



CDBG & HOME

Consolidated Annual Performance and Evaluation Report (CAPER)

FY 2015-2016

September 2016

U.S. Department of Housing & Urban Development

Community Development Block Grant and
HOME Investment Partnership Programs

Lead Agency: City of National City, Housing & Economic Development Department
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the Fiscal Year (FY) 2015-2016 program year.

Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved FY 2015-2019 Consolidated Plan for HUD Programs.

The Consolidated Plan was first adopted by City council on May 5, 2015 per City Council Resolution 2015-58. The amendment to the current Five Year Consolidated Plan was adopted on May 3, 2016 per City Council Resolution 2016-63. The Consolidated Plan is implemented through annual action plans that outline specific objectives and projects to address the priorities and needs identified.

The FY 2015-16 One Year Action Plan was first adopted on was adopted on May 5, 2015. An amendment to the Action Plan was approved on May 3, 2016. The CAPER covers the time period starting July 1, 2015 to June 30, 2016 and is the first annual report of the Consolidated Plan.

This report summarizes the actions undertaken during FY 2015-2016 in the City of National City (which is the first year of the five year period) and the progress toward achieving the five year goals. It also includes activities funded in previous fiscal years with accomplishments reported during the fiscal year.

The CAPER outlines achievements in affordable housing and community development programs. The City of National City's HUD Programs include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership

The City of National City has partnered with the Housing Authority of City of National City (HACNC), the County of San Diego, and nonprofits in 2016.

The Con Plan included the following high priority Goals that are the basis for the activities previously approved in the FY2015-2016 Action Plan. The Con Plan Goals are not listed in any particular order.:

1. Conserve and improve existing affordable housing; to provide homeownership assistance; and to assist in the development of affordable housing.
2. Promote fair housing services and comply with fair housing planning requirements.
3. Provide rental assistance through a tenant based rental assistance program and supportive service solutions.
4. Invest in the critical public infrastructure needs with the repayment of the City's Section 108 loan.
5. Provide for a variety of community and supportive services.

Please note that throughout the CAPER the One Year Goals may not match up with the Amended Consolidated Plan numbers. Additionally, in the attached IDIS reports please note some activities were not marked prior year. Adjustments were made in the PR26 accordingly.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Promote Equal Housing Opportunity		CDBG: \$35,000	Other	Other	1250	124	9.92%	250	124	49.6%
	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$117,521	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	351	28.08%	250	351	28.08%
Provide Community Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$552,386	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	51046	51046	100%	51046	51046	100%
Provide Decent and Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	0	0	0.00%

Provide Decent and Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$200,000	Direct Financial Assistance to Homebuyers	Households Assisted	22	0	0.00%	2	0	0.00%
Provide Decent and Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$31,701	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	261	57	22%	25	57	228%
Support Initiatives that Reduce Homelessness	Homeless	HOME: \$200,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	61	0	0.00%	13	0	0.00%

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

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

City made significant progress in addressing the priority needs, goals and objectives outlined in the Action Plan. During the year, CDBG and HOME funds went towards activities that provided benefit primarily to low and moderate income individuals and households in the City.

As mentioned previously, the City’s Consolidated Plan Goals are all high priorities and are used as the basis for the budgetary priorities that were outlined in the Consolidated Plan:

1. Conserve and improve existing affordable housing; to provide homeownership assistance; and to assist in the development of affordable housing.
2. Promote fair housing services and comply with fair housing planning requirements.
3. Provide rental assistance through a tenant based rental assistance program and supportive service solutions.
4. Invest in the critical public infrastructure needs with the repayment of the City’s Section 108 loan.
5. Provide for a variety of community and supportive services.

A total of \$770,291.30 in CDBG funds and a total of \$22,386.06 in HOME funds for a combined total of \$792,692.36 was expended to address the priorities and goals identified in the plan. Please note the funding amounts are automatically populated and did not update with the amendment to the Consolidated Plan therefore the amounts are not correct in IDIS.

