FY 2016-2017
CDBG & HOME

Annual Action Plan

May 2016
(Updated 9-1-16 with Recapture provision)

U.S. Department of Housing & Urban Development

Community Development Block Grant and
HOME Investment Partnership Programs

Lead Agency: City of National City, Housing, Grants, & Asset Management Department
1243 National City Boulevard, National City, CA 91950
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City of National City 2016-2017 Annual Action Plan
OMB Control No: 2506-0117 (exp. 07/31/2015)
Executive Summary

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

1. Introduction

The City National City’s 2016-2017 Annual Action Plan outlines the community’s strategies for meeting its identified housing and community development needs, developed through a citizen participation process and detailed in the five-year Consolidated Plan which includes a needs assessment, market analysis, and identification of priority needs and long-term strategies. The Annual Action Plan implements the strategies and provides a basis for allocating Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program funds. This document represents the City of National City’s program year 2016-2017 Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the second year of the five-year Consolidated Plan.

The City of National City is a CDBG and HOME entitlement jurisdiction and anticipates receiving approximately $803,710 in CDBG funds and $260,635 in HOME funds for FY 2016-2017. National City does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

2. Summarize the objectives and outcomes identified in the Plan

This second year Action Plan describes the eligible programs, projects, and activities the City of National City (City) will undertake during the program year (Fiscal Year 2016-2017) and their relationship to the priority housing and community development needs identified in the 2015-2019 Consolidated Plan. The City of National City receives Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) program funds as a direct entitlement from the U. S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) for eligible programs, projects, and activities. The CDBG and HOME programs are primarily designed to assist low- and moderate-income households by providing affordable housing, revitalizing neighborhoods, and creating employment opportunities through economic development projects and activities.

3. Evaluation of past performance

Each program year of the Consolidated Plan period, the City must submit to HUD, a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan. HUD
conducts an annual program assessment and provides feedback on the City’s use of CDBG and HOME funds. All program years to date HUD has determined that the overall performance of the City’s programs were satisfactory.

The City has consistently complied with the CDBG regulation regarding timeliness. 24 CFR 570.902 (a) states, a grantee may not have more than 1.5 times the entitlement grant amount for the current year remaining undispursed from the U.S. Treasury 60 days prior to the end of the grantee’s current program year.

4. Summary of Citizen Participation Process and consultation process

Citizen participation is one of the most important components of the planning process. To solicit public input during the development of the Annual Action Plan, the City conducted outreach to stakeholders. Back up documentation used for the citizen participation is included in Appendix A.

Per the National City City Council’s direction funding was made available to eligible programs and projects that could meet CDBG program goals. The process would exclude non-City applicants, however City departments could “sponsor” non-profit agencies that work directly with City departments to meet City service needs and objectives. HOME funds would be to existing City Housing Programs. A “Notice of Funding Availability” was made available in November to City departments.

Participating jurisdictions met on February 25, 2016 and March 22, 2016 to discuss the overall annual action plan process to include performance standards, housing and social services, homelessness, presumed benefit activities, and overall administration.

A public hearing before the City Council was held on March 15, 2016 to review applications for funding for the 2016-2017 Action Plan and to accept public input on the Plan. A second public hearing was held on May 3, 2016 before the City Council to review and adopt the Final 2016-2017 Annual Action Plan. Public notices for the hearings were published twice beginning 14 days prior to the Public Hearings in a notice that was placed in the local newspaper of general circulation (San Diego Union Tribune Newspaper).

The City of National City conducted outreach to service providers in the community to solicit input on needs. In drafting the 2016-2017 Annual Action Plan, contact was made with stakeholders of local social service agencies which serve LMI clients to provide comment on how CDBG and HOME funds would be used.

The City held a Preliminary Budget and Strategic Planning Workshop on April 26, 2016 at City to provide members of the public with an opportunity to give input to the City’s budgeting decisions. Input from these public meetings is used to establish budget priorities. This annually scheduled outreach effort is well attended by the public and streamed on the web.
A draft full listing of the activities approved as a part of the 2016-2017 Annual Action Plan were made available on the City’s website and hard copies were available for the public at the City Clerk’s Office and Housing, Grants, and Asset Management Department. The public review period was March 28, 2016 to April 27, 2016.

Outreach efforts included:

- City's website www.nationalcityca.gov (front page and on calendar)
- Department’s webpage for HUD funded programs: www.nationalcityca.gov/cdbg-home
- Hard copies available at City Hall, National City public library, MLK Jr. Community Center, City Clerk’s Office, and the Housing, Grants, and Asset Management Department in person or by mail
- Public Information Officer's weekly email subscriber list (approximately 600 recipients).
- Social Media posts (Facebook and Twitter)
- Electronic Message Boards located throughout the Civic Center and at Community Buildings inform the public of the meetings.

5. **Summary of public comments**

No comments were received.

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

Not applicable.

7. **Summary**

The City of National City has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG and HOME programs and has identified projects and activities that are consistent with the priority needs identified in the Consolidated Plan.
PR-05 Lead & Responsible Agencies – 91.200(b)

1. **Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administration</td>
<td>City of National City</td>
<td>Housing, Grants, and Asset Management Department</td>
</tr>
<tr>
<td>HOME Administration</td>
<td>City of National City</td>
<td>Housing, Grants, and Asset Management Department</td>
</tr>
</tbody>
</table>

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City has established the Housing, Grants, and Asset Management Department Housing and Asset Management Division as the primary entity responsible for administering the City’s HUD federal grant programs (CDBG and HOME). The Division coordinates the planning process, works closely with agencies and nonprofit organizations on both planning and implementation, manages the CDBG and HOME 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.

**Consolidated Plan Public Contact Information**

For matters concerning the City of National City’s CDBG and HOME programs, please contact: Angelita Marchante, Community Development Specialist, City of National City, Housing, Grants, and Asset Management Department, MLK Jr. Community Center, 140 E. 12th Street, National City, CA 91950, (619) 336-4219.
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

In the process of developing the 2016-2017 Annual Action Plan, the City solicited comments through the City’s website, emails, and public hearings from community members and representatives from a number of local organizations providing housing and services to low and moderate income households. 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.

To outreach to various agencies and organizations, the City compiled an outreach list included the following agencies:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations; and
- Community and neighborhood groups.

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

The outreach list includes homeless service agencies in the San Diego County Regional Continuum of Care Council (RCCC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

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

Not applicable. The City’s HUD allocation for entitlement grants currently does not include ESG funds.

Annual Action Plan
2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>CSA San Diego County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Service-Fair Housing</td>
</tr>
<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>CSA San Diego County was invited to participate in public hearings associated with the development and adoption of the 2016-2017 Action Plan. The City receives quarterly updates on the services provided by the organization to meet the needs with the resources available</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>South Bay Community Services</th>
</tr>
</thead>
</table>
| **Agency/Group/Organization Type** | Housing  
Services - Housing  
Services-Children  
Services-Elderly Persons  
Services-Persons with Disabilities  
Services-Persons with HIV/AIDS  
Services-Victims of Domestic Violence  
Services-homeless  
Services-Health  
Services-Education  
Services-Employment  
Services - Victims  
Services - Victims  
Services-homeless  
Services-Health  
Services-Education  
Services - Victims |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless  
Homeless Needs - Families with children |
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>South Bay Community Services was invited to participate in public hearings associated with the development and adoption of the 2016-17 Action Plan. The City receives quarterly updates on the services provided by the organization to meet the needs with the resources available.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Agency/Group/Organization</td>
<td>National City Collaborative Family Resource Center</td>
</tr>
</tbody>
</table>
| What section of the Plan was addressed by Consultation? | Services-Children  
Services-homeless  
Homeless Needs - Chronically homeless  
Homeless Needs - Families with children  
Non-Homeless Special Needs                                                                                                                                 |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in public hearings associated with the development and adoption of the 2016-2017 Annual Plan. The City receives updates on the services provided by the organization to meet the needs with the resources available. |
| 4 Agency/Group/Organization                       | Housing Authority of the City of National City                                                                                                                                                     |
| Agency/Group/Organization Type                    | PHA                                                                                                                                                                                             |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment                                                                                                                                                                            |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in public hearings associated with the development and adoption of the 2016-2017 Annual Plan. The City receives updates on the services provided by the organization to meet the needs with the resources available. |
| 5 Agency/Group/Organization                       | Regional Jurisdiction Meeting                                                                                                                                                                     |

Annual Action Plan
<table>
<thead>
<tr>
<th>Agency/Group/Organization Type</th>
<th>Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>2016-2017 Annual Action Plan</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>On February 25, 2016 and March 22, 2016 participating jurisdictions met to the overall annual action plan process to include performance standards, housing and social services, homelessness, presumed benefit activities, and overall administration.</td>
</tr>
</tbody>
</table>

**Table 2 – Agencies, groups, organizations who participated**
Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. No major agencies involved in housing or community development were intentionally excluded from consultation.

