

# Draft Consolidated Annual Performance Report

City of National City | National City Housing Authority

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## Overview

This DRAFT Consolidated Annual Performance Evaluation Report (CAPER) for Fiscal Year 2019-2020, HUD Program Year 2019 captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved FY 2015-2019 Consolidated Plan (Con Plan) Amendment for HUD Programs. This CAPER, the fifth and final year of the 5-year Con Plan cycle, covers the period of July 1, 2019, through June 30, 2020, and references activities funded in previous fiscal years with accomplishments reported during this program year. The City of National City has partnerships with the Housing Authority of City of National City (HACNC), jurisdictions across the County, and numerous nonprofits.

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 Draft CAPER will be available for public review and comment from September 18 to October 5, 2020. In order to obtain the views of residents, public agencies, and other interested parties, the City of National City has placed a copy of the draft CAPER at the Office of the City Clerk, (1243 National City Boulevard). The document is also available on the City's website at [www.nationalcityca.gov/cdbg-home](http://www.nationalcityca.gov/cdbg-home).

To provide comments on the CAPER, please direct mail to the City of National City Housing Authority, Attention: Angelita Palma, 140 E. 12th Street, Suite B, National City, CA 91950. Comments can also be provided by email to [apalma@nationalcityca.gov](mailto:apalma@nationalcityca.gov), or by calling (619) 336-4219. Hearing impaired persons please use the CAL Relay Service Number 711. Please contact the Office of the City Clerk at (619) 336-4228 to request a disability-related modification or accommodation. Para que le interpreten la información en español, llame al (619) 336-4391.

The final CAPER will be submitted to HUD October 2020 and will be posted online at <https://www.nationalcityca.gov/cdbg-home>.

# Draft CAPER Continued

City of National City | National City Housing Authority

## Community Development Block Grant

Summary of Project Accomplishments and funds expended for the Community Development Block Grant (CDBG) Program.

### Casa de Salud Youth Center

Community Services Department | Funds expended: \$40,292.90

The Casa de Salud Youth Afterschool Program provided 39 youth members a well supervised fun safe, fun space for youth ages 8-17 years old. The program has a balance of activities that build on youth's strengths, empower them to make positive decisions, and develop positive relationships with their peers. The program provides new experiences and opportunities for youth to build their self-esteem, grow through educational activities, arts, science, physical fitness, field trips, community service projects and leadership opportunities. CDBG grant was used to facilitate activities by providing staffing, supplies, healthy afternoon snacks, and transportation for field trips when needed.

The Center went through exciting and positive changes during the fiscal year and created new traditions pairing National City Police Officers with youth members. The Center was able to go on a few field trips and hosted a toy giveaway from donation received from a local car club.

Due to COVID-19 Pandemic the Center closed its doors to its youth members in March 2020. Since then the Center has done outreach to youth members and have partnered with Feeding San Diego, Rady Children’s Hospital Bike Program, and JARO Project. Through these partnerships they were able to provide 150 emergency hot lunches, 10 youth bikes with helmets, and coordinated a chalk art competition and a piñata giveaway. The Youth Center contacts its community members a couple times a month to let them know of the resources available during the pandemic.

RACE:	All CLIENTS (Incl. Hispanic)					HISPANIC ONLY				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
White	14	23	1	x	38	14	23	1	x	38
Black/African American	x	x	x	x	0	x	x	x	x	0
Asian	x	x	x	x	0	x	x	x	x	0
American Indian/Alaskan Native	x	x	x	x	0	x	x	x	x	0
Native Hawaiian/Other Pacific Islander	x	x	x	x	0	x	x	x	x	0
American Indian/Alaskan Native and White	x	x	x	x	0	x	x	x	x	0
Asian and White	x	x	x	x	0	x	x	x	x	0
Black/African American and White	x	x	x	x	0	x	x	x	x	0
American Indian/Alaskan Native and Black	x	x	x	x	0	x	x	x	x	0
Other/Multi-Racial	x	x	1	x	1	x	x	1	x	1
<b>1. Total*</b>	<b>14</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>39</b>	<b>14</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>39</b>