Each CDBG and HOME activity that is funded has to demonstrate that it meets a Consolidated Plan Goal before it is recommended for approval. During the program year a total of \$136,928.16 in CDBG funds was expended for Planning and Administration of which \$35,000 allocated and expended for fair housing activities. CDBG funds were used for public services that served low to moderate income people in the amount of \$103,878.14; conserve and improve existing affordable housing \$31,701 was expended for the Housing Inspection Program which covers lead abatement. The program was supplemented by the City’s General Fund therefore the program was able to conduct more inspections resulting in the increased outcome for the year. The repayment of the Section 108 Loan was in the amount of \$497,799. The Fire Station is an area benefit and will serve the entire National City population every year that the Loan is CDBG funded. For the HOME Program \$22,386.06 was expended this program year on Planning and Administration.

Also the CAPER includes expenditures and accomplishments for activities funded in a previous fiscal year. These activities were funded prior to the adoption of the City’s current Consolidated Plan and as such addressed different goals outlined in the City’s 2010 – 2014 Consolidated Plan. Funds expended from previously funded activities to conserve and improve existing affordable housing of which \$112,814.93 went to the

Owner-Occupied Housing Rehabilitation Program (5 units completed); \$86,285.66 went to Acquisition Rehabilitation for Homeownership Program (5 homebuyers); \$60,232 was expended on Tenant Based Rental Assistance (9 families assisted); and \$517.92 on Westside Infill Transit Oriented Development (WI-TOD) Project (109 units to be completed in December 2016).

Additionally, Action Plan was amended on May 3, 2016 to reallocate the National City Owner-Occupied Rehabilitation Program to the First – Time Homebuyer Program in the amount of \$217,680 to program year 2016-2017 which will result in an increase supply of affordable housing enhancing the stability and investment in neighborhoods.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	160	16
Black or African American	25	2
Asian	59	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	5	0
Total	251	18
Hispanic	184	12
Not Hispanic	177	6

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

Narrative

The City of National City identifies priority need and offers services and programs to eligible households regardless of race or ethnicity. This table is generated by the HUD CAPER template and the information reported reflects demographic information provided by participants and recorded in the HUD reporting system.

Under the CDBG Program, please note there were 98 beneficiaries reported under other multi-racial category and two (2) beneficiaries reported under American Indian/Alaskan Native & Black/African American.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-federal	858,601	770,291.30
HOME	Public-federal	583,271	\$22,386.06

Table 3 - Resources Made Available

Narrative

A total of \$858,601 in CDBG funds and a total of \$22,386.06 in HOME funds was made available in Program Year 2015-2016 to address the priorities and goals identified in the plan.

The 2015-2016 new entitlement allocation for CDBG was \$783,470 and for HOME was \$232,709. Approximately 15 percent of the new allocation of CDBG funds each year are allocated for public service programs that provide benefits to low to moderate income persons and households; 20 percent of funds are reserved for planning and administration costs; and remaining funds are made available for non-public service programs, to include the repayment of the Section 108 loan. In addition, the HOME program requires that 15 percent of HOME funds each year be reserved for the production of affordable housing by certified Community Housing Development Organizations (CHDO's); 10 percent of funds are reserved for planning and administration costs, and remaining funds are available for projects that result in the production or preservation of affordable housing in the city.

In addition to the new allocations listed above, a total of \$62,874 in CDBG funds was carried over (reallocated) from the previous period to this fiscal year. A total of \$89,495 in HOME funds was also carried over from the previous period.

During program year, the CDBG program received a total of \$12,257 in program income (PI) and the HOME program received a total of \$61,625 in PI. All program income received from repayments of prior housing loans (rehabilitation and first-time homebuyer loans) are automatically re-programmed back to those same or similar programs from which the funds were originally provided.

The City's Section 108 loan was refinanced in April 2015 saving the City just over \$650,223.85 over the life of the loan. This program year \$552,685 was allocated toward the repayment of the loan. After the refinance of the loan the City paid \$497,799. In program year 2017-2018 the difference will be reallocated toward non-public service projects.

