recreational programs, camps, classes and special events to presumed benefit adults aged 18+ with severe disabilities. These Therapeutic Recreation programs will be held at City recreation and aquatic facilities throughout the City of Chula Vista. The program sites will operate year-round to accommodate all levels and interests of adults with severe disabilities.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 52 disabled people will benefit.
	Location Description	Services are available citywide, and the program is administered by the Parks and Recreation Department located at 270 F Street Chula Vista, CA 91910.
	Planned Activities	The Therapeutic Recreation programs provide individuals aged five to adult with developmental and/or physical disabilities specifically designed recreational classes and programs they typically would not have access to due to their disability.
7	**Project Name**	CDBG - PS FHC Mobile Medical Unit
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $30,000.00
	Description	The MMU is a licensed medical clinic that provides high-quality primary healthcare to persons with low and moderate income, including homeless individuals and families in San Diego's most impoverished neighborhoods. In order to reach our most underserved communities, the MMUs are stationed near various social service agencies, substance abuse rehabilitation facilities, public housing complexes, elementary schools, community centers, and homeless shelters. By bringing healthcare services to convenient neighborhood sites, the MMU program eliminates significant barriers for patients who lack transportation, are uninsured, have mental health issues, or do not have another medical site in their immediate area. The MMUs provide well-checkups, preventative care, immunizations, illness management, health screenings to other services, and insurance assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 146 low- and moderate-income people will benefit

	Location Description	Services are available citywide, and the program is administered by Family Health Centers of San Diego located at 823 Gateway Center Way, San Diego, CA 92102.
	Planned Activities	MMUs are stationed near various social service agencies, substance abuse rehabilitation facilities, public housing complexes, elementary schools, community centers, and homeless shelters. By bringing healthcare services to convenient neighborhood sites, the MMU program eliminates significant barriers for patients who lack transportation, are uninsured, have mental health issues, or do not have another medical site in their immediate area. The MMUs provide well-checkups, preventative care, immunizations, illness management, health screenings to other services, and insurance assistance.
8	**Project Name**	CDBG PS -Interfaith Shelter Network (2025)
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $17,000.00
	Description	The project will provide seasonal, night-time emergency shelter for homeless low-to-moderate income families and individuals and services to assist moving individuals and families towards transitional or permanent housing. Shelter guests are referred to agency staff or sub-contracted social service agencies for intake, screening, and on-going case management.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low- and moderate-income people will benefit.
	Location Description	This program is administered by Interfaith Shelter Network located at 3530 Camino del Rio N Ste 301, San Diego CA 92108.
	Planned Activities	The project will provide seasonal, night-time emergency shelter for homeless low-to-moderate income families and individuals and services to assist moving individuals and families towards transitional or permanent housing. Shelter guests are referred to agency staff or sub-contracted social service agencies for intake, screening, and on-going case management.

9	**Project Name**	CDBG PS - FB Food 4 Kids Backpack Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $15,000.00
	Description	The Food 4 Kids Backpack Program provides food to elementary school children who receive free/reduced-price school meals during the week but risk hunger during the weekends when school meals are unavailable.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 low- and moderate-income youth will benefit.
	Location Description	Services are available citywide, and the program is administered by the San Diego Food Bank located at 9850 Distribution Ave, San Diego, CA 92121.
	Planned Activities	The Food 4 Kids Backpack Program provides food to elementary school children who receive free/reduced-price school meals during the week but risk hunger during the weekends when school meals are unavailable.
10	**Project Name**	CDBG PS - Mama's Kitchen Home Delivered Meal Service
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $10,000.00
	Description	The Home-Delivered Meal Service prepares and delivers three medically tailored meals per day (plus healthy snacks), for every day of the year, to Chula Vista residents (and their dependent children) who are vulnerable to malnutrition due to HIV, cancer, diabetes, congestive heart failure, and kidney disease. In addition to receiving medically tailored nutrition at no cost, our clients receive between one and four nutritional counseling sessions with our registered dietitians.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 132 low- and moderate-income people will benefit.
	Location Description	This program is administered by Mama's Kitchen located at 3950 Home Ave, San Diego, CA 92105.
	Planned Activities	The Home-Delivered Meal Service prepares and delivers three medically tailored meals per day (plus healthy snacks), for every day of the year, to Chula Vista residents (and their dependent children) who are vulnerable to malnutrition due to HIV, cancer, diabetes, congestive heart failure, and kidney disease. In addition to receiving medically tailored nutrition at no cost, our clients receive between one and four nutritional counseling sessions with our registered dietitians.
11	**Project Name**	CDBG PS - SBCS Family Violence Support Services
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $55,000.00
	Description	The Family Violence Treatment Program includes the following services and activities: Therapeutic counseling and crisis intervention services to adult and children victims of family violence which include the following activities: -DVRT for emergency responses, 24 hr. hotline assistance for DV victims, and 24 hr. access to emergency shelter; Strengths-based Assessments and Safety Planning for DV victims and their children; Individual counseling and group/family counseling; Unique therapeutic pre-school, Mi Escuelita, for child victims of family violence; and On-going case management and support for victims. All clients also have access to any of SBCS's other programs including emergency and transitional housing, financial self-sufficiency services, and/or job development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low- and moderate-income people will benefit.

	Location Description	This program is administered by South Bay Community Services located at 432 F Street, Chula Vista, CA 91910.
	Planned Activities	The Family Violence Treatment Program includes the following services and activities: Therapeutic counseling and crisis intervention services to adult and children victims of family violence which include the following activities: DVRT for emergency responses, 24 hr. hotline assistance for DV victims, and 24 hr. access to emergency shelter; Strengths-based Assessments and Safety Planning for DV victims and their children; Individual counseling and group/family counseling; Unique therapeutic pre-school, Mi Escuelita, for child victims of family violence; and On-going case management and support for victims. All clients also have access to any of SBCS's other programs including emergency and transitional housing, financial self-sufficiency services, and/or job development.
12	**Project Name**	CDBG PS - SBCS Homeless Services Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $40,000.00
	Description	The Homeless Services Program combines outreach, assessment and housing placement through emergency shelter, hotel/motel vouchers during inclement weather, transitional housing, and rapid rehousing/tenant-based rental assistance. Through the expansion of these services, SBCS will be able to outreach, screen and assess more individuals/families, leading to a greater rate of placement, and less time spent on the streets.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 homeless people will benefit.
	Location Description	This program is administered by South Bay Community Services located at 431 F Street, Chula Vista, CA 91910.

	Planned Activities	The Homeless Services Program combines outreach, assessment and housing placement through emergency shelter, hotel/motel vouchers during inclement weather, transitional housing, and rapid rehousing/tenant-based rental assistance. Through the expansion of these services, SBCS will be able to outreach, screen and assess more individuals/families, leading to a greater rate of placement, and less time spent on the streets.
13	**Project Name**	CDBG PS -SBCS Food Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $11,000.00
	Description	The South Bay Food Program is the largest in Chula Vista and currently coordinates a number of food distribution efforts: Food for Families provides over 10,000 pounds of food/household items to homeless and low-income individuals and families each month. Staff and volunteers break down pallets of food and create 30–40-pound packages which include dry food, fresh produce, and non-food items like cleaning supplies, diapers and other household items.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low- and moderate-income people will benefit.
	Location Description	This program is administered by South Bay Community Services located at 430 F Street, Chula Vista, CA 91910.
	Planned Activities	The South Bay Food Program is the largest in Chula Vista and currently coordinates a number of food distribution efforts: Food for Families provides over 10,000 pounds of food/household items to homeless and low-income individuals and families each month. Staff and volunteers break down pallets of food and create 30–40-pound packages which include dry food, fresh produce, and non-food items like cleaning supplies, diapers and other household items.
14	**Project Name**	CDBG PS - Voices For Children CASA Program
	Target Area	City-Wide

	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $20,000.00
	Description	The mission of Voices for Children (VFC) CASA program is to transform the lives of foster children by providing them with Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and in the community. Specifically, funds will be used for advocacy services, case assessment, and monitoring.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 low- and moderate-income youth will benefit.
	Location Description	This program is administered by Voices for Children located at 433 F Street, Chula Vista, CA 91910.
	Planned Activities	The mission of Voices for Children (VFC) CASA program is to transform the lives of foster children by providing them with Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and in the community. Specifically, funds will be used for advocacy services, case assessment, and monitoring.
15	**Project Name**	CDBG CIPs and CD - Section 108
	Target Area	City-Wide
	Goals Supported	Economic Development
	Needs Addressed	Priority 4: Economic Development
	Funding	CDBG: $695,903.00
	Description	Funding will be used for the debt service payment on the 2008 Section 108 loan.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	This program is administered by the Department of Housing and Homeless Services located at 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	Funding will be used for the debt service payment on the 2008 Section 108 loan.
16	**Project Name**	CDBG CIPs and CD - Naples and Granjas
	Target Area	CDBG Low/Mod Area Census Tracts
	Goals Supported	Capital Improvement Infrastructure & Facilities
	Needs Addressed	Priority 2: Infrastructure and Facilities
	Funding	CDBG: $200,000.00
	Description	The Naples and Granjas project is for Sidewalk gap improvements. The project will include installation of missing curb, gutter and sidewalk in various locations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,440 low- and moderate-income people will benefit who are living in the targeted Census Tract 132.04 Block Groups 1 and 3. There are also 472 disabled people living in this Census Tract who will benefit.
	Location Description	This program is administered by the Public Works Department located at 1800 Maxwell Rd, Chula Vista, CA 91911.
	Planned Activities	The Naples and Granjas project is for Sidewalk gap improvements. The project will include installation of missing curb, gutter and sidewalk in various locations.
17	**Project Name**	CDBG CIPs and CD- Acquisition/Rehabilitation
	Target Area	City-Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Priority 1: Affordable Housing
	Funding	CDBG: $485,389.00

	Description	Funding will be used to assist income-eligible households with affordable housing through acquisition and rehabilitation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 low- and moderate-income households will benefit.
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 4th Ave. Chula Vista, CA 91910.
	Planned Activities	Funding will be used to assist income-eligible households with affordable housing through acquisition and rehabilitation.
18	**Project Name**	ESG Casa Nueva Vida (2025)
	Target Area	
	Goals Supported	Address Homelessness
	Needs Addressed	Priority 6: Address Homelessness
	Funding	ESG: $70,000.00
	Description	This project will be used to provide shelter and case management services to homeless families with children.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 97 homeless people (families with children) will benefit.
	Location Description	This program is administered by the Housing and Homeless Services Division located at City Hall 276 Fourth Ave. Chula Vista, CA 91910.
	Planned Activities	This project will be used to provide shelter and case management services to homeless families with children.
19	**Project Name**	CDBG CIPs and CD - Upwards- BOOST WeeCare
	Target Area	City-Wide
	Goals Supported	Economic Development
	Needs Addressed	Priority 4: Economic Development