<b>INCOME:</b>	Q1	Q2	Q3	Q4	<b>Total</b>
Extremely Low Income (<30%)	1	13	2	x	<b>16</b>
Very Low Income (>30-50%)	13	8	x	x	<b>21</b>
Low Income (>50-80%)	x	2	x	x	<b>2</b>
Other Income (>80%)	x	x	x	x	<b>0</b>
<b>2. Total*</b>	<b>14</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>39</b>
<b>ACCESS to services:</b>	Q1	Q2	Q3	Q4	<b>Total</b>
New	14	23	2	x	<b>39</b>
Improved	x	x	x	x	<b>0</b>
No longer substandard	x	x	x	x	<b>0</b>
<b>3. Total*</b>	<b>14</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>39</b>
<b>OTHER:</b>	Q1	Q2	Q3	Q4	<b>Total</b>
Homeless	x	x	x	x	<b>0</b>
Female Headed Households	6	7	2	x	<b>15</b>
Disabled/Special Needs	x	x	x	x	<b>0</b>

National City Police Department Support Service: Domestic Violence Response Team  
 South Bay Community Services | Funds expended: \$19,455

The program provides 24/7 response to 911 police calls for domestic violence. Bilingual on-call Advocates were stationed (pre-COVID-19 pandemic) at the National City Police Department (NCPD) until they were called onsite to the scene to assist victims. Victims are provided crisis intervention, safety planning, assessments on shelter and counseling services, and the coordination the services for other community agencies as needed.

During this program year DVRT Advocates assisted 261 National City residents. Victims were linked to resources including emergency housing and housing supports, referrals for counseling, and referrals for free legal assistance. Through these referrals victims were provided access to various resources and services that will support them towards healing from the trauma of their victimization. SB

South Bay Community Services increased and improved communication with patrol officers and NCPD administration to better assist victims of domestic violence.

The DVRT team has continued to be responsive to the needs of the NCPD arriving within 15 - 20 minutes to the scene of a DV incident 24 hours a day/7 days a week. Mid-March and throughout the Fourth Quarter temporary program changes were implemented in response to the COVID-19 pandemic. A program protocol was established that modified services from being provided in person to being provided virtually while still meeting the needs of the victims served.

<b>RACE:</b>	<b>All CLIENTS (Incl. Hispanic)</b>					<b>HISPANIC ONLY</b>				
	Q1	Q2	Q3	Q4	<b>Total</b>	Q1	Q2	Q3	Q4	<b>Total</b>
White	32	34	43	42	<b>151</b>	25	30	35	36	<b>126</b>
Black/African American	0	7	5	6	<b>18</b>	0	1	2	0	<b>3</b>
Asian	4	2	7	4	<b>17</b>	0	0	0	0	<b>0</b>
American Indian/Alaskan Native	0	2	1	0	<b>3</b>	0	1	1	0	<b>2</b>
Native Hawaiian/Other Pacific Islander	1	1	4	1	<b>7</b>	1	0	0	0	<b>1</b>
American Indian/Alaskan Native and White	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Asian and White	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Black/African American and White	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
American Indian/Alaskan Native and Black	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Other/Multi-Racial	14	17	13	21	<b>65</b>	14	12	11	14	<b>51</b>
<b>1. Total*</b>	<b>51</b>	<b>63</b>	<b>73</b>	<b>74</b>	<b>261</b>	<b>40</b>	<b>44</b>	<b>49</b>	<b>50</b>	<b>183</b>