Additionally, the CAPER also includes expenditures and accomplishments for activities funded in a previous program years. These activities funded prior to the adoption of the City's current Consolidated Plan and as such addressed different goals outlined in the City's 2010-2014

Consolidated Plan. The City also has 15 CDBG loan receivables that total to \$54,301.23. A detailed report can be provided upon request.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A			

Table 4 – Identify the geographic distribution and location of investments

Narrative - N/A

Leveraging

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

The federal resources that the City receives are leveraged with additional federal, state, local, and private resources to supplement the activities. This leverage results in greater economies of scale and fiscal sustainability of the projects and activities funded with HUD. The City continues to seek partnerships and to use its resources from HUD in a manner that leverages additional financial and human resources. As an example, HOME funds are frequently used to leverage resources with financial institutions and private capital to provide homeownership opportunities through the First-time Homebuyer Program.

CDBG Program does not require matching sources. Although the City of National City continues to leverage other funds including grants.

Only the HOME program carries a match requirement. According to the 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 a 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 which the finding is made and the subsequent fiscal year. The HUD Match Reduction listing for 2015 and 2016 indicates a 100% match reduction for National City.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	N/A
2. Match contributed during current Federal fiscal year	N/A
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	N/A
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	N/A

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	198,277	0	60,232	137,954

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	44	1 Middle Eastern	2	0	2	39
Dollar Amount	21,316,273	281,000	1,442,027	0	975,894	18,619,352
Sub-Contracts						
Number	25	1 Middle Eastern	2	0	2	20
Dollar Amount	15,959,015	281,000	1,442,027	0	975,894	13,260,094
	Total	Women Business Enterprises	Male			
Contracts						
Number	44	0	44			
Dollar Amount	21,316,273	0	21,316,273			
Sub-Contracts						
Number	25	0	44			
Dollar Amount	15,959,015	0	25			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	N/A					
Dollar Amount	N/A					

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		N/A				
Businesses Displaced		N/A				
Nonprofit Organizations Displaced		N/A				
Households Temporarily Relocated, not Displaced		N/A				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	N/A					
Cost	N/A					

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	13	9
Number of non-homeless households to be provided affordable housing units	7	0
Number of special-needs households to be provided affordable housing units	N/A	N/A
Total	19	9

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	12	9
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	N/A	0
Number of households supported through the acquisition of existing units	2	0
Total	15	9

Table 12 – Number of Households Supported

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

The City's affordable Consolidated Plan Goals included 1) Provide Decent and Affordable Housing; 2) Promote Equal Housing Opportunity; and 3) Provide rental assistance through a tenant based rental assistance program and supportive service solutions.

A total of \$770,291.30 in CDBG funds and a total of \$22,386.06 in HOME funds were expended from this program year's allocation to address the priorities and goals identified in the plan. The City used a combination of CDBG and HOME funds to address its housing priorities, as follows:

In an effort to provide decent and affordable housing the City allocated funds to the Housing Inspection and Fair Housing Services.

The Housing Inspection Program conducted 242 inspections resulting in 57 violations of which 41 were corrected by the owner. The units inspected ranged from single-family homes, multi-family residential units, and apartment complexes. This number exceeded the goal for the year. Numerous inspections were conducted as a result of community complaints. The program was supplemented by the City's General Fund. Public improvements in the code enforcement area included the installation of sidewalks and other pedestrian safety improvements, traffic improvements, and drainage improvements. The City also offered graffiti removal and other neighborhood services in the code enforcement area including but not limited to abatement of debris and automobiles.

Fair Housing Services is a citywide benefit available to all residents in National City. This program year there were 124 unduplicated clients received fair housing services in National City.

A critical factor that has impacted the City's overall achievement in the area of affordable housing is the dissolution of redevelopment in California in 2012. The City has limited capacity to pursue significant affordable housing projects. In an effort to provide more opportunities for affordable housing the reinstated it's First-Time Homebuyer Program.