	Funding	CDBG: $240,000.00
	Description	The BOOST Program assists small in-home daycares, offering personalized coaching and technical tools for sustainable growth. Targeting facilities with under 5 staff for children 0-13, the program focuses on professional guidance, operational efficiency, and digital tooling over 12 months. The goal is to enhance economic opportunities for childcare entrepreneurs through essential skills and tools, covering marketing, enrollment, billing, and more, thus supporting LMI families and promoting job stability.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 businesses will benefit
	Location Description	This program is administered by Upwards Inc. located at
	Planned Activities	Funding will be used for the debt service payment on the 2008 Section 108 loan.
20	**Project Name**	CDBG CIPs and CD - Community Housing Improvement Program (CHIP)
	Target Area	City-Wide
	Goals Supported	Economic Development
	Needs Addressed	Priority 4: Economic Development
	Funding	CDBG: $150,000.00
	Description	The City of Chula Vista's Department of Housing and Homeless Services (CHIP Program) provides home improvement forgivable 0% deferred loans of up to $10,000 to income qualified mobile homeowners (trailers not eligible) in qualifying mobile home parks in Chula Vista for health and safety related repairs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low- and moderate-income households will benefit.
	Location Description	This program is administered by the Housing Division at 276 Fourth Ave. Chula Vista, CA 91910.

	Planned Activities	The City of Chula Vista's Department of Housing and Homeless Services (CHIP Program) provides home improvement forgivable 0% deferred loans of up to $10,000 to income qualified mobile homeowners (trailers not eligible) in qualifying mobile home parks in Chula Vista for health and safety related repairs.
21	**Project Name**	ESG - Planning and Administration
	Target Area	City-Wide
	Goals Supported	Administration and Planning/Fair Housing
	Needs Addressed	Priority 5: Administration and Planning
	Funding	ESG: $15,513.00
	Description	Funding will be used in the planning and administration of the ESG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	Funding will be used in the planning and administration of the ESG program.
22	**Project Name**	Homeless Prevention-Rental Arrears
	Target Area	City-Wide
	Goals Supported	Address Homelessness
	Needs Addressed	Priority 6: Address Homelessness
	Funding	ESG: $121,324.00
	Description	This activity will help persons at risk of homelessness catch up on late rental payments.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11 homeless persons will benefit.
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave, Chula Vista, CA 91910
	Planned Activities	This activity will help persons at risk of homelessness catch up on late rental payments.
23	**Project Name**	SBCS Tenant Based Rental Assistance
	Target Area	City-Wide
	Goals Supported	Affordable Housing Address Homelessness
	Needs Addressed	Priority 1: Affordable Housing Priority 6: Address Homelessness
	Funding	HOME: $419,911.00
	Description	Tenant Based Rental Assistance will be provided to income eligible households
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 97 persons will benefit.
	Location Description	This program is administered by South Bay Community Services located at 432 F Street, Chula Vista, CA 91910.
	Planned Activities	Tenant Based Rental Assistance will be provided to income eligible households.
24	**Project Name**	HOME Planning and Administration
	Target Area	City-Wide
	Goals Supported	Administration and Planning/Fair Housing
	Needs Addressed	Priority 5: Administration and Planning
	Funding	HOME: $79,581.00

	Description	Funding will be used in the planning and administration of the HOME program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	Funding will be used in the planning and administration of the HOME program.
25	**Project Name**	HOME 25- Production of Affordable Housing (CHDO)
	Target Area	City-Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Priority 1: Affordable Housing
	Funding	HOME: $119,371.00
	Description	Funds for the production of affordable housing units.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 households will benefit.
	Location Description	This Program is administered by the Department of Housing and Homeless Services located at 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	HOME Funds will be set aside for the production of an affordable housing project. The City is currently accepting affordable housing development applications from eligible developers. Once a partner and specific project has been identified and selected, staff will return to Council for approval.
26	**Project Name**	HOME - Tenant Based Rental Assistance
	Target Area	City-Wide
	Goals Supported	Affordable Housing

	Needs Addressed	Priority 1: Affordable Housing
	Funding	HOME: $665,791.59
	Description	Funding will be used to assist income-eligible households with rental assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 45 households will be assisted
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	Funding will be used to assist income-eligible households with rental assistance.
27	**Project Name**	CDBG PS - Meals on Wheels of Greater San Diego
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Priority 3: Public Services
	Funding	CDBG: $30,000.00
	Description	This project is for MOWSDC to serve unduplicated seniors in the City of Chula Vista with up to two nutritious meals a day accompanied by safety checks and daily in-home social visits, including care navigator support and follow-up care. MOWSDC provides personally delivered meals to seniors in San Diego County daily on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 237 low- and moderate-income people will benefit.
	Location Description	This program is administered by Meals on Wheels located at 270 F St, Chula Vista, CA 91910

	Planned Activities	This project is for MOWSDC to serve unduplicated seniors in the City of Chula Vista with up to two nutritious meals a day accompanied by safety checks and daily in-home social visits, including care navigator support and follow-up care. MOWSDC provides personally delivered meals to seniors in San Diego County daily on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays.
28	**Project Name**	HOME – First Time Homebuyer Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Priority 1: Affordable Housing
	Funding	HOME: $1,000,000.00
	Description	Funds to provide affordable housing opportunities.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 7 households will benefit.
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	HOME Funds will be set aside to provide homeownership opportunities for low-income first-time homebuyers. Applicants will be able to participate by income-qualifying, taking applicable courses, and locating a home for purchase in the City of Chula Vista. These funds will help cover the downpayment and/or closing costs.
29	**Project Name**	ESG – Shelter Operations
	Target Area	City-Wide
	Goals Supported	Address Homelessness
	Needs Addressed	Priority 6: Address Homelessness
	Funding	ESG: $5,003.51
	Description	Funds for the City's Chula Vista Village at Otay shelter operations.
	Target Date	06/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	65
	Location Description	This program is administered by the Department of Housing and Homeless Services located at City Hall 276 Fourth Ave. Chula Vista, CA 91910
	Planned Activities	ESG funds will help pay for some of the bridge shelter operational costs.

Table 34 – Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be primarily directed to low- and moderate-income persons or households citywide, though all public facility and infrastructure improvement project funds will be directed to the low- and moderate-income residential neighborhoods of the City.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	65
CDBG Low/Mod Area Census Tracts	35

Table 63 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geographic distribution of funding is based on the nature of the activity to be funded. The City intends to fund activities in areas most directly impacted by the needs of low- and moderate-income residents and those with other special needs. Approximately 15 percent of the City's CDBG allocation will be provided for public service activities, which are provided to low- and moderate-income residents throughout the community. An additional 20 percent will be allocated to Administration and Planning and a fair housing provider. The remaining 65 percent, and any unexpended funds from the prior year will be designated for Public Facilities and Infrastructure Projects administered by the Public Works Department which take place in the primarily residential low- and moderate-income areas. As previously stated, the assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment. Only eligible activities that received a High

priority level in the Consolidated Plan, will be funded.

Discussion

See the narratives above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As stated, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new partnerships in the upcoming year. During FY 2025-2026, the City will address affordable housing needs as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	120
Special-Needs	60
Total	180

Table 35 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	100
Rehab of Existing Units	10
Acquisition of Existing Units	10
Total	180

Table 36 - One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During FY 2025-2026, the City will invest CDBG, HOME, and ESG funds in the preservation of affordable housing units.

AP-60 Public Housing – *91.220(h)*

Introduction

The City of Chula Vista does not operate a public housing agency. The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency for the four Public Housing projects located in the City of Chula Vista.

Actions planned during the next year to address the needs of public housing

The City of Chula Vista consults with the Housing Authority of the County of San Diego concerning consideration of the local public housing agency (PHA) needs and planned program activities. The Housing Authority of the County of San Diego (HACSD) operates four conventional public housing developments in Chula Vista, with a total of 121 units. They are all managed by Terrantino Property Management and were recently upgraded to meet ADA and Section 504
These public housing units include:

- Dorothy Street Manor- 22 low-income family units
- Melrose Manor- 24 low-income family units
- Town Centre Manor- 59 low-income senior/disabled units
- L Street Manor- 16 low-income family units

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

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A- The PHA is not designated as troubled.

Discussion

See Narratives above.

AP-65 Homeless and Other *Special Needs Activities – 91.220(i)*

Introduction

As noted, one of the Con Plan goals calls for "assisting individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness, by providing client-appropriate housing and support services." Actions undertaken to achieve this goal include the allocation of ESG and CDBG funds totaling to assist homeless households via the Interfaith Rotational Shelter, Casa Nueva Vida Transitional Shelter, the Hotel/Motel Voucher Program, the Tenant-based Rental Assistance Program and the new Homeless Bridge Shelter.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

- **Goal 1:** Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Action: In addition to the 1-year goals specified in the AP-20 Homelessness Goal, the City continues to participate as a member in the Regional Task Force on Homelessness (RTFH) and its Coordinated Entry System (CES) which has become an umbrella for local efforts. The RTFH built a regional system for coordinated assessment. The RTFH received guidance from HUD Technical Assistance and established the CES, a region-wide system to assess and place homeless individuals and families in housing, which ensures compliance with the HEARTH Act. CES uses a coordinated assessment tool to determine a homeless person's level and type of need and match the person to an appropriate housing resource. The City partners with McAlister Institute to work alongside our Homeless Outreach Team (HOT). The team is equipped with a PERT clinician, a social worker from the Health and Human Services Agency and other social service organizations to conduct routine outreach efforts throughout the city, particularly along encampments.

Addressing the emergency shelter and transitional housing needs of homeless persons

- **Goal 2:** Addressing the emergency shelter and transitional housing needs of homeless persons.