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Continuum of Care Alliance</td>
<td>The City's homeless needs are addressed by the CoC Strategy.</td>
</tr>
<tr>
<td>Ten-Year Plan to End Homelessness</td>
<td>Continuum of Care Alliance</td>
<td>The City's homeless needs are addressed by the Ten-Year Plan to End Homelessness.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

Narrative

A complete list of organizations that were invited to participate in the development of the 2016-2017 Action Plan is provided in the attachments.
AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation is one of the most important components of the Action Plan process. The City of National City follows an adopted Citizen Participation Plan to ensure meaningful community involvement at each step. To obtain public input early in the Action Plan’s development, the National City City Council conducted a public hearing on March 15, 2016. Notice of this hearing was published in the San Diego Union Tribune, a newspaper of general circulation, and emailed to the entire list of stakeholders on file that serve the National City community. At this hearing, the City reaffirmed CDBG program goals and priorities established in the Consolidated Plan and considered options for allocating anticipated funding resources. A copy of the public hearing notice and list of organizations contacted is published in Appendix A.

The City held a Preliminary Budget and Strategic Planning Workshop on April 26, 2016 at City to provide members of the public with an opportunity to give input to the City’s budgeting decisions. Input from these public meetings is used to establish budget priorities. This annually scheduled outreach effort is well attended by the public and streamed on the web.

A second public hearing was held on May 3, 2016 to adopt the Action Plan. Notice of this hearing was published in the San Diego Union Tribune Newspaper.

Notices for the public hearings were published at least 14 days prior meetings. The Consolidated Plan, amendments, Annual Action Plans and performance reports will be available for five years at National City City Hall.
## Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Comments received</th>
<th>Comments not accepted</th>
<th>URL (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Internet Outreach (email and website)</td>
<td>Non-targeted/ broad community</td>
<td>Approximately 160 interested parties were emailed; 69 Community Stakeholders; numerous views on website</td>
<td>No Comments received.</td>
<td>Not applicable.</td>
<td><a href="http://www.nationalcityca.gov/cdbg-home">www.nationalcityca.gov/cdbg-home</a></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearings</td>
<td>Non-targeted/ broad community</td>
<td>The City conducted hearings before the City Council to discuss housing and community development needs, priorities for funding.</td>
<td>No Comments received.</td>
<td>Not applicable. No comments rejected.</td>
<td><a href="http://www.nationalcityca.gov/index.aspx?page=16&amp;recordid=5851">http://www.nationalcityca.gov/index.aspx?page=16&amp;recordid=5851</a> and page #5740</td>
</tr>
<tr>
<td>3</td>
<td>Social Media Outlets</td>
<td>Non-targeted/ Broad Community</td>
<td>Facebook announcing public meetings (3/15/16, 4/26/16, and 5/3/16)</td>
<td>No Comments received.</td>
<td>Not applicable. No comments rejected.</td>
<td><a href="https://www.facebook.com/CityofNationalCity/">https://www.facebook.com/CityofNationalCity/</a></td>
</tr>
<tr>
<td>4</td>
<td>Newspaper</td>
<td>Non-targeted/ Broad Community</td>
<td>Notice of Public Hearing No. 1 and Final Public Hearing</td>
<td>No Comments received.</td>
<td>Not applicable. No comments rejected.</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
Expected Resources

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

**Introduction**

The City of National City is a CDBG and HOME entitlement jurisdiction and anticipates receiving $803,710 in CDBG funds and $260,635 in HOME funds for FY 2016-2017. National City does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

For the past two program years the levels of CDBG and HOME funds for National City have remained relatively stable. In estimating the amounts of funding available for this Action Plan the City based its estimations off of the median number for the past three years.

In terms of program income, the City will reprogram $37,726 in CDBG and $198,277 in HOME program income. Program income is received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified during the Action Plan process.
### Priority Table

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 2</th>
<th>Expected Amount Available Reminder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public - Federal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG</td>
<td>Public - Federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>803,710</td>
<td>33,196</td>
<td>37,726</td>
</tr>
<tr>
<td>HOME</td>
<td>Public - Federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>262,034</td>
<td>198,277</td>
<td>217,680</td>
</tr>
</tbody>
</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 extent of needs in National City far exceeds the available funding from the CDBG and HOME programs. Most activities to be pursued by the City with CDBG and HOME funds will be leveraged with a variety of funding sources, including: grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For example, the City actively pursues funding under the CalHome program to expand affordable homeownership for low and moderate income households. For new construction, substantial rehabilitation, and acquisition of affordable housing, the City encourages the use of Low Income Housing Tax Credits.

Federal match requirements apply to the City’s HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. HUD allows the City to use various resources to meet this match requirement. The HOME match obligation may be met with any of the following eligible sources:

- Cash or cash equivalents from a non-federal source
- Value of donated land or real property
- A percentage of the proceeds of single- or multi-family housing bonds issued by state, state instrumentality, or local government
- Value of donated materials, equipment, labor, and professional services
- Sweat equity

According to HOME program guidelines, no more than 25 percent of the City’s match liability for any one year can be met through loans to housing projects, but amounts in excess of that may be banked as match credit for future years.

Section 92.222 of the HOME regulations provides that HUD may grant a match reduction to local participating jurisdictions in fiscal distress (50 percent match reduction) and severe fiscal distress (100 percent match reduction) for the fiscal year in which the finding is made and the subsequent fiscal year. The HUD Match Reduction listing for 2016 indicates a 100 percent match reduction for National
City. The regulations allow for the City to claim a 100% for Program Year 2016-2017.

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

The National City City Council established and activated the National City Housing Authority in March 2011, a new agency, and adopted a resolution to become the Successor Agency to the Community Development Commission as the National City Redevelopment Agency all housing assets and functions acquired or assisted with Low and Moderate Income Housing Funds in January 2012. Although no new Low and Moderate Income Housing funds will be available, the City of National City Housing Authority has accepted responsibility for the physical housing assets and housing loan portfolio which may continue to generate income as loans are repaid. The National City Housing Authority will have responsibility for determining the direction and focus of any income generated from original Low and Moderate Income Housing Funds. The Housing Authority also owns several properties for which it plans to seek proposals to develop low and moderate income housing.

Discussion

See discussions above.
### Annual Goals and Objectives

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

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographical Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provide Decent and Affordable Housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>AREA WIDE</td>
<td>Conserve and Improve Existing Affordable Housing</td>
<td>CDBG: $156,447 HOME: $630,700</td>
<td>Direct Financial Assistance to Homebuyers: 14 Households Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Housing Code Enforcement/Foreclosed Property Care: 125 Housing Units</td>
</tr>
<tr>
<td>2</td>
<td>Promote Equal Housing Opportunity</td>
<td>2015</td>
<td>2019</td>
<td>AREA WIDE</td>
<td></td>
<td>Promote Equal Housing Opportunity</td>
<td>CDBG: $35,000</td>
<td>Other: 250 Other</td>
</tr>
<tr>
<td>3</td>
<td>Support Initiatives that Reduce Homelessness</td>
<td>2015</td>
<td>2019</td>
<td>Homeless</td>
<td>AREA WIDE</td>
<td>Support Initiatives that Reduce Homelessness</td>
<td>HOME: $0</td>
<td>Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted¹</td>
</tr>
<tr>
<td>4</td>
<td>Provide Community and Supportive Services</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Special Needs</td>
<td>AREA WIDE</td>
<td>Provide Needed Community and Supportive Services</td>
<td>CDBG: $120,556</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted</td>
</tr>
</tbody>
</table>
Goal Descriptions

Provide Decent and Affordable Housing

Conserve and improve existing affordable housing; to provide homeownership assistance; and to assist in the development of affordable housing.

Promote Equal Housing Opportunity

Promote fair housing services and comply with fair housing planning requirements.

Support Initiatives that Reduce Homelessness

Provide rental assistance through a tenant based rental assistance program and supportive service solutions.

Provide Community Facilities & Infrastructure

Invest in the critical public infrastructure needs with the repayment of the City’s Section 108 loan.

Provide Community and Supportive Services

Provide for a variety of community and supportive services.

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)
This Action Plan has established the following objective: To provide first-time homebuyer assistance to 8-14 households. To qualify for the program households will be extremely low, low, and moderate income.
AP-35 Projects – 91.220(d)

Introduction:

Program Year 2016-2017 Action Plan implements the second year of the 2015 -2019 Five-Year Consolidated Plan and addresses HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs for the City of National City. This plan outlines the action steps that the City of National City will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during 2016-2017 (July 1, 2016 through June 30, 2017) that utilize CDBG and HOME funds.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>At Risk Youth After School Teen Program Supreme Teens</td>
</tr>
<tr>
<td>2</td>
<td>Literacy Services</td>
</tr>
<tr>
<td>3</td>
<td>NCPD Support Service: Domestic Violence Response Team</td>
</tr>
<tr>
<td>4</td>
<td>Tiny Tots</td>
</tr>
<tr>
<td>5</td>
<td>Housing Inspection Program</td>
</tr>
<tr>
<td>6</td>
<td>Fire Station 34 Section 108 Loan Payment Fiscal Year 2016-2017</td>
</tr>
<tr>
<td>7</td>
<td>CDBG Program Administration</td>
</tr>
<tr>
<td>8</td>
<td>Fair Housing and Tenant-Landlord Education</td>
</tr>
<tr>
<td>9</td>
<td>First-Time Homebuyer Program</td>
</tr>
<tr>
<td>10</td>
<td>HOME Program Administration</td>
</tr>
</tbody>
</table>

Table 8 – Project Information

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

Priority needs established in the 2015-2019 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2016-2017 Action Plan are as follows:

- Provide homeownership assistance;
- Conserve and Improve Existing Affordable Housing;
- Promote equal housing opportunity;
- Support Initiatives that Reduce Homelessness ;
- Provide community facilities and infrastructure to foster a suitable living environment;
- Provide community and supportive services to foster a suitable living environment; and
- Planning and administration.