The First-Time Homebuyer Program which launched in March 2016 was funded at \$200,000 to provide loans (up to \$70,000) for home ownership in National City. The program was slow to start due as a result of marketing the program and certifying lenders. As a result there were no first-time homebuyers in National City during this program year.

The City of National City continues to set priorities to meet the goals in the Consolidated Plan shifting focus as needed to prioritize activities based on available funding and capacity to carry out the program. For example the City HOME Administration staff evaluated the HOME Owner-Occupied Housing Rehabilitation Program and concluded that staff no longer had the capacity to carry out the program. City Council reallocated the FY 2015-2016 Owner-Occupied Housing Rehabilitation Program funds to the FY 2016-2017 First-Time Homebuyer Program which will help the City assist more households and meet its goal outcome indicator targets.

Additionally, the City also supports a Continuum of Care System for the Homeless (reported under section CR-25 - Homeless and Other Special Needs). The Housing Authority of City of National City, the Section 8 Program, provided vouchers to very low-income residents serving 1,118 families. A total of 1,123 vouchers allocated during the program year.

Please note the One Year Goals do not match up with the Amended Consolidated Plan. Listed are the original Goals.

*Previous Program Year Accomplishments:

As previously discussed, the CAPER includes expenditures and accomplishments for activities funded in a previous fiscal years. These activities were funded prior to the adoption of the City's current Consolidated Plan and as such addressed different goals outlined in the City's 2010 – 2014 Consolidated Plan.

To conserve and improve existing affordable housing funds the following activities were completed: Owner-Occupied Housing Rehabilitation Program completed five (5) units during the program year expending \$112,814.93. Habitat for Humanity completed the rehabilitation and construction of one (3) home units through the Acquisition Rehabilitation for Homeownership Program and expended \$86,285.93.

Funds were also expended on Tenant Based Rental Assistance nine (9) households with \$60,232 by assisting 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. In progress is the Westside Infill Transit Oriented Development (WI-TOD) Project, a 109 unit development set to be completed in December 2016.

Discuss how these outcomes will impact future annual action plans.

Implementing the First-Time Homebuyer Program has been slow. The Program has not been able to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City. Staff anticipates as more lenders get certified and more people become aware of the program the amount of loans will increase providing financial assistance (up to \$70,000 maximum) to approximately 3 low-income households with this funding. As a result the supply of affordable housing will increase and enhancing the stability and investment in neighborhoods.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	10
Low-income	0	1
Moderate-income	0	6
Total	0	17

Table 13 – Number of Persons Served

Narrative Information

As shown in Table 13 above, CDBG did not assist households. Instead the Housing Inspection Program, funded through CDBG was an area benefit serving the entire population of National City which is 65.73% low and moderate income

During this program year nine (9) families that are considered extremely-income were assisted using Tenant Based Rental Assistance. Three (3) homes were completed through the Acquisition Rehabilitation for Homeownership Program assisting moderate-income families. National City Owner-Occupied Rehabilitation Program completed five (5) homes assisting one (1) extremely-low homeowner, one (1) low-income homeowner, and six (6) moderate-income homeowners.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the program year the City of National City Council awarded \$50,750 from the General Fund to support the Alpha Project. The Alpha Project provides homeless outreach services to homeless individuals and families living in National City. Services include affordable housing, residential substance abuse treatment, supportive housing for people with special needs, basic and emergency services for the homeless, transportation assistance, mental health counseling, employment training, preparation and placement, education, outreach and prevention, and community services. This fiscal year there were a total of 113 homeless individuals counted. Of that there was a total of 83 intakes and assessments; five (5) of which were placed in permanent and supportive housing; 3 clients received psychiatric treatment; and one (1) client received drug treatment.

This program year the City utilized HOME funds on Tenant Based Rental Assistance (TBRA). This Program was funded using previous years allocation. The TBRA program assisted nine (9) families with a combination of rental assistance, intensive case management and supportive services to assist them to attain safe, stable housing and economic self-sufficiency. This program was funded with the previous year's allocation. Funds allocated toward TBRA during the 2015-2016 Action Plan were not expended this program year.