Action: The City is committed to increasing resources to help homeless persons. While many efforts are

focused on the United States Interagency Council on Homelessness (USICH) Housing First Model, which aims to help homeless individuals and families quickly and easily access and sustain permanent housing, emergency and transitional housing programs are also receiving benefit from these resources too. The new Bridge Shelter serves approximately 60 persons daily by providing not only a safe, stable shelter environment, but direct connection to housing navigation staff at the shelter. The staff's main focus is to rapidly rehouse shelter residents into permanent housing or other long-term housing option. This process depends on the homeless person's vulnerability assessment, and CES housing resource match opportunities. Shelter residents work with Housing Navigators in a stable environment, while also having access to a multitude of resources, for assistance with documentation, meeting medical and mental health needs, benefit eligibility, etc.

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

- **Goal 3:** 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.

Action: The City subcontracts with local providers to assist families and individuals in short-term housing programs to move to permanent housing via the Rapid Re-Housing intervention. The goals of the program are to help clients to move quickly from homelessness to stably housed. This program provides households with security and utility deposits, and short or medium-term rental assistance. Clients receive case management targeted to housing stability.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

- **Goal 4:** Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

Action: The City utilizes its Tenant Based Rental Assistance Program which aims to assists low-income individuals and families who are at risk of becoming homeless.

Discussion

See Narratives above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and price points allows residents of all ages and income levels the opportunity to find adequate housing that meets their needs and financial capabilities; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply, especially those that relate to regional, national, and international economy. However, they do have control over several policies which are examined in the City's Housing Element.

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

Public policies directly and indirectly impact affordable housing development and residential investment; both positively and negatively. Providing for a range of housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing that meets their needs and ability to pay; however, there are often barriers that prevent residents finding decent affordable housing. Barriers to the development of affordable housing occur at all three levels of government, as well as in the private market and within the community. Local government cannot control many factors that tend to restrict housing supply, especially those that relate to regional, national, and international economy. However, they do have control over several policies which are examined in the City's Housing Element.

Discussion:

See Narratives above.

AP-85 Other Actions – 91.220(k)

Introduction:

HUD requires that cities receiving block grant funds take actions to affirmatively further fair housing choice. Fair housing choice is achieved by ensuring that persons are not denied housing opportunity because of their race, ethnic origin, religion, disability, or familial status (family with children). Cities report on the progress of affirmatively furthering fair house choice by completing an Analysis of Impediments (AI). The AI is a review of the nature and extent of impediments to fair housing choice in the San Diego County and the City of Chula Vista. The last two AIs have been produced in collaboration with the San Diego Regional Alliance for Fair Housing (SDRAFH), formerly known as the Fair Housing Resources Board (FHRB). The SDRAFH is a dedicated group of professionals who work together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, local jurisdictions, enforcement agencies and housing providers. This group leverages the region's CDBG funds to produce the AI for the region. The SDRAFH completed an Analysis of Impediments to Fair Housing Choice (AI) for the period of 2020 through 2025. The City of Chula Vista is an active member of the San Diego Regional Alliance for Fair Housing and serves as the member of the Steering Committee. The City of Chula Vista affirmatively furthers fair housing by contracting for the provision of fair housing services and conducting fair housing testing to detect any fair housing violations. The services include education and outreach to residents and housing providers, assistance with submitting fair housing complaints to HUD, legal services, and tenant/landlord mediation.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle in meeting the underserved needs is the continued lack of available funding for community development and housing activities, including public services and other programs. Given the federal budget and drastic state budget cuts, local jurisdictions like Chula Vista and the County of San Diego, are being forced to cut social service programs. In Southern California, the continued high cost of living, housing costs for both rental and ownership, and the reduction of funds all combine to create a major obstacle in providing affordable housing that is truly affordable. The City is eager to work more closely with social service providers in order to combine efforts to ensure that the available federal funds are being used in the most effective way possible. The Chula Vista Community Collaborate continues to hold its City quarterly social service provider meetings in Chula Vista to facilitate networking for solutions to the underserved needs.

Actions planned to foster and maintain affordable housing

The City has two programs to foster and maintain affordable housing: the Balanced Communities Policy and the affordable housing inspection program. The Balanced Communities Policy fosters the development of affordable housing in that it requires all developers of new for-sale housing units to either provide 10% of those units at affordable prices or pay a housing in-lieu fee to the City. The

Developers also have the option of building affordable rental housing. The City's inspection program ensures that the City's 2,000+ units of affordable rental housing are maintained in a clean and safe condition and that the incomes of those families living in the different sections of the City have been verified as meeting the limits required by the funding source that help build the units.

Actions planned to reduce lead-based paint hazards

The City will continue to inform residents applying for loans or grants through its First-Time Homebuyer Program and Rehabilitation program about the hazards of lead-based paint. Code Enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an on-going investigation. CDBG, HOME, and ESG programs require compliance with all of HUD's regulations concerning lead-based paint. All housing programs operated by the City are in compliance with HUD's most recent standards regarding lead-based paint. Specifically for the following:

- The City's First-Time Homebuyer Program, lead abatement disclosure is the responsibility of the seller, and the City will not participate in any homebuyer assistance if the seller refuses to abate known lead hazards. Each homebuyer is required to obtain an independent third-party inspection report.
- The City's Homeowner Rehabilitation Loan Program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single-family homes constructed before 1978. If a home was found to have lead-based paint, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. City building inspectors are alerted to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards.
- The City of Chula Vista will work closely, if needed, with the County of San Diego's Childhood Lead Poising Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency. The CLPPP provides outreach and education programs and case management services for San Diego County residents, including Chula Vista residents. City's Acquisition Rehabilitation Program and Homeowner Rehabilitation Loan Program guidelines describe the level of abatement that is needed if lead hazards are present.
- Lead Based Paint Requirements Affordable Housing Developers Each Developer of Affordable rental housing must ensure that all housing constructed, redeveloped, rehabilitated, or acquired with HOME and or CDBG funds must comply with applicable provisions of Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations at 24 CFR part 35, subparts A, B, J, K, M and R upon completion of the development.

Actions planned to reduce the number of poverty-level families

As previously stated, the City's anti-poverty strategy of providing safe, affordable housing will assist

in reducing the number of poverty level families in Chula Vista. By providing safe, affordable housing for those on a limited income, those families will be able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, Low Income Housing Tax Credit (LIHTC) funding requires affordable housing developments provide programs (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. These affordable housing developments assist families in moving up the economic ladder by providing the tools that add to their success. LIHTC continues to be the most important source for leveraging the City's HOME, and CDBG funds for affordable housing development projects. The City is also researching using CDBG funds for economic development during this Consolidated Plan period and will continue to seek funding opportunities including HUD's Economic Development Partnerships.

Actions planned to develop institutional structure

The City of Chula Vista is a member of one key organization which relies heavily on public and private coordination in the region to address the needs of the low-income community members. The Chula Vista Community Collaborative (CVCC) is a collaboration among partners and stakeholders in Chula Vista which includes Residents and Parents; Schools and School District Staff; Social Service/Non-profit Agencies; Local Government; Faith-based Community; Health Professionals; and Business Owners. Together, CVCC works to develop coordinated strategies and systems that protect the health, safety, and wellness of its residents, as well as share information and resources that strengthen families and communities. Regular meetings are held with the goal of obtaining and sharing information about services, resources, employment and training opportunities, as well as any events accessible to the Chula Vista community. The meetings are a useful venue to network and efficiently coordinate activities with partnering agencies.

Although the City of Chula Vista administers the CDBG, ESG, and HOME programs, the City does engage in contracts with outside agencies for the delivery of services to the public, other than the required fair housing services and funding requests received from City Departments. Non-profits apply for public service funds, capital improvement, and creation of affordable housing. The City monitors the affordable housing programs for all properties in its portfolio including those owned by private parties, under a deed restriction between the City and the respective party. The City has developed a strong relationship with both affordable and for-profit housing developers in not only the creation of affordable units but the ongoing maintenance of the developments as well.

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

Non-profit social service agencies continue to play an important role in serving the needs of low-and moderate-income residents in Chula Vista. There is a 15 percent cap on the amount of public service funds to be used from the CDBG Allocation. The City surveyed social service providers who serve Chula Vista during the needs assessment process and will continue to attend the Chula Vista

Community Collaborative meetings to foster networking among the providers.

Discussion:

In the implementation of the FY 2025-2026 Annual Action Plan, the City will invest CDBG, HOME, ESG funds, and other resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The City will continue to coordinate the housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1,2,4)

Introduction:

The City of Chula Vista, as an entitlement jurisdiction, receives Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) from the U.S Department of Housing and Urban Development (HUD). Described below are the Program Specific Requirements for each of these programs. In the implementation of programs and activities under the FY 2025-2026 Annual Action Plan, the City will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program. Eligible applicants for CDBG and ESG assistance include subrecipients who may carry out programs to benefit program beneficiaries on behalf of the City. Applications from interested subrecipients may be solicited by the City directly or via published Notices of Funds Availability at the discretion of the City. Eligible beneficiaries for CDBG or HOME funded Housing Rehabilitation or First-Time Homebuyer Programs include households earning less than 80 percent of AMI. Eligible participants are those who have not previously owned a home for the City's First-Time Homebuyer Program and those who reside in a single-family owner-occupied housing unit for the City's Housing Rehabilitation Program. Awarded funds will be awarded on a first come first serve basis to eliminate favoritism. A client waiting list will be established in the event of limited funds for any specific program. The City's HOME programs will be advertised via flyers, notification on the City's website, cold calls, and if necessary, publication in a newspaper of general circulation. The City will also conduct program Workshops as necessary to solicit prospective applicants. Program guidelines and applications for all programs may be obtained in person at the City's Department of Housing and Homeless Services located at City Hall or on the City's website. Prospective subrecipients, beneficiaries

and developers may obtain more information on the City website.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons with low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   Other forms of investment being used by the City is the match provided for HOME-funded housing activities. The City is required to provide a 25 percent match for HOME funds used for rental assistance, housing rehabilitation, and acquisition and rehabilitation of housing. Some examples include land value (donated), on and off-site improvements, waiver of local and state taxes or fees, low-interest loans below market, inclusionary housing obligations. Most commonly, the City's match funds are generally generated through housing developer contributions, prior Low/Moderate Income Set-Aside funds from the State, and individual first-time homebuyer private funds. Specific match dollar amounts are reported to HUD in the CAPER though its submittal of the HUD forms 40107-A HOME Match Log. The City will be releasing a Notice Funding Availability to all Certified Community Housing Developer Organizations to leverage with the available HOME funds. The City of