<b>INCOME:</b>	Q1	Q2	Q3	Q4	Total
Extremely Low Income (<30%)	0	0	0	0	0
Very Low Income (>30-50%)	0	63	73	74	210
Low Income (>50-80%) ☒	51	0	0	0	51
Other Income (>80%)	0	0	0	0	0
<b>2. Total*</b>	<b>51</b>	<b>63</b>	<b>73</b>	<b>74</b>	<b>261</b>
<b>ACCESS to services:</b>	Q1	Q2	Q3	Q4	Total
New	51	63	73	74	261
Improved	0	0	0	0	0
No longer substandard	0	0	0	0	0
<b>3. Total*</b>	<b>51</b>	<b>63</b>	<b>73</b>	<b>74</b>	<b>261</b>
<b>OTHER:</b>	Q1	Q2	Q3	Q4	Total
Homeless	1	5	4	3	13
Female Headed Households	14	15	39	15	83
Disabled/Special Needs	1	6	5	1	13

## Adult Literacy Services

National City Public Library | Funds expended: \$50,610

The Program provides assistance to adults who want to improve their basic English language reading and writing, math and computer skills.

Adult Literacy Services Program has a mission to support lifelong learning and personal enrichment, National City Library's Literacy Program helps adults acquire the skills and knowledge they need to become successful family members, competent and productive workers, and informed citizens and community members. The program aims at carving a path to a better quality of life for our adult learners, building self-esteem, and ending family cycle of illiteracy. This program offers a truly transformative journey in learning and in life.

During the program year there was an increase of tutor/learner pairings: Tutor and learner pairings have increased this fiscal year with partnerships with PIMA Medical Institute, Southwestern College, military volunteers, and the general community devoting their free time for our patrons. Each volunteer being able to contribute to 1 on 1 tutoring, English, Adult Literacy, GED, HiSet, ASVAB preparation, and our computer and excel classes. 272 patrons have been serviced through these programs this year, 97.4% of which come from low income families.

Growing Attendance in computer and excel classes: Excel and computer classes are on a high demand with back to back 4 week sessions occurring since its implementation. With having served approximately 9-19 patrons each session for each excel and computer classes, program staff hope to continue this trend going forward. Also with a growing waitlist of basic computer and excel classes, these classes have become popular with returning and new students.

ESL Class Implementation and Growth: ESL classes were formed and started in the 2nd quarter, since then word has spread in the community about our ESL services with patrons coming in and signing up for classes. Patrons are first assessed and then matched to the appropriate ESL level class. The main goals for learners is to improve their way of life (better jobs, ability to apply to jobs, and being able to assimilate with language skills). With a waitlist of about 10-15 regularly the ESL services are in high demand and growth.

Citizenship Classes: In collaboration with Jewish Family Services of San Diego we have been providing US Citizenship Classes, a free 10 week course to prepare for the citizenship test and interview. Each 10 week course has about 15 students enrolled regularly. Having serviced over 50 patrons to help them achieve their goals of citizenship in this fiscal year is an ongoing goal and partnership we have with the Jewish Family Services of San Diego.

RACE:	All CLIENTS (Incl. Hispanic)					HISPANIC ONLY				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
White	31	13	23	1	68	29	13	21	1	64
Black/African American	1	0	3	x	4	0	0	0	x	0
Asian	14	5	4	x	23	0	0	0	x	0
American Indian/Alaskan Native	1	0	0	x	1	1	0	0	x	1
Native Hawaiian/Other Pacific Islander	0	0	2	x	2	0	0	1	x	1
American Indian/Alaskan Native and White	4	1	8	x	13	4	1	7	x	12
Asian and White	0	0	1	x	1	0	0	0	x	0
Black/African American and White	0	0	0	x	0	0	0	0	x	0
American Indian/Alaskan Native and Black	0	0	0	x	0	0	0	0	x	0
Other/Multi-Racial	0	0	2	x	2	0	0	0	x	0
<b>1. Total*</b>	<b>51</b>	<b>19</b>	<b>43</b>	<b>1</b>	<b>114</b>	<b>34</b>	<b>14</b>	<b>29</b>	<b>1</b>	<b>78</b>