The City also collaborates with the Regional Continuum of Care Council (RCCC), Regional Task Force on the Homeless, the South Bay Homeless Advocacy Coalition, CSA San Diego, and other agencies and organizations for the provision of housing and community development programs and activities. The County's regional Continuum of Care system provides emergency, transitional, and permanent supportive housing, plus services, to address the needs of homeless persons and enable transition to independent living. The South Bay Homeless Advocacy Coalition formed by a group of service providers, local governmental staff, law enforcement and community members. This group meets monthly to discuss problems and solutions to the issues of housing and homelessness. The mission is to raise awareness about homelessness and advocate for policy change to benefit homeless issues. Potential obstacles funding to provide support programs aimed at addressing homeless needs, and lack of staffing to participate in activities, programs.

More on the RCCC, National City is one of 18 cities that comprise that RCCC along with 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.

The City will continue its work with the RCCC to create regional, collaborative approaches to connect the most acute homeless residents with the housing and services that fit their individual needs through the implementation of Coordinated Assessment and Housing Placement (CAHP).

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of National City does not have an emergency or transitional shelter. The City previously funded the operation of two transitional housing developments that provide immediate housing and counseling. Victorian Heights is an 8-unit complex of apartments for homeless women and their children who experience domestic violence. Casa Nueva Vida II is a 12 unit transitional housing complex where families can stay up to 18 months. The City also funds a Tenant Based Rental Assistance (TBRA) program provides transitional housing for up to one year. Clients receive a combination of rental assistance, intensive case management and supportive services to assist them to attain safe, stable housing and economic self-sufficiency.

The County of San Diego has a winter shelter voucher program funded by CDBG and provides ESG funding for emergency shelters and homelessness prevention and rapid rehousing programs.

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

During the program year the City continued to be an active member of Regional Continuum of Care Council (RCCC). The City through the participations in the RCCC (described above) ensures that the City's efforts to address homelessness using resources set aside in the General Fund are aligned with the region's priorities and respond to the most critical needs, with input from the public and other homeless advocates. A listing of the 2015 CoC funded programs can be found at www.sandiegococ.org.

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, the 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.

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

Actions taken to address the needs of public housing

There are no public housing units located in the City of National City.

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

There are no public housing units located in the City of National City.

Actions taken to provide assistance to troubled PHAs

There are no public housing units, and no public housing agencies, located in the City of National City.

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

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

The City has little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market constraints. Major governmental constraints to affordable housing development include land use policies governed by the Land Use Element of the City's General Plan; zoning and development codes; development and planning fees imposed by the City; and, growth management policies.

The City's Housing Element was adopted by the National City City Council for the period of April 30, 2013 to April 30, 2021, pursuant to State Housing Element Law. This Housing Element is an eight year plan written to provide long- range policy direction consistent with the General Plan Planning Horizon, combined with short- term implementation of programs for the current housing element cycle. The Housing Element is a dynamic document that is reviewed annually and periodically updated to respond to changing community needs.

Housing Element Goals include the following to facilitate the development of affordable housing, including:

- Goal 1: Maintain and enhance the quality of existing residential neighborhoods.
- Goal 2: Conserve the affordability of the existing housing stock.
- Goal 3: 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.
- Goal 4: 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.
- Goal 5: The City shall promote and implement fair housing practices and equal access to housing opportunities for all income levels.
- Goal 6: Enhance housing affordability through energy conservation techniques and design.

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 off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

For the program year, the City allocated approximately \$200,000 to the HOME-funded First-Time Homebuyer Program. This program 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. This program year the City did not fund any loans. In addition, this program year the City did not fund any

activities using the CHDO set-aside.

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

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.

As previously discussed the City has funded the First-Time Homebuyer Program, a zero percent deferred-payment mortgage loan program to eligible low-income first-time homebuyers (up to \$70,000 maximum). Staff anticipates providing financial assistance to approximately 3 low-income households over three years with this funding, thereby increasing the supply of affordable housing and enhancing the stability and investment in neighborhoods.