Chula Vista does not use HOME funds in any other manner than described in 24 CFR Part 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   Recapture Requirements: If the housing does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, the City of Chula Vista ("City") may recapture the entire amount of HOME assistance from the homebuyer, subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the property, and there are no net proceeds, or the net proceeds are insufficient to repay the HOME funds due, the City can only recapture what is available from net proceeds. The net proceeds are calculated as the sales price minus superior loan repayments (other than HOME funds) and any closing costs. The property will no longer be subject to the affordability requirements after the City has recaptured the HOME funds in accordance with the 24 CFR 92.254(5)(ii). For more specific details, refer to the Chula Vista homebuyer program recapture option which is processed in accordance with the requirements of 24 CFR 92.254 of the HOME Regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

   See discussion above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The following are conditions under which the City's HOME's program will allow a refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds: (a) Residential rehabilitation shall be the primary eligible activity for refinance consideration. The required minimum ratio between rehabilitation and refinancing is 1.05. (b) Management practices shall be reviewed to demonstrate that disinvestments in the property have 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) New investment shall be made to maintain current affordable units or to create additional affordable units. (d) The Program statutory minimum period of affordability shall be those imposed in accordance with 24 CFR 92.252 of the HOME Regulations. The City typically imposes a HUD affordable period of 20 years. However, other funding sources may require an extended period of affordability and program compliance period of 55 years. (e) The investment of HOME funds shall be within the geographic area of the City. However, HOME funds could be used outside the geographic area of the City if it can be demonstrated that there is a regional benefit to residents of the City on a case-by-case basis. (f) HOME funds cannot be used to

refinance multi-family loans made or insured by any federal program, including the CDBG Program.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   The City does not require a preference for persons with special needs or disabilities for HOME TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   The City does not require a preference for persons with a specific category of individuals with disabilities for HOME TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   The City does not define any preference or limitation for rental housing projects.

Emergency Solutions Grant (ESG) *Reference 91.220(l)(4)*

1. Include written standards for providing ESG assistance (may include as attachment)

   Refer to written standards attached.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The San Diego City and County Continuum of Care (hereinafter referred to as the "CoC") includes all of the geography within the County of San Diego, including the City of Chula Vista. The City of Chula Vista is required to consult with the CoC on funding priorities using ESG funds. The U.S. Department of Housing and Urban Development (HUD) charges communities that receive funds under the Homeless Continuum of Care Program (hereinafter referred to as "CoC Program") of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) with specific responsibilities. Section 578.5ofthe HEARTH Interim Rule published in July2012 (Interim Rule), defines a Continuum of Care (CoC) as "the group organized to carry out the responsibilities required

under this part and that is composed of representatives of organizations, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons to the extent these groups are represented within the geographic and are available to participate." Relevant organizations in the San Diego CoC Region established the Regional Continuum of Care Council (RCCC) in 1998, which has served as the CoC coordinating body acknowledged by HUD. Planning and operations of the San Diego CoC have historically been facilitated through the RCCC, an unincorporated association as defined under Section 18035 of the California Corporations Code. As a result, the general operations of the CoC have been guided through the By Laws, structure, and action of the RCCC.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

   The City of Chula Vista releases a funding of Notice Availability inviting all non-profit organizations who serve eligible ESG clients to submit a proposal. The process below is included in The City's Federal Grants Administrative Manual attached.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   Not applicable. The City has met the homeless participation requirement.

5. Describe performance standards for evaluating ESG.

   The ESG entitlement areas and the RCCC have established the following cross-jurisdictional strategies for the use of ESG funds in ways that that set performance standards for each subrecipient:

   - Further the accomplishment of actions identified in the Consolidated Plan of each jurisdiction.
   - Foster greater access to permanent housing, especially helping people access housing that is affordable at 30% area median income.
   - Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
   - Coordinate across jurisdictions for development of standardized eligibility and assessment

standards and by convening semiannual regional planning meetings.

- Support federal and local goals for priority populations, including but not limited to veterans, persons with disabilities, families, and others.
- Allow for variations in ESG entitlement programs that respond to the needs and resources of the individual jurisdictions.
- Comply with eligibility and verification requirements and locally established standards (HMIS, housing status, habitability standards, homeless definitions, etc.).
- Allows each program to take responsibility for program administration including compliance with public notice requirements and timely reporting.
- Encourages all subrecipients to participate in collaborative assessment, coordinated entry, data management, and reporting systems established by the RCCC in accordance with HEARTH regulations.
- Supports timely and accurate data collection and reporting through contractual obligations with subrecipients, and through establishing common standards for vendor relationships with the HMIS Lead.

Appendix A

SF-424s.

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/17/2025

4. Applicant Identifier: E-25-MC-06-0540

5a. Federal Entity Identifier:

5b. Federal Award Identifier: E-25-MC-06-0540

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Chula Vista

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000690

* c. UEI: 078726551000

d. Address:

* Street1: 276 Fourth Avenue
Street2: Building C
* City: Chula Vista
County/Parish: San Diego CA: California
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 91910-2631

e. Organizational Unit:

Department Name: Dept of Housing and Homeless

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Mark
Middle Name:
* Last Name: Barnard
Suffix:

Title: Management Analyst

Organizational Affiliation:

* Telephone Number: (619)409-1976
Fax Number:

* Email: mbarnard@chulavistaca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant (ESG)

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

ESG Program for FY 2025-2026, consisting of projects addressing homelessness.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 51 * b. Program/Project: 51

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2025 * b. End Date: 06/30/2026

18. Estimated Funding ($):

* a. Federal	206,837.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	206,837.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Maria

Middle Name:

* Last Name: Kachadoorian

Suffix:

* Title: City Manager

* Telephone Number: 619-691-5031 Fax Number:

* Email: Mkachadoorian@chulavistaca.gov

* Signature of Authorized Representative: Maria V. Kachadoorian * Date Signed: 6/11/2025

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/17/2025

4. Applicant Identifier: B-25-MC-06-0540

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-25-MC-06-0540

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Chula Vista

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000690

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* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 91910-2631

e. Organizational Unit:

Department Name: Dept. of Housing and Homeless

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Mark
Middle Name:
* Last Name: Barnard
Suffix:

Title: Management Analyst II

Organizational Affiliation: City of Chula Vista

* Telephone Number: (619)409-1976
Fax Number:

* Email: mbarnard@chulavistaca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG Program for FY 2025-2026, consisting of the provision of public services, community development, economic development, public improvements, administration, and other related programs.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 51 * b. Program/Project: 51

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2025 * b. End Date: 06/30/2026

18. Estimated Funding ($):

* a. Federal	2,346,364.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	246,155.00
* f. Program Income	
* g. TOTAL	2,592,519.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Maria

Middle Name:

* Last Name: Kachadoorian

Suffix:

* Title: City Manager

* Telephone Number: 619-691-5031 Fax Number:

* Email: Mkachadoorian@chulavistaca.gov

* Signature of Authorized Representative: Maria V. Kachadoorian * Date Signed: 6/11/2025

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Application for Federal Assistance SF-424

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* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/17/2025

4. Applicant Identifier: M-25-MC-06-0540

5a. Federal Entity Identifier:

5b. Federal Award Identifier: M-25-MC-06-0540

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Chula Vista

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000690

* c. UEI: 078726551000

d. Address:

* Street1: 276 Fourth Avenue
Street2: Building C
* City: Chula Vista
County/Parish: San Diego CA: California
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 91910-2631

e. Organizational Unit:

Department Name: Dept of Housing and Homeless

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Mark
Middle Name:
* Last Name: Barnard
Suffix:

Title: Management Analyst II

Organizational Affiliation: City of Chula Vista

* Telephone Number: (619)409-1976
Fax Number:

* Email: mbarnard@chulavistaca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME investment Partnerships Act (HOME)

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME Program for FY 2025-2026, consisting of the First-time Homebuyer Downpayment Assistance Program, Residential Rehabilitation Program, CHDO Program, TBRA, and Administration.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 51 * b. Program/Project: 51

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2025 * b. End Date: 06/30/2026

18. Estimated Funding ($):

* a. Federal	795,804.97
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	795,804.97

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Maria

Middle Name:

* Last Name: Kachadoorian

Suffix:

* Title: City Manager

* Telephone Number: 619-691-5031 Fax Number:

* Email: Mkachadoorian@chulavistaca.gov

* Signature of Authorized Representative: Maria V. Kachadoorian * Date Signed: 6/11/2025

Appendix B

Certification.

Docusign Envelope ID: 22C89E03-EF65-4338-A57A-CBFB12582F81

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:
Maria Kachadoorian
*Title: City Manager
*Applicant/Recipient Organization:
City of Chula Vista

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature: DocuSigned by: Maria Kachadoorian F4BB5CABC5014C0...
* Date: (mm/dd/yyyy): 6/26/2025

Docusign Envelope ID: 22C89E03-EF65-4338-A57A-CBFB12582F81

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Mari V. Kachadoorian	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Chula Vista	6/11/2025

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Marc V. Kaufman — 6/11/2025

Signature of Authorized Official — Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Marc V. Kachad
Signature of Authorized Official

6/11/2025
Date

City Manager
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

6/11/2025
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

6/11/2025
Date

City Manager
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Marc V. Kaufman
Signature of Authorized Official

6/11/2025
Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Appendix C

Citizen Participation Plan

CITY OF CHULA VISTA

CITIZEN PARTICIPATION PLAN 2025-2029

24 CFR § 91.105

Attachment No. 1

BACKGROUND INFORMATION

The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement for a city to receive federal housing and community development funding. Each Consolidated Plan must contain a strategy for citizen participation in the Consolidated Plan and Annual Action Plan process.

It is the policy of the City of Chula Vista to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. This document outlines the City's plan for soliciting and receiving citizen input during preparation of the Five-Year Consolidated Plan covering the program years 2025-2029, and the individual Annual Action Plans during these same years. This Citizen Participation Plan (CPP) was drafted in accordance with HUD's Consolidated Plan regulations found at 24 CFR 91.100 & 91.105.

ADMINISTRATIVE RESPONSIBILITIES AND CONTACT INFORMATION

The City of Chula Vista ("City") is the recipient of all CDBG, HOME, and ESG funds. Specific program information is available at: https://www.chulavistaca.gov/departments/housing-and-homeless-services. See Appendix B for detailed grant descriptions.

The Department of Housing and Homeless Services has responsibility for administration of the Consolidated Plan process, which includes all activities related to development and dissemination of Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports.