INCOME:	Q1	Q2	Q3	Q4	Total
Extremely Low Income (<30%)	30	11	27	1	69
Very Low Income (>30-50%)	15	5	12	x	32
Low Income (>50-80%)	5	2	2	x	9
Other Income (>80%)	1	1	2	x	4
<b>2. Total*</b>	<b>51</b>	<b>19</b>	<b>43</b>	<b>1</b>	<b>114</b>

ACCESS to services:	Q1	Q2	Q3	Q4	Total
New	51	19	43	1	114
Improved	x	x	x	x	0
No longer substandard	x	x	x	x	0
<b>3. Total*</b>	<b>51</b>	<b>19</b>	<b>43</b>	<b>1</b>	<b>114</b>

OTHER:	Q1	Q2	Q3	Q4	Total
Homeless	0	x	0	x	0
Female Headed Households	9	x	6	1	16
Disabled/Special Needs	1	x	0	x	1

## Housing Inspection Program

Neighborhood Services Department | Funds expended: \$44,571.93

The program addresses 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.

During the program year 36 home inspections were completed. Of those units inspected 30 received violations and 24 were corrected by the property owners. Inspections resulted in stop work orders, reports, and re-inspections. The units inspected ranged from single-family homes, multi-family residential units, and apartment complexes. The majority of inspections were conducted as a result of community complaints. Improvements and services provided in the code enforcement area included the installation of sidewalks and other pedestrian safety improvements, traffic safety improvements, and drainage improvements. The City of National City also offers a graffiti removal as well as other neighborhood services in the code enforcement area including but not limited to abatement of debris and automobiles.

Improvements and services provided in the code enforcement area. The City of National City has installed sidewalks and other pedestrian safety improvements, traffic safety improvements, and drainage improvements in the code enforcement area. The City also offers a single-family rehabilitation program, graffiti removal and other neighborhood services in the code enforcement area including but not limited to abatement of debris and automobiles.

### Fire Station 34 Section 108 Loan Payment

Funds expended: \$511,883.00

Repayment of Fire Station Loan Section 108 Loan. The final payment on this loan will be in FY 2023-2024.

### CDBG Program Administration

National City Housing Authority | Funds expended: \$123,024

Administration of the Community Development Block Grant. Planning and administration activities include program management and delivery, monitoring, and reporting.

### Fair Housing and Tenant-Landlord Education

Funds expended: \$35,000

Program affirmatively furthers fair housing and responds to the findings of the Analysis of Impediments and provides for fair housing services.

During the program year 109 clients from National City received counseling. Seven calls alleged discrimination from National City residents. Seven cases were mediated; two clients received reasonable accommodations, three came to an understanding with their landlords, two moved and did not wish to pursue, three were investigated and closed due to lack of any verification and two were helped to file with DFEH. One client filed independently with DFEH, and one is currently being investigated.

During the 2019-2020 Fiscal Year, CSA San Diego counseled 109 clients from National City. CSA continues to develop their website presence and keeps their website updated and user-friendly. CSA housing counselors received and seek to resolve fair housing and landlord-tenant complaints from National City and the region. Direct services were provided over the phone and in person. Counselors also provided appropriate information, referrals, mitigations, mediations and conciliations or assistance with reasonable accommodations and fair housing discrimination complaint process.

On May 19, 2020, CSA was honored by the City Council with the housing proclamation for Fair Housing Month. They held 13 informal Fair Housing workshops at the National City Library. CSA San Diego County continues to network with a variety of agencies and organizations within the community to affirmatively further fair housing. Agencies like San Diego Regional Alliance for Fair Housing (SDRAFFH). SDRAFFH and other fair housing providers discussed challenges, resources and strategies for addressing fair housing in San Diego County. CSA also sits on the strategic planning subcommittee. This committee ensures that CSA is kept up to date on all issues concerning fair housing.