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.
## Projects

### AP-38 Projects Summary

#### Project Summary Information

<table>
<thead>
<tr>
<th>Table 9 – Project Summary</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Target Area</th>
<th>Goals Supported</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Description</th>
<th>Target Date</th>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
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<tbody>
<tr>
<td>1</td>
<td>At Risk Youth After School Teen Program Supreme Teens</td>
<td>AREA WIDE</td>
<td>Provide Community and Supportive Services</td>
<td>Provide Needed Community and Supportive Services</td>
<td>$27,500</td>
<td>Funds will be used to activities and staff salaries.</td>
<td>6/30/2017</td>
<td>An estimated 35 people will be served with this activity.</td>
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<td>Location Description: Casa de Salud Manuel Portillo Youth Center, 1408 E. Harding Avenue, National City, CA 91950</td>
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<td>Planned Activities: The program will provide a variety of positive youth development programs and recreational activities that stimulate and generate interest in healthy leisure pursuits, and provide a safe, well supervised, interactive environment free of gang activity with positive adult role models.</td>
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<td>2</td>
<td>Literacy Services</td>
<td>AREA WIDE</td>
<td>Provide Community and Supportive Services</td>
<td>Provide Needed Community and Supportive Services</td>
<td>$44,370</td>
<td>Funds will be used for one salaried position.</td>
<td>6/30/2017</td>
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<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>An estimated 100 people will benefit from this activity.</td>
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<td>Planned Activities</td>
<td>National City Public Library Literacy Services program provides assistance to adults and families who want to improve their literacy skills such as reading, helping their children with homework, completing a job application, and exerting civic duties.</td>
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<td>3</td>
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<td></td>
<td>NCPD Support Service: Domestic Violence Response Team</td>
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<td>Provide Needed Community and Supportive Services</td>
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<td></td>
<td>Funds will be used for personnel costs.</td>
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<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<td></td>
<td>An estimated 100 people will be served from the activity.</td>
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<tr>
<td>Location Description</td>
<td>National City Police Department, 1200 National City Boulevard, National City, CA 91950 (office location) and onsite at scenes of domestic violence throughout the National City and the South Bay Community Service resource center located at 430 F St, Chula Vista, CA 91910.</td>
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<td>Planned Activities</td>
<td>The program provides 24/7 response to 911 police calls for domestic violence. Bilingual on-call Advocates, many stationed at the National City Police Department, will provide crisis intervention, safety planning, assessments on shelter and counseling and coordinate the services of other community agencies as needed.</td>
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<td>Goals Supported</td>
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<td>Provide Community and Supportive Services</td>
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<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>An estimated 30 people will be served with this activity.</td>
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<td>El Toyon Recreation Center, 2005 E. 4th Street, National City, CA 91950</td>
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<td><strong>Planned Activities</strong></td>
<td>The program provides an opportunity for toddlers prepare for elementary school by enhancing their overall social, physical and intellectual development in a classroom setting.</td>
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<td><strong>5</strong></td>
<td>Project Name</td>
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<td>Housing Inspection Program</td>
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<td>Provide Decent and Affordable Housing</td>
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<tr>
<td><strong>Needs Addressed</strong></td>
<td>Conserve and Improve Existing Affordable Housing</td>
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<td><strong>Description</strong></td>
<td>Funds will be used for personnel and operating costs.</td>
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<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2017</td>
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<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>An estimated 125 households will be served with this activity.</td>
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<tr>
<td><strong>Location Description</strong></td>
<td>City of National City MLK Jr. Community Center, 140 E. 12th Street, National City, CA 91950 (office location) and on site at housing locations throughout the City of National City.</td>
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<tr>
<td><strong>Planned Activities</strong></td>
<td>The program will address housing quality issues related to violations of the Housing and Safety Code. These issues threaten occupant life safety, structural integrity, sustainability of the housing stock and economic viability of surrounding parcels and neighborhoods.</td>
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<td><strong>Project Name</strong></td>
<td>Fire Station 34 Section 108 Loan Payment Fiscal Year 2015- 2016</td>
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<td><strong>Goals Supported</strong></td>
<td>Provide Community Facilities &amp; Infrastructure</td>
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<td><strong>Description</strong></td>
<td>Funds will go to the repayment of the Section 108 loan.</td>
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<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Not applicable. Accomplishments have already been reported in a prior year activity.</td>
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<td><strong>Location Description</strong></td>
<td>Fire Station 34, located at 343 East 16th Street, National City, CA 91950 (facility site) Citywide benefit.</td>
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<td><strong>Planned Activities</strong></td>
<td>Repayment of the Section 108 loan.</td>
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<th>7</th>
<th><strong>Project Name</strong></th>
<th>CDBG Program Administration</th>
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<td><strong>Target Area</strong></td>
<td>AREA WIDE</td>
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</tbody>
</table>
| **Goals Supported** | Provide Decent and Affordable Housing
Promote Equal Housing Opportunity
Support Initiatives that Reduce Homelessness
Provide Community and Supportive Services
Provide Community Facilities & Infrastructure |
<p>| <strong>Needs Addressed</strong> | Planning and Administration |
| <strong>Funding</strong> | $125,242 |
| <strong>Description</strong> | Funds will be used to cover costs of salaries, services, supplies, and general overhead for the implementation of the Community Development Block Grant and HOME Investment Partnership Programs. |
| <strong>Target Date</strong> | 6/30/2017 |
| <strong>Estimate the number and type of families that will benefit from the proposed activities</strong> | Not applicable. |
| <strong>Location Description</strong> |  |</p>
<table>
<thead>
<tr>
<th>Planned Activities</th>
<th>The City will undertake a number of planning and administration activities, including program delivery, monitoring, and reporting.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>8</strong></td>
<td><strong>Project Name</strong></td>
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<td><strong>Target Area</strong></td>
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<td><strong>Goals Supported</strong></td>
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<td></td>
<td><strong>Needs Addressed</strong></td>
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<tr>
<td></td>
<td><strong>Funding</strong></td>
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<td></td>
<td><strong>Description</strong></td>
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<td><strong>Target Date</strong></td>
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<tr>
<td></td>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
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<tr>
<td></td>
<td><strong>Location Description</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Planned Activities</strong></td>
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<tr>
<td><strong>9</strong></td>
<td><strong>Project Name</strong></td>
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<td><strong>Target Area</strong></td>
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<td><strong>Goals Supported</strong></td>
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<td></td>
<td><strong>Needs Addressed</strong></td>
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<tr>
<td></td>
<td><strong>Funding</strong></td>
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<td></td>
<td><strong>Description</strong></td>
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<td></td>
<td><strong>Target Date</strong></td>
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<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>An estimated eight to fourteen (8-14) households will benefit from this activity.</td>
</tr>
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<td>-----------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
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<tr>
<td>Location Description</td>
<td>Springboard CDFI, 4010 Fairmount Avenue, San Diego, Ca 92105 (office locations); Loans will go toward homes located in National City.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The program will help low-moderate income families purchase homes in National City through affordable financing options (downpayment/closing cost assistance loans) and first mortgages combined with homeownership classes and coaching. Springboard CDFI's Full-Cycle Lending promotes education, property rehabilitation services, and post-purchase coaching in a system that supports homebuyers before, during, and after home purchase.</td>
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<table>
<thead>
<tr>
<th>Project Name</th>
<th>HOME Program Administration</th>
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<tbody>
<tr>
<td>Target Area</td>
<td>AREA WIDE</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance</td>
</tr>
<tr>
<td>Funding</td>
<td>$45,892</td>
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<tr>
<td>Description</td>
<td>Funds will be used to cover the administration of the HOME Investment Partnership Program.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Location Description</td>
<td>City of National City MLK Jr. Community Center, 140 E. 12 Street, Suite B., CA 91950 (office location)</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Planning and administration activities include program management and delivery, monitoring, and reporting.</td>
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</table>
**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

The City has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low and moderate income population. Appendix B contains a map and 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). It should also be noted that the City of National City’s overall low- and moderate-income percentage is 68.1 percent. Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

**Geographic Distribution**

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
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<tr>
<td>N/A</td>
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**Table 10 - Geographic Distribution**

Rationale for the priorities for allocating investments geographically

The majority of the City of National City qualifies as a low and moderate income area. Therefore, given the extensive needs in the community, the City has not targeted any specific neighborhood for investment of CDBG and HOME funds. Instead, projects are evaluated on case by case, on the basis of emergency needs, cost-effectiveness, feasibility, and availability of other funding to address the needs or leverage federal funds.

**Discussion**

See discussions above.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize HOME funds to support its authorized housing activity to include the City's Housing First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to this program on an as-needed basis based on market conditions and demand. Staff estimates that homebuyer assistance will be provided to 8-14 first-time homebuyers.