ENCOURAGING PUBLIC PARTICIPATION

It is the intent of the City of Chula Vista is to encourage and facilitate the participation of residents in the formulation of priorities, strategies and funding allocations related to the Consolidated Plan process, emphasizing involvement by low- and moderate-income persons, especially those living in low- and moderate-income neighborhoods. See Appendix A for map of low-moderate income areas of the City. The City also encourages participation of minority populations, including people who do not speak English and persons with special needs. The City shall encourage the participation of residents of public and assisted housing developments, in the process of developing and implementing the Consolidated Plan. Finally, the City consults with the public and private agencies that provide housing, health and social services to City residents to identify the greatest needs of City residents, particularly low- to moderate-income residents and those with special needs.

ROLE OF LOW/MODERATE-INCOME PEOPLE

The primary purpose of the programs covered by this CPP is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities—all principally for low- and moderate-income people. Because the amount of federal CDBG, HOME, and ESG money the City receives and/or administers each year is primarily based on the severity of both poverty and substandard housing conditions in Chula Vista, the City recognizes the importance of public participation that genuinely involves people who have experienced these conditions.

It is the City's intent to provide opportunities for meaningful involvement by low-income people at all stages of the process, including:

- Needs identification;,
- Priority setting;
- Funding allocations; and
- Program recommendations.

CITIZEN PARTICIPATION GOALS FOR 2025-2029

The City continually strives to improve participation processes so that all citizens are heard and included in community decisions. The residents of Chula Vista are diverse and should be met where they are, understanding the existence of various challenges and preferences. During this 5-year period, the City has set goals to expand participation methods and collect more valuable feedback. The following citizen participation methods will be implemented when possible:

1. Take a defined period of time and attend community input meetings that equally encompass all four districts within the city limits to gather public comments but also build trust and rapport with residents.
2. Use online audience participation tools to collect feedback quickly, both at in-person and online meetings.

STAGES OF THE CONSOLIDATED PLAN PROCESS

The policies and procedures in this CPP relate to five specific stages of action mentioned in law or regulation. See Appendix C for a detailed view of the plan process. These stages include:

- **Stage 1**. The needs assessment stage, i.e., the identification of housing and community development needs that generally occurs during development of a Consolidated Plan. For the 2025/2029 Consolidated Plan, this stage will occur from January through March of 2025.

- **Stage 2**. The plan development stage, i.e., preparation of a Draft Consolidated Plan and/or Draft Annual Action Plan. This will occur during February and March of 2025 for the Five-year Consolidated Plan and for the 2025/26 Action Plan.

- **Stage 3**. The approval stage, i.e., formal approval by elected officials of a final Consolidated Plan or Annual Action Plan. The timing of this stage depends on the meeting schedule of the City Council, but generally occurs during March-May.

- **Stage 4**. The amendment stage, i.e., when a change is made in the proposed use of funds in an Annual Action Plan or to the priorities established in the Consolidated Plan, a formal Substantial Amendment will be proposed, considered and acted upon. (See "Stages in the Process" of this CPP for the definition of what constitutes a substantial amendment). This stage only occurs if a substantial amendment is required.

- **Stage 5**. The performance review phase, i.e., preparation of the CAPER. This occurs during August and September of each year.

PROGRAM YEAR IN THE CITY OF CHULA VISTA

The "program year" established by the City for the use of these funds is July 1 through June 30.

Plan Year 1 (2025): July 1, 2025-June 30, 2026
Plan Year 2 (2026): July 1, 2026-June 30, 2027
Play Year 3 (2027): July 1, 2027-June 30, 2028
Play Year 4: (2028) July 1, 2028-June 30, 2029

Plan Year 5: (2029) July 1, 2029-June 30, 2030

PUBLIC NOTICE

This section describes how the City will issue public notices about the Five-year Consolidated Plan, Annual Action Plan, CAPER City Council meetings, document draft review periods, amendments, and requests for release of HUD funds.

WHEN NOTICE WILL OCCUR

The City will provide advanced public notice once any of the following documents are available for draft review and comment: the Proposed Annual Action Plan or Consolidated Plan, any proposed Substantial Amendment, the Annual Performance Report and Notices of Intent to Request Release of Funds. In addition, the City will provide public notice of all public hearings related to the funds or to the planning process covered by this CPP.

HUD considers two weeks advance public notice to be adequate for the public to permit informed comment. The amount of lead time can also vary, depending on the event. The City standard notice for public hearings is 10 days. Specific minimum amounts of lead time for different events are described later in this CPP.

FORMS OF PUBLIC NOTICE

Public notices will be published in an English-language and Spanish-language general circulation publications. In addition, social media platforms such as Instagram, Twitter, Facebook and/or WhatsApp community groups may be utilized to encourage participation from the hardest to reach groups in our communities. Information regarding community involvement will also be posted on the Housing Division website: https://www.chulavistaca.gov/departments/housing-and-homeless-services. Whenever feasible, display ads and/or press releases for publication in appropriate neighborhood and ethnic newspapers will also be used. Copies of all public notices are available through the City's website at: https://www.chulavistaca.gov/departments/housing-and-homeless-services/funding-and-reporting. Notice will also be given through mailings to other organizations or individuals who have requested receipt of such notices. The proposed Consolidated Plan will be published to afford citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The requirement for publishing will be met by publishing a summary of the proposed Consolidated Plan and proposed projects in the above-mentioned publications.

PUBLIC ACCESS TO INFORMATION

The City of Chula Vista will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this CPP. In addition, the City will provide the public with reasonable and timely access to City Council meetings and community input meetings related to the proposed or actual use of funds.

The City will maintain a web-based site through an online platform called Public Input. This site will detail information and access related to the Consolidated Plan and allow the public to participate through text, email, survey, comments, or calls. The platform includes the option to translate sites into different languages and will provide the city with precise data.

Details on access to City Council meetings and community input meetings, records, plans and other information related to use of funds can be found in the sections below.

STANDARD DOCUMENTS

Standard documents to which public access will be provided include:

- Annual Action Plans (Proposed and Final);
- Consolidated Plans (Proposed and Final);
- Substantial Amendments to an Annual Action Plan or Consolidated Plan;
- Consolidated Annual Performance Reports; and
- this Citizen Participation Plan.

AVAILABILITY OF STANDARD DOCUMENTS

In the spirit of encouraging public participation, copies of standard documents will be provided to the public. These materials will be available at all times through the City's website and in other forms accessible to persons with disabilities, upon request by calling (619) 691-5047 or emailing: affhousing@chulavistaca.gov

PLACES WHERE STANDARD DOCUMENTS ARE AVAILABLE

Standard documents are available at the following location and website:

City of Chula Vista Department of Housing and Homeless Services
276 Fourth Avenue
Chula Vista, CA 91910;

City of Chula Vista Department of Housing and Homeless ServicesWebsite at:
https://www.chulavistaca.gov/departments/housing-and-homeless-services/funding-and-reporting

DISASTER OR EMERGENCY INSTANCES

In the event of a declared disaster or emergency, it may be necessary to revise public participation, noticing and public hearing procedures. Reasonable notification may be defined as 72 hours advance notice or less, depending upon the circumstances of the meeting; however, the City will strive to provide more than 72 hours advance notice of meetings, when practicable. Under the California Ralph M. Brown Act at least 24 hours notice is required for meetings under unique circumstances or special meetings. The City will adhere to both federal and state reasonable notification requirements. When an in-person public hearing is not permitted due to social distancing or stay-at-home orders, virtual meetings may be held with reasonable notification and access for citizen participation. In addition, when hard copies are not available to due emergency closures of public facilities, online copies of documents will be made available for public review.

NOTE: If virtual hearings are used, real-time responses and accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible. Refer to Public Hearing section for description of how the public may access virtual meetings and offer input.

PUBLIC HEARINGS

Public hearings will be held at key stages of the process to obtain the public's views and to provide the public, to the greatest extent possible, with responses to their questions and comments. The City holds public hearings to obtain input regarding community needs during development of a Consolidated Plan, to review proposed uses of the funds in each Annual Action Plan, and to review program performance. More information about these specific hearings is contained in "Stages of the Process" of this CPP.

ACCESS TO CITY COUNCIL PUBLIC HEARINGS

Public hearings at City Council meetings will be held only after there has been adequate notice as described in "Public Notice" of this CPP. At a minimum, an advertisement in an English and Spanish language general circulation publication must be published no less than 10 days prior to the date of the public hearing is required. The City website at www.chulavistaca.gov also posts the City Council meeting agendas and information on each agenda item.

Public hearings are held before the City of Chula Vista Council in Council Chambers; 276 Fourth Avenue Chula Vista, CA 91910—accessible by public transit. There is free Spanish simultaneous interpretation available on-site.

Should the City face an emergency or crisis which would impede in-person public hearings, the public may still participate via teleconference, and watch the meeting online or on television.

To make in-person public comments at City Council meetings, members of the public may submit a request to speak to City Clerk staff before the close of the public comment period on an item or before the close of the general Public Comment period for non-agenda items. Electronic public comments can be submitted at https://www.chulavistaca.gov/departments/mayor-council/council-meeting-agenda, locate the meeting and click the comment bubble icon. Select the item and click "Leave Comment." You may also email cityclerk@chulavistaca.gov. eComments, emails, and other written comments must be received by noon for a regular City Council meeting.

Recorded City Council meetings are also available at https://www.chulavistaca.gov/departments/mayor-council/council-meeting-agenda. Members of the public can click "ES" at the bottom to switch to Spanish. Closed captioning is available in both languages.

PUBLIC HEARINGS AND POPULATIONS WITH UNIQUE NEEDS

All public hearings are held at a location accessible to people with disabilities. If non-English speaking or hearing-impaired residents request assistance to participate in a public hearing, the City will provide appropriate assistance to the greatest extent possible.

In compliance with the Americans with Disabilities Act, any resident who needs special assistance to participate in a City Council meeting must contact the City Clerk's Office at cityclerk@chulavistaca.gov

or (619) 691-5041. Providing at least 48 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT MEETINGS

The City holds public input meetings related to the Consolidated Plan process in several areas in the City of Chula Vista (i.e. East, South, and Northwest) in and around the month of September. Anyone interested in being notified of the meetings can call or otherwise contact the Department of Housing and Homeless Services to be placed on the community meeting mailing list.

Because the housing and community development needs of low- and moderate-income people are so great and so diverse, priorities must be set to decide which needs should get more attention and more resources than other needs. This is the basic reason the Consolidated Plan exists.