RACE:	All CLIENTS (Incl. Hispanic)					HISPANIC ONLY				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
White	4	2	2	6	14	1	0	0	2	3
Black/African American	1	2	1	0	4	1	0	0	0	1
Asian	0	3	0	2	5	0	0	0	0	0
American Indian/Alaskan Native	4	7	9	17	37	4	7	9	17	37
Native Hawaiian/Other Pacific Islander	0	0	0	1	1	0	0	0	0	0
American Indian/Alaskan Native and White	1	2	0	0	3	1	2	0	0	3
Asian and White	0	0	1	0	1	0	0	0	0	0
Black/African American and White	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native and Black	0	0	0	0	0	0	0	0	0	0
Other/Multi-Racial	13	9	16	6	44	12	9	15	5	41
<b>1. Total*</b>	<b>23</b>	<b>25</b>	<b>29</b>	<b>32</b>	<b>109</b>	<b>19</b>	<b>18</b>	<b>24</b>	<b>24</b>	<b>85</b>

INCOME:	Q1	Q2	Q3	Q4	Total
Extremely Low Income (<30%)	8	9	18	11	46
Very Low Income (>30-50%)	10	11	10	17	48
Low Income (>50-80%)	3	4	1	3	11
Other Income (>80%)	2	1	0	1	4
<b>2. Total*</b>	<b>23</b>	<b>25</b>	<b>29</b>	<b>32</b>	<b>109</b>

ACCESS to services:	Q1	Q2	Q3	Q4	Total
New	23	25	29	32	109
Improved	0	0	0	0	0
No longer substandard	0	0	0	0	0
<b>3. Total*</b>	<b>23</b>	<b>25</b>	<b>29</b>	<b>32</b>	<b>109</b>

OTHER:	Q1	Q2	Q3	Q4	Total
Homeless	0	0	0	0	0
Female Headed Households	8	6	10	11	35
Disabled/Special Needs	6	10	11	12	39

## Draft CAPER Continued

City of National City | National City Housing Authority

### HOME Investment Partnership Program

Summary of Project Accomplishments and funds expended for the HOME Investment Partnership (HOME) Program.

### Tenant Based Rental Assistance Program

South Bay Community Services | Funds Expended: \$43,983.00 (FY19 funds) \$31,194.00 (FY20 funds)\*

South Bay Community Services (SBCS) administered the National City Tenant Based Rental Assistance Program (TBRA). The program targeted homeless families in National City at or below 50% of the AMI with an emphasis on those affected by Domestic Violence. The program operates as a Permanent Housing Project with the goal for families to transition in place within 12 months. Twelve families were assisted with rental assistance from FY19 contract. Six families were assisted with rental assistance from FY20 contract. Families participating in the program receive case management services including independent living skills, budgeting, health insurance screening, application assistance for mainstream benefits, employment supports, and access to the full range of services offered through SBCS and community partners.

\*Note: TBRA funds were awarded and obligated pre-COVID-19

### Homeownership Project at 405-419 W. 18<sup>th</sup> Street, National City

Habitat for Humanity | Funds expended: \$72,644.74

San Diego Habitat for Humanity (SDHFH) completed multiple milestones during FY 19-20 at the homeownership project located at 405-419 W. 18th Street, National City. SDHFH worked through the pre-entitlement phase of the project early in FY 19. The City's Planning Commission approved the project in late August 2019. SDHFH moved quickly into the Post Entitlement work with their Engineering team and consultants. This included grading and improvement plan submissions, as well as, final mapping. After pulling the grading permit, site work was started, rough grading, and the pads were prepared. SDHFH was also able to hold a Virtual Live Ground Breaking Ceremony of the project. It was a huge success. Concurrently, SDHFH wrapped up an architectural drawing set and submitted a Building Permit Application for processing. With Building Permit in hand, SDHFH has been busy on the site since it was received.

### HOME Program Administration

National City Housing Authority | Funds expended: \$27,709.33

Administration of the HOME Investment Partnership Program Grant. Planning and administration activities include program management and delivery, monitoring, and reporting.