

**§302(c)(4) Plan**

Rev. 5/7/21

**§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.**

The City of Chula Vista is proposing 100% of its PLHA funding towards housing opportunities for those earning up to 30 percent of the San Diego County Area Median Income (AMI) through funding of a minimum 65 bed Bridge Shelter as well as associated wrap-around services for homeless persons. In response to the City's declaration of a shelter crisis in 2018 and the public health crisis of COVID-19, Chula Vista intends to prioritize its PLHA funding to fund in part the operation of a Bridge Shelter that will provide an opportunity for those most vulnerable within the community safe and stable shelter. Chula Vista will continue to seek funding for other activities as described based upon leveraging and the most efficient and effective use of various funding sources that may be available at that time. Use of PLHA funds for this unmet housing need through beds in a Bridge Shelter is consistent with the City's 2013-2021 Certified Housing Element.

**§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).**

PLHA funding will only be allocated to an activity (e.g. homeless shelter) seeking to benefit households that are homeless with household incomes at or less than 30% of the Area Median Income services and, as such, serving the homeless meets the requirement to prioritize investments that increase the supply of housing for households with incomes at or below 60% AMI. The City has experience in leveraging HOME funds and Housing Successor funds to support acquisition and rehabilitation and new construction projects serving households at 30% to 60% AMI that have been funded with tax credits, Multifamily Housing Revenue bonds, State Multifamily Housing funds and other state and county funds. This existing plan will be utilized for administering PLHA funds as well. The funding of homeless services and shelters requires the leveraging of multiple layers of financing. The City and its Housing Authority proposes to combine its available CDBG, ESG, HOME and remaining Housing Successor funds with PLHA funds to maximize the services and beds available.

**§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.**

As outlined within Chula Vista's 2013 Housing Element, Objective H-6 specifically calls for the City to "promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with disabilities, and seniors." With over 312 homeless persons within Chula Vista as of the 2020 Point in Time Count and 68% of those being unsheltered and as further detailed within the Housing Element there is a significant gap of the number of unsheltered within the community and the beds available for the general population of homeless.

**Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))**

**§301(a)(1)** The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

**§301(a)(2)** The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

**§301(a)(3)** Matching portions of funds placed into Local or Regional Housing Trust Funds.

**§301(a)(4)** Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

**§301(a)(5)** Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

**§301(a)(6)** Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

**§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.**

Funding will be allocated to support the operations of the homeless bridge shelter and/or other emergency housing and wrap-around supportive services, which may include case management, street outreach, housing navigation, meals, laundry, bathroom/shower and laundry facilities as well as coordinated service linkages. Improvements include the installation of water, sewer, electrical, grading and foundation. For the remainder of the years, funding will be allocated to support the operations of the homeless bridge shelter wrap-around supportive services with include case management, housing navigation, meals, laundry, bathroom/shower and laundry facilities as well as coordinated service linkages.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Emergency Shelter Operating and Supportive/Case Managemen	Emergency Shelter Operating and Supportive /Case Manageme	Emergency Shelter Operating and Supportive /Case Manageme	Emergency Shelter Operating and Supportive /Case Manageme	Emergency Shelter Operating and Supportive /Case Manageme										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%	100.00%										
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%										<b>TOTAL</b>
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level <b>Note: complete for year 2019 &amp; 2020 only</b>	N/A	N/A													0

§302(c)(4)(E)(ii) Projected Number of Households Served	65	65	65	65	65									325
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A									
<p>§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.</p> <p>The homeless bridge shelter is currently under construction and is scheduled to be complete by January 2023. A qualified shelter operator has been selected and is currently under a three-year contract with the City of Chula Vista to begin the ramp-up of the facility to prepare for incoming clients as early as January 2023.</p>														
<p>§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.</p>														
<p>§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>														
<p>§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.</p>														
<p>§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.</p>														