The City holds public input meetings to obtain residents' opinions about needs and what priority those needs have during the development stage of the Consolidated Plan (every 5 years). Public input meetings about needs will be completed at least 30 days before a draft Consolidated Plan is published for comment, so that the needs identified can be considered by the City and addressed in the draft Plan.

DRAFT ANNUAL ACTION PLAN AND/OR CONSOLIDATED PLAN

The law providing the funds related to this CPP calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City will use the procedures below.

GENERAL INFORMATION

At the beginning of this stage, usually in November of each year, the City will provide public notice of the anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, and ESG, funds it expects to receive in the following year and a description of the range of types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will be used in ways that will benefit low- and moderate-income people. Contact information will be included in the notice so that interested persons can obtain additional information.

TECHNICAL ASSISTANCE

City staff will work with organizations representative of low- and moderate-income people who are interested in submitting a proposal to obtain funding for an activity. Technical assistance workshops regarding the funding process and how to apply will be provided to interested organizations early in the process.

ANTI-DISPLACEMENT

The City strives to avoid or minimize the displacement of individuals as a result of HUD funded activities. Therefore, to the greatest extent feasible, the City:

- Considers the impact of displacement in site selection, during the project planning phase;

- Provides information to displaced individuals on available assistance and relocation benefits; and
- Reviews Anti-displacement Plans and Relocation Plans prior to funding.

Prior to approval of any HUD funded activity with the potential for temporary or permanent displacement of individuals, the responsible agency (City or private developer) provides a written plan of action for comparable replacement low-income housing and assistance to displaced persons, based on the Uniform Relocation Assistance and Real Property Acquisitions Polices Act of 1970 (URA, 49 CFR part 24).

AVAILABILITY OF A PROPOSED PLAN

Copies of Proposed Consolidated Plans and/or Annual Action Plans are made available by request. In addition, copies are made available at the locations specified above in "Public Access to Information" of this CPP.

PUBLIC HEARINGS AND FURTHER ACTION

In addition to the public input meetings held in the community regarding proposed Plans, public hearings about proposed Plans are held by the City Council. All comments from the public input meetings, as well as those received in writing during the 30-day public comment period, are presented to the Chula Vista City Council for their consideration. In the event that the City receives notification of one-time federal funds or grant opportunities, the City may use the suggested public comment period. All such comments are considered by staff and presented in the final Plans.

FINAL ANNUAL ACTION PLAN AND/OR CONSOLIDATED PLAN

Copies of the final Plan and a summary will be made available to the public upon request at cost. In addition, copies will be available at the locations specified above in "Public Access to Information."

SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN AND ACTION PLAN

Occasionally, public comments warrant an amendment to the Consolidated Plan and/or Action Plan. The City will make documents available for interested parties of the draft Consolidated Plan and Annual Action Plan and Executive Summary for a comment period no less than 30-days. In the event that the City receives notification of one-time federal funds or grant opportunities, the City may use the suggested public comment period. The criteria for whether to amend a Consolidated Plan or Annual Action Plan is referred to by HUD as "Substantial Amendment Criteria." The following are defined as substantial amendments by the City and will require public notice and provision of a public comment period:

- Over 50% of the original location of beneficiaries are impacted by the change;
- Contract scope of work of the proposed activity is modified to the point where it would generally be considered a new activity;
- Subrecipient assumes the responsibility of a project identified in the Action Plan;

- A new program or proposed activity is proposed for funding that was not previously identified in the Consolidated Plan and Action Plans; or

- An administrative decision to reallocate funds from an activity in the Action Plan to other activities of equal or lesser priority need level, unless the decision is a result of:

    - A federal government, state government, or local government declared state of emergency.

    - A change in allocation priorities or a change in the method of distribution of funds;

    - Any use of HUD 108 financing that was not described in the Consolidated Plan;

    - Any changes in federal funding level after the Draft Consolidated Plan's comment period has expired; and

    - The resulting effect on the distribution of funds will *no*t be considered an amendment or a substantial amendment.

PUBLIC NOTICE AND PUBLIC HEARING FOR SUBSTANTIAL AMENDMENTS

The City will provide reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described in "Public Notice" of this CPP and will allow a 30-day period for public comment. In the event that the City receives notification of one-time federal funds or grant opportunities, the City may use the suggested public comment period. In preparing a final Substantial Amendment, due consideration will be given to all comments and views expressed by the public. The final Substantial Amendment will have a section that presents all comments and explains why any comments were not accepted.

It may be necessary to expedite substantial amendments in the event of a declared disaster or emergency. There are three types of disasters/emergency events that may necessitate an expedited substantial amendment, including: (1) man-made disasters; (2) natural disasters; or (3) terrorism. Manmade disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wild fires, flooding and public health issues, such as wide-spread disease or pandemic. Terrorism events include bomb threats, biochemical attacks (like the spread of anthrax) or cyber-attacks (like hacking, phishing, ransomware and virus distribution). These expedited substantial amendments may include funding new activities and/or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the City may use CDBG, HOME, and ESG funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments.

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

Every year, the City must submit to HUD the Consolidated Annual Performance Evaluation Report (CAPER), within 90 days of the close of the program year, i.e., by September 28. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited low- and moderate-income people.

PUBLIC NOTICE FOR CAPERS

The City will provide reasonable notice that the CAPER is available so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described in "Public Notice" above. Public comments will be accepted during a **15-day comment period** described in the public notice.

Copies of the CAPER will be made available to the public upon request. In addition, copies will be available at the locations listed in "Public Access to Information."

In preparing a CAPER for submission to HUD, consideration will be given to all comments and views expressed by the public, orally or submitted in writing. The CAPER sent to HUD will have a section that presents all comments.

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI/RROF)

This notice is to be published when an Environmental Review Record (ERR) is complete and has been signed by the preparer and the certifying officer. The notice must specify, at a minimum, an additional **15-calendar day** period within which persons may object to the use release of funds.

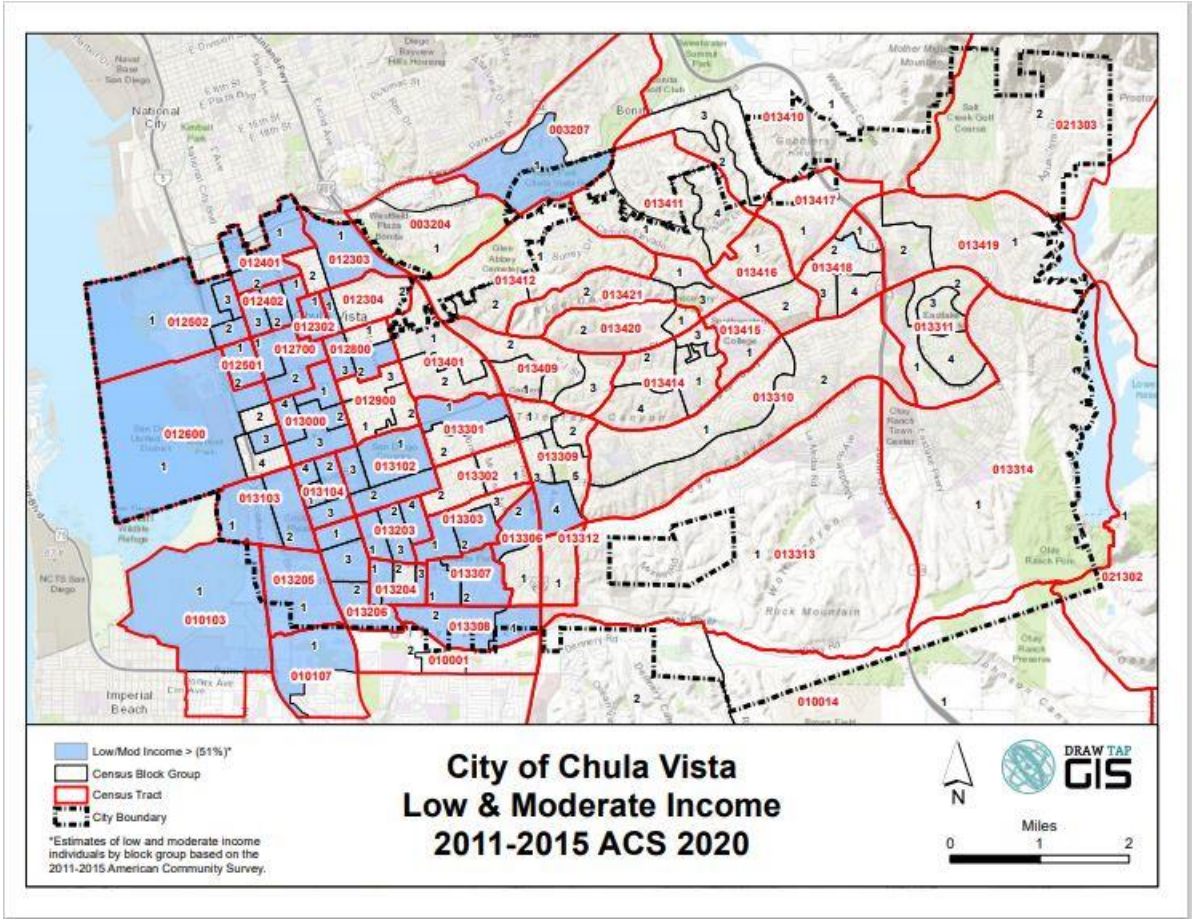
COMPLAINT PROCEDURES

Written complaints from the public about the City's citizen participation process or the Consolidated Plan process will receive careful consideration and will be answered in writing within 15 working days. Written complaints should be sent to the HUD Coordinator at the following address: City of Chula Vista Department of Housing and Homeless Services, 276 Fourth Avenue Chula Vista, CA 91910.

AMENDING THE CITIZEN PARTICIPATION PLAN

This Citizen Participation Plan can be amended only after the public has been notified of the City's intent to modify it and only after the public has had a reasonable chance to review and comment on proposed substantial changes.

APPENDIX A
LOW/MODERATE-INCOME AREAS



APPENDIX B
GRANT DESCRIPTIONS

Community Development Block Grant (CDBG): CFDA - 14.218
HOME Investment Partnership: CFDA – 14.239
Emergency Solutions Grant (ESG) Programs: CFDA – 14.231

The City of Chula Vista Housing Division provides U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) funding to promote public serviced, capital improvement projects, economic development activities (subject to HUD approval) and production of affordable housing activities that benefit low-and moderate income persons living in Chula Vista.