<table>
<thead>
<tr>
<th></th>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>0</td>
</tr>
<tr>
<td>Non-Homeless</td>
<td>14</td>
</tr>
<tr>
<td>Special-Needs</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>14</td>
</tr>
</tbody>
</table>

Table 11 – One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th></th>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>0</td>
</tr>
<tr>
<td>The Production of New Units</td>
<td>0</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
<td>0</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>14</td>
</tr>
</tbody>
</table>

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

See above.
AP-60 Public Housing – 91.220(h)

Introduction

No public housing is located in the City of National City.

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

The needs of public housing are addressed by the Housing Authority of the City of National City (HACNC).

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

Not applicable to the City of National City.

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

Not applicable to the City of National City

Discussion

See discussions above.
Introduction

Homeless and homeless prevention services are identified as a priority need in the 2015-2019 Consolidated Plan. The City will continue to expend HOME funding on a Tenant Based Rental Assistance Program that will give a combination of rental assistance, intensive case management and supportive services to assist them to attain stable housing and economic self-sufficiency.

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

National City participates in the Regional Continuum of Care Council (RCCC), comprising of 18 cities and the County of San Diego, non-profit service providers, and stakeholders. The RCCC coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The RCCC also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

Addressing the emergency shelter and transitional housing needs of homeless persons

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. Currently there are no agencies providing emergency shelters or transitional housing in National City. Homeless shelter facilities are limited in National City. Only one such facility, a domestic violence shelter for women and children, is physically located in the City. The majority of the Homeless Shelters and Services in the Southern San Diego County region are in Chula Vista. Nevertheless, in the last 5 years, there has been an increase in capacity by these shelters, making them able to support more people as they gather more funding for their expansion. 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.

As mentioned previously, National City participates in the RCCC and the County's efforts in ending
chronic homelessness. The RCCC coordinates services and funding for the homeless to move
people from homelessness to permanent housing. Chronically homeless persons require
rehabilitation services, employment training and placement, health services, and case
management to move from homelessness to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the RCCC offers
a full range of services and facilities. The City supports the RCCC's strategy for constructing
housing facilities that help transition chronically homeless persons to a stable housing situation
and to receive supportive services that would improve their employment skills. National City uses HOME funds for a tenant based rental assistance (TBRA) program through
South Bay Community Services. The TBRA program targets homeless families and families
experiencing domestic violence with a combination of rental assistance, intensive case
management and supportive services to assist them to attain safe, stable housing and economic
self-sufficiency.

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.

The County and its 18 incorporated cities have made a long-term commitment to defeating
chronic homelessness. In September of 2006, the Plan to End Chronic Homelessness in the San
Diego Region (PTECH) was adopted by the City of San Diego, followed shortly thereafter with
adoption by the County and the many cities in the region, including the City of National City.
Implementation of the Plan began in 2007 and a number of committees were formed with the
United Way as the convener. The PTECH is comprised of five main goals, including Housing First
(permanent supportive housing), Housing Plus (wraparound services and support), Prevention,
Enhanced Data Collection and Securing Mainstream Resources.

One of the key strategies for homeless prevention is employment development. The goal is to
enhance a person’s ability to obtain and keep a job, and to make an adequate income to be self-sufficient. These resources are described in detailed under workforce training initiatives in the 2015-2019 Consolidated Plan Section MA-45 Non-Housing Community Development Assets of this Consolidated Plan. The City also works to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.

In addition, the County of San Diego in collaboration with the RCCC maintains Discharge Coordination Policies for the systems of care it administers, such as discharge from the Corrections System, the Foster Care system and the Mental Health systems. The City supports the joint planning efforts of the County, the RCCC and the PTECH to advocate for development of consistent policy implementation by hospital administrators for best practices such as recuperative care, and co-location of health services near affordable housing developments. For 2016-2017, the City will not allocate any new HOME funds to assist with tenant based rental assistance, but will continue to supporting the program through 2015-2016 HOME funds TBRA contract. The program targets homeless families and provide a combination of rental assistance, intensive case management and supportive services to assist them to attain safe, stable housing and economic self-sufficiency.

Discussion

See discussion above.

<table>
<thead>
<tr>
<th>One year goals for the number of households to be provided housing through the use of HOPWA for:</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
<td>N/A</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
<td>N/A</td>
</tr>
<tr>
<td>Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated</td>
<td>N/A</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>N/A</td>
</tr>
</tbody>
</table>
AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of National City works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide offsetting financial incentives to assist in the production of safe, high quality, affordable housing.

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

For 2016-2017 the City plans to allocate approximately $630,700 to the HOME-funded First-Time Homebuyer Program. This programs will assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of National City.

Furthermore, the City adopted its 2013-2021 Housing Element, which identifies a number of steps the City will take during the Action Plan year to facilitate the development of affordable housing, including:

Objectives:

- Focus new housing development within the Downtown Specific Plan area and other areas with urban infill.
- Continue assisting in the rehabilitation of housing units occupied by low income households.
- Preserve the existing supply of affordable rental housing.
- Expand the supply of affordable for sale and rental housing.

Goals:

- Maintain and enhance the quality of existing residential neighborhoods.
- Conserve the affordability of the existing housing stock.
- Increase the availability and affordability of safe and sanitary housing for all income groups, including providing adequate housing for households with special needs, such as the elderly, person with disabilities, large families, single-parent-headed households,
and military personnel.

- Provide a sufficient number of housing units and range of housing types to meet the current and projected needs of all economic segments of the community.
- The City shall promote and implement fair housing practices and equal access to housing opportunities for all income levels.
- Enhance housing affordability through energy conservation techniques and design.

**Discussion**

See discussion above.
AP-85 Other Actions – 91.220(k)

Introduction

Priority Needs established in the 2015-2019 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2016-2017 One-Year Action Plan, are as follows:

- Provide homeownership assistance;
- Assist in the development of affordable housing;
- Promote equal housing opportunity;
- Support Initiatives that reduce homelessness;
- Provide community facilities and infrastructure to foster a suitable living environment;
- Provide community and supportive services to foster a suitable living environment; and
- Planning and administration.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

The City adopted its 2013-2021 Housing Element, which includes a commitment to annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in National City for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness. In addition, the leveraging of available funds, to the greatest extent possible, will continue.

Actions planned to foster and maintain affordable housing

The City of National City works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide offsetting financial incentives to assist in the production of safe, high quality, affordable housing. For 2016-2017, the City plans to allocate approximately $630,700 to housing programs using HOME funds. The City will fund First-Time Homebuyer Program ($630,700) and for the second consecutive year. The City reallocated $217,680 from the Owner Occupied Rehabilitation Program to the First-Time Homebuyer Program through the Public Participation Plan Process. The First-Time Homebuyer Program will assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of National City.
City. The City will also continue to work with Community Housing Development Organizations to create affordable housing opportunities, it does not plan on funding CHDO activities with 2016-2017 HOME funds.

**Actions planned to reduce lead-based paint hazards**

The City will continue to inform residents about the hazards of lead-based paint by providing informational pamphlets and information on the City’s website. Building inspectors and the Lead Housing Inspector 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 ongoing investigation. They will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will continue to distribute the information on the dangers of lead hazards. The City will also continue to attend meetings and training on lead-based paint hazards.

Enforcement of Land Use, Community Appearance and Conservation, Building and Safety, and Housing codes to diminish the proliferation of blight, stabilize property values through property maintenance and upkeep, enhance the community image as a safe and desirable place to reside, and eliminate lead hazards especially in residential dwelling units. The City’s objective is to abate an average of 125 cases per year for a total of 261 cases during the five-year planning cycle.

**Actions planned to reduce the number of poverty-level families**

In National City, 3,675 households (or 23 percent of all households) earned less than 30 percent of the Median Family Income (FMI), according to the CHAS 2007-2011. Of these, 80 percent experienced housing problems such as cost burden or overcrowding. The challenges associated with poverty – stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, and transportation difficulties – make it hard for low-income families to obtain and maintain employment, and therefore housing and basic needs. Expanded discussion on income characteristics and housing conditions of the City’s household population can be found in the Housing Market Analysis Section of the 2015-2019 Consolidated Plan.

There are many causes of poverty, including low income-earning capability, low educational attainments and job skills, discrimination, and/or personal limitations (e.g., developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.). The two leading causes of poverty, however, are low-income earning capability and low educational attainment or job skills. These top causes can be addressed through programs that combine education and training.
The City seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by continuing to implement its anti-poverty strategy which includes providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. In addition, the City’s anti-poverty strategy includes policies and programs that aim to improve coordination and collaboration among City departments and non-profit agencies that provide health and social services, employment training, legal assistance, and other support services for low-income persons. On this endeavor to reduce poverty, the City is pursuing the following programs:

**Employment Training and Development Programs**

- Regional Occupational Program
- San Diego Workforce Partnership
- Employment Development Department (EDD)
- National City Higher Education Center
- South County Regional Education Center
- National City Chamber of Commerce
- National City Collaborative
- South Bay Community Services

Many of the programs strive to increase self-sufficiency of low-income families and reduce the number of households with incomes below the poverty line.