The City adopted its 2013-2020 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.

The City participates in a Regional Analysis of Impediments to Fair Housing Choice (AI) that covers the period of 2015 through 2019. The impediments identified as part of the AI are obstacles the City must overcome to provide for its residents. The City has reported progress towards the impediments addressed in the AI in the attached Fair Housing Progress Report.

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

National City is identified as a high risk for lead poisoning due to a high percentage of housing built prior to 1970, a large percentage of children who are younger than six years old (when lead poisoning is most prevalent) and a high percentage of children under six living in poverty.

In response to the lead-based paint legislation, National City provides lead-based paint hazard information to inform National City residents of lead hazards and instruct households on measures they can do to limit the impacts of lead-based paint.

The City of National City has designed its various housing programs to comply with 24 CFR Part 35. Program guidelines include specific requirements for the First-Time Homebuyer Program. Specifically, the City informs residents applying for loans or permits about the hazards of lead-based paint. The City will not participate in down payment or closing cost assistance on any house containing lead paint unless abated as a condition of the sale and prior to occupancy of the unit.

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

As a means of reducing the number of persons with incomes below the poverty line, the City made efforts to coordinate with other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in National City to include the National City Chamber of Commerce, South County Economic Development Council, Southwestern College Regional Occupational Program Program (ROP), Alpha Project, National City Collaborative, and South Bay Community Services.

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

The City of National City strives to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. As such, many organizations play a key role in implementing the City's Consolidated Plan strategy and the component Annual Action Plan (public agencies, non-profit organizations, and private industry).

Housing and Economic Development Department is responsible for administration and compliance of CDBG and HOME programs and grant management. The City's Finance Department is responsible for the accounting and financial processes related to the CDBG and HOME programs. The Finance Department closely oversees CDBG and HOME related financial responsibilities, and has implemented policies and procedures to accurately monitor, transact, and draw down from the Integrated Disbursement and Information System (IDIS).

In addition, resources are allocated to training and consulting services that may assist with internal efficiencies. Staff participates in HOME and CDBG Administration, Environmental Review, and IDIS trainings that assist in the development of planning, record keeping, monitoring and reporting functions.

Section 8/ Housing Authority of the City of National City administers the Housing Choice Voucher Program for eligible low-income households and seniors who either live or work in National City. The Housing Authority conducts interviews and evaluations and inspects all assisted units to ensure that they are in decent, safe, and sanitary condition at initial lease-up and during the annual recertification process.

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, community development and support services. No gaps in institutional structure have been identified. Collaborations among these groups has helped to enhance coordination and delivery of services. The City continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identifies common goals and strategies to avoid overlaps in services and programs and identify potential for

leveraging resources.

To help bridge the funding gap, the City allocates the maximum allowable 15 percent of the CDBG funds to support much needed services. In addition, the City proactively pursues funding at the local, State, and Federal levels to leverage CDBG and HOME funds. Efforts to achieve a Housing Element certification from the State Department of Housing and Community Development (HCD) were intended to maintain the City's eligibility for State housing funds. Public/private partnership also represents an important strategy for bridging the funding gap and also foster collaboration.

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

National City Housing Authority and the City CDBG Staff worked together to participate in fair housing efforts during the program year. Throughout the duration of the Action Plan, the City participated in the following regional committees: SANDAG Regional Housing Workforce Group, Regional Task Force on the Homeless, San Diego Regional Alliance For Fair Housing (SDRAFFH), Community Development Block Group Administrators Meeting, and the Regional Continuum of Care Council (RCCC).

The City will continue to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City will continue to provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities, as these are invaluable partnerships. The City will also encourage coordination and collaboration between non-profit agencies, housing providers and government agencies.

Finally, the City will continue to network and share information with other Housing Authorities through participation in the National Association of Housing and Redevelopment Officials (NAHRO), California Association of Housing Authorities Southern California, Southern California Housing Finance Officers Association and the San Diego Regional Housing Authorities.