Please refer to the Notice of Funding Availability for a description of each of the funding sources and programmatic requirements.

A brief description of each program is described below, and funding is subject to the priorities listed in the Consolidated Plan and Notice of Funding Availability.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Community Development Block Grant (CDBG) Program is administered by HUD and is authorized under Title 1 of the Housing and Community Development Act of 1974, as amended. The purpose of the CDBG Program is to enhance and maintain viable urban communities through the provision of decent housing, a suitable living environment, and the expansion of economic opportunities, principally for low -and moderate-income persons. Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

The Home Investment Partnerships (HOME) Program as authorized by the 1990 National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992. The intent of the HOME Program is to expand the supply of decent, safe, sanitary and affordable housing. This is done through the following:

- Community Housing Development Organizations (CHDO). Home ownership assistance
- Rehabilitation
- New construction of affordable housing
- Tenant-based rental assistance
- Acquisition of property for affordable housing
- Administration

In order for an activity or program to be eligible for HOME funding, it must qualify by meeting the following guidelines:

- 100% of all funding must be used to benefit households or persons with incomes less than 60% of the area median income.
- All HOME-funded projects must have 25% non-federal matching funds.

- The HOME program has strict long-term affordability requirements which differ based on the type of project and the amount of funding requested per unit.
- Prevailing wage requirements are different from the CDBG program. Federal prevailing wages (Davis-Bacon) are triggered when there are 8 or more units assisted with CDBG funds. For the HOME program, it is 12 or more units.

EMERGENCY SOLUTIONS GRANT (ESG)

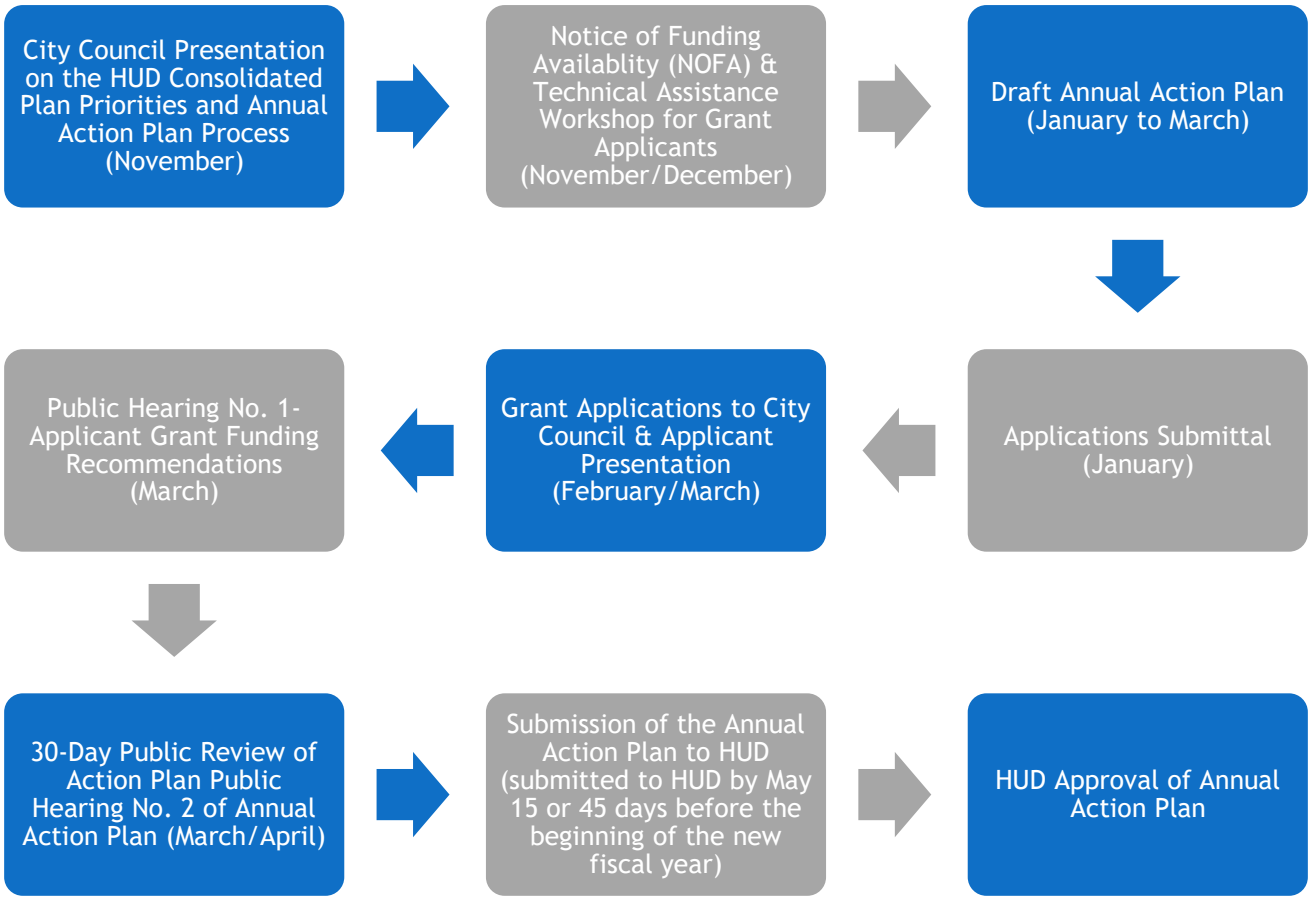
The ESG program provides funding to:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate these shelters;
- Provide essential services to shelter residents,
- Rapidly re-house homeless individuals and families, and,
- Prevent families/individuals from becoming homeless.

For specific requirements and eligible costs, see 24 CFR 576

APPENDIX C
FLOW CHART

Submittal of Annual Action Plan



Appendix D

Citizen Participation/Public Comments

No comments received

Appendix E

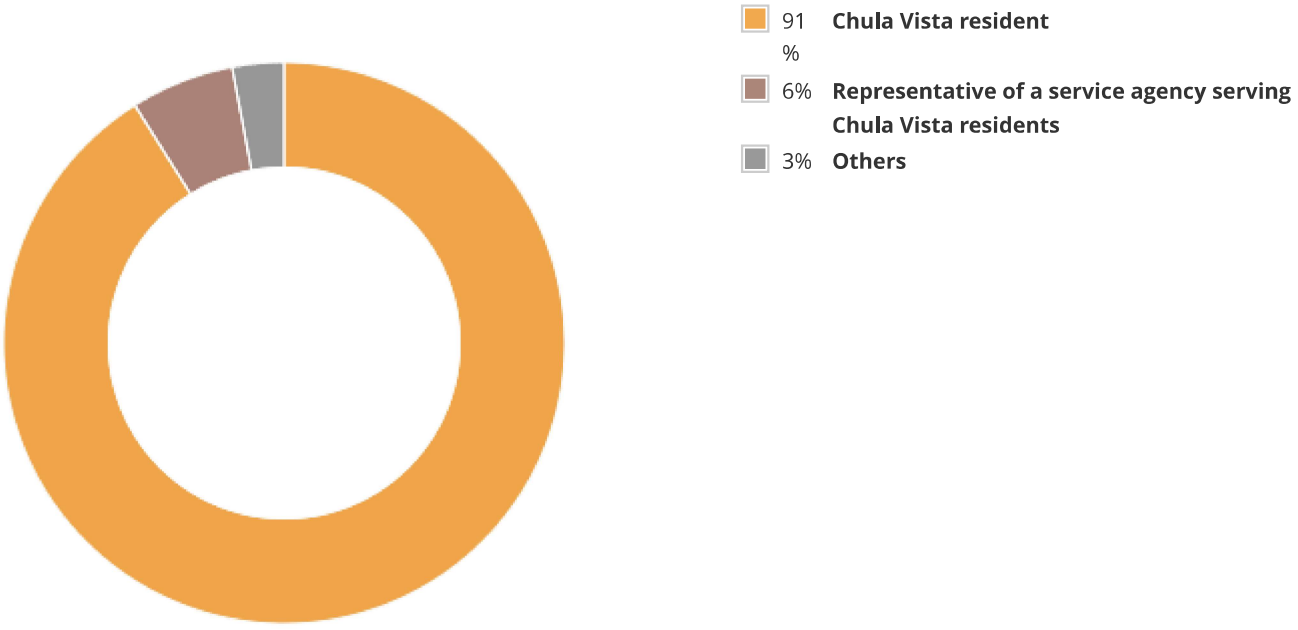
Outreach Materials/Survey Results

Help Set Community Priorities

Project Engagement

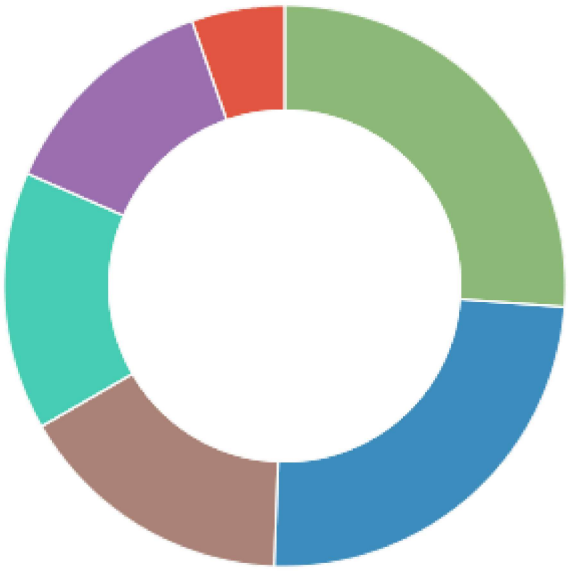
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
608	169	6,848	10

Q1: Which of the following best describes you?



168 respondents

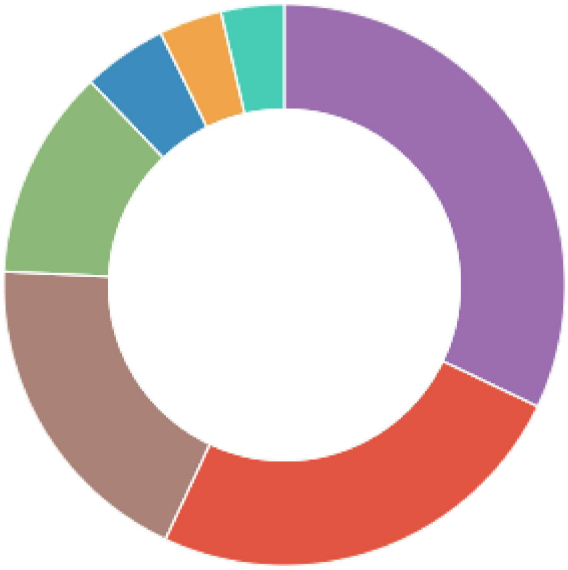
Q2: What is your age?