**Actions planned to develop institutional structure**

The City of National City uses a Strategic Plan development process to set institution goals and create efficiencies in the delivery of housing and community services. The Strategic Plan sets out to:

- Establish a long-range vision and direction for the City (Approved by City Council every two years with budget)
- Ensure everyone is working towards the same goals and objectives
- Assess/Adjust the direction of the organization given the current (and changing)
environment

- Communicate objectives and initiatives of the organization and provides a basis for the Work Plan

The final outcome of the Strategic Plan is a comprehensive Work Plan that prioritizes all goals and objectives for the City and provide for implementing changes to the institutional structure to better meet the goals and objectives of the Strategic Plan. The current year Work Plan suggests the integration of better technology to deliver housing and community services and improve communication with the public, development of strategic partnerships with agencies and services providers, and aggressively seek grant funds to develop capacity in areas where goals and objectives are not being met.

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

The City maintains a contact list of public and private housing and social service agencies that serve the City of National City. If City staff is made aware of any grants, training, or information sessions that may assist agencies in more effectively delivering services, City staff reviews the contact list and forwards notices electronically to service providers. It also posts any events and information provided by social service agencies on the City’s website or social media web pages. In addition, staff attends several local and regional meetings, which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for National City’s low-income residents. The City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for National City’s CDBG and HOME funds. In addition, the City is developing enhancements and strengthening its coordination and consultation processes with other agencies, including State and local public agencies, the Regional Continuum of Care Council and others as listed in the Institutional Structure section below, to ensure that needed services and funding for homeless and other services are directed to the South County region and to National City residents specifically. Staff has and will continue to consult closely with members of the RCCC to develop efficiencies in data sharing, collaborate on strategic planning, and encourage the coordination of services and efforts among the providers. The City will continue to work with these and other agencies and organizations to strengthen coordination, assess gaps in the delivery of services, develop strategies to overcome
those gaps, and to carry out the goals and objectives of the Annual Action Plan.

Discussion

See discussions above.
Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

The following discusses the other program-specific requirements.

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 33,196
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: 33,196

Other CDBG Requirements

1. The amount of urgent need activities 0

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

None.

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:

The City of National City will invest its HOME funds in accordance with the forms of assistance listed in §92.205(b)(1). The City will use its HOME funds to assist income eligible household to purchase single-family, condominiums, townhomes in the City of National City. The assistance will be in the form of loans and each borrower must meet the following conditions:

- Must income qualify and meet the First Time Homebuyer Program requirements, as detailed in the First Time Homebuyer Manual.
- Assistance is provided in the form of a deferred payment loan that accrues 3% simple interest;
- The loan documents include provisions to recapture the principal amount and interest upon non-occupancy/transfer of the unit for a specified affordability period; and
- A HOME Regulatory Agreement will be recorded against the property during the affordability period.
- In the event upon transfer where the market value is less than time acquisition costs to repay the City loan in full, the City shall apply HUD’s net proceeds formula.

The definition of “Sale” under the First-Time Homebuyer Program is cited below:

The following shall all be considered transfers or sales of the Property and shall be referred to herein generally as a “Sale”: (i) all or any part of the Property or any interest in the Property is sold, conveyed or transferred; (ii) if Borrower is not a natural person and a beneficial interest in Borrower is sold, conveyed or transferred; (iii) all or any part of the Property is refinanced or further encumbered, except as otherwise allowed by law; (iv) Borrower does not occupy the Property as his, her, or their, primary residence; (v) the leasing of all or any part of the Property; (vi) any material breach of this HOME Note, the Declaration, Deed of Trust, or any other agreement or obligation secured by the Property; or (vii) the filing of bankruptcy by the Borrower. Notwithstanding the foregoing, a refinancing of the Property shall not be considered a default, provided the Lender provides written consent to Borrower prior to the refinancing, which consent may be granted or withheld in the sole and absolute...
discretion of the Lender.

In the event of a Sale, where the net proceeds available from the sale are less than the amount that would otherwise be due hereunder, then the Lender shall be entitled to recapture the net proceeds available from the Sale. Net proceeds are defined as the sales price minus repayment of all senior loans and any closing costs. "Senior loans" means loans that are superior to the Deed of Trust. In the event of any Sale which is not a foreclosure or an arm’s-length transaction. The "sales price" shall be determined by an appraiser holding a MAI designation from the Appraisal Institute that has at least five (5) years of experience in the geographic area in which the Property is located, selected by the Lender in its sole discretion.

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:

To ensure affordability, the City requires that each borrower sign a Deed of Trust, Promissory Note, and HOME Regulatory Agreement. These documents provide details to ensure that the borrower is in compliance with the terms and conditions included in those documents. Pursuant to 24 CFR 94.254(a)(ii), the City requires that the HOME funds be recaptured if the housing does not meet HUD’s definition of homeownership. The borrower of HOME funds from the City must continue to occupy the Property as their principal place of residence for the duration of the period of affordability. If all or part of the Property or any interest in it is sold, rented, refinanced, conveyed or transferred (or if a beneficial interest in Borrower is sold, rented, refinanced, conveyed, transferred and Borrower is not a natural person), the loan is due and payable along with any accrued interest.

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 may refinance existing debt secured by multifamily housing that is being rehabilitated:
- Complete a City of National City affordable housing application and meet City funding guidelines.
- Agree to a minimum affordable period of 55 Years.
- The property has not previous received HOME funds (exception may be made for trouble
projects, with HUD approval).
- The project must be located in the City of National City.
- Subsidy amount must not exceed HUD limits.
- Subject to approval by local governing bodies
- May be subject to HUD approval.

Discussion

See above.
Appendix A: Summary of Public Participation

A-1: Community Meetings, Outreach, and Consultation

Community Meeting – Preliminary Budget and Strategic Planning Workshop #4:

The Preliminary Budget and Strategic Planning Workshop provided members of the public with an opportunity to give input to the City’s budgeting decisions to include CDBG and HOME funds. Input from these public meetings is used to establish budget priorities. This meeting was also streamed on the web and advertised on social media.

Twenty-two residents attended the community workshop held at 5:00 p.m. on April 26, 2016. The meeting held at the Civic Center Council Chambers, 1243 National City, Boulevard, National City, CA 91950. The meetings were advertised at City Hall, the public library, community centers, website, email notifications, and social media.
Preliminary Budget and Strategic Planning Workshop

Date: 4/26/2016 5:00 PM - 7:00 PM
Location: Civic Center - Council Chambers
1123 National City Blvd,
National City, California 91950

Add to my Outlook Calendar

It is the intention of your City Council of the City of National City to be receptive to your concerns in this community. Your participation in local government will assure a responsible and efficient City of National City. We invite you to bring to the attention of the City Manager/Executive Director any matter that you desire the City Council of the City of National City to consider. We thank you for your presence and wish you to know that we appreciate your involvement.

Agenda (PDF)

Upon request, this agenda can be made available in appropriate formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk’s Office at (819) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Spanish audio interpretation is provided during Council Meetings. Audio headsets are available in the lobby at the beginning of the meetings.

Audio interpretation en español se proporciona durante sesiones del Consejo Municipal. Los audífonos están disponibles en el pasillo al principio de la junta.

Free documents are required for some of the attached documents. They can be downloaded by clicking on the links below.
Outreach distribution list:

A complete outreach distribution list of residents and other interested parties who were invited to participate in the Consolidated Plan process is on file with the Housing, Grants, and Asset Management Department.

Community stakeholders:

The following agencies were invited to participate in the Annual Action Plan process and the First Amendment to the Consolidated Plan and 2015-2016 Annual Action Plan.

Arc of San Diego, The
Boys & Girls Clubs of Greater San Diego Payne Family Branch
Brick Row Property Management
Burn Institute
Center for Social Advocacy
Chicano Federation
Christmas in July
Community stakeholders Continued:

City of National City, Community Services Department
City of National City, Engineering and Public Works Department
City of National City, Fire Department
City of National City, Housing, Grants, and Asset Management Department
City of National City, Library
City of National City, Neighborhood Services Department
City of National City, Senior Nutrition Center
City of National City, Police Department
Community Food Bank of National City
Community Health Improvement Partners
Community Housing Works Realty
Community Youth Athletic Center
COPAO - Council of Philippine American Organizations of San Diego County, Inc.
CYAC - Community Youth Athletic Club
Diablos Football and Cheer
Environmental Health Coalition
Episcopal Community Services
Fair Housing - North County Lifeline
Fair Housing Council of San Diego, The
Farmers Bureau
Focal Point Foundation
Historical Society
Housing Authority of the City of National City
Integrity Charter School
International Community Foundation
Kabataan (Youth) Violence Prevention and Leadership Development
La Maestra Family Health Center
Lions Club
Los Ninos
MAAC Project
Maesta Community Health Center, La
Meals on Wheels
National City Collaborative Family Resource Centers
National City Community Food Bank
National City Rotary Club
National School District (NSD)
Olivewood Gardens and Learning Center
Operation Samahan, Inc.
Paradise Creek Housing Partners, L.P. c/o Community Housing Works
San Diego Association of Governments (SANDAG)
Appendix B: Low/Moderate Income Concentrations

Low to moderate income census tract block groups (Household income 80% or below) have been identified as CDBG eligible areas.