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

Entitlement Jurisdictions receiving CDBG funding are required to take actions to affirmatively further fair housing. Fair housing is achieved by ensuring that people are not denied access to housing opportunities because of their race, ethnicity, religion, disability, familial status, or other protected class. Entitlement cities report on their efforts to affirmatively further housing choice by completing the Analysis of Impediments to Fair Housing Choice (AI). The AI is a review of impediments or barriers that affect the rights of fair housing choice. The report provides a demographic profile of the City, assesses housing needs of specific income groups, and evaluates housing opportunities available for

residents. The AI also analyzes both private market and public sector conditions that may limit or impede access and availability of housing for all segments of the population. While this report assesses the nature and extent of housing discrimination, it also focuses on developing solutions to mitigate or remove such impediments. The City of National City has participated in a regional effort to create the previous two AIs. The City participated in the completion of a regional AI for 2015-2019 as one of thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing. AI was completed and sent to HUD in June 2015.

The City of City affirmatively furthers fair housing by contracting for the provision of fair housing services to determine the level of fair housing discrimination in National City. The fair housing services include outreach and education to residents, property managers, lenders, and housing developers, legal assistance or referrals, tenant/landlord mediation, and assistance with filing complaints to HUD. The City's reported progress towards the impediments addressed in the 2015-2019 AI in the attached Fair Housing Progress Report (see Appendix B).

CR-40 - Monitoring 91.220 and 91.230

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

In accordance with the Consolidated Plan, the City of National City monitors grant subrecipients on a quarterly and yearly basis. The City also conducted its annual monitoring of all HOME funded projects which included both rental and homeownership projects to check with affordability covenants and owner occupancy restrictions on homeownership projects. The City continues to improve the administrative effectiveness of programs by providing ongoing guidance and information to subrecipients and City Programs and providing desk monitoring and continuous feedback on reports to all grant recipients.

The activities that were monitored by the City of National City improved their understanding of program requirements and the quality of their reporting and were able to review their policies and procedures to insure compliance with the funding program's goals and objectives. By focusing on monitoring high risk subrecipients, the City has been able to improve its own administrative processes and provide better direction to all subrecipients.

The City of National City strongly encourages the involvement of minority and women owned businesses in contracting and material procurement activities related to HOME, CDBG, and other federally-funded rehabilitation and new construction projects. The City involves a diversity of contractors through a varied and documented outreach effort which serves to promote a level playing field and provide opportunities. To that end, general contractors will be instructed to consult the Disadvantaged Business Enterprise (DBE) Database from the Unified Certification Program of the State of California and the Public Agency Consortium-San Diego database to identify subcontractors and suppliers desirous of working on federally funded public works projects. In addition, both for public works contracting and residential projects not meeting the various thresholds that would require the payment of Davis-Bacon Prevailing Wages, contractors will be directed to use a variety of on-line resources that provide access to databases of contractors located in the City of National City to meet the Cities' desire to involve the local contracting community in publicly funded projects.

Other steps that will be encouraged include placing solicitations in local newspapers and trade papers and contacting various minority and women's business associations. The City will require reasonable documentation from the prime bidders that the identified contractors were actually solicited for their interest in bidding on the projects, including specific contact information and the response to the solicitation. In addition, the prime bidders will be required to have documentation available, on request, for review detailing all firms that submitted bids in various trade categories and why a particular firm was selected. On projects of \$200,000 or more of total contract value, the prime bidders and first tier subcontractors will be requested to, when economically feasible, divide larger trade portions into smaller tasks to permit maximum participation by small minority and women-owned businesses and

disadvantaged business enterprises.