- 26% **35-44**
- 24% **45-54**
- 16% **25-34**
- 15% **65 +**
- 13% **55-64**
- 5% **18-24**
- 0% **Under 18**

168 respondents

Q3: Please provide your home zip code.



- 32% **91915**
- 25% **91910**
- 19% **91911**
- 12% **91913**
- 5% **91914**
- 4% **91902 (Chula Vista residents)**
- 4% **Other**

165 respondents

Q4: In your opinion, what is the greatest **need** in your community that would benefit low-income persons?

55%	Affordable housing	88 ✓
48%	Economic development (e.g., jobs, businesses)	77 ✓
31%	Public services (e.g., elderly, youth)	49 ✓
26%	Facilities and services for the homeless	41 ✓
25%	Public facilities (e.g., recreation centers)	40 ✓
23%	Infrastructure (e.g., new roads, sidewalks)	36 ✓
15%	Services for persons with disabilities	24 ✓

160 Respondents

Q5: INFRASTRUCTURE

Street improvements (new pavement)	8% No Such Need	33% Low	39% Medium	20% High
Street lighting	8% No Such Need	36% Low	31% Medium	24% High
Sidewalk improvements (curbs, ramps and gutters)	8% No Such Need	39% Low	32% Medium	21% High
Accessibility improvements (ADA ramps)	11% No Such Need	41% Low	32% Medium	15% High
Broadband internet access	17% No Such Need	26% Low	31% Medium	26% High

159 responses

Q6: COMMUNITY FACILITIES

Homeless shelters and facilities	24% No such need	19% Low	24% Medium	33% High
Park and recreational facilities	7% No such need	26% Low	38% Medium	29% High
Senior centers	10% No such need	24% Low	41% Medium	25% High
Healthcare facilities	11% No such need	23% Low	39% Medium	27% High
Childcare facilities	8% No such need	21% Low	38% Medium	33% High
Facilities for abused and neglected children	10% No such need	29% Low	37% Medium	23% High

155 responses

Q7: AFFORDABLE HOUSING PROGRAMS AND PROJECTS FOR LOW-INCOME HOUSEHOLDS

ADA home improvements (i.e., ramps)	16% No such need	31% Low	31% Medium	22% High
Home improvement loans for low-income homeowners	15% No such need	21% Low	30% Medium	34% High
Repairs to existing affordable rental housing	17% No such need	16% Low	31% Medium	35% High
First-time homebuyer assistance	8% No such need	14% Low	28% Medium	51% High
Assistance to remove lead-based paint from homes	18% No such need	28% Low	28% Medium	26% High
Assistance for energy efficiency improvements to homes	10% No such need	26% Low	30% Medium	34% High
Construction of new affordable rental housing	24% No such need	13% Low	17% Medium	46% High
Rental assistance for low-income households	20% No such need	18% Low	18% Medium	44% High

156 responses

Q8: PUBLIC SERVICES

Homeless services	21% No such need	18% Low	28% Medium	33% High
Senior services	7% No such need	21% Low	36% Medium	36% High
Youth services	5% No such need	14% Low	40% Medium	41% High
Public transit and transportation services	18% No such need	21% Low	36% Medium	25% High
Food banks	14% No such need	26% Low	40% Medium	20% High
Crime - awareness/prevention	3% No such need	23% Low	32% Medium	43% High
Childcare services	7% No such need	19% Low	42% Medium	32% High
Health services	6% No such need	22% Low	40% Medium	32% High
Fair housing and legal services	15% No such need	22% Low	25% Medium	38% High

155 responses

Q9: SPECIAL NEEDS SERVICES AND PERSONS WITH DISABILITIES

Services for persons with disabilities	9% No such need	22% Low	47% Medium	22% High
Services for victims of domestic violence	8% No such need	22% Low	42% Medium	27% High
Services for those living with HIV/AIDS	16% No such need	44% Low	30% Medium	9% High
Services for neglected and abused children	7% No such need	18% Low	42% Medium	33% High
Mental health services	4% No such need	10% Low	34% Medium	52% High
Substance abuse services	11% No such need	18% Low	34% Medium	38% High

153 responses

Q10: ECONOMIC DEVELOPMENT

New job opportunities	1% No such need	11% Low	31% Medium	58% High
Job training	3% No such need	13% Low	36% Medium	48% High
College readiness	5% No such need	17% Low	37% Medium	41% High
Technical assistance for small businesses (i.e., start-up funds)	7% No such need	14% Low	39% Medium	39% High
Small business loans for storefront/facade repairs and improvements	9% No such need	20% Low	41% Medium	31% High

152 responses

Appendix F

Proof of Publications / Public Notices

AFFP
151604 PH Housing & H - Kansas

Affidavit of Publication

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of THE STAR-NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of Chula Vista and the South Bay Judicial District, County of San Diego, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 18, 1973, Case Number 71752; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 28, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Subscribed to and sworn by me this 28th day of March 2025.

Chula Vista, San Diego County, California

01100031 00151604

CV-CITY OF CHULA VISTA-LEGALS
276 FOURTH AVE
CHULA VISTA, CA 91910

NOTICE OF PUBLIC HEARING AND
PUBLIC COMMENT PERIOD
CITY COUNCIL
CITY OF CHULA VISTA

FEDERAL GRANT PROGRAMS
2025-29 5-YEAR CONSOLIDATED PLAN AND
2025-26 ANNUAL ACTION PLAN

The 5-Year Consolidated Plan (ConPlan) is a planning document which sets local strategies and funding priorities for use of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and Home Investment Partnerships Act (HOME) programs over a five-year period. The Annual Action Plan is an annual document that specifically describes how Chula Vista will spend these federal resources over a one-year period for activities serving low- or moderate-income persons, the homeless, and persons with special needs.

The draft 2025-2029 ConPlan and 2025-2026 Action Plan will be available for public review and comment from April 1 through April 30, 2025 by accessing the City's website at: www.chulavistaca.gov or by contacting Mark Barnard, Management Analyst, at mbarnard@chulavistaca.gov.

HEARING INFORMATION

Date and Time: April 15, 2025, at 5:00 p.m. to further solicit input on the proposed Spending Plan
Location: Council Chambers, City Hall, 276 Fourth Avenue, Chula Vista

Public Testimony:
In-Person: Interested persons wishing to express their views on the matter described above will be given an opportunity to do so at the public hearing.

Written Comments: Comments may be mailed or delivered to: City of Chula Vista, City Clerk Kerry Bigelow, 276 Fourth Ave, Chula Vista, CA 91910. Comments must be received by the City Clerk before the close of the public hearing.

ADDITIONAL MATTER DETAILS
Comments received through the Public Hearing and the review period will be incorporated into the Annual Action Plan, which will be submitted for approval to the U.S. Department of Housing and Urban Development (HUD).

ENVIRONMENTAL NOTICE
The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines. Therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. Notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines. Under the National Environmental Policy Act (NEPA,) the activity is exempt pursuant to Title 24, Part 58.34(a)(2) &(3) of the Code of Federal Regulations and pursuant to the U.S. Department of Housing and Urban Development Environmental Guidelines.

ACCESSIBLE PUBLIC MEETINGS
Written agenda materials in appropriate alternative formats, or disability-related modifications or accommodations, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings or services will be provided upon request. Please contact cityclerk@chulavistaca.gov or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting so that arrangements may be made.

NOTE
If you wish to challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raise at the public hearing

described in this notice, or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.
CV151604 3/28/2025

AFFP
151604 PH Housing & H - Kansas

Affidavit of Publication

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

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March 28, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Subscribed to and sworn by me this 28th day of March 2025.

Chula Vista, San Diego County, California

01100031 00151604

CV-CITY OF CHULA VISTA-LEGALS
276 FOURTH AVE
CHULA VISTA, CA 91910

NOTICE OF PUBLIC HEARING AND
PUBLIC COMMENT PERIOD
CITY COUNCIL
CITY OF CHULA VISTA

FEDERAL GRANT PROGRAMS
2025-29 5-YEAR CONSOLIDATED PLAN AND
2025-26 ANNUAL ACTION PLAN

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Location: Council Chambers, City Hall, 276 Fourth Avenue, Chula Vista

Public Testimony:
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described in this notice, or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.
CV151604 3/28/2025

AFFP

149546 PH Notice 0034 - Kansas

Affidavit of Publication

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of THE STAR-NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of Chula Vista and the South Bay Judicial District, County of San Diego, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 18, 1973, Case Number 71752; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 24, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Subscribed to and sworn by me this 24th day of January 2025.

Chula Vista, San Diego County, California

01100031 00149546

CV-CITY OF CHULA VISTA-LEGALS
276 FOURTH AVE
CHULA VISTA, CA 91910

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF CHULA VISTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Chula Vista will conduct a public hearing to consider the following matter:

PUBLIC HEARING ON THE FEDERAL BLOCK GRANT PROGRAMS 5-YEAR CONSOLIDATED PLAN FUNDING PRIORITIES AND NOTICE OF FUNDING AVAILABILITY FOR FY 2025/2026

NOTICE OF FUNDING AVAILABILITY
On Monday, February 3, 2025 the City will be releasing a notice of funding availability for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships Act (HOME) The NOFA will be available by accessing the city's webpage at the following link. https://www.chulavistaca.gov/departments/housing-and-homeless-services

HEARING INFORMATION

Date and Time. February 4, 2025 at 5 00 p.m.
Location: Council Chambers, City Hall, 276 Fourth Avenue, Chula Vista

Public Testimony:
In Person: Interested persons wishing to express their views on the matter described above will be given an opportunity to do so at the public hearing.

Written Comments: Comments may be mailed or delivered to: City of Chula Vista. City Clerk Kerry Bigelow, 276 Fourth Ave. Chula Vista, CA 91910 Comments must be received by the City Clerk before the close of the public hearing.

ACCESSIBLE PUBLIC MEETINGS
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NOTE
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CV149546 1/24/2025