Source: American community Survey 5-year 2006-2010 Low and Moderate Income Summary Data and Census 2010 Census Tract-Block Group Geographic Data.
## SAN DIEGO REGION - IMPEDIMENTS

<table>
<thead>
<tr>
<th>IMPEDIMENT(S) TO BE ADDRESSED</th>
<th>ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)</th>
<th>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)</th>
<th>Year</th>
<th>PROPOSED INVESTMENT (Amount/source of funds)</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education and Outreach:</td>
<td>Ensure ease of access to information about fair housing on websites with links between jurisdictions and contracted service provider. Prominently display information on public counters and other points of public contact such as libraries and community centers. Increase knowledge of the process of reporting complaints and access/referral to government entities (i.e.DFEH/HUD/DOJ). Continue to utilize the SDRAFFH to coordinate and promote outreach and education activities in the region.</td>
<td>While this impediment applies to all jurisdictions, the cities of Carlsbad, Imperial Beach, and Solana Beach do not have links to fair housing resources on city websites, and Coronado does not have the most up-to-date information on its website.</td>
<td>Ongoing</td>
<td>Covered under the Fair Housing contract ($35,000 for FY2015-16)</td>
<td></td>
</tr>
<tr>
<td>Lending and Credit Counseling:</td>
<td>Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.</td>
<td>Service providers and all entitlement and participating jurisdictions.</td>
<td>Annually</td>
<td>Covered under the Fair Housing contract ($35,000 for FY2015-16) and Homebuyer’s Program contract ($200,000 for FY2015-2016)</td>
<td></td>
</tr>
</tbody>
</table>
## Appendix C: City of National City 2015-2019 FAIR HOUSING ACTION PLAN

### SAN DIEGO REGION - IMPEDIMENTS

<table>
<thead>
<tr>
<th>IMPEDIMENT(S) TO BE ADDRESSED</th>
<th>ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)</th>
<th>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)</th>
<th>Year</th>
<th>PROPOSED INVESTMENT (Amount/source of funds)</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
</table>
| **Overconcentration of Housing Choice Vouchers.**  
Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred. | Expand the affordable housing inventory, as funding allows.  
Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.  
Increase education of Housing Choice Voucher recipients as to choice and availability, in collaboration with the various housing authorities in the region.  
Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented. | El Cajon and National City and other San Diego County Jurisdictions. | Ongoing | Available housing funds |  |
| **Housing Options:**  
Housing choices for special needs groups, especially persons with disabilities, are limited. | Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc.  
Encourage universal design principles in new housing developments.  
Educate city/county building, planning, and housing staff on accessibility requirements.  
Encourage inter-departmental collaboration | Service providers and all entitlement and participating jurisdictions. | Ongoing | Available housing funds |  |

City of National City 2016-2017 Annual Action Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)
## Appendix C: City of National City 2015-2019 FAIR HOUSING ACTION PLAN

### SAN DIEGO REGION - IMPEDIMENTS

<table>
<thead>
<tr>
<th>IMPEDIMENT(S) TO BE ADDRESSED</th>
<th>ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)</th>
<th>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)</th>
<th>Year</th>
<th>PROPOSED INVESTMENT (Amount/source of funds)</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enforcement: Enforcement activities are limited.</td>
<td>Provide press releases to local medias’ on outcomes of fair housing complaints and litigation. Support stronger and more persistent enforcement activity by fair housing service providers. Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.</td>
<td>Service providers and all entitlement and participating jurisdictions</td>
<td>Semi-annual press releases Ongoing enforcement Conduct testing every other year or as warranted by emerging trends</td>
<td>Covered under the Fair Housing contract ($35,000 for FY2015-16)</td>
<td></td>
</tr>
<tr>
<td>Outreach and Education: Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.</td>
<td>Education and outreach activities need to be expanded to have a multi-media coverage, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Involve neighborhood groups and other community organizations when conducting outreach and education activities. Include fair housing outreach as part of community events.</td>
<td>Service providers and all entitlement and participating jurisdictions</td>
<td>Ongoing</td>
<td>City General Fund</td>
<td></td>
</tr>
</tbody>
</table>

City of National City 2016-2017 Annual Action Plan

Appendix C

OMB Control No: 2506-0117 (exp. 07/31/2015)
### SAN DIEGO REGION - IMPEDIMENTS

<table>
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<th>Year</th>
<th>PROPOSED INVESTMENT (Amount/source of funds)</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Racial Segregation and Linguistic Isolation: Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.</td>
<td>Diversify and expand the housing stock to accommodate the varied housing needs of different groups. Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community. Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented.</td>
<td>All jurisdictions</td>
<td>Ongoing</td>
<td>Available housing funds</td>
<td></td>
</tr>
</tbody>
</table>

City of National City 2016-2017 Annual Action Plan

Appendix C

OMB Control No: 2506-0117 (exp. 07/31/2015)
### Recent Changes to Density Bonus Law:

Most jurisdictions have amended their zoning ordinances to reflect SB 1818 requirements of Density Bonus law but have not addressed the most recent changes effective January 1, 2015 (AB 2222) regarding replacement requirements and extended affordability covenant to 55 years.

<table>
<thead>
<tr>
<th>IMPEDIMENT(S) TO BE ADDRESSED</th>
<th>ACTIVITIES OR STRATEGIES TO MEET THE GOALS</th>
<th>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</th>
<th>Year</th>
<th>PROPOSED INVESTMENT</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recent Changes to Density Bonus Law</td>
<td>Amend Zoning Ordinance, as necessary.</td>
<td>City staff.</td>
<td>2017</td>
<td>City General Funds</td>
<td></td>
</tr>
</tbody>
</table>
## CITY OF NATIONAL CITY– IMPEDIMENTS

<table>
<thead>
<tr>
<th>IMPEDIMENT(S) TO BE Addressed</th>
<th>ACTIVITIES OR STRATEGIES TO MEET THE GOALS</th>
<th>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</th>
<th>Year</th>
<th>PROPOSED INVESTMENT</th>
<th>ACCOMPLISHMENTS</th>
</tr>
</thead>
</table>
| Farmworker Housing/Employee Housing: The City of National City has no provisions for farmworker or employee housing in their zoning ordinance. | Amend Zoning Ordinance, as necessary. | City staff. | 2017 | City General Funds | }
## FY 2016-2017 National City
### Community Development Block Grant and HOME Investment Partnerships Program

### Activity Eligibility Analysis

<table>
<thead>
<tr>
<th>Tab</th>
<th>Applicant Name</th>
<th>Program Name</th>
<th>Project Description</th>
<th>Federal Regulation</th>
<th>HUD Matrix Code</th>
<th>National Objective</th>
<th>Number of Served</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City of National City, Community Services Department</td>
<td>At Risk Youth After School Teen Program - &quot;Supreme Teens&quot;</td>
<td>The program provides a variety of positive youth development programs and recreational activities that stimulate and generate interest in healthy leisure pursuits. A safe, well supervised, interactive environment free of gang activity with positive adult role models is provided at the teen center.</td>
<td>24 CFR 570.201(e)</td>
<td>05D Youth Services</td>
<td>51% Low Mod-Limited Clientele</td>
<td>35 people</td>
</tr>
<tr>
<td>2</td>
<td>City of National City, Public Library</td>
<td>Literacy Services</td>
<td>The Program provides assistance to adults who want to improve their basic English language reading and writing, math and computer skills.</td>
<td>24 CFR 570.201(e)</td>
<td>05 Public Services</td>
<td>51% Low Mod-Limited Clientele</td>
<td>100 people</td>
</tr>
<tr>
<td>3</td>
<td>City of National City Police Department Sponsoring South Bay Community Services</td>
<td>National City Police Department Support Services: Domestic Violence Response Team</td>
<td>The program provides 24/7 response to 911 police calls for domestic violence. Bilingual on-call Advocates, many stationed at the National City Police Department, will provide crisis intervention, safety planning, assessments on shelter and counseling and coordinate the services of other community agencies as needed.</td>
<td>24 CFR 570.201(e)</td>
<td>05G Battered Abused Spouses</td>
<td>51% Low Mod-Limited Clientele</td>
<td>95 people</td>
</tr>
<tr>
<td>4</td>
<td>City of National City, Community Services Department</td>
<td>Tiny Tots</td>
<td>The program provides an opportunity for toddlers prepare for elementary school by enhancing their overall social, physical and intellectual development in a classroom setting. Funds will be used for personnel and operating costs.</td>
<td>24 CFR 570.201(e)</td>
<td>05D Youth Services</td>
<td>51% Low Mod-Limited Clientele</td>
<td>30 people</td>
</tr>
<tr>
<td>Tab</td>
<td>Applicant Name</td>
<td>Program Name</td>
<td>Project Description</td>
<td>Federal Regulation</td>
<td>HUD Matrix Code</td>
<td>National Objective</td>
<td>Number of Served</td>
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<tr>
<td>CDBG Non-Public Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>City of National City, Housing, Grants, and Asset Management</td>
<td>Housing Inspection Program</td>
<td>The program will address housing quality issues related to violations of the Housing and Safety Code. These issues threaten occupant life safety, structural integrity, sustainability of the housing stock and economic viability of surrounding parcels and neighborhoods.</td>
<td>24 CFR 570.202 (c)</td>
<td>15 Code Enforcement</td>
<td>51% Low Mod-Area Benefit</td>
<td>125 households</td>
</tr>
<tr>
<td>6</td>
<td>City of National City, Fire Department</td>
<td>Fire Station 34 Section 108 Loan Payment Fiscal Year 2015-2016</td>
<td>Repayment of Fire Station Loan</td>
<td>24 CFR 570.202 (c)</td>
<td>19F Planned Repayments of Section 108 Loans</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CDBG Planning/Administration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>City of National City, Housing, Grants, and Asset Management</td>
<td>CDBG Program Administration</td>
<td>Funds will be used to cover the administration of the Community Development Block Grant and HOME Investment Partnership Programs.</td>
<td>24 CFR 570.206</td>
<td>21A General Program Administration</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>8</td>
<td>City of National City Sponsoring CSA San Diego County</td>
<td>Fair Housing and Tenant-Landlord Education</td>
<td>Program affirmatively furthers fair housing and responds to the findings of the Analysis of Impediments and provides for fair housing services.</td>
<td>25 CFR 570.206(c)</td>
<td>21D Fair Housing Activities</td>
<td>51% Low Mod-Area Benefit</td>
<td>City-wide program</td>
</tr>
</tbody>
</table>
### HOME Investment Partnerships Program