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

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

Per the adopted Public Participation Plan the Consolidated Annual Performance and Evaluation Report (CAPER) had a 15-day review and comment period. Notice of Public Review and Comment Period was published in the local paper in the San Diego Union Tribune on September 3, 2016, giving notice that the CAPER was available for a 15-day. The Notice was also posted in City buildings and City public notice display boards and on the City's website (calendar and department webpages). Additionally, the Public Noticed was emailed to a Stakeholder Outreach Distribution List comprised of community partners, nonprofits, city departments, and other interested parties. The draft CAPER document was available on the Housing & Economic Department's webpage. Hard copies were made available at the Office of the City Clerk and the Housing & Economic Department. No verbal or written comments were received.

CR-45 - CDBG 91.520(c)

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

During the program year staff evaluated the HOME Owner-Occupied Housing Rehabilitation Program and concluded that staff no longer had the capacity to carry out the program. The City amended its First Year Action Plan to reallocate HOME funds between Owner Occupied Housing Rehabilitation Program to the FY 2016-2017 First-Time Homebuyer Program which will help the City assist more households and meet its goal outcome indicator targets.

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. The City will also continue to work with Community Housing Development Organizations to create affordable housing opportunities. CHDO activities were not funded during program year 2015-2016 HOME funds.

The First-Time Homebuyer 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. Going forward into the next program year the City will work closely with marketing the First-Time Homebuyer Program with Springboard CDFI in an effort to increase homeownership rates and stabilize neighborhoods.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Staff conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects from five to 25 assisted units are inspected every two years, and projects with 26 or more assisted units are inspected annually.

Per the schedule in CFR 92.504(d), no HOME-assisted units were inspected in the program year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Compliance with the National City Affirmative Fair Housing Marketing Plan the City requires that all HUD-assisted projects comply with the City of National City Affirmative Fair Housing Marketing (AFHM) Plan that was adopted by the City Council in March 2008. The AFHM Policy provides the policies and procedures to be followed by Sub-recipients, developers, owners, and sponsors participating in the development or management of HUD-assisted projects with five or more units to ensure the affirmative steps and actions are taken to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability.

As part of the monitoring process, all projects are required to demonstrate that they are administering their property in compliance with all Fair Housing Laws and free from discrimination. Verification of compliance includes copies of management plans and vacancy listings that contain language notifying the public that all operations will be administered without discrimination against any protected class.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

A total of \$61,625 in HOME Program Income (PI) was received during the program year. Of this amount of \$9,600.02 was used on Owner-Occupied Rehabilitation Program. The funds were used on the rehabilitation of a single family home for a single parent with a household income of 50-60% of the area median income and federal poverty line. Additional PI was used on previous year accomplishments in the amount of \$6,681.63 on the Acquisition Rehabilitation for Homeownership Program acquired a foreclosed home in need of rehabilitation and sold it to low-income family by providing down payment assistance and low or no interest loan.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City continues to place a high priority on homeownership and ownership-related activities in the community to address the Housing needs as set forth in the Consolidated Plan. HOME funds were awarded to meet the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of National City.

This program year the City reinstated a First-Time Homebuyer Program using \$200,000 in HOME funds. Since HOME funds are used, the City ensured that the program complies with the HOME recapture requirements through the affordability period as described in §92.254 of the HOME rule. The First-Time Homebuyer Program provides loans up to \$70,000 to households at or below 80% of the HUD Area Median Income (AMI) for San Diego County. The loan but will provide no principal or interest payments while the property remains under the recipient's legal title during the 30-year term. At any point at which the recipient decides to sell the home or upon the completion of the 30-year term, the full amount of the loan principal lent will be recaptured. No loans were issued during the program year.

Annually the City pursues 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.

The City streamlined the environmental review process for housing developments pursuant to state law, including the use of state categorical and statutory exemptions and federal categorical exclusions, when applicable. The City also amended the Land Use (Zoning) Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage. The City maintains all available housing programs and resource materials at City Hall and on the City's website.

CR-60 - ESG 91.520(g) (ESG Recipients only)

The City of National City does not receive funding for ESG.

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NATIONAL CITY
Organizational DUNS Number	072494073
EIN/TIN Number	956000749
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2015
Program Year End Date	06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 27 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 29 - Total Amount of Funds Expended on ESG Activities