<table>
<thead>
<tr>
<th>Tab</th>
<th>Applicant Name</th>
<th>Program Name</th>
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<th>National Objective</th>
<th>Number of Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>City of National City, Housing, Grants, and Asset Management</td>
<td>First-Time Homebuyer Program</td>
<td>The program would assist families purchase a home in National City by providing up to $70,000 in assistance. The program will help low-moderate income families purchase homes in National City through affordable financing options (downpayment/closing costs) and first mortgages combined with homeownership classes and coaching. SpringBoards CDFI's Full-Cycle Lending promotes education, property rehabilitation services, and post-purchase coaching in a system that supports homebuyers before, during, and after home purchase. The program assists families under 80% of area median income. The program is very low risk as HOME funds are provided at closing of the homebuyer's purchase.</td>
<td>24 CFR 92 570.201</td>
<td>N/A</td>
<td>N/A</td>
<td>8-14 Households</td>
</tr>
<tr>
<td>10</td>
<td>City of National City, Housing, Grants, and Asset Management</td>
<td>HOME Program Administration</td>
<td>Funds will be used to cover costs of salaries, services, supplies, and general overhead for the implementation of the HOME Investment Partnership Program by the City of National City Housing, Grants, and Asset Management Department.</td>
<td>24 CFR 570.206</td>
<td>21A General Program Administration</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
San Diego and Imperial SBDC Regional Network
San Diego County Building and Construction Trades Council, AFL-CIO

Community stakeholders Continued:

San Diego Habitat for Humanity
San Diego Youth Services
San Ysidro Health Center
Santa Clara Valley Water District
SCCD Small Business Development and International Trade Center
South Bay Community Services
South Bay Family YMCA
Southwestern College Center for International Trade Development
Southwestern Community College District
Springboard CDFI
State of California Resources Agency
Sunshine Apartments
Sweetwater High School
Sweetwater Schools
Sweetwater Union High School District
TELACU Housing National City, Inc.
TIP San Diego
Trauma Intervention Programs of San Diego County, Inc.
Young Audiences of San Diego

Jurisdiction Consultations:

The following participating jurisdictions met on February 25, 2016 and March 22, 2016 to discuss the overall annual action plan process to include performance standards, housing and social services, homelessness, presumed benefit activities, and overall administration.

- City of Carlsbad  - City of San Marcos  - City of Oceanside
- City of El Cajon  - City of Santee
- City of Encinitas  - City of San Diego
- City of Escondido  - City of Vista
- City of La Mesa  - City of County of San Diego

A-2 Public Hearings

Notices for the public hearings were published at least 14 days prior meetings. Public Notices were published in the San Diego Union Tribune Newspaper and posted at City Hall and the Martin Luther King Jr. Community
Center, on the City's Housing, Grants, and Asset Management Department CDBG and HOME webpage at [www.nationalcityca.gov/cdbg-home](http://www.nationalcityca.gov/cdbg-home). Hard copies of the notice were available at the City Clerk's Office and at the Housing, Grants, and Asset Management Department Office.

**City Council Public Hearing #March 15, 2016 for the First Amendment to the 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan**

No public comment. Representatives from Council of Philippine American Organizations of San Diego County, Inc., Olivewood Gardens and Learning Center, and South Bay Community Services were in attendance.
PUBLIC NOTICE
CITY OF NATIONAL CITY


In accordance with the federal regulations at 24 CFR, Part 91, the City of National City (City) is required to submit a revised Program Year (PY) 2015-2019 Five Year Consolidated Plan, revised Fiscal Year (FY) 2015-2016 Action Plan, and a FY 2016-2017 Action Plan for its Housing and Community Development Entitlement Programs funded by the U.S. Department of Housing and Urban Development (HUD). The revised Consolidated Plan and the FY 2015-2016 Action Plan will outline how the City intends to reprogram funds from the Owner-Occupied Rehabilitation Program to the First-Time Homebuyers Program. For the FY 2016-2017 Action Plan the City will outline how it will spend an estimated $783,470 in Federal Community Development Block Grant (CDBG) and $252,705 in HOME Investment Partnerships (HOME) Program entitlement funds. In addition to the funding sources noted above, the City will reprogram $33,856 in program income and $37,736 remaining from previously completed projects for CDBG as well as reprogram $198,277 in HOME program income received and $217,480 remaining from previously completed projects.

Notice is hereby given that the City Council of the City of National City will hold the first of two Public Hearings on Tuesday, March 15, 2016 at 6:00 p.m. The purpose of the Public Hearing is provide the opportunity for public comment on the needs and priorities identified for the revised FY 2015-2019 Consolidated Plan, revised FY 2015-2016 Action Plan, and on the City Council’s recommendations for funding of the CDBG and HOME Program activities for FY 2016-2017 Action Plan. The revised draft Plans are available for review on the City’s website www.nationalcityca.gov. Hardcopies of the Plans and applications for funding are available at the office of the City Clerk (1243 National City Boulevard, National City, CA 91950) and at the Housing, Grants, and Asset Management Department (140 E. 12 Street Suite B, National City, CA 91950).

A second Public Hearing will be conducted on May 3, 2016 at the regularly scheduled City Council meeting to review public comments received during a 30-day public review period (March 28, 2016 through April 27, 2016) of the revised FY 2015-2019 Consolidated Plan, revised FY 2015-2016 Action Plan, and FY 2016-2017 Action Plan, and to provide interested persons and community groups with one last opportunity to share their thoughts regarding those Plans and the proposed FY 2016-2017 CDBG and HOME Program funding recommendations.

Public participation is an essential part in the development of the Five-Year Consolidated and Annual Action Plans. Interested persons and community groups are invited to attend and participate at these hearings. Both Public Hearings will be held at the City of National City, City Hall Council Chambers, located at 1243 National City Boulevard, National City, CA 91950. For more information regarding this process, please contact the Housing, Grants, and Asset Management Department at (619) 336-4310. Hearing impaired persons please use the CAL Relay Service Number 711.

City facilities are wheelchair accessible. Please contact the City Clerk’s Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Asistencia en Español: Para que le interpretan la información en español, llame al (619) 336-4391.

Leslie Deese, City Manager
City of National City
February 29, 2016
STATE OF ILLINOIS
COUNTY OF Cook

The Undersigned, declares under penalty of perjury under the laws of the State of California: That he/she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he/she is not a party to, nor interested in the above entitled matter; that he/she is Chief Clerk for the publisher of

San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instruction of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

February 25, 2016

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated in the City of Chicago, State of Illinois on this 29th of February 2016.

Brittany Gerard
San Diego Union-Tribune
Legal Advertising

Order ID: 3999720
PUBLIC NOTICE
CITY OF
NATIONAL CITY

FIRST PUBLIC
HEARING FOR
THE REVISED
FY 2015-2019
CONSOLIDATED
PLAN, REVISED FY
2015-2016 ACTION
PLAN, AND THE
INTRODUCTION OF
THE FY 2016-2017
ACTION PLAN

In accordance with the federal regulations at 24 CFR, Part 91, the City of National City (City) is required to submit a revised Program Year (PY) 2015-2019 Five Year Consolidated Plan, revised Fiscal Year (FY) 2015-2016 Action Plan, and a FY 2016-2017 Action Plan for its Housing and Community Development Entitlement Programs funded by the U.S. Department of Housing and Urban Development (HUD). The revised Consolidated Plan and the FY 2015-2016 Action Plan will outline how the City intends to reprogram funds from the Owner-Occupied Rehabilitation Program to the First-Time Homebuyers Program. For the FY 2016-2017 Action Plan, the City will outline how it will spend an estimated $783,470 in federal Community Development Block Grant (CDBG) and $232,709 in HOME Investment Partnerships (HOME) Program entitlement funds. In addition to the funding sources noted above, the...
Public Hearing for Community Development Programs.


Date: 3/15/2016 6:00 PM
Location: City Hall
1645 National City Blvd
National City, California 91950

In accordance with the federal regulations at 24 CFR, Part 91, the City of National City (City) is required to submit a revised Program Year (FY) 2015-2019 Five Year Consolidated Plan, revised Fiscal Year (FY) 2015-2016 Action Plan, and a FY 2016-2017 Action Plan for its Housing and Community Development-Entitlement Programs funded by the U.S. Department of Housing and Urban Development (HUD). The revised Consolidated Plan and the FY 2015-2016 Action Plan will outline how the City intends to reprogram funds from the Owner-Occupied Rehabilitation Program to the First-Time Homebuyers Program. For the FY 2016-2017 Action Plan the City will outline how it will spend an estimated $789,470 in federal Community Development Block Grant (CDBG) and $133,709 in HOME Investment Partnerships (HOME) Program entitlement funds. In addition to the funding sources noted above, the City will reprogram $33,116 in program income and $37,726 remaining from previously completed projects for CDBG as well as reprogram $193,277 in HOME program income received and $217,680 remaining from previously completed projects.

Notice is hereby given that the City Council of the City of National City will hold the first of two Public Hearings on Tuesday, March 15, 2016 at 6:00 p.m. The purpose of the Public Hearing is to provide the opportunity for public comment on the needs and priorities identified for the revised FY 2015-2019 Consolidated Plan, revised FY 2015-2016 Action Plan, and on the City Council’s recommendations for funding of the CDBG and HOME Program activities for FY 2016-2017 Action Plan. The revised draft Plans are available for review on the City’s website www.nationalcityca.gov. Hardcopies of the Plans and applications for funding are available at the office of the City Clerk (1645 National City Boulevard, National City, CA 91950) and at the Housing, Grants, and Asset Management Department (140 E. 12 Street Suite B, National City, CA 91950).

A second Public Hearing will be conducted on May 1, 2016 at the regularly scheduled City Council meeting to review public comments received during a 30-day public review period (March 18, 2016 through April 27, 2016) of the revised FY 2016-2017 Consolidated Plan, revised FY 2015-2016 Action Plan, and FY 2016-2017 Action Plan, and to provide the interested persons and community groups one last opportunity to share their thoughts regarding those Plans and the proposed FY 2016-2017 CDBG and HOME Program funding recommendations.

Public participation is an essential part in the development of the Five-Year Consolidated and Annual Action Plans. Interested persons and community groups are invited to attend and participate at these hearings. Both Public Hearings will be held at the City of National City, City Hall Council Chambers, located at 1645 National City Boulevard, National City, CA 91950. For more information regarding this process, please contact the Housing, Grants, and Asset Management Department at (619) 336-4931. Hearing impaired persons please use the CAL Relay Service number 711.

City facilities are wheelchair accessible. Please contact the City Clerk’s Office at (619) 336-4223 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Así también en Español. Para que le interpreten la información en español, llame al (619) 336-4291.

No public comment. Representatives from Council of Philippine American Organizations of San Diego County, Inc., Olivewood Gardens and Learning Center, and South Bay Community Services were in attendance.
PUBLIC NOTICE
CITY OF NATIONAL CITY


In accordance with the federal regulations at 24 CFR, Part 91, the City of National City (City) is required to submit an amended 2015-2019 Five Year Consolidated Plan and 2015-2016 Action Plan and a 2016-2017 Action Plan for its Housing and Community Development Entitlement Programs funded by the U.S. Department of Housing and Urban Development (HUD). The amended Consolidated Plan and 2015-2016 Action Plan will outline how the City intends to reprogram funds from the Owner-Occupied Rehabilitation Program to the First-Time Homebuyers Program. For the 2016-2017 Action Plan the City will outline how it will spend an estimated $785,470 in Federal Community Development Block Grant (CDBG) and $222,799 in HOME Investment Partnerships (HOME) Program entitlement funds during the fiscal year (FY). In addition to the funding sources noted above, the City will reprogram $33,196 in program income and $37,726 remaining from previously completed projects for CDBG as well as reprogram $198,277 in HOME program income received and $217,680 remaining from previously completed projects.

Notice is hereby given that the City Council of the City of National City will hold the final Public Hearing on Tuesday, May 3, 2016 at 6:00 p.m. The purpose of the Public Hearing is to review written comments received during a 30-day public review period (March 28, 2016 through April 27, 2016) and provide one last opportunity for interested persons and community groups to share their thoughts regarding the needs and priorities identified for the amended Consolidated Plan and 2015-2016 Action Plan and on the funding recommendations of the CDBG and HOME Program activities for FY 2016-2017 Action Plan. The amended Plans and funding recommendations are available for review on the City’s website www.nationalcityca.gov. Handicaps of the Plans and funding recommendation are available at the office of the City Clerk (1245 National City Boulevard, National City, CA 91950) and at the Housing, Grants, and Asset Management Department (140 E. 12 Street Suite B, National City, CA 91950).

Public participation is an essential part in the development of the Five-Year Consolidated and Annual Action Plans. Interested persons and community groups are invited to attend and participate at these hearings. The Public Hearings will be held at the City of National City, City Hall Council Chambers, located at 1245 National City Boulevard, National City, CA 91950. For more information regarding this process, please contact the Housing, Grants, and Asset Management Department at (619) 336-4319. Hearing impaired persons please use the CAL Relay Service Number 711.

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Asistencia en Español: Para que le interpretan la información en español, llame al (619) 336-4391.

Leslie Daese, City Manager
City of National City
April 19, 2016
STATE OF ILLINOIS
COUNTY OF Cook

The Undersigned, declares under penalty of perjury under the laws of the State of California: That he/she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he/she is not a party to, nor interested in the above entitled matter; that he/she is Chief Clerk for the publisher of

San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instruction of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

April 19, 2016

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated in the City of Chicago, State of Illinois on this 19th of April 2016.

Brittany Gicard
San Diego Union-Tribune
Legal Advertising

Order ID: 4124183
The font on this page may not appear legible, however if you would like a copy you may request it as the City of National City has the proof of publication on file with the Housing, Grants, and Asset Management Department. Any and all requests may be made by calling (619) 336-4219, emailing amarchante@nationalcityca.gov, or visiting 1243 National City Blvd., National City, CA 91950.
Public Hearing for Community Development Programs.


Date: 5/1/2016 6:00 PM
Location: City Hall
1144 National City Blvd
National City, California 91950

In accordance with the federal regulations at 24 CFR, Part 91, the City of National City (City) is required to submit an amended 2015-2019 Five Year Consolidated Plan and 2015-2016 Action Plan and a 2016-2017 Action Plan for its Housing and Community Development Entitlement Programs funded by the U.S. Department of Housing and Urban Development (HUD). The amended Consolidated Plan and 2015-2016 Action Plan will outline how the City intends to reprogram funds from the Owner-Occupied Rehabilitation Program to the First-Time Homebuyers Program. For the 2016-2017 Action Plan the City will outline how it will spend an estimated $393,470 in federal Community Development Block Grant (CDBG) and $252,708 in HOME Investment Partnerships (HOME) Program entitlement funds during the fiscal year (FY). In addition to the funding sources noted above, the City will reprogram $13,190 in program income and $37,770 remaining from previously completed projects for CDBG as well as reprogram $199,277 in HOME program income received and $217,680 remaining from previously completed projects.

Notice is hereby given that the City Council of the City of National City will hold the final Public Hearing on Tuesday, May 3, 2016 at 6:00 p.m. The purpose of the Public Hearing is to review written comments received during a 30-day public review period (March 28, 2016 through April 17, 2016) and provide one last opportunity for interested persons and community groups to share their thoughts regarding the needs and priorities identified for the amended Consolidated Plan and 2015-2016 Action Plan and, on the funding recommendations of the CDBG and HOME Program activities for FY 2016-2017 Action Plan. The amended Plans and funding recommendations are available for review on the City’s website www.nationalcityca.gov. Hardcopies of the Plans and funding recommendation are available at the office of the City Clerk (1243 National City Boulevard, National City, CA 91950) at the Housing, Grants, and Asset Management Department (140 E. 12 Street Suite B, National City, CA 91950).

Public participation is an essential part in the development of the Five-Year Consolidated and Annual Action Plans. Interested persons and community groups are invited to attend and participate at these hearings. The Public Hearings will be held at the City of National City, City Hall Council Chambers, located at 1144 National City Boulevard, National City, CA 91950. For more information regarding this process, please contact the Housing, Grants, and Asset Management Department at (619) 336-4310. Hearing impaired persons please use the CAL Relay Service Number 711.

City facilities are wheelchair accessible. Please contact the City Clerk’s Office at (619) 336-4221 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Asistencia en Español: Para que le interpreten la información en español, llame al (619) 336-4291.
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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG 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 any 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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** — It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official  
May 12, 2016

Date
Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan — It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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;

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2018, ______ (a period specified by the grantee consisting 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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.

Signature/Authorized Official ___________________ Date ___________

City Manager

Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** — If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**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.

**Appropriate Financial Assistance** — 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;

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Signature/Authorized Official                  Date

City Manager
Title

May 12, 2016
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.